



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, March 4, 2024 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, March 4, 2024 at 6:00 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** 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	ELECTION OF CHAIR OF BOARD OF ADJUSTMENT FOR 2024
4	ELECTION OF VICE-CHAIR OF BOARD OF ADJUSTMENT FOR 2024
5	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
6	APPROVAL OF THE MINUTES: 10/2/23
7	ITEM(S) OF ACTION / BUSINESS
»	<p>ACTION ITEM: PUBLIC HEARING - CONDITIONAL USE PERMIT APPLICATION: DISTURBANCE OF EARTHEN MATERIALS, IMPORT OF EARTHEN MATERIALS, CRUSHING AGGREGATE MATERIALS, STAGING CRUSHED AGGREGATE TEMPORARILY, EXPORTING CRUSHED AGGREGATE, AND RECTIFYING THE SITE: PARCEL #: 894632300022</p> <p>JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the north bound Highway 20 project by using the site for the “disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site.” The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary).</p>

»	<p>INFORMATION ITEM – PROPOSED AMENDMENTS TO SECTION 5.03: FLOODPLAIN MANAGEMENT ORDINANCE IN THE WOODBURY COUNTY ZONING ORDINANCE</p> <p>The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) are requiring Woodbury County to update the floodplain management portion of the zoning ordinance in anticipation for when the draft flood insurance rate maps (FIRMs) go into effect on July 17, 2024. The Zoning Commission will need to review the proposed changes at a future public hearing, to be determined, in preparation for a recommendation to the Board of Supervisors. The following sections will be requested to be considered for amendments: Section 5.03.1 AA; Section 5.03.3 B; Section 5.03.10 B(4); Section 5.03.10 C(2). The draft floodplain maps are available for inspection online at: https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/</p>
»	<p>INFORMATION ITEM – DISCUSSION ABOUT THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040</p> <p>A discussion about the steps ahead for the Woodbury County Comprehensive Plan for 2040. The contents of the plan include the purpose; a community profile; housing; economic development; transportation; public infrastructure & utilities; community facilities & services; land use & natural resources; disaster response, recovery, & resiliency; implementation & administration. The draft comprehensive plan is available for inspection online at: http://tinyurl.com/Woodbury2040</p>
8	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</p>
9	<p>STAFF UPDATE</p>
10	<p>BOARD MEMBER COMMENT OR INQUIRY</p>
11	<p>ADJOURN</p>

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Minutes - Woodbury County Board of Adjustment – October 2, 2023

The Board of Adjustment meeting convened on the 2nd of October 2023 at 6:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

For specific content of this meeting, refer to the recorded post on the Woodbury County Board of Adjustment YouTube channel.

BA Members Present : Daniel Hair, Doyle Turner, Ashley Christensen, Tom Thiesen
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Rebekah Moerer, Elizabeth Widman
Teleconference Present: Shane McIntyre

Call to Order

Chair Daniel Hair formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None

Approval of Minutes

The July 31, 2023, minutes were approved. Motion by Christensen to approve; Second by Thiesen. Motion passed 4-0.

Public Hearing: To Consider for Approval, A Conditional Use Permit Application – Proposed Telecommunication Tower 120 FT Monopole on Parcel #874316300005

Priestley read the staff report into record. AMG Technology Investment Group dba Nexlink have filed a conditional use permit application to request to install a 120 FT monopole communication tower to supply high speed internet to surrounding areas on Parcel #874316300005. The proposed location is around 2.5 miles south of Anthon and about 4.2 miles northeast of Oto. This proposal has been noticed in the Sioux City Journals legal section on September 14, 2023. The neighbors within one (1) mile were duly notified via a September 13, 2023 letter about the October 2, 2023 Board of Adjustment public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been requested to comment. This property is located in the Agricultural Preservation (AP) Zoning District. Based on the information received and the requirements set forth in the Zoning Ordinance, the proposal meets the appropriate criteria for approval of the conditional use request. It is the recommendation of staff to approve the proposal. At their meeting on September 25, 2023, the Woodbury County Zoning Commission voted 5-0 to recommend approval of this conditional use permit application. Shane McIntyre from Nextlink spoke via phone about the project. Motion to close public hearing: Christensen. Second: Thiesen. Carried 4-0. Motion by Thiesen: Second Turner, to the approval of installation and use of a 120 FT monopole communication tower as submitted. All local, State, and Federal regulations must be followed. Motion carried: 4-0.

Information: Utility-Scale Solar Energy Systems (US-SEC) Consideration Process

Priestley offered an update about the Utility-Scale Solar Energy Zoning Ordinance Amendment consideration process. The Woodbury County Zoning Commission was directed by the Board of Supervisors on August 8, 2023 to establish/examine a new ordinance as it relates to utility-scale solar systems. The Zoning Commission held their first public hearing at the Merville Area Community Center on September 11, 2023. There were over 30 members of the public in attendance with 13 offering concerns about a potential utility-scale solar proposal. The Zoning Commission met September 25, 2023, to continue the discussion and welcomed public input. The purpose the public meetings is to receive comments and put together a proposal as a possible ordinance or amendments for solar energy systems not limited to utility-scale systems, agrisolar or agrivoltaics, and community solar systems, addressing the permitting process for such systems in industrial and/or agricultural areas. Although the Board of Adjustment has no role formal role in the forming of a new ordinance, information and input is welcomed. Priestley suggested and explained a possible overlay district that would require a rezone and basically sit on top of a current zoning district and would allow flexibly for placement, land would be returned to original zoning after decommissioning of use. The Zoning Ordinance currently includes a conservation overlay district and a floodplain district. The Zoning Commission will meet October 16, 2023 for a work session where the commissioners will discuss issues and work toward a preliminary ordinance or amendments recommendations to present to the Board of Supervisors. The public is encouraged to attend.

Public Comment on Matters Not on the Agenda

Elizabeth Widman (Sergeant Bluff) addressed the Board of Adjustment offering concerns with the accuracy and comprehensiveness of the Zoning Commission meeting minutes for the public hearings held on September 11 and September 25.

Board Member Comment of Inquiry

None

Staff Update

Priestley stated the information gathering and public comment will continue regarding the Utility-Scale Solar Energy process. The Zoning Commission will hold a public meeting works session on October 16, 2023 at 5:00 PM in the basement of the courthouse. The meeting is open to the public for comments and considerations.

Motion to Adjourn: Turner. Second: Christensen. Carried: 4-0. Meeting adjourned at 6:42 PM.



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

620 Douglas Street – Sixth Floor, Sioux City, IA 51101

Phone: 712-279-6609 | Fax: 712-279-6530

Web: woodburycountyiowa.gov

Preliminary Report

Conditional Use Permit for the “disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying site.”

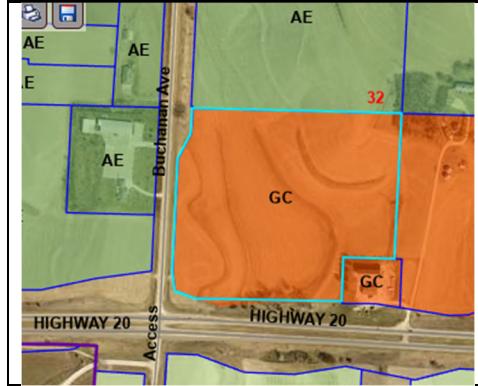
APPLICATION DETAILS

Applicant(s) / Owner(s):	JB Holland Construction / James A. Orr
Application Type:	Conditional Use Permit
Zoning District:	General Commercial
Total Acres:	29.17
Current Use:	Agricultural
Proposed Use:	Agricultural
Pre-application Meeting:	January 25, 2024
Application Date:	January 25, 2024
Legal Notice Date:	February 20, 2024
Neighbor Notice Date:	February 21, 2024
Zoning Commission Review Date:	February 26, 2024
Board of Adjustment Public Hearing Date:	March 4, 2024

PROPERTY DETAILS

Parcel #:	894632300022
Township/Range:	T89N R46W
Section:	32
Quarter:	SE ¼ of the SW ¼
Zoning District:	General Commercial
Floodplain District:	Zone X (Not in Floodplain)
Address:	None

LOCATION



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- PROJECT SUMMARY
- ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL
- APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE
- LEGAL NOTIFICATION
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- PARCEL REPORT
- SOIL REPORT
- ZONING MAP
- FLOODPLAIN
- ELEVATION
- APPLICATION
- GRADING PERMIT APPLICATION
- IOWA DNR NPDES PERMIT NO. 2
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

SITE PLAN EXCEPT



PROJECT SUMMARY

JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the north bound Highway 20 project by using the site for the “disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site.” The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary).

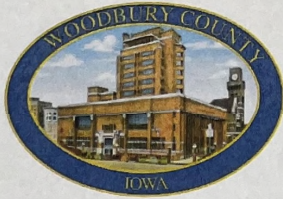
ZONING COMMISSION ACTION:

The Woodbury County Zoning Commission met on Monday, February 26, 2024 for a public meeting to conduct a review session for this Conditional Use Permit application. In addition to the content received within their meeting packet, testimony was received from Lydia Gaunitz who spoke on behalf of JB Holland Construction. Concerns were received from a nearby property owner, via a February 23, 2024 phone inquiry about the need for dust control, and concerns for noise and vibration, and reasonable hours of operation. The Commission emphasized the need for communication between the Buchanan Avenue Baptist Church to mitigate the impact of the construction activities on active church events. The Zoning Commission voted 4-0 to recommend approval of this conditional use permit with the condition to include clear hours of operation and a line of communication for any possible interference with church events and to include dust control mitigation measures.

POSSIBLE MOTION:

Motion to approve the conditional use permit application with the condition to include clear hours of operation and a line of communication for any possible interference with church events and to include dust control mitigation measures. Staff also recommends conditions to comply with all federal, state, and local laws and requirements.

ZONING COMMISSION RECOMMENDATION



WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

RE: Zoning Commission 2/26/24 Recommendation to the Board of Adjustment:

Conditional Use Permit Application

Conditional Use Permit for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying site."

Parcel #: 894632300022
Township/Range: T89N R46W
Section: 32
Quarter: SE ¼ of the SW ¼
Zoning District: General Commercial
Floodplain District: Zone X (Not in Floodplain)
Address: None

Dear Board of Adjustment:

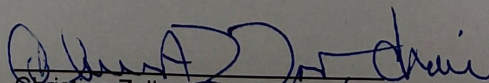
This letter is to inform you that the Woodbury County Zoning Commission reviewed the conditional use permit application submitted by JB Holland Construction / James A. Orr to request for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying site." on the property designated as Parcel #894632300022 at the February 26, 2024 meeting of the Zoning Commission.

The Commission voted 4-0 to (recommend / deny) approval of the conditional use permit application with the following conditions where the applicant(s) / property owner(s) must:

- Include clear hours of operation.
- Include a clear line of communication with the Buchanan Avenue Baptist Church for any possible interference with church events.
- Include dust control mitigation measures.

Please refer to the draft copy of the Zoning Commission minutes for further details about the Commission's action(s) including the Commission's recommended conditions.

Dated this 28 day of Feb, 2024


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Minutes - Woodbury County Zoning Commission – February 26, 2024

The Zoning Commission (ZC) meeting convened on the 26th of February 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. The meeting was also made available via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
 - YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=pf66pTyn98s>
-

ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Andrew Orr, Chris Kovarna, Lydia Gaunitz
Telephone:	None

Call to Order

Chair Chris Zant formally called the meeting to order at 5:00 p.m. Tom Bride was absent.

Public Comment on Matters Not on the Agenda

None

Approval Of Minutes: January 22, 2024 minutes – Motion by Parker. Second by Hanson. Approved 4-0.

ACTION ITEM - REVIEW OF CONDITIONAL USE PERMIT APPLICATION: DISTURBANCE OF EARTHEN MATERIALS, IMPORT OF EARTHEN MATERIALS, CRUSHING AGGREGATE MATERIALS, STAGING CRUSHED AGGREGATE TEMPORARILY, EXPORTING CRUSHED AGGREGATE, AND RECTIFYING THE SITE: PARCEL #: 894632300022

JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the north bound Highway 20 project by using the site for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site." The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary).

Staff received two phone comments on February 23, 2024. David McWilliams is a neighboring landowner who offered concerns about dust control mitigation, noise and vibration, and reasonable hours of operation. Attorney David Briese asked about footprint of the project. Staff recommends approval of this proposal as it is an integral part of completing the Hwy 20 project.

Lydia Gaunitz, representing JB Holland Construction, stated environmental safety is an important issue, dust mitigation will be enforced. The grade of the parcel will match abutting property. Hours of operation will be 6:30 a.m. – 6:30 p.m. JB Holland will work with the nearby church to avoid disruption of their activities. Newer equipment used by JB Holland produces minimal noise and vibration. Crushing crew will have sprinklers on equipment to minimize dust. Lydia stated hours of operation could be adjusted if needed to accommodate neighboring stakeholders.

Priestley stated Board of Adjustment could state in resolution hours of operation, flexibility for church and neighboring landowner activities. Lydia stated westbound lanes of Hwy 20 will be torn up, then crushing will begin. The project will begin immediately after approval of conditional use permit, and when the state archeology study is completed. The project could take approximately 3 months, they would like to start early this Spring.

Chris Kovarna questioned access to his business, Greenway, during the project. With this being an IDOT project, Mr. Kovarna will need to contact Dakin Shultz from Iowa Department of Transportation.

Meister made a motion to recommend approval of the conditional use permit to send to the Board of Adjustment clear hours of operation, a line of communication for any possible interference with church events and the dust control mitigation clearly defined. Second by Hanson. Carried 4-0.

INFORMATION ITEM – PROPOSED AMENDMENTS TO SECTION 5.03: FLOODPLAIN MANAGEMENT ORDINANCE IN THE WOODBURY COUNTY ZONING ORDINANCE

The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) are requiring Woodbury County to update the floodplain management portion of the zoning ordinance in anticipation for when the draft flood insurance rate maps (FIRMs) go into effect on July 17, 2024. The Zoning Commission will need to review the proposed changes at a future public hearing, to be determined, in preparation for a recommendation to the Board of Supervisors. The following sections will be requested to be considered for amendments: Section 5.03.1 AA; Section 5.03.3 B; Section 5.03.10 B(4); Section 5.03.10 C(2). The draft floodplain maps are available for inspection online at: <https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/>

Priestley stated Woodbury County has been notified by FEMA and IDNR that the floodplain maps are going to be in effect on July 17, 2024. The County is required to amend the floodplain ordinance accordingly. LOMA's issued previously have been taken out of the floodplain, with the exception of five parcels which will be in the floodplain. The Zoning Commission will need to conduct a public hearing and prepare a recommendation to the Board of Supervisors in the future.

INFORMATION ITEM – DISCUSSION ABOUT THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040

A discussion about the steps ahead for the Woodbury County Comprehensive Plan for 2040. The contents of the plan include the purpose; a community profile; housing; economic development; transportation; public infrastructure & utilities; community facilities & services; land use & natural resources; disaster response, recovery, & resiliency; implementation & administration. The draft comprehensive plan is available for inspection online at: <http://tinyurl.com/Woodbury2040>

Priestley spoke about the process of putting together the comprehensive plan. Erin Berzina and Corrine Krickson from SIMPCO have collected a large amount of data for the plan. The plan is in its 11th hour and can be brought to the Zoning Commission at a future date for the consideration of a recommendation to the Board of Supervisors who will in turn conduct three public hearings in anticipation of the possible adoption via resolution.

PUBLIC COMMENTS NOT ON THE AGENDA

None

Staff Update

Priestley noted the recommendation for the utility-scale solar ordinance conditional use in General Industrial (GI) has been sent to the County Attorney's Office for review. It will be brought back to the Zoning Commission for a public hearing, then sent to the Board of Supervisors.

The Board of Adjustment will meet March 4th, 2024.

COMMISSIONER COMMENT OR INQUIRY

None

Motion to Adjourn

Meister. Seconded by Hanson. Carried 4-0.

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

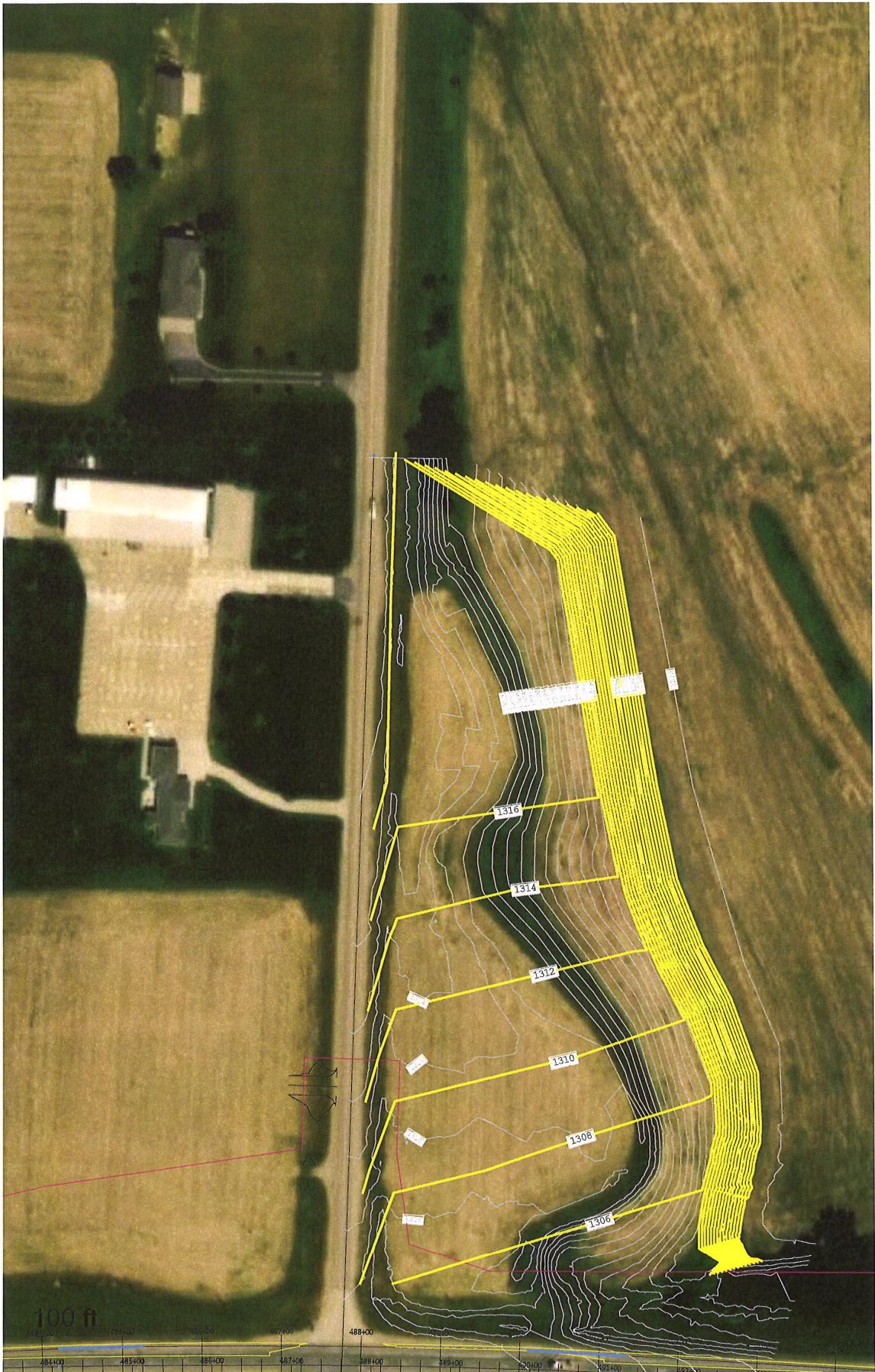
Conditional Use Permits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC is tasked to make a recommendation to the BOA who consider the application following a public hearing before the Board.

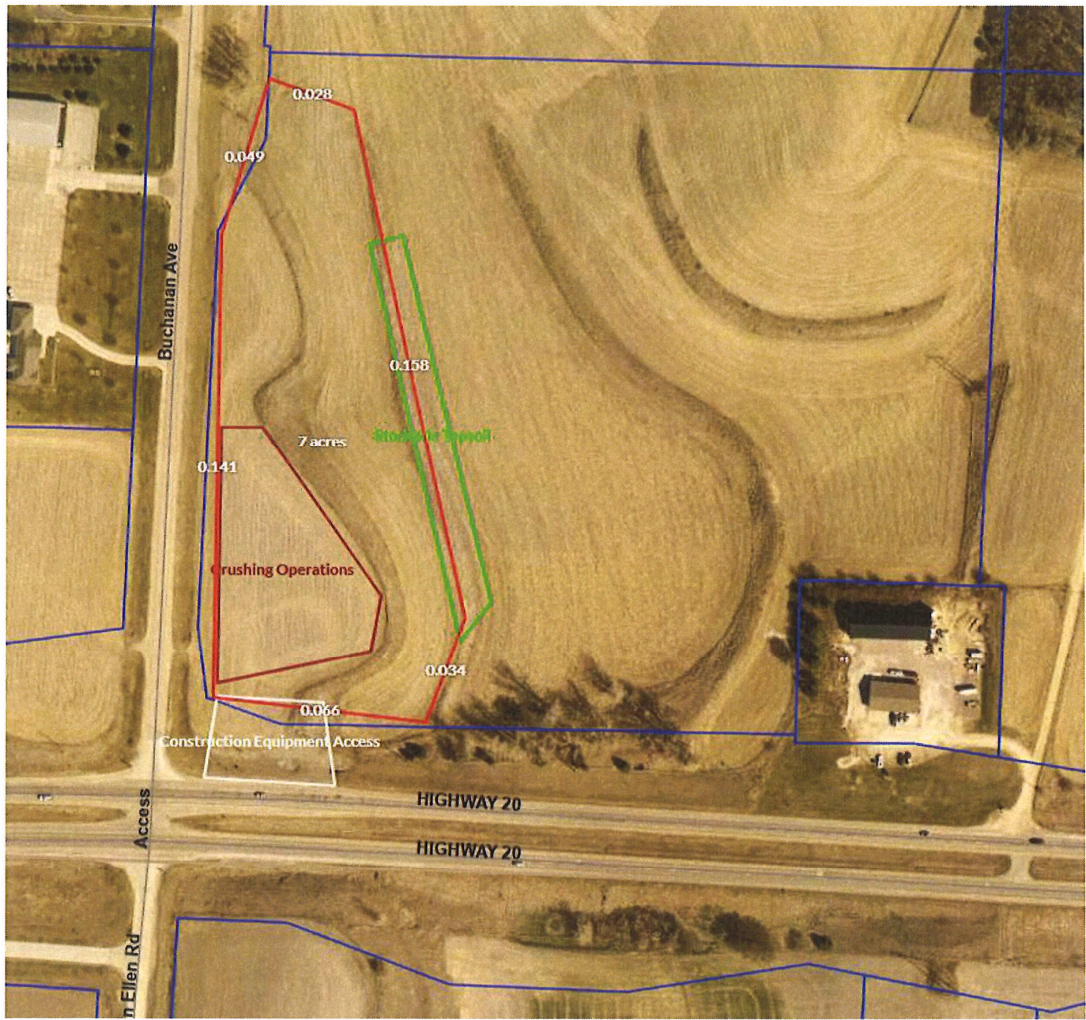
APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE

Topsoils will be stripped on approximately 8 acres of the 29 acre parcel. Topsoil will be stockpiled to later be replaced on all disturbed areas. Crushing aggregate/old Hwy 20 West bound lanes and all materials will be used for the grading of the new West bound Hwy 20 lanes. Equipment used for construction of Hwy 20 will be staged on site. All environmental statutes per state and county will be observed throughout. Earthen materials from the grading of Hwy 20 will be imported to parcel and will be graded for agricultural practices. All temporary crushing activities will cease and be removed and all land will be restored to its' original state.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT . PROVIDE BY ATTACHMENT.

1. Maps
 - a. See attachment





STAGING NOTES

Stage 2A:

Traffic:

US 20/IA 12 on new EB lanes
US 75 Ramps A, E & G closed to traffic
US 75 Ramps B, B2, C, D and D2 open to traffic
Glen Ellen open to traffic

Buchanan (N) closed to traffic

Grandy Drive open to traffic (right-in/right-out only)
Buchanan (S) open to traffic (right-in/right-out only)
Carroll Avenue closed to traffic

Construction:

- a) Grade and pave new US 20 WB lanes
- b) Grade and pave US 20/US 75 Ramp A and A2
- c) Obliterate Ramp E
- d) Grade and pave Buchanan (N)
- e) Grade and surface Carroll Avenue

Stage 2B:

Traffic:

US 20/IA 12 on new EB lanes
US 75 Ramps E & G closed to traffic
US 75 Ramps A, B, B2, C, D and D2 open to traffic
Glen Ellen open to traffic

Buchanan (N) closed to traffic

Grandy Drive open to traffic (right-in/right-out only)
Buchanan (S) open to traffic (right-in/right-out only)
Carroll Avenue closed to traffic

Construction:

- a) Continue grade and pave new US 20 WB lanes
- b) Continue obliterate Ramp E
- c) Continue grade and pave Buchanan (N)
- d) Continue grade and surface Carroll Avenue

Stage 3:

Traffic:

All traffic in normal lanes

Construction:

Construct new raised median from Sta. 427+85 to Sta. 440+18

Stage 4:

Traffic:

Open to final traffic configuration

Construction:

Construction Complete

TRAFFIC CONTROL PLAN

Traffic on US 20 and US 75 shall be maintained at all times.

Traffic control on this project shall be in accordance with the Standard Road Plans included in Tabulation 105-4. For additional information, refer to Part 5 of the Manual on Uniform Traffic Control Devices and the current Standard Specifications. The Contractor shall coordinate traffic control with other projects in the area as needed.

The Contractor shall be responsible for coordinating traffic control with Motor Vehicle Enforcement.

Refer to IC-451 for placement or removal of Trusses. Limit closures to 20 minutes.

Access to Glen Ellen Road shall be maintained at all times.

Access to Buchanan (north) shall closed in Stage 2.

Grandy Ave & Buchanan (south) shall not be closed at the same time.

No left turns will be allowed at Grandy Ave, Buchanan (south) and Carroll Ave.

Refer to NMSX-020-1(179)--3H-97 Plans for additional staging and traffic control details.

CRITERIA 1:

The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

The parcel requested falls in the GC zoning. GC zoning states that any temporary aggregate crushing falls under the need for a Condition Use Permit. JB Holland will be grading/revamping the West bound lanes of Highway 20. This parcel in question will fall in close proximity to the reconstruction of West Bound lanes on Hwy 20. The current Hwy 20 roadway in the DOT project is going to be removed, crushed, stockpiled and stored while the grading part commences. After the grading of the roadway is complete, the crushed aggregate (old Hwy 20 road surface) will be reused as the sub-base (rock that is a bedding for the concrete to be laid on top of) for the new West bound Hwy 20 DOT project. This parcel JB Holland is proposing for the Condition Use Permit is the proposed work space for the temporary crushing systems to be set up where all crushed aggregate produced for the crushing will be stockpiled to be re-used as the base for the new Hwy 20 Project after the dirt grading of Hwy 20 has been established. The extra dirt accumulated during the grading of Hwy 20 West bound lanes will be lain out on this parcel per the map attached and then all earthen material will be de-compacted and covered with the topsoil of said parcel. JB Holland feels the construction activity taking place fall under the GC zoning ordinance because the crushing of aggregate will be temporary and fully removed when the DOT Hwy 20 West bound lanes are completed. After crushing equipment is removed, the parcel will be reverted back to its' original state to be used as crop land.

Staff Analysis:

The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary).

CRITERIA 2:

The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

All construction activities will cease with the completion of Hwy 20 West bound regrading and lane restoration. All environmental controls from state and county ordinances will be respected throughout the project. Saving the agricultural land is at the upmost importance to Woodbury County and JB Holland and heavy construction will be in lieu of temporary aggregate crushing portion of this permit. All materials and heavy equipment used for the temporary crushing will be removed from said parcel and the land will be restored in such manner to continue agricultural practices.

Staff Analysis:

This temporary project offers support to the completion of the IDOT Hwy 20 project.

CRITERIA 3:

The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

The proposed constructions will not impede on any current waterways, outlets, or field drainage systems. The parcel 896432300022 is now partially agricultural row crop with a slope running the length of the field. The planned import of earthen materials will widen the agricultural portion making a smoother transition to the lower drainage area that will not be disturbed. The traffic for the west bound lanes of Hwy 20 will be closed down when operations begin on this parcel and no normal traffic patterns will be disrupted. All access to Buchanan Ave N will be kept

open and the only construction traffic that will impede on Buchanan N will be that of the importing of equipment for the temporary crushing equipment. All construction equipment will yield to traffic utilizing Buchanan Ave N. Attached in the maps portion of the criteria is the DOT Hwy 20 plans and the layout for traffic routes for the West Bound lanes and Buchanan N. No city or county ROW will be impeded on or disturbed during the temporary activities.

Staff Analysis:

As with the complete Hwy 20 project, this proposal would have a temporary impact on the neighborhood during the concrete phase of the project. There does not appear to be any significant impact to parking, or other factors impacting public health.

CRITERIA 4:

The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

The operations on parcel 894632300022 will not impede on neighboring areas. The parcel now has a small row crop section with a slope running N/S in the middle of the property with a lower lying drainage area. Importing of materials will allow for a wider area for row crops and the slope will be reshaped to be more pleasing to the eye as well as better drainage to the lower lying sections of the parcel. The closing of West bound lanes will ensure that no temporary construction will effect the normal flows of traffic or neighboring areas.

Staff Analysis:

The site plan appears to be located, designed, and presented in a manner that will have minimal impact to the area during the time of use.

CRITERIA 5:

Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

No equipment or construction activities will impede on the normal flow of public facilities. This borrow will be utilized for the placement of excess materials needed to re-grade the West bound lanes of Hwy 20 along with the crushing of the aggregate for re-use as the sub-base for the new Hwy 20 West bound lanes. The placement of the borrow will ensure timely completion of the Hwy 20 West bound lanes and allow JB Holland to not impede on normal traffic flows throughout the grading of Westbound Hwy 20.

Staff Analysis:

Not applicable to the proposed use.

CRITERIA 6:

The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Applicant Response:

The parcel now has highly eroded soils according to the USDA soil survey. Regrading of the higher altitude of the parcel and regrading the severely eroded slope running lengthwise through the parcel will allow for better drainage, less erosion, and a more formal layout for agricultural row crops. An Archaeological Survey will be conducted prior to commencement of grading on this parcel to ensure no historical artifacts are found or disturbed. The house on this parcel that lies on the SE corner will have a better look-out to the NW as the field will be flatter and look more

appealing.

Staff Analysis:

The applicant must perform that temporary work in a manner that does not adversely impact the property or the adjacent properties.

OTHER CONSIDERATION 1:

The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Staff Analysis:

As noted, this application is being requested to support the Hwy 20 project. This can be construed as a service in the public interest to complete improvements to local transportation.

OTHER CONSIDERATION 2:

All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

Staff Analysis:

Steps should be taken to return the property to an acceptable state.

LEGAL NOTIFICATION

Published in the Sioux City Journal’s Legal Section on February 20, 2024

C12 | TUESDAY, FEBRUARY 20, 2024

Attorneys & Legals

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will have a meeting and will hold a public hearing on the following item hereafter described in detail on March 4, 2024 at 6:00 PM or as soon thereafter as the matter may be called. Said hearing will be held in the Board of Adjustment, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item 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 person. Any written comments by mail or email about the item below to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on March 4, 2024. All persons who wish to be heard in respect to this matter should appear at the public hearing in person or call 712-455-1134 or 712-455-1134 ext. 742-348-1234 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.

Pursuant to Section 17.1 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application by JB Holland Construction (Applicant) and James A. Orr (Owner) to use the property located on Parcel #85483200022, in T8N14R0W (County of Woodbury, Iowa, City of Sioux City, Zoning District 32) in the SE 1/4 of Section 32, T8N14R0W, for the north bound Highway 20 project by using the site for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and other activities" that are now located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). Owner(s) /Applicant(s): James A. Orr, 16704 SW Hiernode Rd., Shenandoah, OH 47140; JB Holland Construction, 2052 State Hwy 9, Decatur, IA 52101.

Pursuant to Section 17.1 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application by JB Holland Construction (Applicant) and James A. Orr (Owner) to use the property located on Parcel #85483200022, in T8N14R0W (County of Woodbury, Iowa, City of Sioux City, Zoning District 32) in the SE 1/4 of Section 32, T8N14R0W, for the north bound Highway 20 project by using the site for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and other activities" that are now located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). Owner(s) /Applicant(s): James A. Orr, 16704 SW Hiernode Rd., Shenandoah, OH 47140; JB Holland Construction, 2052 State Hwy 9, Decatur, IA 52101.

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 500 FT via Certified Abstractor’s Listing:	12
Notification Letter Date:	February 21, 2024
Review Board	Zoning Commission
Public Meeting for Review:	February 26, 2024
Public Hearing Board:	Board of Adjustment
Public Hearing Date:	March 4, 2024
Phone Inquiries:	2
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	

MAP



Phone Inquiries / Comments

2/23/24

David McWilliams

1563 Buchanan Avenue
Sioux City, IA 51106

RE: Proposed Conditional Use Permit on Parcel #894632300022

Offered concerns about:

- Dust control
 - Noise / Vibration
 - Reasonable Hours of Operation
-

2/23/24

Attorney David Briese

Representing a client

RE: Proposed Conditional Use Permit on Parcel #894632300022

Offered concerns about:

- Project footprint / location of site plan

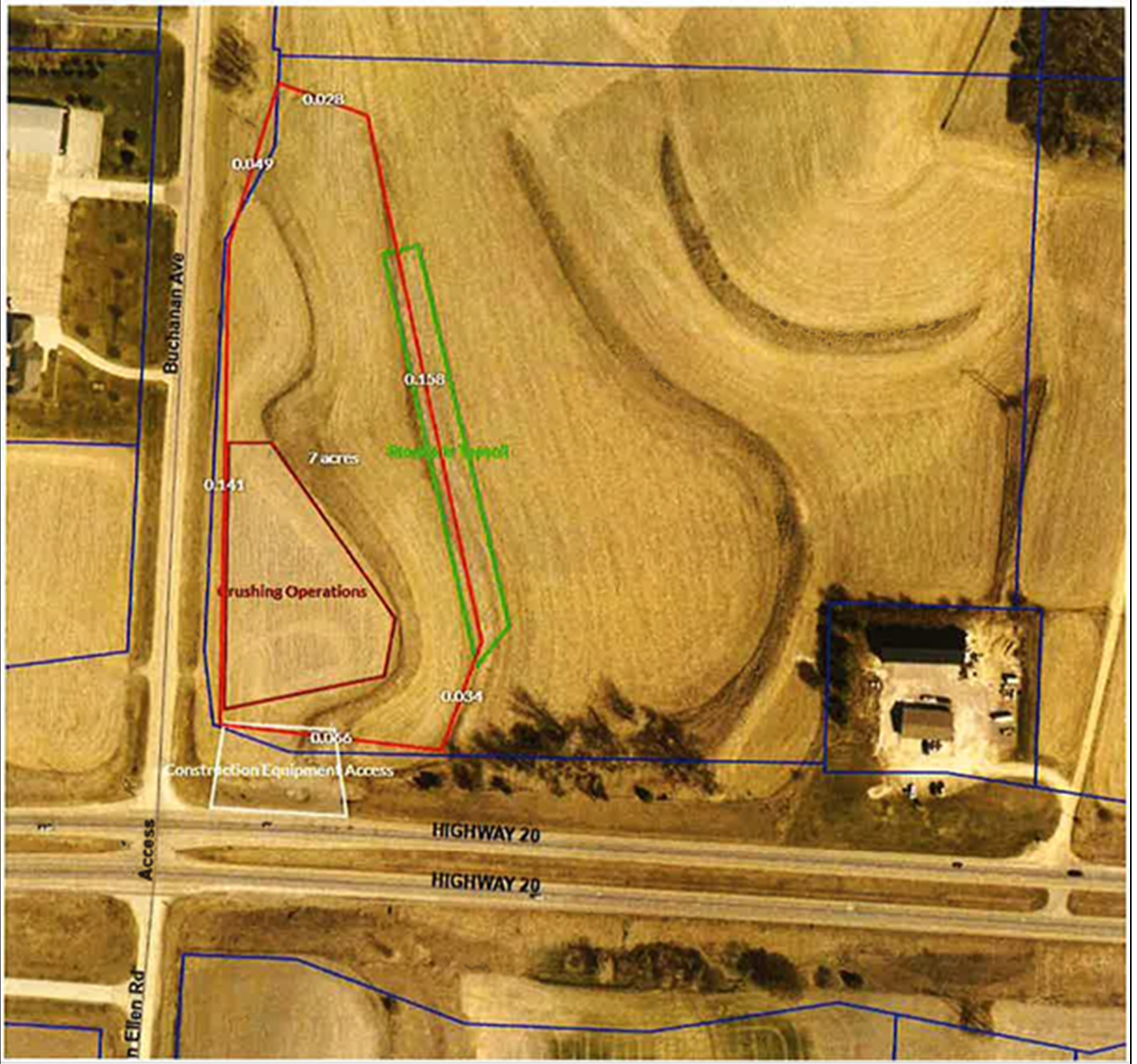
Property Owner(s)	Mailing Address				Comments
Kurt D. Sypersma & Sally O'Hern-Sypersma Revocable Trust	1610 Glen Ellen Rd.	Sioux City	IA	51106	No comments.
Cornerstone Faith Center	1603 Glen Ellen Rd.	Sioux City	IA	51106	No comments.
Pamela J. Zellmer, Deed Holder	1574 Benton Ave.	Sioux City	IA	51106	No comments.
Aaron M. Hoelker & Anna R. Zellmer, Contract Holder	1574 Benton Ave.	Sioux City	IA	51106	No comments.
Steven M. & Pamela J. Hoelker JT Revocable Trust	1424 220th St.	Sergeant Bluff	IA	51054	No comments.
David L. & Gail B. McWilliams	1563 Buchanan Ave.	Sioux City	IA	51106	Phone inquiry on 2/23/24. David offered concerns about: Dust control; Noise / Vibration; Reasonable Hours of Operation
Andrew T. (Ted) Orr	2222 Heights Ave.	Sioux City	IA	51104	No comments.
Buchanan Avenue Baptist Church of Sioux City, Iowa	1567 Buchanan Avenue	Sioux City	IA	51106	No comments.
Kovarna Properties LLC	1555 Hwy 20 / PO Box 5320	Sioux City	IA	51106 /51102	No comments.
Jennie Marie Thomas-Orr	330 Summit Point Ct.	Hastings	M N	55033	No comments.
James Allen Orr	16704 SW Meinecke Rd.	Sherwood	O R	97140	No comments.
Orr Living Trust (Jay & Michelle Orr)	PO Box 87	Spring Hill	K S	66083	No comments.

STAKEHOLDER COMMENTS

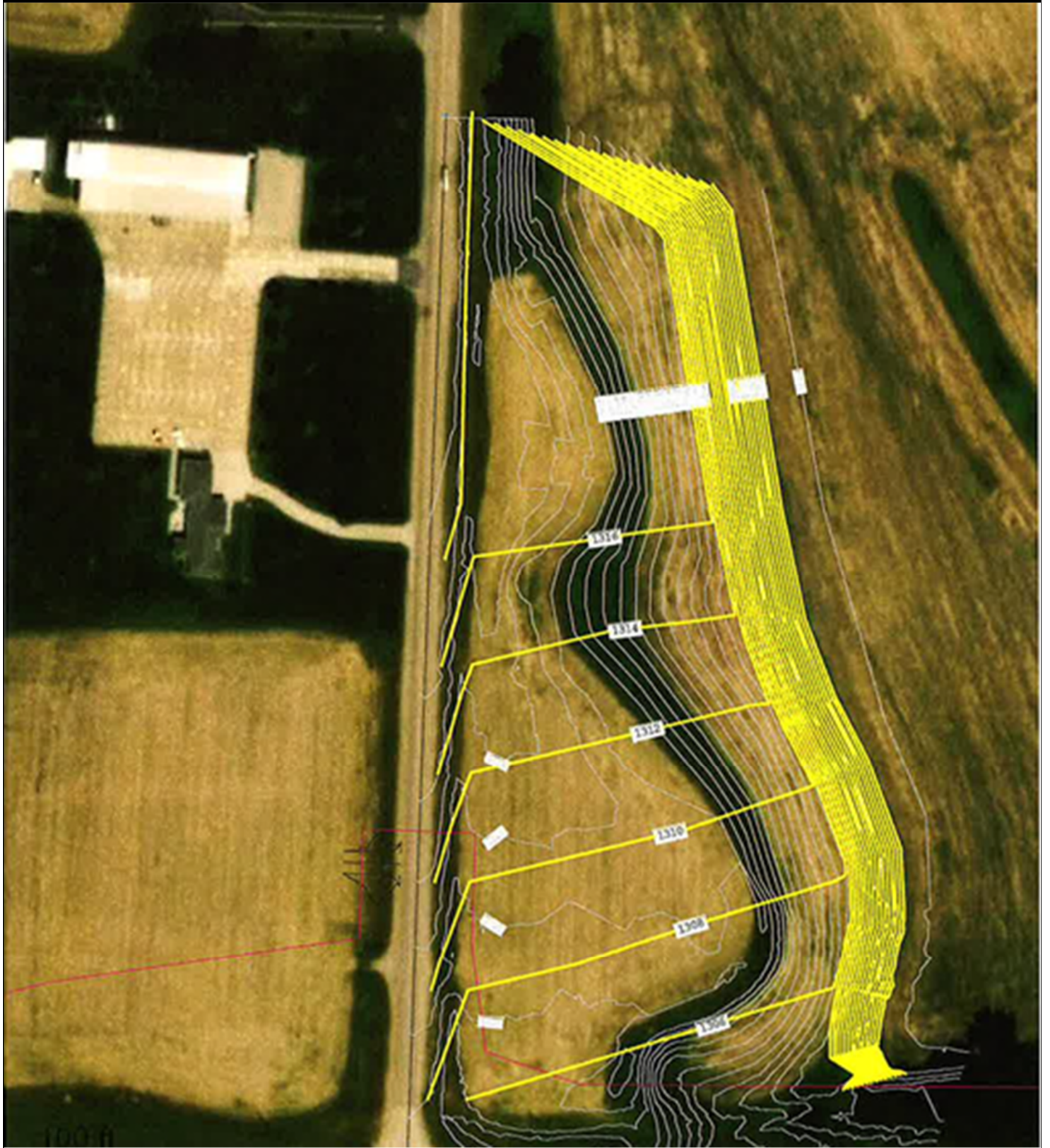
911 COMMUNICATIONS CENTER:	No comments.
BNSF RAILWAY:	No comments.

CITY OF SIOUX CITY:	No comments.
FIBERCOMM:	No comments.
GOLDEN HILLS RESOURCE CONSERVATION & DEVELOPMENT:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF PUBLIC SAFETY:	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
IOWA FARM BUREAU:	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following conditional use permit for MEC electric and we have no conflicts. – Casey Meinen, 2/5/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURE CONSERVANCY IN IOWA:	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 2/7/24.
NUSTAR PIPELINE:	No comments.
SIOUXLAND CHAMBER:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
UNION PACIFIC RAILROAD:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	I see no issues with permitting this area as a borrow/staging area for the Hwy 20 project as proposed. It is ideally located for the project work. Buchanan Avenue will be reconstructed at the south end, so any damage to the pavement will be addressed as part of the Highway 20 project. Safe access from the parcel onto Buchanan Avenue is available. I recommend approval of the conditional use permit. – Mark Nahra, 2/5/24.
WOODBURY COUNTY RECORDER:	No comments, thank you. – Diane Swoboda Peterson, 2/2/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 2/5/24.
WOODBURY COUNTY TREASURER:	No comments.

SITE PLAN



CONTOURS



Woodbury County, IA / Sioux City

Summary

Parcel ID 894632300022
 Alternate ID
 Property Address N/A
 Sec/Twp/Rng 32-89-46
 Brief CONCORD TOWNSHIP SE SW OF 32-89-46 (EX A TCT DESCRIBED AS COM AT S 1/4 CR OF SEC 32 THNC NE 219.91 FT TO POB: THNC N 275.57 FT, THNC W 331.41 FT, THNC S 262.36 FT, THNC E 191.11 FT, THNC SE 141.47 FT TO POB) AND (EX ROAD ROW)
 Tax Description (Note: Not to be used on legal documents)
 Deed Book/Page [\[9/8/2023\]](#)
 Gross Acres 29.17
 Net Acres 29.17
 Zoning [EMPTY]-[EMPTY]
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A

Owner

Deed Holder
 ORR JAMES ALLEN
 16704 SW MEINECKE RD
 SHERWOOD OR 97140
Contract Holder
Mailing Address
 ORR JAMES ALLEN
 16704 SW MEINECKE RD
 SHERWOOD OR 97140

Land

Lot Area 29.17 Acres;1,270,645 SF

Valuation

	2023
Classification	Agriculture
+ Assessed Land Value	\$54,540
+ Assessed Building Value	\$0
+ Assessed Dwelling Value	\$0
= Gross Assessed Value	\$54,540
- Exempt Value	\$0
= Net Assessed Value	\$54,540

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Sales, Permits, Iowa Land Records, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

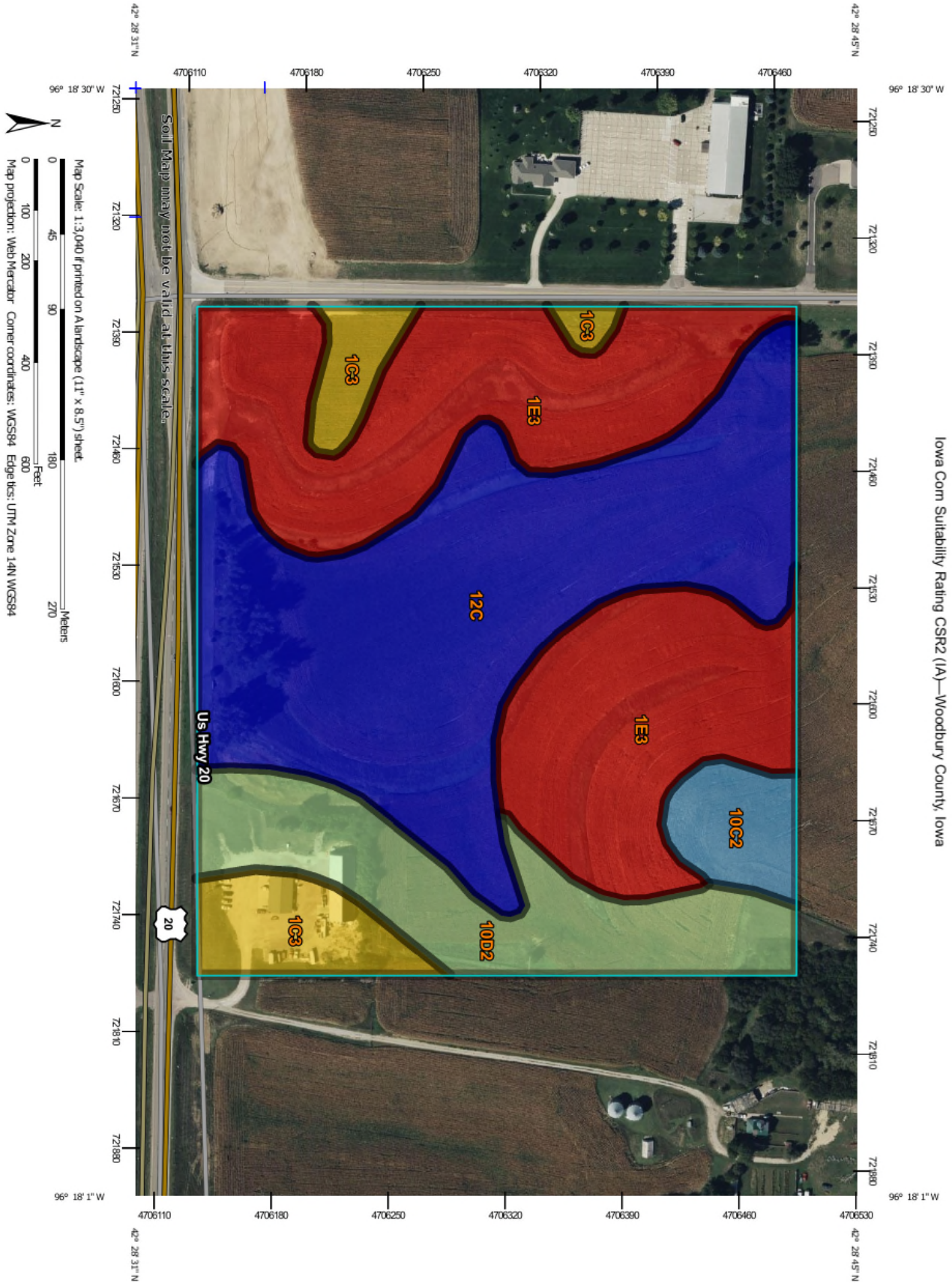
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
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 Last Data Upload: 2/1/2024, 11:27:25 PM

Contact Us



SOIL REPORT

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa



Soil Map may not be valid at this scale.








Map Scale: 1:3,040 if printed on A landscape (11" x 8.5") sheet.
 Map projection: Web Mercator Corner coordinates: WGS84 Edges: UTM Zone 14N WGS84

USDA Natural Resources Conservation Service
 Web Soil Survey
 National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  ≤ 18
 -  > 18 and ≤ 58
 -  > 58 and ≤ 60
 -  > 60 and ≤ 86
 -  > 86 and ≤ 89
 -  Not rated or not available
 - Soil Rating Lines**
 -  ≤ 18
 -  > 18 and ≤ 58
 -  > 58 and ≤ 60
 -  > 60 and ≤ 86
 -  > 86 and ≤ 89
 -  Not rated or not available
 - Soil Rating Points**
 -  ≤ 18
 -  > 18 and ≤ 58
 -  > 58 and ≤ 60
 -  > 60 and ≤ 86
 -  > 86 and ≤ 89
 -  Not rated or not available
- Water Features**
 -  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
-  Background
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa

Survey Area Data: Version 33, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	2.8	7.7%
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	13.0	36.4%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	1.3	3.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	5.0	14.1%
12C	Napier silt loam, 5 to 9 percent slopes	89	13.6	38.0%
Totals for Area of Interest			35.8	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

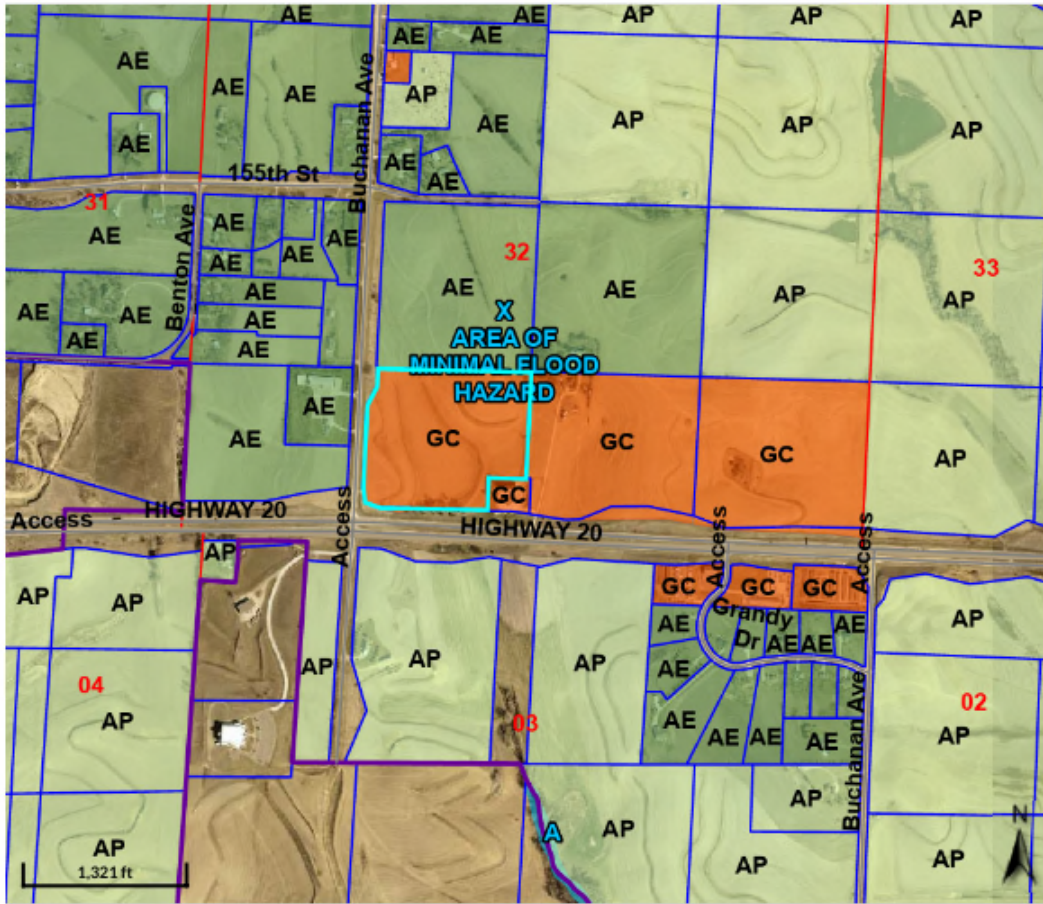
A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

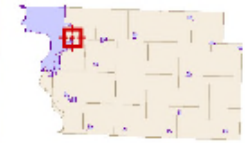
The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
- ▭ A,
- ▭ AE,
- ▭ AE, FLOODWAY
- ▭ AH,
- ▭ AO,
- ▭ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- ▭ AE
- ▭ AP
- ▭ GC
- ▭ GC-PD
- ▭ GI
- ▭ LI
- ▭ LI-PD
- ▭ SR
- ▭ WR

Parcel ID	894632300022	Alternate ID	n/a	Owner Address	ORR JAMES ALLEN
Sec/Twp/Rng	32-89-46	Class	A		16704 SW MEINECKE RD
Property Address		Acreeage	29.17		SHERWOOD, OR 97140
District	0025				
Brief Tax Description	CONCORD TOWNSHIP SE SW OF 32-89-46 (EX A TCT DESCRIBED AS COM AT S ¼ CIR OF SEC 32 THNC NE 219.91 FT TO POB; THNC N 275.57 FT, THNC W 331.41 FT, THNC S 262.36 FT, THNC E 191.11 FT, THNC SE 141.47 FT TO POB) AND (EX ROAD ROW)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/2/2024
 Last Data Uploaded: 2/2/2024 12:27:25 AM

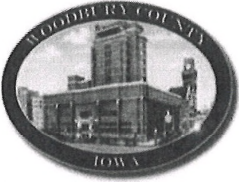
Developed by Schneider GEOSPATIAL

FLOODPLAIN

The property is not located within the Special Flood Hazard Area.

ELEVATION





CONDITIONAL USE PERMIT APPLICATION

Owner Information:	Applicant Information:
Owner <u>James A. Orr</u>	Applicant <u>JB Holland Construction</u>
Address <u>16704 SW Meinecke Rd.</u>	Address <u>2092 State Hwy 9</u>
<u>Sherwood, OR 97140</u>	<u>Decorah, IA 52101</u>
Phone _____	Phone <u>(563)382-2901</u>

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: disturbance of earthen materials, import earthen materials, crushing aggregate materials, sta

Property Information:

Property Address or Address Range NE corner of Buchanan Ave. & Hwy 20, Sioux City, IA

Quarter/Quarter SE1/4 of the SW1/4 Sec 32 Twtnshp/Range Twtn: 89 Rng: 46 Concord

Parcel ID # 894632300022 GIS # _____ Total Acres 29.17

Current Use Agricultural Proposed Use Agricultural

Current Zoning GC

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date 1/25/24 Staff present Daniel Peirson

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.

This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner *James A. Orr* Applicant William F. Holland

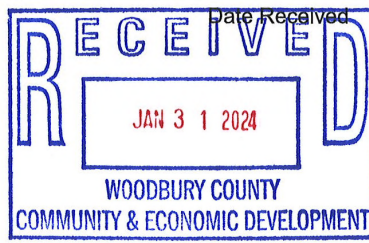
Date 1/25/2024 Date _____

Digitally signed by William F. Holland
DN: C=US, E=bholland@jbhc.biz,
O=JB Holland Construction Inc,
CN=William F. Holland
Date: 2024.01.26 11:25:35-06'00'

Fee: \$300* ^{pd 1-31-24} Case #: 6959

Check #: 104281

Receipt #: _____



PER SECTION 2.02(9)(C)(2 (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE: (Tab at the end of each line to continue)

Topsoils will be stripped on approximately 8 acres of the 29 acre parcel. Topsoil will be stockpiled to later be replaced on all disturbed areas. Crushing aggregate/old Hwy 20 West bound lanes and all materials will be used for the grading of the new West bound Hwy 20 lanes. Equipment used for construction of Hwy 20 will be staged on site. All environmental statutes per state and county will be observed throughout. Earthen materials from the grading of Hwy 20 will be imported to parcel and will be graded for agricultural practices. All temporary crushing activities will cease and be removed and all land will be restored to its' original state.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT . PROVIDE BY ATTACHMENT.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITERIA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

- (a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

See attached.

- (b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan. (Tab at the end of each line to continue)

All construction activities will cease with the completion of Hwy 20 West bound regrading and lane restoration. All environmental controls from state and county ordinances will be respected throughout the project. Saving the agricultural land is at the utmost importance to Woodbury County and JB Holland and heavy construction will be in lieu of temporary aggregate crushing portion of this permit. All materials and heavy equipment used for the temporary crushing will be removed from said parcel and the land will be restored in such manner to continue agricultural practices.

- (c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare. (Tab at the end of each line to continue)

The proposed constructions will not impede on any current waterways, outlets, or field drainage systems. The parcel 896432300022 is now partially agricultural row crop with a slope running the length of the field. The planned import of earthen materials will widen the agricultural portion making a smoother transition to the lower drainage area that will not be disturbed. The traffic for the west bound lanes of Hwy 20 will be closed down when operations begin on this parcel and no normal traffic patterns will be disrupted. All access to Buchanan Ave N will be kept open and the only construction traffic that will impede on Buchanan N will be that of the importing of equipment for the temporary crushing equipment. All construction equipment will yield to traffic utilizing Buchanan Ave N. Attached in the maps portion of the criteria is the DOT Hwy 20 plans and the layout for traffic routes for the West Bound lanes and Buchanan N.

No city or county ROW will be impeded on or disturbed during the temporary activities.

- (d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. (Tab at the end of each line to continue)

The operations on parcel 896432300022 will not impede on neighboring areas. The parcel now has a small row crop section with a slope running N/S in the middle of the property with a lower lying drainage area. Importing of materials will allow for a wider area for row crops and the slope will be reshaped to be more pleasing to the eye as well as better drainage to the lower lying sections of the parcel. The closing of West bound lanes will ensure that no temporary construction will effect the normal flows of traffic or neighboring areas.

- (e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development. (Tab at the end of each line to continue)

No equipment or construction activities will impede on the normal flow of public facilities. This borrow will be utilized for the placement of excess materials needed to re-grade the West bound lanes of Hwy 20 along with the crushing of the aggregate for re-use as the sub-base for the new Hwy 20 West bound lanes. The placement of the borrow will ensure timely completion of the Hwy 20 West bound lanes and allow JB Holland to not impede on normal traffic flows throughout the grading of Westbound Hwy 20.

- (f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties. (Tab at the end of each line to continue)

The parcel now has highly eroded soils according to the USDA soil survey. Regrading of the higher altitude of the parcel and regrading the severely eroded slope running lengthwise through the parcel will allow for better drainage, less erosion, and a more formal layout for agricultural row crops. An Archaeological Survey will be conducted prior to commencement of grading on this parcel to ensure no historical artifacts are found or disturbed. The house on this parcel that lies on the SE corner will have a better look-out to the NW as the field will be flatter and look more appealing.

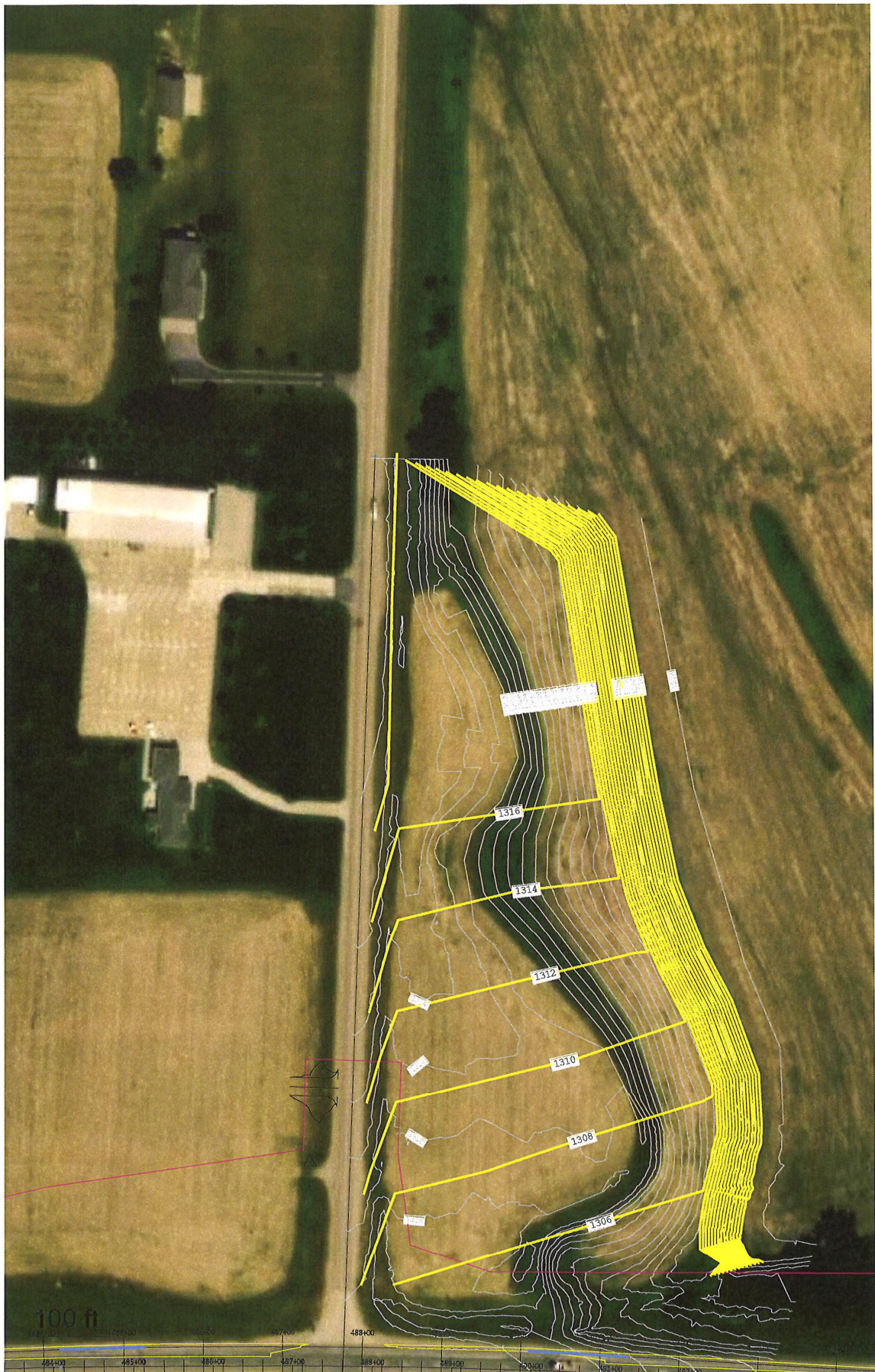
Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

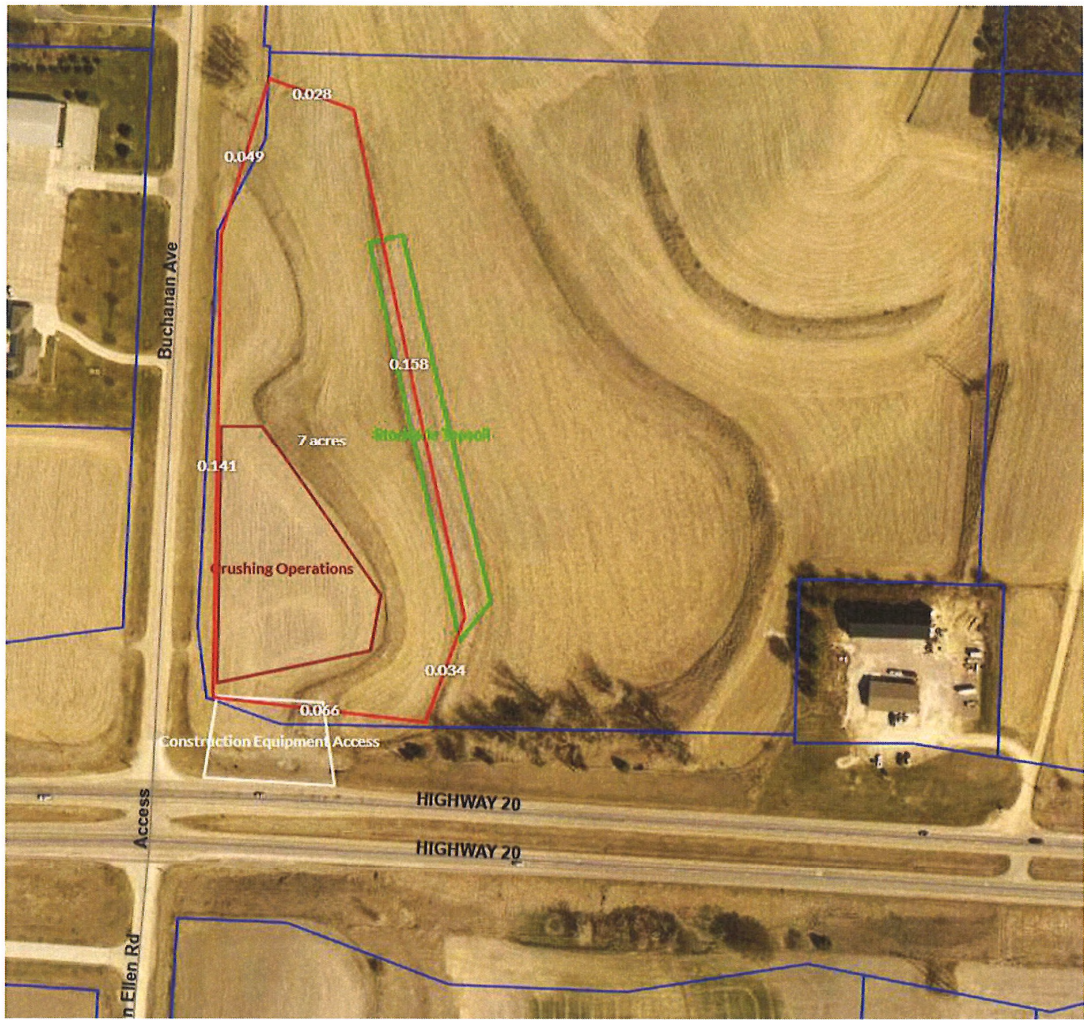
(a)

The parcel requested falls in the GC zoning. GC zoning states that any temporary aggregate crushing falls under the need for a Condition Use Permit.

JB Holland will be grading/revamping the West bound lanes of Highway 20. This parcel in question will fall in close proximity to the reconstruction of West Bound lanes on Hwy 20. The current Hwy 20 roadway in th DOT project is going to be removed, crushed, stockpiled and stored while the grading part commences. After the grading of the roadway is complete, the crushed aggregate (old Hwy 20 road surface) will be reused as the sub-base (rock that is a bedding for the concrete to be laid on top of) for the new West bound Hwy 20 DOT project.

This parcel JB Holland is proposing for the Condition Use Permit is the proposed work space for the temporary crushing systems to be set up where all crushed aggregate produced for the crushing will be stockpiled to be re-used as the base for the new Hwy 20 Project after the dirt grading of Hwy 20 has been established. The extra dirt accumulated during the grading of Hwy 20 West bound lanes will be lain out on this parcel per the map attached and then all earthen material will be de-compacted and covered with the topsoil o said parcel. JB Holland feels the construction activity taking place fall under the GC zoning ordinance because the crushing of aggregate will be temporary and fully removed when the DOT Hwy 20 West bound lanes are completed. After crushing equipment is removed, the parcel will be reverted back to its' original state to be used as crop land.





STAGING NOTES

Stage 2A:

Traffic:

US 20/IA 12 on new EB lanes
US 75 Ramps A, E & G closed to traffic
US 75 Ramps B, B2, C, D and D2 open to traffic
Glen Ellen open to traffic

Buchanan (N) closed to traffic

Grandy Drive open to traffic (right-in/right-out only)
Buchanan (S) open to traffic (right-in/right-out only)
Carroll Avenue closed to traffic

Construction:

- a) Grade and pave new US 20 WB lanes
- b) Grade and pave US 20/US 75 Ramp A and A2
- c) Obliterate Ramp E
- d) Grade and pave Buchanan (N)
- e) Grade and surface Carroll Avenue

Stage 2B:

Traffic:

US 20/IA 12 on new EB lanes
US 75 Ramps E & G closed to traffic
US 75 Ramps A, B, B2, C, D and D2 open to traffic
Glen Ellen open to traffic

Buchanan (N) closed to traffic

Grandy Drive open to traffic (right-in/right-out only)
Buchanan (S) open to traffic (right-in/right-out only)
Carroll Avenue closed to traffic

Construction:

- a) Continue grade and pave new US 20 WB lanes
- b) Continue obliterate Ramp E
- c) Continue grade and pave Buchanan (N)
- d) Continue grade and surface Carroll Avenue

Stage 3:

Traffic:

All traffic in normal lanes.

Construction:

Construct new raised median from Sta. 427+85 to Sta. 440+10

Stage 4:

Traffic:

Open to final traffic configuration

Construction:

Construction Complete

TRAFFIC CONTROL PLAN

Traffic on US 20 and US 75 shall be maintained at all times.

Traffic control on this project shall be in accordance with the Standard Road Plans included in Tabulation 105-4. For additional information, refer to Part 6 of the Manual on Uniform Traffic Control Devices and the current Standard Specifications. The Contractor shall coordinate traffic control with other projects in the area as needed.

The Contractor shall be responsible for coordinating traffic control with Motor Vehicle Enforcement.

Refer to IC-451 for placement or removal of Trusses. Limit closures to 20 minutes.

Access to Glen Ellen Road shall be maintained at all times.

Access to Buchanan (north) shall closed in Stage 2.

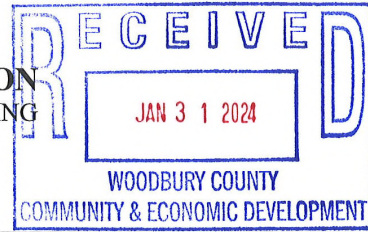
Grandy Ave & Buchanan (south) shall not be closed at the same time.

No left turns will be allowed at Grandy Ave, Buchanan (south) and Carroll Ave.

Refer to NHSX-020-1(179)-3H-97 Plans for additional staging and traffic control details.

GRADING PERMIT APPLICATION

GRADING PERMIT APPLICATION
WOODBURY COUNTY PLANNING & ZONING
6TH FLOOR COURT HOUSE
620 DOUGLAS STREET
SIOUX CITY, IOWA 51102



Applicant's Information:

Property Owner(s) Name: James A. Orr
Mailing Address: 16704 SW Meinecke Rd, Sherwood, OR 97140
Phone No. 971-363-7100 E-mail Address: jamesorr5@icloud.com

Grading Contractor's Information:

Property Owner(s) name: JB Holland Construction
Mailing Address: 2092 State Hwy 9, Decorah, IA 52101
Phone No. (563)382-2901 E-mail Address: lgaunitz@jbhc.biz

Property and location Information:

Property Address: NE corner of Buchanan Ave & Hwy 20, Sioux City, IA
GIS Parcel Number: 894632300022 Quarter: SE of SW Section 32 Township 89 Concord
Purpose for Grading Permit Application: disturbance of earthen materials, import earthen materials, crushing aggregate materials, equipment staging
Will Earthen Material be removed from the parcel? Yes No No. of Cubic Yards 0
Will Earthen Material be brought to the parcel? Yes No No. of Cubic Yards 100,000yds
Anticipated Start Date of Grading: 3/1/2024 Anticipated End Date of Grading: 3/1/2025
Any Other Information: All land disturbances will be reverted back to agricultural and all implementations and crushing activities will be removed.

James A. Orr
PROPERTY OWNER(S) SIGNATURE

William F. Holland
CONTRACTOR'S SIGNATURE
Digitally signed by William F. Holland
DN: C=US, E=bholland@jbhc.biz, O=JB
Holland Construction Inc, CN=William F.
Holland
Date: 2024.01.26 15:22:34-06'00'

APPROVED: _____ DATE: _____
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 120 DAYS. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

Below -Office Use Only:

Application Number: 1958 Date: 1-31-24
Parcel's Zoning: GC Parcel's Flood Zone: Map Panel No: 225
Permit Issue Date: _____ Expiration Date: _____
Approved: _____ Denied: _____



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR ADAM GREGG

DIRECTOR KAYLA LYON

January 29, 2024

LYDIA GAUNITZ
JB HOLLAND CONSTRUCTION
2092 STATE HIGHWAY 9
DECORAH, IA 52101

Re: Authorization of a Storm Water Discharge Associated With Construction Activity
Iowa Department of Natural Resources, NPDES General Permit No. 2
DNR Authorization Number: IA - 43867 - 43465
Facility Name and Location: HWY 20 2024 BORROW - CONSTRUCTION, SIOUX CITY, IA

This letter is to acknowledge that a complete Notice of Intent to be covered under Iowa's NPDES Storm Water General Permit No. 2 has been received. Please use the DNR Authorization Number provided above for any future correspondence on this project. By making this Notice of Intent with the DNR, you are committing to meet the terms and conditions in General Permit No. 2. If you do not have a copy of General Permit No. 2 please go to <http://www.iowadnr.gov/Environmental-Protection/Water-Quality/NPDES-Storm-Water/Permits-Guidance-Forms> or call (515)204-9234 and request that a copy be sent to you.

In accordance with the terms and conditions in General Permit No. 2, a pollution prevention plan was to have been developed before the Notice of Intent was submitted to the department. The plan is to be implemented at the start of construction and updated accordingly. The pollution prevention plan and other records are to be kept on-site where the storm water discharge occurs. Unless otherwise requested, you do not need to provide a copy to the DNR.

When the construction project has reached final stabilization as defined in the permit, you must submit a Notice of Discontinuation to the DNR (refer to the summary guidance document). Final stabilization is not achieved for residential and commercial developments until all houses and buildings have been constructed and ground surrounding them has been finally stabilized.

If you have questions, please call me at 515-217-0875
or email at david.schelling@dnr.iowa.gov.

Sincerely,

Dave Schelling
NPDES Section

Enclosure: Permit Authorization Sheet

File No. CON 11 - 34 -- 43867
IDNR Field Office # 3

DEPARTMENT OF NATURAL RESOURCES / DES MOINES, IOWA 50319 / 515-725-8200 / FAX 515-725-8202



DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
NOTICE OF GENERAL PERMIT COVERAGE UNDER
GENERAL PERMIT NO. 2

STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567--64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 2. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 2 in accordance with the terms and conditions set forth in the permit.

Owner:

**LYDIA GAUNITZ
2092 STATE HIGHWAY 9
DECORAH IA 52101
(563)419-1331**

Contact:

**LYDIA GAUNITZ
JB HOLLAND CONSTRUCTION
2092 STATE HIGHWAY 9
DECORAH IA 52101
(563)419-1331**

Permit Coverage Issued To:

**HWY 20 2024 BORROW - CONSTRUCTION
HWY 20 & BUCHANAN AVE. N. SIOUX CITY, IA 51106
in SIOUX CITY, WOODBURY COUNTY
located at**

1/4 Section	Section	Township	Range
SW	32	89	46W

**Coverage Provided Through: 3/1/2025
NPDES Permit Discharge Authorization Number: 43867 - 43465
Discharge Authorization Date: 3/1/2024
Acres Disturbed: 8.0**

Project Description: STRIP TOPSOILS FROM SITE TO IMPORT 100,000 YARDS OF EARTHEN MATERIAL AND REGRADE FOR AGRICULTURAL USE AND REPLACE TOPSOIL.

PUBLIC NOTICE OF STORM WATER DISCHARGE

JB Holland Construction, Inc. plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under National Pollutant Discharge Elimination System (NPDES) General Permit No.2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities."

The storm water discharge will be from construction activity of a borrow site for the Woodbury County Project, Hwy 20 Borrow to be located in ¼ SE of ¼ SW. Section: 32, Township: 89, Range:46 in Woodbury County, Iowa.

Storm water will be discharged from 1 point source and will be discharged to unnamed ditches to East Morningside creek.

Comments may be submitted to the Storm Water Discharge Coordinator, IOWA DEPARTMENT OF NATURAL RESOURCES, Environmental Protection Division, 502 East 9th Street, Des Moines, IA 50319-0034. The public may review the Notice of Intent from 8:00 a.m. to 4:30 p.m. Monday through Friday at the above address after it has been received by the Department.



J.B. Holland Construction Inc.
Storm Water Pollution Prevention Plan
Tuesday, January 9, 2024

Storm Water Pollution Prevention Plan

For Construction Activities At:

2024 Hwy 20 Borrow
Parcel NE of Buchanan Ave. N & Hwy 20
Sioux City, 51106

SWPPP Prepared For:

JB Holland Construction
2191 US Hwy 52
Decorah, IA 52101
(563)382-2901
jbhc@jbholland.net

SWPPP Prepared By:

JB Holland Construction
Lydia Gaunitz
2191 US Hwy 52
Decorah, IA 52101
(563)419-1331
lgaunitz@jbhc.biz

SWPPP Preparation Date:

12-12-2023

Estimated Project Dates:

3-1-2024—3-1-2025



Contents

1. Site Description
 - 1.1. Nature of Construction Activities
 - 1.2. Total area of Site
 - 1.3. Runoff Coefficient
 - 1.4. Site Map
 - 1.5. Receiving Waters
2. Controls
 - 2.1. Erosion & Sediment Controls
 - 2.1.1. Stabilization Practices
 - 2.1.2. Structural Practices
 - 2.2. Storm Water Management
 - 2.3. Other Controls
 - 2.3.1. Waste Disposal
 - 2.4. Approved State/Local Plans
3. Maintenance
4. Inspections
5. Non-Storm Water Discharges
6. Addition Requirements for Storm Water Discharge from Activities Other than Construction, Including Dedicated Asphalt Plants and Dedicated Cement Plants
7. Contractors
8. Attachments



1. Site Description

- 1.1. The existing use of the parcel is agricultural use. In the fall of 2023, the field was row crop.
- 1.2. Construction activities on this site will be for the staging, crushing, and excess earthen materials for the DOT Project of Hwy 20 Bypass. Topsoil will be stripped and placed in stockpiles for later re-spread. A stabilized access will be made into the parcel from the South side. Crushing equipment will be utilized to re-use the current West bound lanes of Hwy 20 and stockpiled for later use as the subbase of the new Hwy 20 West bound lanes. All excess materials generated from the regrading of West bound lanes of Hwy 20 will be imported to this parcel totaling around 100,000yards. After Hwy 20 lanes are established all crushing equipment will be removed. Decompaction will take place and then topsoil will be re-spread over the 8 acres.
- 1.3. The estimated area of disturbance will be 7-8 acres of the 29 acre parcel
- 1.4. This parcel contains soils mainly of the silt to silty loam. Parcel contains; 1C3 (Ida silt loam, 5-9% slopes, severely eroded), 1E3(Ida silt loam, 14-20% slopes, severely eroded), and 12C(Napier silt loam, 5-9% slopes) After construction land will be flatter, allowing for less runoff. The rational coefficient will peak during construction and then go back to the same as before disturbance.
- 1.5. The site map will be in the attachments in the Attachments portion of this document.
- 1.6. The receiving waters are unnamed ditches to Ditch 1 to Lotts Creek

2. Controls

2.1. Stabilization Practices

- 2.1.1. Starting 3/1/24 operations will begin. Topsoil will be stripped, stockpiled in designated areas and temporary seeded; not to exceed 14 days after cease of activities.
- 2.1.2. Construction entrances and crushing areas will be stabilized using recycled asphalt
- 2.1.3. Ending date of 11/1/2024, topsoil piles will be re-spread and temporary seeding will be placed as this will return to agricultural use in the Spring of 2025
- 2.1.4. See attachment for tables of acceptable seeding

2.2. Structural Practices

- 2.2.1. The area of disturbance will not exceed 10 acres therefor no sediment basins will be on site
- 2.2.2. Perimeter silt fence will be placed prior to land disturbances



- 2.2.3. Silt fence strips will be utilized to slow drainage to the culvert outside the borrow. Straw waddles/inlet protection will be used at this culvert.
- 2.2.4. Areas around topsoil stockpile will be left as a vegetative strip to slow and filter flows.
- 2.2.5. See attachments for acceptable BMPs
- 2.3. Storm Water Management
 - 2.3.1. See attachments for the map of BMPs utilized on site and the potential pollutant sources chart
 - 2.3.2. A weekly SWPPP will be conducted and whenever rainfall occurs in accordance to Iowa DNR NPDES
- 2.4. Other Controls
 - 2.4.1. Construction waste expected are: rebar, concrete, and asphalt. Concrete and asphalt will be reused as the rock base for the Hwy 20 west bound lanes. Rebar will be placed in metal receptacles provide onsite.
 - 2.4.2. Off-site tracking will be minimized by stabilized entrances. All construction equipment will be utilizing the closed West Bound lanes of Hwy 20 and shall not impede on public traffic roads.
 - 2.4.3. All state and local waste disposals will be followed. Off-site receptacles for trash will be utilized.
 - 2.4.4. All hazardous wastes will be contained and properly stored. Secondary containments and other means to prevent accidental spills, leaks, or other discharges will be implemented
 - 2.4.5. See attachments for a copy of all State/Local documents for storm water discharge, and site permits.

3. Maintenance

- 3.1. All operations will protect and maintain the durability of all BMPs whenever feasible. When BMP structures are compromised, prompt resolutions will be made and fixed.
- 3.2. Build-up of sediment will be removed from silt fences before it has reached one-half the height of the fence.

4. Inspections

- 4.1. All inspections will be made within 7 calendar days and any time after a significant weather event.



4.2. Silt fence will be inspected for depth of sediment, tears, and stretching. Fences that have caked sediment in the fibers will be replaced with new fencing. Posts will be inspected for securement and proper placement of ties.

4.3. Temporary and permanent seeding will be inspected for bare spots and weeds.

4.4. Access/Egress routes will be inspected for track out.

4.5. Equipment on site will be inspected for sources of pollution

4.6. Copies of the inspections will be maintained in JB Holland's e-file system.

5. Non-Storm Water Discharges

5.1. External equipment washing may be permitted

5.2. No engine degreasing in allowed

5.3. Discharges from fire-fighting activities; fire hydrant flushing

6. Additional Requirements for Storm Water Discharge

6.1. All temporary aggregate crushing operations will be maintained and controlled within the site.

6.2. Misters are to be used on crushing equipment to mitigate dust but no washing of the crushed aggregate will take place on site.

7. Contractors Agreement

7.1. See Attachments

8. Attachments

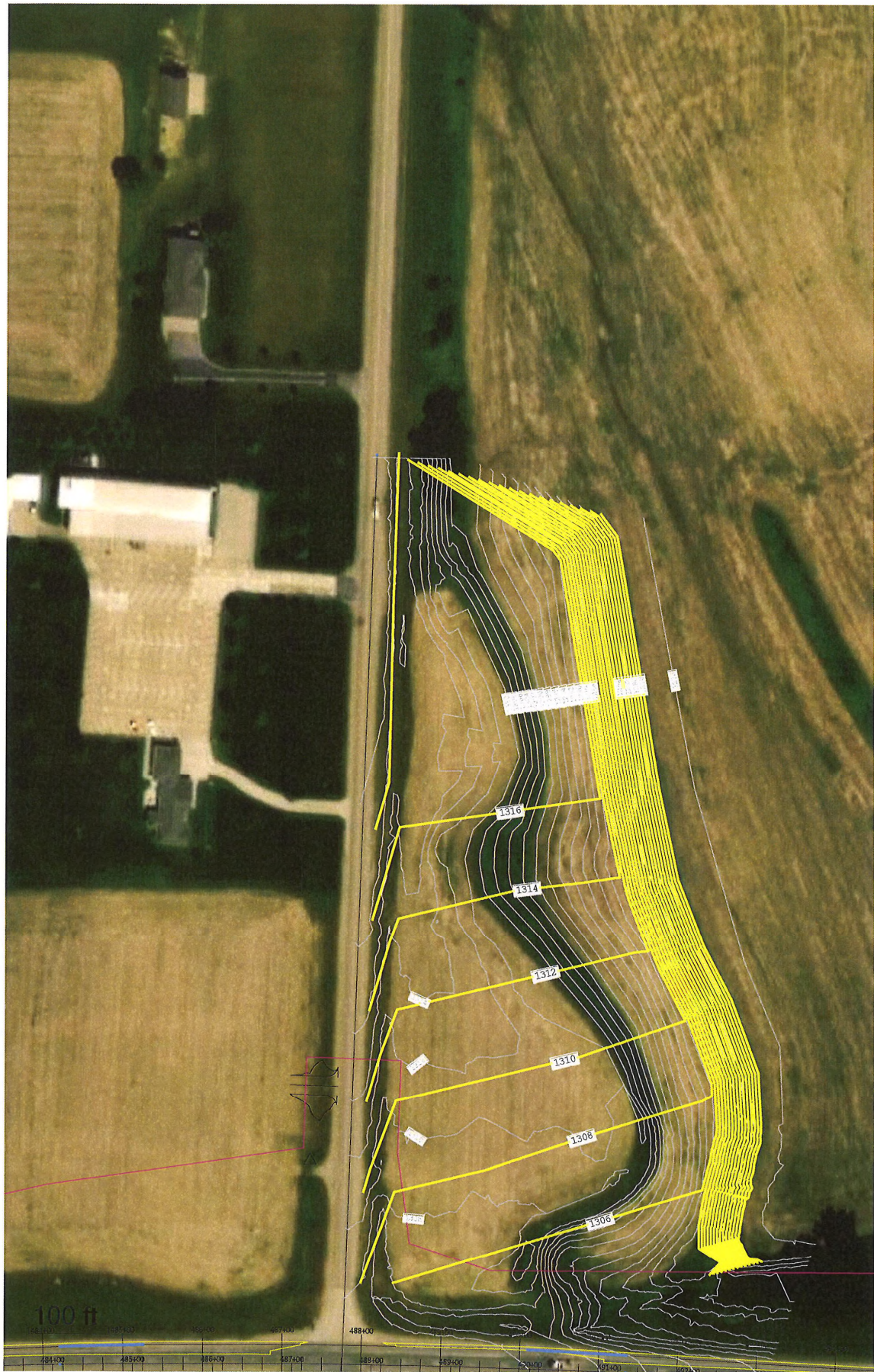
8.1. Map of site

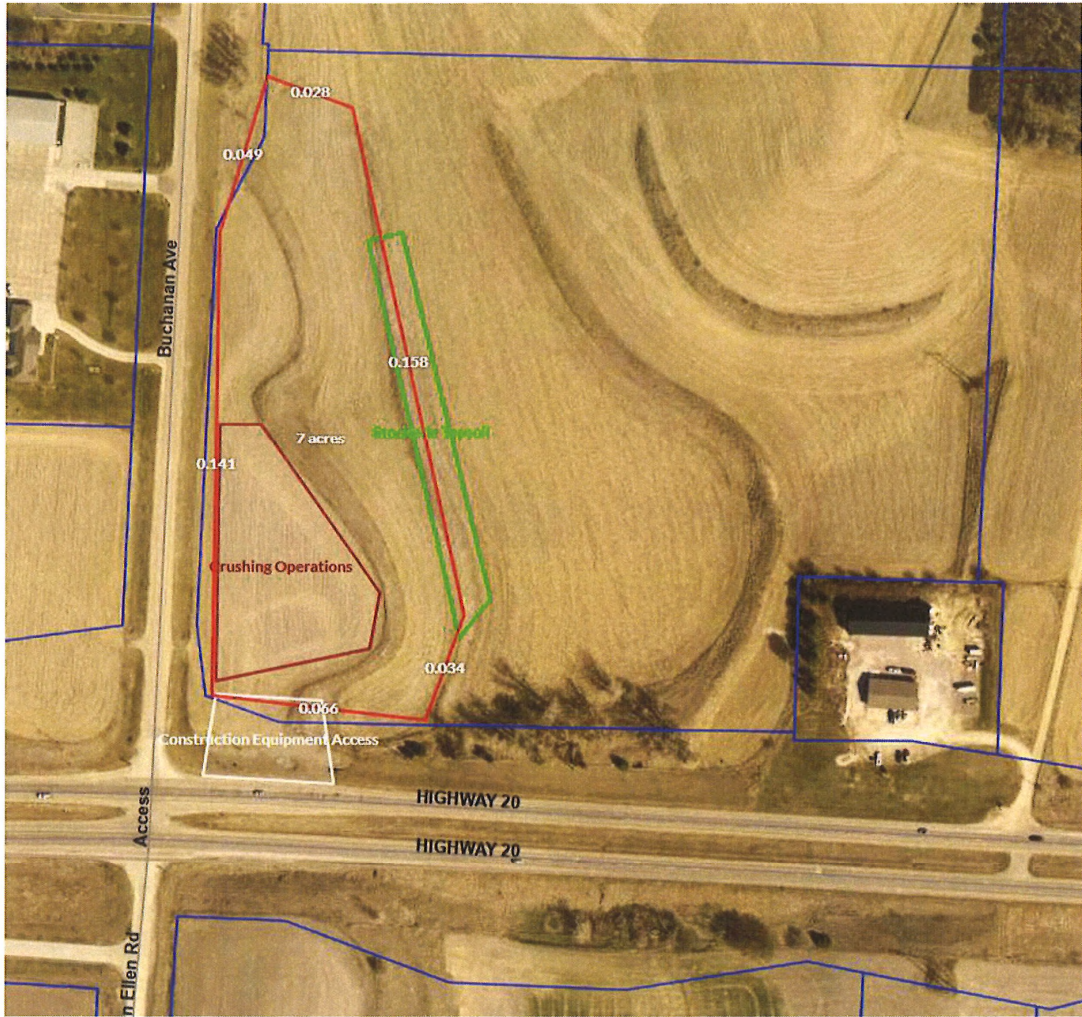
8.2. Map of BMP's

8.3. Seeding windows/charts

8.4. Inspection Report form

8.5. Contractors Agreement







- Stockpile Silt Fence
- Crushing Area Earthen Berm
- Straw Waddles- Inlet/Outlet Protection
- Perimeter Silt Fence

Table 9010.01: Domestic Grasses

Common Name	Scientific Name	Purity (%)	Germination (%)
Bluegrass, Kentucky	<i>Poa pratensis</i>	85	80
Brome, smooth-LINCOLN	<i>Bromus inermis</i>	90	85
Fescue, creeping, red	<i>Festuca rubra</i>	98	85
Fescue, tall, FAWN	<i>Festuca arundinacea-FAWN</i>	98	85
Orchardgrass	<i>Dactylis glomerata</i>	90	90
Red top	<i>Agrostis alba</i>	92	85
Ryegrass, perennial	<i>Lolium perenne</i>	95	90
Wildrye, Canada	<i>Elymus Canadensis</i>	95	85
Wildrye, Russian	<i>Psathyrostachys junceus</i>	95	85

Table 9010.02: Legumes

Common Name	Scientific Name	Purity (%)	Germination (%)
Alfalfa, RANGER/VERNAL	<i>Medicago sativa</i>	99	90*
Alfalfa, travois	<i>Medicago spp.</i>	99	90*
Clover, Alsike	<i>Trifolium hybridum</i>	99	90*
Clover, red, medium	<i>Trifolium pratense</i>	99	90*
Clover, white	<i>Trifolium repens</i>	98	90*
Hairy vetch	<i>Vicia villosa</i>	96	85*
Lespedeza, Korean	<i>Lespedeza stipulacea</i>	98	80*

* Includes hard seed.

Table 9010.03: Stabilizing Crop

Common Name	Scientific Name	Purity (%)	Germination (%)
Oats	<i>Avena sativa</i>	97	90
Rye	<i>Secale cereale</i>	97	90
Sudangrass, PIPER	<i>Sorghum vulgare var. sudanese</i>	98	85

Table 9010.04: Native Grasses

Common Name	Scientific Name
Big bluestem*	Andropogon gerardii
Blue grama	Bouteloua gracilis
Blue-joint grass	Calamagrostis Canadensis
Bottlebrush sedge	Carex hystericina
Buffalograss*	Buchloe dactyloides
Common rush	Juncus effusus
Fowl bluegrass	Poa palustris
Fowl manna grass	Glyceria striata
Fox sedge	Carex vulpinoidea
Green bulrush	Scirpus atrovirens
Hairy wood chess	Bromus purgans
Indiangrass*	Sorghastrum nutans
Intermediate wheatgrass	Agropyron intermedium
Little bluestem*	Andropogon scoparius
Prairie dropseed	Sporobolus heterolepis
Reed manna grass	Glyceria grandis
Rice cutgrass	Leersia oryzoides
Rye grass, annual	Lolium italicum
Sand bluestem*	Andropogon gerardii, var. paucipilus
Sand dropseed	Sporobolus cryptandrus
Sand lovegrass	Eragrostis trichodes
Sideoats grama*	Bouteloua curtipendula
Slender wheatgrass	Agropyron trachycaulum, var. unilaterale
Spike rush	Eleocharis palustris
Softstem bulrush	Schoenoplectus tabernaemontani
Switchgrass*	Panicum virgatum
Tussock sedge	Carex stricta
Virginia wild-rye	Elymus virginicus
Weeping lovegrass	Eragrostis curvula
Western wheatgrass*	Agropyron smithii
Wool grass	Scirpus cyperinus

Table 9010.05: Forbs

Common Name	Scientific Name
Black-eyed Susan	Rudbeckia hirta
Blue-flag iris	Iris virginica-shrevii
Boneset	Eupatorium perfoliatum
Canadian anemone	Anemone canadensis
Common mountainmint	Pycnanthemum virginianum
Common rush	Juncus effusus
Fowl manna grass	Glyceria striata
Golden Alexanders	Zizia aurea
Great blue lobelia	Lobelia siphilitica
Grey-headed coneflower	Ratibida pinnata
Heath aster	Symphyotrichum ericoides
Ironweed	Veronia fasciculata
Joe-pye weed	Eupatorium maculatum
Meadow blazingstar	Liatris ligulistylis
Milkweed, butterfly	Asclepias tuberosa
Milkweed, swamp	Asclepias incarnata
New England aster	Symphyotrichum novae-angliae
Ohio spiderwort	Tradescantia ohioensis
Oxeye sunflower	Heliopsis helianthoides
Pale purple coneflower	Echinacea pallida
Partridge pea	Chamaecrista fasciculata
Prairie blazing star	Liatris pycnostachya
Purple prairie clover	Dalea purpurea
Rattlesnake master	Eryngium yuccifolium
Reed manna grass	Glyceria grandis
Rice cutgrass	Leersia oryzoides
Showy goldenrod	Solidago speciosa
Showy tic-trefoil	Desmodium canadense
Stiff goldenrod	Solidago rigida
Swamp aster	Aster puniceus
White wild indigo	Baptisia alba
Wild bergamot	Monarda fistulosa



SEED MIXTURES AND SEEDING DATES

See the contract documents for the specified seed mixture. If a mixture is not specified, use the following. The Contractor may submit a modification of the mixture for the Engineer's consideration.

Type 1 (Permanent Lawn Mixture):

Used for residential and commercial turf site, fertilized, and typically mowed. Use between March 1 and May 31 and between August 10 and September 30.

Table 9010.06: Type 1 Seed Mixture¹

Common Name	Application Rate lb/acre
Creeping red fescue	25
Turf-type perennial ryegrass ²	20
Turf-type perennial ryegrass ²	20
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65

¹ A commercial mixture may be used if it contains a high percentage of similar bluegrasses; it may or may not contain creeping red fescue.

² Choose two different cultivars of turf-type perennial ryegrass, at 20 lbs/acre each.

³ Choose three different cultivars of Kentucky bluegrass, at 65 lbs/acre each.

Type 2 (Permanent Cool Season Mixture for Slopes and Ditches):

Not typically mowed. Reaches a maximum height of 2 to 3 feet, low fertility requirements, grows in the spring and fall, and can go dormant in the summer. Use between March 1 and May 31 and between August 10 and September 30.

Table 9010.07: Type 2 Seed Mixture

Common Name	Application Rate lb/acre
Tall fescue ¹	100
Kentucky bluegrass	20
Ryegrass, perennial ²	75

¹ Use endophyte free cultivars including Fawn, K-31, or a combination.

² Use cultivars including Linn, Amazon, Noriea, or Nui, or a combination.

Type 3 (Permanent Warm-Season Slope and Ditch Mixture):

Not typically mowed. Reaches a height of 5 to 6 feet, stays green throughout summer, and responds well to being burned in spring; no fertilizer. Use between March 1 and June 30.

Table 9010.08: Type 3 Seed Mixture

Common Name	Application Rate lb/acre
Big bluestem*	3 PLS
Grain rye	40
Indiangrass*	4 PLS
Little bluestem*	3 PLS
Oats	16
Sideoats grama*	5 PLS
Switchgrass*	1 PLS

* Furnish seed certified as Source Identified Class (Yellow Tag) Source G0-Iowa.



Type 4 (Urban Temporary Erosion Control Mixture):
 Short lived (6 to 8 months) mix for erosion control.

Table 9010.09: Type 4 Seed Mixture

Common Name	Application Rate lb/acre
<i>SPRING - March 1 - May 20</i>	
Annual ryegrass	40
Oats*	65
<i>SUMMER - May 21 - August 14</i>	
Annual ryegrass	50
Oats*	95
<i>FALL - August 15 - September 30</i>	
Annual Ryegrass	40
Grain rye	65

* Engineer may delete for previously established urban areas.

Type 5 (Rural Temporary Erosion Control Mixture):
 Short lived mix for erosion control.

Table 9010.10: Type 5 Seed Mixture

Common Name	Application lb/acre
<i>March 1 - October 31</i>	
Canada wildrye	5 PLS/acre
Grain rye	50
Oats	50
<i>November 1 - February 28 (or 29)</i>	
Canada wildrye	7 PLS/acre
Grain rye	62
Oats	62

Seed does not need to be certified Source Identified Class (Yellow Tag).

Type 6 (Salt-resistant Mixture):
 Use for grass medians and areas immediately back of curb on streets subject to regular salt applications for winter de-icing. Apply between March 1 and May 31 and between August 10 and September 30.

Table 9010.11: Type 6 Seed Mixture

Common Name	Application Rate lb/acre	Purity (%)	Germination (%)
Blue chip Kentucky bluegrass	37.5	90	85
Fulfs alkali grass	75	98	85
Hard fescue	50	95	85
Nublu Kentucky bluegrass	37.5	90	85
Sheeps fescue	50	90	85



Wetland Seeding:

Between April 1 and June 30, use the following seed mixture for wetland grass seeding areas.

Table 9010.12: Wetland Grass Seed Mixture

Common Name	Scientific Name	PLS** (per ac)
Arrowhead	Sagittaria latifolia	4 oz
Big bluestem*	Andropogon gerardii	1 lb
Bluejoint grass	Calamagrostis	1 oz
Blue vervain	Verbena Hastata	1 oz
Boneset	Eupatorium perfoliatum	1 oz
Broom sedge	Carex scoparia	2 oz
Dark green bulrush*	Scirpus atrovirens	1 oz
Fox sedge*	Carex vulpinoidea	4 oz
New England aster*	Symphotrichum novae-angliae	2 oz
Nodding bur marigold	Bidens cernua	8 oz
Porcupine sedge	Carex hystericina	8 oz
Prairie cordgrass	Spartina pectinata	1 lb
Rice cutgrass	Leersia oryzoides	4 oz
Sneezeweed	Helenium autumnale	2 oz
Softstem bulrush	Schoenoplectus tabernaemontani	8 oz
Spike rush	Eleocharis palustris	4 oz
Swamp milkweed*	Asclepias incarnata	1 lb
Switchgrass*	Panicum virgatum	8 oz
Tussock sedge	Carex stricta	2 oz
Virginia wild-rye*	Elymus virginicus	5 lbs
Water plantain	Alisma plantago-aquatica	4 oz

* Furnish seed certified as Source Identified Class (Yellow Tag) Source G0-Iowa.

** Seeding rates for wetland grasses are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.



Native Grass and Forbs (Wildflower) Seeding:

Between April 1 and June 30, use the following seed mixture for areas designated for native grass and wildflower seeding.

Table 9010.13: Native Grass and Forbs (Wildflower) Seeding Mixture

Common Name	Scientific Name	Application Rate**
GRASSES		lb/acre
Big bluestem*	Andropogon gerardii	1.0
Canada wild rye	Elymus Canadensis	1.5
Indiangrass*	Sorghastrum nutans	1.0
Little bluestem*	Schizachyrium scorparium	2.0
Sideoats grama*	Boutelouea curtipendula	2.5
Switchgrass*	Panicum virgatum	0.5
FORBS (WILDFLOWERS)		oz/acre
Black-eyed Susan	Rudbeckia hirta	3.0
Butterfly milkweed	Asclepias tuberosa	4.0
Canadian anemone	Anemone canadensis	0.5
Common mountainmint	Pycnanthemum virginianum	0.25
Golden Alexanders	Zizia aurea	8.0
Grey-headed coneflower	Ratibida pinnata	2.75
Heath aster	Symphotrichum ericoides	0.25
Ironweed	Veronia faxiculata	3.0
New England aster	Symphotrichum novae-angliae	1.25
Ohio spiderwort	Tradescantia ohioensis	7.0
Oxeye sunflower	Heliopsis helianthoides	12.0
Pale purple coneflower	Echinacea pallida	15.0
Partridge pea	Chamaecrista fasciculata	32.0
Prairie blazing star	Liatris pycnostachya	4.5
Purple prairie clover	Dalea purpurea	2.5
Rattlesnake master	Eryngium yuccifolium	1.75
Showy goldenrod	Solidago speciosa	0.50
Stiff goldenrod	Solidago rigida	1.0
Swamp milkweed	Asclepias incarnata	4.0
White wild indigo	Baptisia alba	2.0
Wild bergamot	Monarda fistulosa	1.25
NURSE CROP		lb/acre
Oats (spring seeding - April 1 to June 30)		32
Winter wheat (dormant/frost seeding - November 1 to March 31)		25

* Furnish seed certified as Source Identified Class (Yellow Tag) Source G0-Iowa.

** Seeding rates for native grass and forb species are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.



2092 State Hwy 9, Decorah, IA 52101
 PH (563)382-2901, FX (563)382-2902
www.jbholland.net

Stormwater Pollution Prevention Plan (SWPPP) Site Inspection Report (Standard Form)

Project Site:	Date/Time:	Type of Inspection: <input type="checkbox"/> Weekly Insp. <input type="checkbox"/> Storm Event Insp. <input type="checkbox"/> Random Insp. <input type="checkbox"/> Complaint Insp. <input type="checkbox"/> Return Compliance Photos: <input type="checkbox"/> Yes or No	Construction Stage:
Project Owner:	Weather:		<input type="checkbox"/> Pre-Grading <input type="checkbox"/> Ongoing Grading <input type="checkbox"/> Utilities/Underground <input type="checkbox"/> Paving <input type="checkbox"/> Building Const. <input type="checkbox"/> Final Stabilization <input type="checkbox"/> Site Closing <input type="checkbox"/> Other
Prime Contractor: JB Holland Construction Inc.	Phone: 563-382-2901		
Primary Contract:	Phone: 563-382-2901		
NPDES Permit#:	Local Permit#:		

Inspector Name/ Signature/ Date: _____

Stormwater Pollution Prevention Plans:	Yes	No	N/A	Note any problems that are identified and actions taken/ to be taken..
Plans located on site and current with work...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Controls up to date with work performance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SWPPP undated to reflect project changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project schedule is being followed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site inspection documentation available & current	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Objective I -- Keep any sediment on site				
Controls at all downslope & site perimeters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil stockpiles @ appropriate locations and stable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Discharge points controlled and free of pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are areas at or near 14 days stabilized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site traffic routes spec. with parking limited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All sediment being kept from public road tracking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Objective II -- Non-Stormwater Concerns				
Are any just control measures being used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Concrete washout being used and maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are material and site features in approved areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are cleanout, storage, and maint. Areas clean	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Objective III -- In Site Summary				
Are all site BMP's in place and functioning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any features that are no longer needed removed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the site properly stabilized & in compliance at this time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion & Sediment Controls...	YES	NO	N/A	Notes:
Stabilized construction entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Silt fence properly installed and maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Silt fence adequate for drainage load	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Compost sock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inlet Protection Filters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wattles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diversion structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Check dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sediment trap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sediment basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Temporary seeding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mulching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Permanent seeding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surface roughening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sodding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Temporary Slope drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rolled Erosion Control Blankets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Turf Reinforcement Matting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Geotextile / Bale Checks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Compost blankets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Compost filter berm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Triangular silt dike	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vegetative filter strips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Level Spreader	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outlet Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dust control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flocculants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flow transition mats / Scour Stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grass Channel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other flow channel protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Inspection comments & site observations:

Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN

Project Number: 2024 Hwy 20 Borrow

Project Title: 2024 Hwy 20 Borrow

Operator(s): JB Holland Construction

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

Signature: _____

Title: _____

Date: _____



Federal Emergency Management Agency

Washington, D.C. 20472

January 17, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Matthew Ung
Chairperson, Woodbury County Board
of Supervisors
620 Douglas Street, Room 104
Sioux City, Iowa 51101

Community Name: Woodbury County,
Iowa
(Unincorporated Areas)
Community No.: 190536
Map Panels Affected: See FIRM Index

Dear Chairperson Ung:

This is to notify you of the final flood hazard determination for Woodbury County, Iowa and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal periods that were initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper have elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on July 17, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already

have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes,

insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515) 725-8333. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 7 at (816) 808-3664 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis V. Rodriguez, P.E.
Director, Engineering and Modeling Division
Risk Management Directorate | Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Dan Priestley, Zoning Coordinator, Woodbury County

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 17, 2024.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-07-0937A	12/29/2011	LOT 4, GALLAND'S LAKEVIEW -- 4 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-0944A	02/07/2012	1691 250TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1403A	02/09/2012	2816 DELAWARE AVENUE	19193C0425D	19193C0425E
LOMA	12-07-0946A	02/28/2012	PART OF W1/2 SW1/4 SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1374A	02/28/2012	SEC. 23, T87N, R47W, OF THE 5TH P.M. -- 2586 CARROLL AVENUE	19193C0400D	19193C0385E
LOMA	12-07-1615A	03/06/2012	1419 230TH STREET	19193C0400D	19193C0380E
LOMA	12-07-1376A	04/17/2012	SEC. 33, T87N, R47W, WEST OF THE 5TH P.M. -- 120 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-2297A	05/24/2012	SECTION 33, T88N, R47W -- 1420 210TH STREET	19193C0214D	19193C0214E
LOMA	12-07-2059A	06/05/2012	LOT 2, SHADELAND COUNTRY ESTATES -- 7384 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	12-07-2367A	06/05/2012	SECTION 14, T87N, R47W -- 1712 240TH STREET	19193C0400D	19193C0385E
LOMA	12-07-2711A	07/24/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	19193C0400D	19193C0385E
LOMA	12-07-3097A	09/04/2012	SECTION 21, T87N, R47W, 5TH PM -- 2570 BARNETT AVENUE	19193C0400D	19193C0380E
LOMA	13-07-0207A	12/21/2012	SECTION 29, T87N, R46W -- 2630, 2634, 2678 DALLAS AVENUE	19193C0425D	19193C0425E
LOMA	13-07-0642A	01/10/2013	LOT 4, SECTION 33, T88N, R47W -- 1436 210TH STREET	19193C0214D	19193C0214E
LOMA	13-07-0337A	02/12/2013	SHADELAND COUNTRY ESTATES, LOT 9 -- 1383 220TH STREET	19193C0214D	19193C0214E
LOMA	13-07-1445A	05/30/2013	SECTION 4, T88N, R47W -- 6012 GARRETSON AVENUE	19193C0202D	19193C0202E
LOMA	13-07-1510A	05/30/2013	SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-07-2015A	07/30/2013	RUSTIN ADDITION SUBDIVISION, LOT 7 -- 1613 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMR-F	13-07-2017A	08/01/2013	SECTION 32, T86N, R46W-- 3349 DELAWARE AVENUE	19193C0575D	19193C0575E
LOMA	13-07-2070A	08/01/2013	HINKEL ADDITION, LOT 1 -- 1459 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-0044A	10/08/2013	HINKEL ADDITION, LOT 3 -- 1483 210th Court	19193C0214D	19193C0214E
LOMA	14-07-0747A	02/25/2014	FOX VIEW 1ST ADDITION, LOT 6 -- 2168 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-1401A	05/13/2014	SECTION 33, T89N, R46W -- 7462 CORRECTION VILLE ROAD	19193C0225D	19193C0225E
LOMA	14-07-1681A	06/05/2014	BLOCK 29-87-46 - 2634 Dallas Avenue	19193C0425D	19193C0425E
LOMA	14-07-1726A	06/19/2014	SECTION 4, T88N, R46E -- 1609 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	14-07-1728A	07/10/2014	SECTION 33, T88N, R47W-- 1444 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-2074A	08/14/2014	SECTION 8, T86N, R45W -- 2979 GRUNDY AVENUE	19193C0450D	19193C0450E
LOMA	14-07-2521A	09/16/2014	FOX VIEW 1ST ADDITION, LOT 2 -- 2150 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-2666A	09/30/2014	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOT 4 -- 2131 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0154A	12/01/2014	SECTION 35, T89N, R46W -- 1821 HIGHWAY 20	19193C0230D	19193C0230E
LOMA	15-07-0112A	01/20/2015	LOT 3, SHADELAND COUNTRY ESTATES -- 7390 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	15-07-0550A	01/29/2015	FOX VIEW FIRST ADDITION, LOT 4 -- 2160 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0851A	03/19/2015	PORTION OF SECTION 3, T86N & T87N, R46W -- 2836 EASTLAND AVENUE	19193C0425D	19193C0425E
LOMA	15-07-0531A	04/02/2015	A PORTION OF SECTION 33, T88N, R47W, 5TH P.M. -- 1482 210TH STREET	19193C0214D	19193C0214E

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-07-1129A	04/24/2015	PAYNE & SARGISSONS ADDITION, LOTS 18, 19 & 20 ± 17 LUTON TRAIL	19193C0425D	19193C0425E
LOMA	15-07-1347A	05/29/2015	SECTION 5, T86N, R47W, 5TH P.M. -- 1637 270TH STREET	19193C0400D	19193C0390E
LOMR-F	15-07-1298A	06/15/2015	SECTION 26, T86N, R46W, 5TH P.M. -- 3281 FAYETTE AVENUE	19193C0575D	19193C0575E
LOMA	15-07-1745A	07/24/2015	SECTION 34, T88N, R47W, 5TH PM -- 2174 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-1748A	07/24/2015	SECTION 17, T86N, R46W, 5TH P.M. -- 1991 310TH STREET	19193C0425D	19193C0425E
LOMA	15-07-2263A	10/16/2015	FOREMAN ADDITION TO WOODBURY COUNTY, LOT TWO -- 2163 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-2262A	11/04/2015	HALL'S BEACH SUBDIVISION, LOTS 11-14 & DRIVEWAY LOT -- 101 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0160A	11/25/2015	FOX VIEW 1ST ADDITION, LOT 5 -- 2164 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	16-07-0004A	12/02/2015	GALLAND'S LAKEVIEW SUBDIVISION, LOT 5 -- 5 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	16-07-0594A	01/26/2016	Lot 1-29, Block 44, Morningside Addition, Second Filing Subdivision - 6500 6th Avenue	19193C0204D	19193C0204E
LOMA	16-07-0552A	02/03/2016	SECTION 27, T89N, R42W -- 1490 MICHIGAN AVENUE	19193C0306D	19193C0306E
LOMA	16-07-0324A	03/02/2016	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0707A	03/03/2016	SECTION 28, T86, R45W -- 3225 HUMBOLT AVENUE	19193C0577D	19193C0577E
LOMA	16-07-1239A	06/03/2016	SECTION 20, T87N, R47W -- 2593 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	16-07-1248A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 4 -- 1359 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1249A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 8 -- 1379 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1250A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 5 -- 1361 220TH STREET	19193C0214D	19193C0214E

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-07-1247A	07/06/2016	SHADELAND COUNTRY ESTATES, LOT 7 -- 1371 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1828A	08/18/2016	SECTION 9, T87N, R47W-- 1456 230TH STREET	19193C0400D	19193C0380E
LOMA	16-07-2002A	10/06/2016	SECTION 23, T87N, R47W, 5TH PM--260TH STREET	19193C0400D	19193C0385E
LOMA	17-07-0112A	11/15/2016	HINKEL ADDITION, LOT 2 -- 210TH STREET	19193C0214D	19193C0214E
LOMA	17-07-0798A	02/02/2017	SECTION 28, T86N, R46W-- 2009 325TH STREET	19193C0575D	19193C0575E
LOMA	17-07-1427A	05/17/2017	SECTION 33, T87, R47 -- 207 SKID ROW	19193C0400D	19193C0390E
LOMR-F	17-07-1323A	06/16/2017	SECTION 6, T87N, R46W-- 1862 220TH STREET	19193C0240D	19193C0240E
LOMA	17-07-1568A	06/15/2017	SECTION 27, T86N, R46W-- 3228 EASTLAND AVENUE	19193C0575D	19193C0575E
LOMA	17-07-0807A ²	07/20/2017	3008 Dallas Avenue	19193C0425D	19193C0425E
LOMA	17-07-2067A ²	08/01/2017	3008 Dallas Avenue (Machine Shed)	19193C0425D	19193C0425E
LOMA	17-07-1895A	08/17/2017	BLUFF VIEW FIRST SUBDIVISION, PORTION OF LOT 5 -- 1526 210TH STREET	19193C0225D	19193C0225E
LOMR-F	18-07-0981A	04/27/2018	SECTION 28, T88N, R47W-- 1489 210TH STREET	19193C0214D	19193C0214E
LOMA	18-07-2002A	09/17/2018	RUSTIN'S ADDITION, LOT 6 -- 1617 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	19-07-0414A	12/12/2018	3161 295th Street	19193C0475D	19193C0425E
LOMA	19-07-0445A	01/14/2019	GLEN ELLEN ADDITION, LOTS 2-3 -- 2017 GLEN ELLEN ROAD	19193C0212D	19193C0212E
LOMA	19-07-1695A	09/04/2019	ERLANDSON'S ADDITION, LOT 5 -- 2258 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	20-07-0364A	03/06/2020	BLUFF VIEW FIRST SUB-DIVISION, PORTION OF LOTS 5 & 6 -- 1520 210TH STREET	19193C0225D	19193C0225E
LOMA	20-07-0894A	07/21/2020	SHADELAND COUNTRY ESTATES, LOT 10 -- 1389 220TH STREET	19193C0214D	19193C0214E
LOMA	20-07-1311A	08/20/2020	Lot 1, Fox View 1st Addition Subdivision - 2142 Buchanan Avenue	19193C0225D	19193C0225E

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-07-1332A	09/04/2020	SECTION 35, T89N, R42W -- 1549 HIGHWAY 31 (HOUSE, STEEL BUILDING, BARN, GARAGE & SHED)	19193C0307D	19193C0307E
LOMA	20-07-1312A	09/11/2020	Lot 1, Woodbury Farms Subdivision - 1538 210th Street	19193C0225D	19193C0225E
LOMA	21-07-0247A	12/11/2020	Lot 7, - 1428 210th Street	19193C0214D	19193C0214E
LOMA	21-07-0157A	12/15/2020	ERLANDSON'S ADDITION, LOT 4 -- 2252 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	21-07-0727A	05/25/2021	1225 HIGHWAY 31	19193C0165D	19193C0165E
LOMA	22-07-0021A	10/27/2021	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOTS 2 & 3 -- 2117 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	22-07-0408A	02/16/2022	SHADELAND ESTATES, LOT 11 -- 1391 220TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0243A	01/17/2023	3081 Humbolt Avenue	19193C0450D	19193C0450E
LOMA	23-07-0299A	02/23/2023	SECTION 20, T87 N, R47W -- 2575 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	23-07-0500A	05/01/2023	LOT 5 -- 1434 210TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0409A	05/25/2023	Lot 1, Fox View 2nd Addition Subdivision - 2182 Buchanan Avenue	19193C0225D	19193C0225E
LOMA	23-07-0699A	07/31/2023	SECTION 1, T88N, R42W -- 1516 WAYSIDE AVENUE	19193C0350D	19193C0335E
LOMA	23-07-0923A	11/06/2023	HINKEL ADDITION, LOT 2 -- 1479 210TH STREET	19193C0214D	19193C0214E
LOMA	24-07-0150A	01/09/2024	HALL'S BEACH, LOT 2 -- 121 HALLS BEACH PATH	19193C0400D	19193C0390E

¹ This case was previously identified in Woodbury County Unincorporated Areas but falls in the jurisdiction of Winnebago Tribe of Nebraska

² This case was previously identified in the City of Sloan but falls in the jurisdiction of Woodbury County Unincorporated Areas

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	12-07-2468A	06/14/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	3
LOMA	12-07-2602A	06/26/2012	SECTION 32, T86N, R46W -- 3349 DELAWARE AVENUE	6
LOMA	12-07-3182A	09/06/2012	SECTION 13, T87N, R47W -- 2435 CHARLES AVENUE (GARAGE)	2
LOMR-F	15-07-0151A	11/20/2014	LOT 4, HINKEL ADDITION -- 1485 210TH STREET	3
LOMA	15-07-0384A	12/23/2014	SECTION 3, T86N, R46W -- 2836 EASTLAND AVENUE	6
LOMA	15-07-2199A	10/16/2015	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	6
LOMA	16-07-1140A	07/08/2016	SECTION 28, T88N, R47W -- 1489 210TH STREET	6
LOMA	17-07-0616A	01/23/2017	SECTION 28, T86N, R46W -- 2009 325TH STREET	6
LOMR	16-07-1823P	04/07/2017	SUNNYBROOK VILLAGE DEVELOPMENT, SIOUX CITY, IA	4
LOMA	18-07-2051A	09/21/2018	SECTION 16, T87N, R46W -- 2041 250TH STREET	3

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

Daniel Priestley

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>
Sent: Friday, January 26, 2024 2:57 PM
To: Daniel Priestley
Cc: Matthew A. Ung; Conn, Jason
Subject: Re: Woodbury County - Flood Plain Ordinance Needing Updated
Attachments: WoodburyCounty_IAFloodplainOrdinance.pdf; Woodbury County Floodplain Ordinance Amendments.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hi Dan,

Below I have attached your original Floodplain Ordinance where I have highlighted the areas that are needing to be amended. I have also included a document that lists the amendments with the corrected language. Please let me know if you have any questions or concerns. I am here to help!

Thanks,

Adrienne

On Tue, Jan 23, 2024 at 9:59 AM Daniel Priestley <dpriestley@woodburycountyiowa.gov> wrote:

NFIP Specialist Ricehill:

Thank you for the notification about the floodplain management ordinance as required by the attached FEMA notice that Woodbury County received on January 23, 2024.

Over the last several years, Woodbury County has been expecting for FEMA to adopt the proposed draft Flood Insurance Rate Maps (FIRM) for this jurisdiction. At this time, it is my understanding that the Iowa DNR will review the county's existing regulations and advise about which language must be adjusted in order to maintain good standing in the National Flood Insurance Program (NFIP). As part of your review process, I would like to point out that Woodbury County proactively worked with your office, including with Jason Conn, to work toward adopting the latest floodplain management ordinance which became effective on April 13, 2022.

Based on Woodbury County's actions, it is my understanding that the required change may be as basic as modifying the FIRM map reference information. Attached, please find a copy of the FEMA notice along with a copy of Ordinance No.

62 which encompasses the effective floodplain management ordinance. Please advise on the specific language that we must address. Once received, we will take appropriate actions.

Thank you for your assistance with this matter.

Respectfully,

Daniel J. Priestley, MPA - Zoning Coordinator

Woodbury County Community & Economic Development

620 Douglas Street, 6th Floor

Sioux City, IA 51101

Office: (712) 279-6609

Fax: (712) 279-6530

Email: dpriestley@woodburycountyiowa.gov

Web: www.WoodburyCountyCED.com

*****IMPORTANT NOTICE*****

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named therein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at: (712) 279-6609 and permanently delete the original and any copy of any e-mail and any printout thereof.

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>

Sent: Monday, January 22, 2024 3:55 PM

To: mung@woodburycountyiowa.gov; Daniel Priestley <dpriestley@woodburycountyiowa.gov>; Pat Gill <pgill@woodburycountyiowa.gov>

Subject: Woodbury County - Flood Plain Ordinance Needing Updated

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Chairman Ung,

I am reaching out to you regarding the need to update your local floodplain ordinance in light of the new Woodbury County Flood Insurance Rate Maps (FIRMs). Recently, FEMA mailed a letter to your County stating the new County FIRMs have been finalized and will become effective on July 17, 2024. Among other things, the letter instructs the County to update its floodplain ordinance to ensure it is fully compliant with the regulations of the National Flood Insurance Program (NFIP) and to reference the new effective date of the maps.

Woodbury County has participated in the NFIP since 1974. In order to remain in good standing with the program, **FEMA is requiring the County to update its floodplain management ordinance prior to July 17, 2024**, to ensure full compliance with the NFIP's regulations. Failure to do so will result in suspension from the NFIP.

I will be reviewing your Floodplain Ordinance to determine the updates that will be required to meet the floodplain management criteria of the State of Iowa and FEMA. I will keep you apprised of my progress.

Please don't hesitate to contact us if you have any questions or concerns.

Thank you,

Adrienne

--

**Adrienne Ricehill,
NFIP Specialist**

Land Quality Bureau, Floodplain Management Section
Iowa Department of Natural Resources
502 E. 9th Street, Des Moines, Iowa 50319
515-829-2925 mobile

adrienne.ricehill@dnr.iowa.gov

<https://www.iowadnr.gov/environmental-protection/land-quality/flood-plain-management/national-flood-ins-program>



**Adrienne Ricehill,
NFIP Specialist**

Land Quality Bureau, Floodplain Management Section

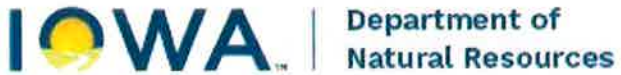
Iowa Department of Natural Resources

502 E. 9th Street, Des Moines, Iowa 50319

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adrienne.ricehill@dnr.iowa.gov

<https://www.iowadnr.gov/environmental-protection/land-quality/flood-plain-management/national-flood-ins-program>



1. Definitions

AA. NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

3. General Provisions

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

B. Variance

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

A. Hearings and Decisions of the Board of Adjustment

(2) In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b)

WOODBURY COUNTY, IOWA

ORDINANCE NO. 62

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO REPEAL AND REPLACE SECTION 5.03 ENTITLED "FLOODPLAIN MANAGEMENT ORDINANCE" WITH A REVISED "FLOODPLAIN MANAGEMENT ORDINANCE" THAT MEETS THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGAUGE AMENDMENT BE MADE:

Amendment #1 –

Beginning on page 56: remove Section 5.03: Floodplain Management Ordinance and replace with the following:

Section 5.03: Floodplain Management Ordinance

1. Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

- A. Appurtenant Structure** – A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
- B. Base Flood** - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
- C. Base Flood Elevation (BFE)** – The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
- D. Basement** - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
- E. Development** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
- F. Enclosed Area Below Lowest Floor** – The floor of the lowest enclosed area in a building when all the following criteria are met:
 - (1) The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 5.03-7 B(4)(a) of this Ordinance, and
 - (2) The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
 - (3) Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
 - (4) The enclosed area is not a "basement" as defined in this section.

- G. **Existing Construction** - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.
- H. **Existing Factory-Built Home Park Or Subdivision** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
- I. **Expansion Of Existing Factory-Built Home Park Or SUBDIVISION** - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- J. **Factory-Built Home** - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
- K. **Factory-Built Home Park Or Subdivision** - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
- L. **Five Hundred (500) Year Flood** – A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
- M. **Flood** - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
- N. **Flood Insurance Rate Map (FIRM)** - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
- O. **Flood Insurance Study (FIS)** – A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
- P. **Floodplain** - Any land area susceptible to being inundated by water as a result of a flood.
- Q. **Floodplain Management** - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.
- R. **Floodproofing** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
- S. **Floodway** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
- T. **Floodway Fringe** - Those portions of the Special Flood Hazard Area outside the floodway.
- U. **Highest Adjacent Grade** – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure
- V. **Historic Structure** - Any structure that is:

- (1) Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.

W. Lowest Floor - The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.

X. Maximum Damage Potential Development - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

Y. Minor Projects - Small development activities (except for filling, grading and excavating) valued at less than \$500.

Z. New Construction - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.

BB. Recreational Vehicle - A vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

CC. Routine Maintenance of Existing Buildings and Facilities – Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- (1) Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- (2) Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- (3) Basement sealing;
- (4) Repairing or replacing damaged or broken window panes;
- (5) Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

DD. Special Flood Hazard Area (SFHA) – The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

EE. Start Of Construction - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

FF. Structure - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.

GG. Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

HH. Substantial Improvement - Any improvement to a structure which satisfies either of the following criteria:

- (1) Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred.
- (2) The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure".
- (3) Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

II. Variance - A grant of relief by a community from the terms of the floodplain management regulations.

JJ. Violation - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

2. Statutory Authority, Findings of Fact and Purpose

A. The Legislature of the State of Iowa has in Chapter 335, Code of Iowa, as amended, delegated the power to counties to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

B. Findings of Fact

- (1) The flood hazard areas of Woodbury County are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental

services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.

- (2) These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
- (3) This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

C. **Statement of Purpose.** It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of Woodbury County and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in 5.03-2.B(1) of this Ordinance with provisions designed to:

- (1) Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- (2) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- (3) Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- (4) Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- (5) Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

3. General Provisions

- A. **Lands to Which Ordinance Apply.** The provisions of this Ordinance shall apply to all lands within the jurisdiction of Woodbury County shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain and Shallow Flooding (Overlay) Districts, as established in section 5.03-5 below.
- B. **Establishment of Official Floodplain Zoning Map.** The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated March 2, 2015, which were prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.
- C. **Rules for Interpretation of District Boundaries.** The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Zoning Director shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Director in the enforcement or administration of this Ordinance.
- D. **Compliance.** No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.
- E. **Abrogation and Greater Restrictions.** It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

- F. Interpretation. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.
- G. Warning and Disclaimer of Liability. The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of Woodbury County or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.
- H. Severability. If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

4. Administration

A. Appointment, Duties and Responsibilities of Local Official

- (1) The Zoning Director is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- (2) Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
 - (a) Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
 - (b) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
 - (c) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988 of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.
 - (d) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
 - (e) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
 - (f) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
 - (g) Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.
 - (h) Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the Zoning Commission of potential conflict.
 - (i) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 - (i) Development placed within the Floodway (Overlay) District results in any of the following:
 - (1) An increase in the Base Flood Elevations, or
 - (2) Alteration to the floodway boundary
 - (ii) Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 - (iii) Development relocates or alters the channel.

Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

- (j) Perform site inspections to ensure compliance with the standards of this Ordinance.
- (k) Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

B. Floodplain Development Permit

- (1) Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations), including the placement of factory-built homes..
- (2) Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
 - (a) Description of the work to be covered by the permit for which application is to be made.
 - (b) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
 - (c) Location and dimensions of all structures and additions
 - (d) Indication of the use or occupancy for which the proposed work is intended.
 - (e) Elevation of the base flood.
 - (f) Elevation (in relation to North American Vertical Datum 1988 of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
 - (g) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
 - (h) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
- (3) Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the County Board of Adjustment.
- (4) Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

5. Establishment of Zoning (Overlay) Districts. The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

- A. Floodway (Overlay) District (FW) – those areas identified as Floodway on the Official Flood Plain Zoning Map;
- B. Floodway Fringe (Overlay) District (FF) – those areas identified as Zone AE on the Official Flood Plain Zoning Map but excluding those areas identified as Floodway;

- C. General Floodplain (Overlay) District (GF) – those areas identified as Zone A on the Official Flood Plain Zoning Map, and;
- D. Shallow Flooding (Overlay) District (SF) – those areas identified as Zone AO or AH on the Official Flood Plain Zoning Map.

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

6. Floodway (Overlay) District (FW)

A. Permitted Uses

All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.

B. Performance Standards

All Floodway District uses allowed as a Permitted Use shall meet the following standards.

- (1) No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- (2) All development within the Floodway District shall:
 - (a) Be consistent with the need to minimize flood damage.
 - (b) Use construction methods and practices that will minimize flood damage.
 - (c) Use construction materials and utility equipment that are resistant to flood damage.
- (3) No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- (4) Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- (5) Structures, if permitted, shall have low flood damage potential and shall not be for human habitation.
- (6) Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
- (7) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
- (8) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
- (9) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

7. Floodway Fringe (Overlay) District (FF)

A. Permitted Uses

All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

B. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

(1) All development shall:

- (a) Be designed and adequately anchored to prevent flotation, collapse or lateral movement.
- (b) Use construction methods and practices that will minimize flood damage.
- (c) Use construction materials and utility equipment that are resistant to flood damage.

(2) Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

(3) Non-residential structures - All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988 to which any structures are floodproofed shall be maintained by the Administrator.

(4) All new and substantially improved structures:

- (a) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - (i) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (ii) The bottom of all openings shall be no higher than one foot above grade.
 - (iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

- (b) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - (c) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.
 - (d) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.
- (5) Factory-built homes:
- (a) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
 - (b) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.
- (6) Utility and Sanitary Systems:
- (a) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
 - (b) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
 - (c) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
 - (d) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
- (7) Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- (8) Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- (9) Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

(10) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.

(11) Accessory Structures to Residential Uses

- (a) 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied:
- (i) The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - (ii) The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
 - (iii) The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - (iv) The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - (v) e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
 - (vi) f. The structure's walls shall include openings that satisfy the provisions of 5.03-7 B (4)(a) of this Ordinance.
- b. 2) Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

(12) Recreational Vehicles

- (a) Recreational vehicles are exempt from the requirements of subsection 5.03-7 B (5) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.
- (i) The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - (ii) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- (b) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of subsection 5.03-7 B (5) of this Ordinance regarding anchoring and elevation of factory-built homes.

(13) Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

(14) Maximum Damage Potential Development – All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual

chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988 to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

8. General Floodplain (Overlay) District (GF)

A. Permitted Uses

(1) All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.

(2) Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

(3) Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:

- (a) The bridge or culvert is located on a stream that drains less than one hundred (100) square miles, and
- (b) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(1)b, Iowa Administrative Code.

B. Performance Standards

(1) All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District subsection 5.03-6.

(2) All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District subsection 5.03-7.

9. Shallow Flooding (Overlay) District (SF)

A. Permitted Uses. All development within the Shallow Flooding District shall be permitted to the extent that it is not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the Shallow Flooding District.

B. Performance Standards. The performance standards for the Shallow Flooding District shall be the same as the performance standards for the Floodway Fringe District with the following exceptions:

(1) In shallow flooding areas designated as an AO Zone on the Flood Insurance Rate Map, the minimum floodproofing/flood protection elevation shall be equal to the number of feet as specified on the FIRM (or a minimum of 2.0 ft. if no number is specified) above the highest natural grade adjacent to the structure.

(2) In shallow flooding areas designated as an AH Zone on the Flood Insurance Rate Map, the minimum floodproofing/flood protection elevation shall be equal to the elevation as specified on the FIRM.

- (3) In shallow flooding areas designated as either an AH or AO Zone on the Flood Insurance Rate Map, drainage paths are required around structures on slopes to adequately guide floodwaters around and away from proposed structures.

10. Appointment and Duties of Board of Adjustment

A Board of Adjustment is hereby established which shall hear and decide (i) appeals, and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.

A. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.

B. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards.

- (1) Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
- (2) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- (3) Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) In cases where the variance involves a lower level of flood protection for **buildings** than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
- (5) All variances granted shall have the concurrence or approval of the Department of Natural Resources.

C. Hearings and Decisions of the Board of Adjustment

- (1) Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
- (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the

Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in subsection (b) below.

- (a) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
- (i) The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - (ii) The danger that materials may be swept on to other land or downstream to the injury of others.
 - (iii) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - (iv) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - (v) The importance of the services provided by the proposed facility to the County.
 - (vi) The requirements of the facility for a floodplain location.
 - (vii) The availability of alternative locations not subject to flooding for the proposed use.
 - (viii) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - (ix) The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - (x) The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - (xi) The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
 - (xii) The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 - (xiii) Such other factors which are relevant to the purpose of this Ordinance.
- (b) Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
- (i) Modification of waste disposal and water supply facilities.
 - (ii) Limitation of periods of use and operation.
 - (iii) Imposition of operational controls, sureties, and deed restrictions.
 - (iv) Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
 - (v) Floodproofing measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the

floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

- (3) Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

11. Nonconforming Uses

A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:

- (1) If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
- (2) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
- (3) If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

B. Except as provided in 5.03-11 A (2), any use which has been permitted as a Variance shall be considered a conforming use.

12. Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500 or imprisoned for not more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Woodbury County from taking such other lawful action as is necessary to prevent or remedy violation.

13. Amendments

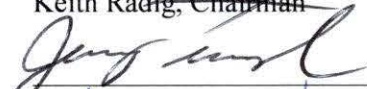
The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.


ADOPTED AND PASSED by the Board of Supervisors of Woodbury County, Iowa

Dated this 5th day of April 2022.

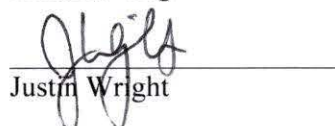
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:


Keith Radig, Chairman

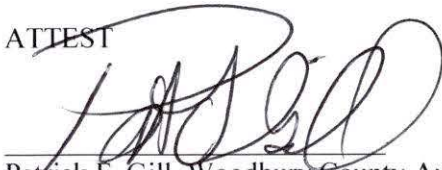

Jeremy Taylor, Vice Chairman


Rocky De Witt


Matthew Ung


Justin Wright

ATTEST


Patrick F. Gill, Woodbury County Auditor

Adoption Timeline
Public Hearing & 1st Reading: *March 22, 2022*
2nd Reading: *March 29, 2022*
3rd Reading: *April 5, 2022*
Adopted: *April 5, 2022*
Effective: *April 13, 2022*

WOODBURY COUNTY, IOWA

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE WITH REVISED LANGUAGE TO MEET THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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 – Section 5.03.1 AA

On page 59, to repeal the following language from Section 5.03.1 AA:

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

On page 59, to replace **Section 5.03.1 AA** with the following:

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

Amendment #2 – Section 5.03.3 B

On page 62, to repeal the following language from Section 5.03.3 B:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated March 2, 2015, which were prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

On page 62, to replace Section 5.03.3 B with the following:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

Amendment #3 – Section 5.03.10 B(4)

On page 72, to repeal the following language from Section 5.03.10 B(4):

(4) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

On page 72, to replace Section 5.03.10 B(4) with the following:

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

Amendment #4 – Section 5.03.10 C(2)

On page 73, to repeal the following language from Section 5.03.10 C(2):

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in subsection (b) below.

On page 73, to replace Section 5.03.10 C(2) with the following:

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall

make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).

ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA

Dated this _____ day of _____, 2024.

THE WOODBURY COUNTY BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Keith Radig

Jeremy Taylor

ATTEST:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:

Public Hearing and 1st Reading: _____
Public Hearing and 2nd Reading: _____
Public Hearing and 3rd Reading: _____
Adopted: _____
Effective: _____

WHAT IS A COMPREHENSIVE PLAN?

<p>A comprehensive plan is:</p> <ul style="list-style-type: none"> • A vision for the future • A decision-making guide: what goes where? • A basis for policy • Flexible and adaptive 	<p>A comprehensive plan is <u>not</u>:</p> <ul style="list-style-type: none"> • A zoning ordinance • A rigid, unchanging policy • Specific in scope • The only planning tool used by the county
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Draft Vision Statement

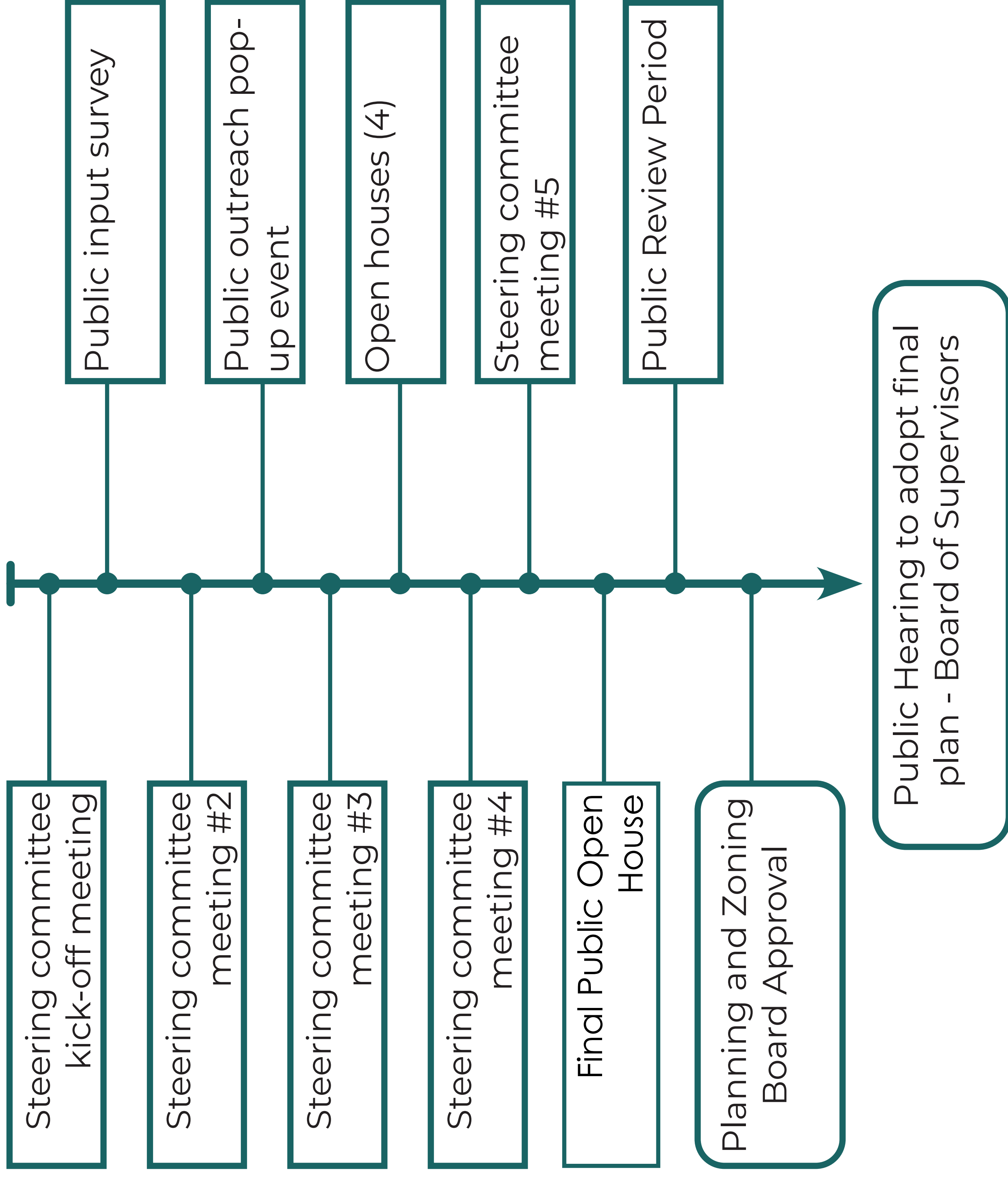
Woodbury County is a place where:

- **rural character** and a **strong sense of community** are shared;
- **land development** is managed in a way that complements and **enhances the County's character** and **upholds residents' ideals**;
- economic development is rooted in a **diverse, agriculture-based economy**, focused on opportunities to grow and **enhance existing businesses and industry**, provide a supportive environment for **new enterprises**, and develop a **robust workforce**;
- conservation and **stewardship of natural resources** is a matter of pride and shared ownership;
- demand for a **quality and affordable standard of living** is met;
- government exists to **serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future.**

The draft plan can be viewed at: simpco.org/current-projects



Plan Timeline



HOUSING

Goals

Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.

- Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.
- Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.
- Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.

Increase the variety of housing options to maximize affordability and availability for residents of all income levels.

- Encourage flexible zoning to allow for home additions and accessory units.
- Increase the quantity of high quality, affordable rental

units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.

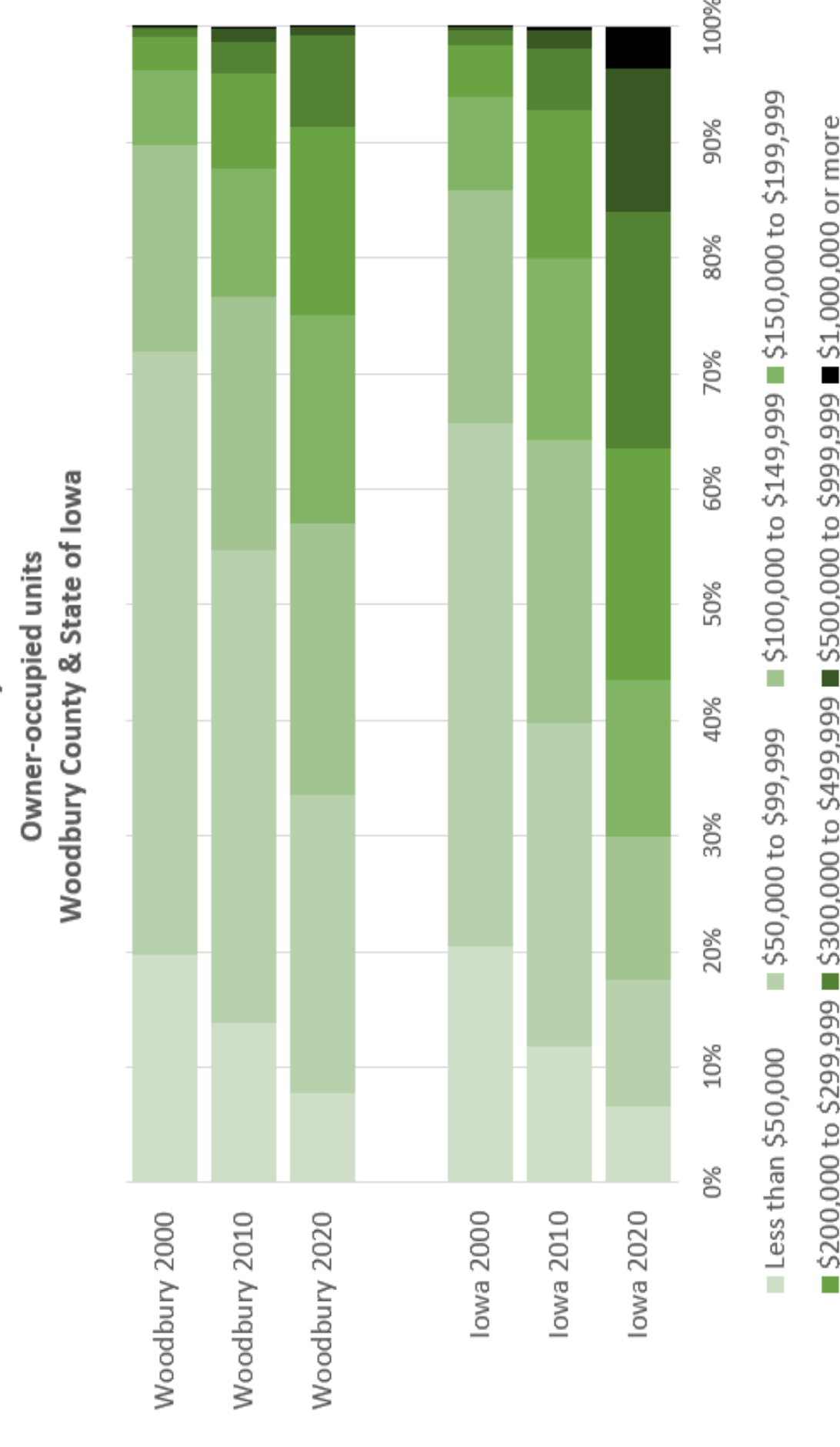
- Increase the number of affordable housing units in Woodbury County.

- Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.

Preserve the rural character of the county.

- Limit density in rural areas outside of incorporated cities.
- Protect agricultural land, wildlife habitat, and outdoor recreational land.
- Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.

Home Values, 2000 - 2020



Expand access to safe, high-quality housing for all residents of Woodbury County.

- Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.
- Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.
- Connect residents with funding opportunities that provide financial assistance for housing rehab.

Assist residents in the path from renting to becoming homeowners.

- Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.

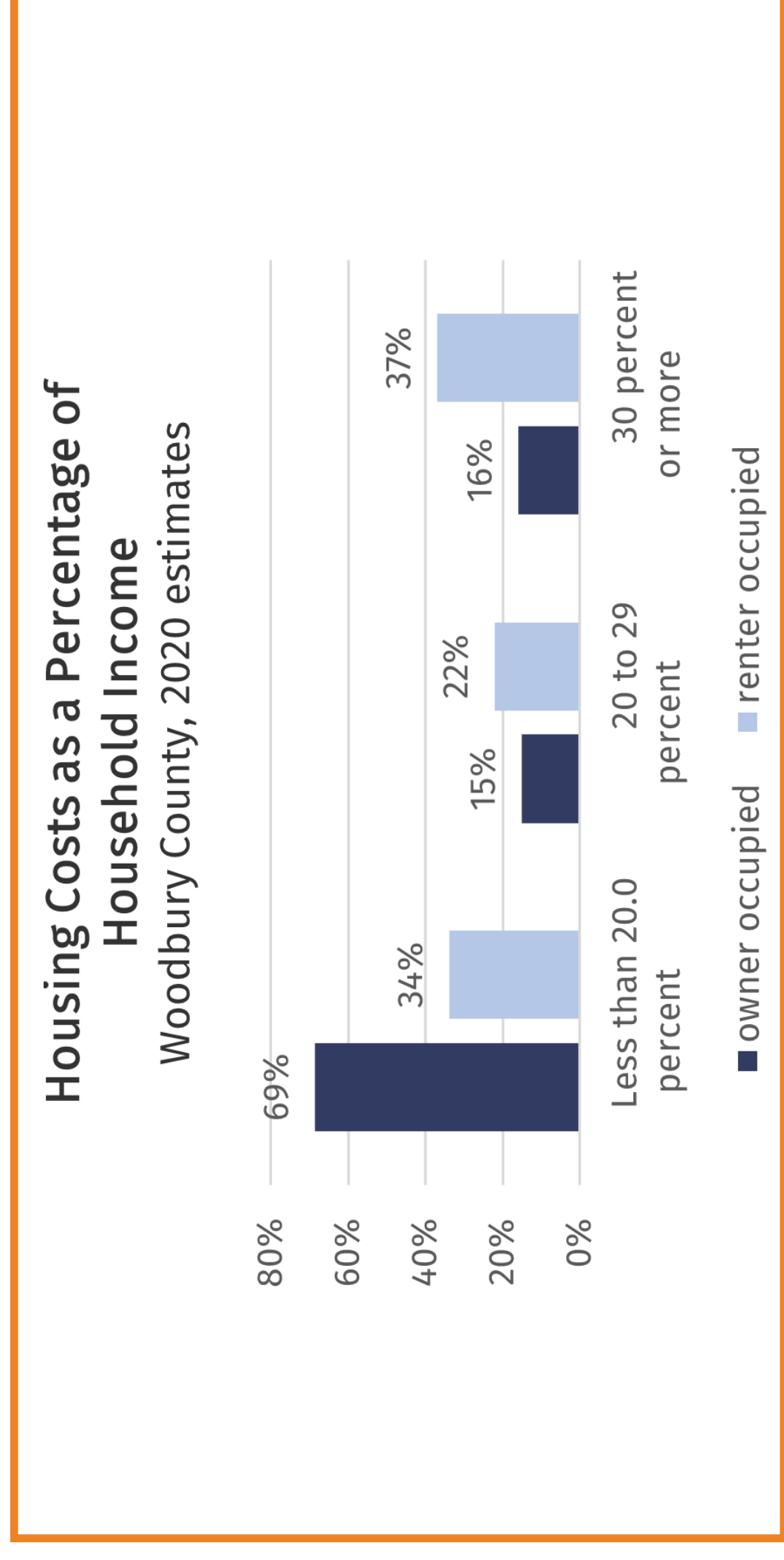
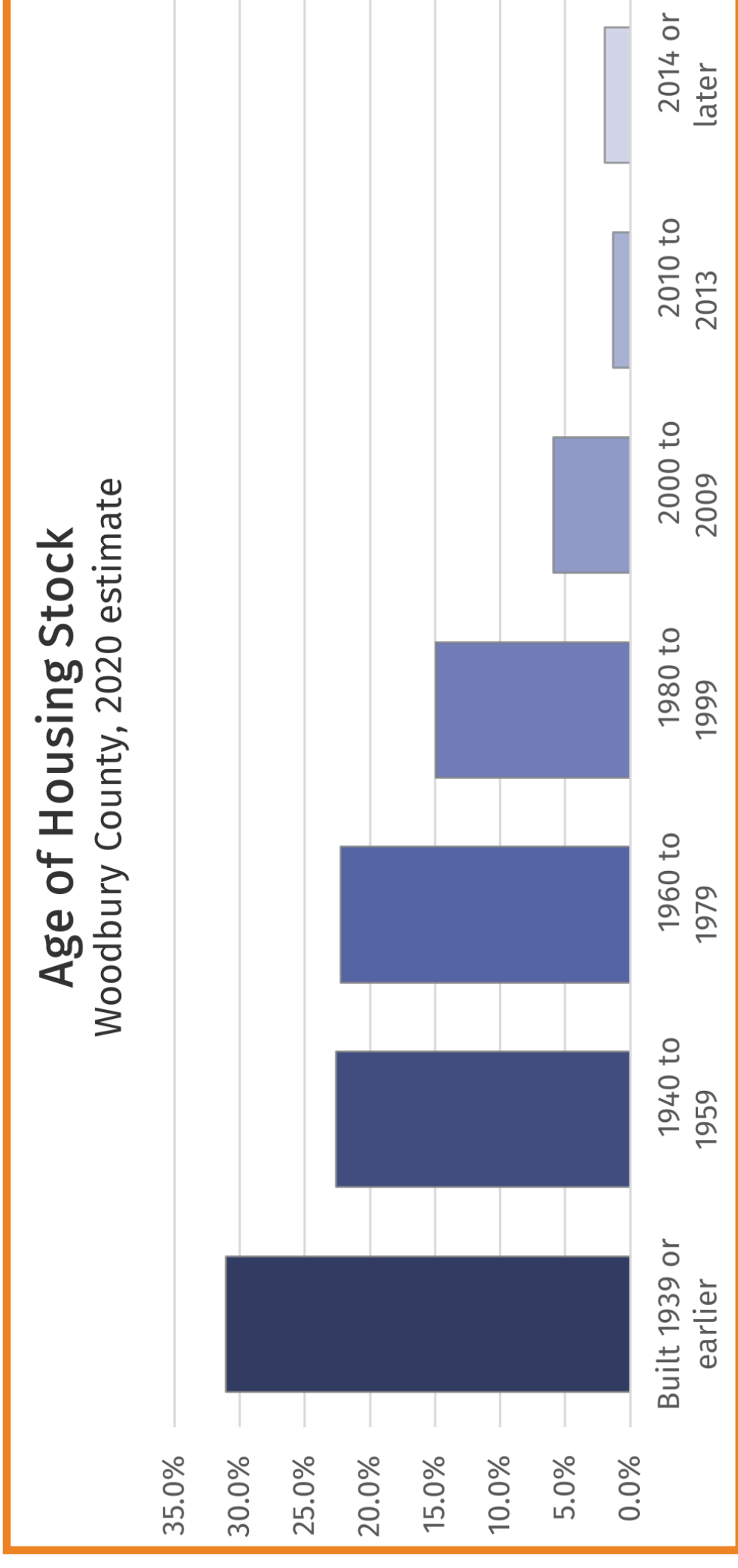


Image source: Iowa Land Company

ECONOMIC DEVELOPMENT

Goals

Coordinate economic development initiatives with regional priorities.

- Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies there-in.

Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.

- Maintain Woodbury County's ACT® Work Ready Community status.
- Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.
- Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.
- Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.

Encourage the diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.

- Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.
- Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.
- Consider the development of alternative energy industry partnerships.
- Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.

Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.

- Continue to invest in innovative improvements such as recreation and entertainment opportunities.
- Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.
- Improve access to internet connectivity by investing in broadband infrastructure.

Ensure that educational and economic opportunities are equitably accessible to all residents regardless of race, age, sex, religion, or ability.

- Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.
- Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.
- Actively market educational and job opportunities to underrepresented communities.

Encourage healthy lifestyles to maximize residents' quality of life.

- Support the expansion of health services such as clinics and exercise facilities in rural areas.
- Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.
- Support education for regular wellness exams to increase early detection of serious illness.



TRANSPORTATION

Goals

Prioritize user safety across all transportation modes in Woodbury County.

- Continually seek to improve safety for all transportation users.
- Continue to rehabilitate or replace poorly-rated bridges.
- Continue to work with Iowa DOT and the public to identify highways in need of maintenance or resurfacing.
- Work with municipal and state jurisdictions to address sources of frequent traffic incidents.
- Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.
- Seek funding for railroad crossing safety improvements.
- Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.

Ensure equitable access to Woodbury County's transportation system for all residents.

- Promote the Siouxland Regional Transit System throughout the county, making information available in Spanish and other frequently-spoken languages..

- Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.
- Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.

Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.

- Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.
- Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.
- Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.
- Collaborate with environmental stewardship organizations to determine the potential consequences of

transportation projects for natural and cultural resources, and residents' health. Care should be taken to avoid or minimize these impacts.

- Work with the Siouxland Regional Transit System to promote public and shared transit opportunities to employers, such as vanpooling.
- Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.

Expand the network of multi-use trails in Woodbury County.

- Collaborate with the Woodbury County Conservation Board to maintain and expand the County trail system.
- Strive to make regional trail connections between the trail systems of County and municipal parks.
- Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation's Bicycle and Pedestrian Long Range Plan.

Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.

- Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.
- Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.
- Consider life cycle costs in decision-making, taking into account the cost of maintaining new infrastructure in the long-term.
- Where possible, prioritize improvement of existing systems over expansion of new infrastructure.
- Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.
- Support the establishment of additional barge terminals on the Missouri River where river conditions allow.
- Support efficient development of commercial and industrial operations in the Southbridge Interchange region.

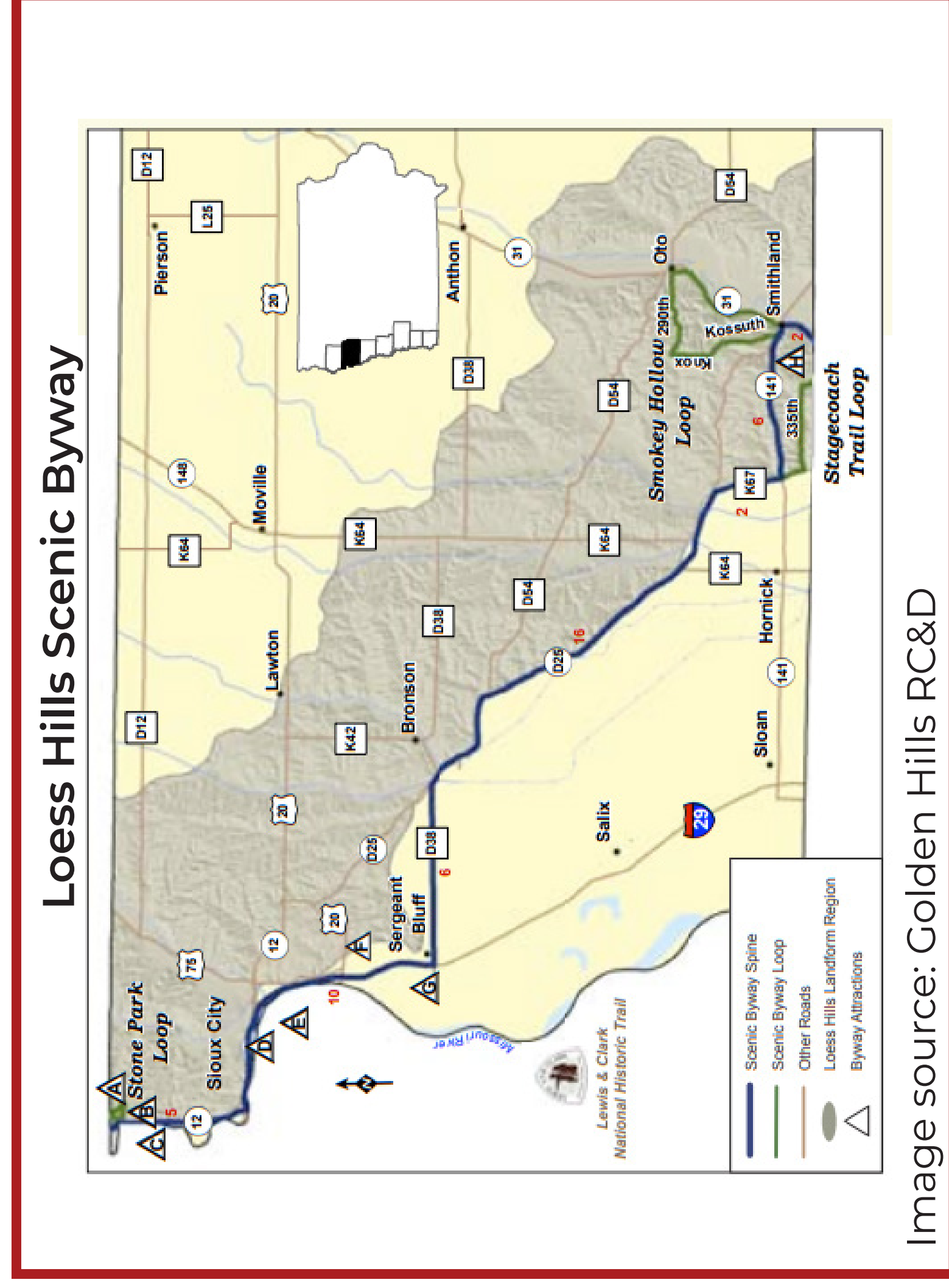


Image source: Golden Hills RC&D



Image source: Messenger News

PUBLIC INFRASTRUCTURE & UTILITIES

Goals

Expand upon publicly available information on the Woodbury County website.

- Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.
- Share County data in a downloadable, practical format.

Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.

- Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.

Support technological advances in energy production.

- Work with energy providers to diversify and expand energy sources.

Ensure safe drinking water for all rural Woodbury County residents

- Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the county
- Maintain compliance with state and federal standards for community water systems

Protect ground and surface water from contamination.

- Seal and regularly inspect wellheads that are no longer in use.
- Provide resources and information to rural residents about septic system maintenance.
- Provide information to realtors about the time of transfer process for septic system inspection when selling properties.
- Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.
- Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.
- Align County Conservation Board actions with the

goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.

Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.

- Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, Water-Wise.
- Adopt water saving practices in County buildings.

Improve internet access for rural Woodbury County residents.

- Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.

Expand cellular service in rural Woodbury County.

- Coordinate with telecommunications companies to address areas with poor reception

Promote waste reduction and recycling practices.

- Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.
- Reduce and enforce illegal dumping in rural Woodbury County.
- Provide education on handling and disposal of trees and brush.
- Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.
- Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.

- Coordinate across regional jurisdictions to improve access to recycling services in rural areas.

- Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.

- Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.

Expand the network of public electric vehicle charging stations to rural Woodbury County.

- Continue work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.
- Apply for federal and state funding for rural electric vehicle infrastructure.



Image source: siouxcityjournal.com

COMMUNITY FACILITIES & SERVICES

Goals

Expand access to health services throughout rural Woodbury County.

- Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.
- Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.
- Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.
- Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.
- Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.

Provide more opportunities for outdoor recreation activities.

- Maintain the current activities of the Woodbury County Conservation Board and support the expansion of

their programming and scope of work.

- Improve the functionality and visibility of county-owned river access points.
- Prioritize water quality and river restoration initiatives.
- Pursue opportunities to develop water trails throughout the county.
- Develop a countywide trail program connecting communities with one another and the county park network.
- Evaluate the condition and availability of county-owned cabins and park shelters.

Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.

- Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.
- Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.

Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.

- Improve digital operations to maximize accessibility and the availability of public information and data.
- Streamline service delivery and operations.

Provide adequate police, fire, and emergency management services for all Woodbury County residents.

- Maintain cooperative agreements (28E) for emergency and public safety services.
- Encourage frequent training opportunities for all emergency service providers.
- Ensure adequate funding for emergency response activities.



Image source: Siouxlandnews.com



Image source: Woodbury County



Image source: Siouxcityjournal.com

LAND USE & NATURAL RESOURCES

Goals

Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally-zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Continue adding to the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the dumping of waste.

Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Loess Hills.
- Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.

Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about effective identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

Reduce contaminants in surface water runoff.

- Provide resources for farmers to adopt best management practices such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.
- Continue sensible salting policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.

Identify potential sources of air quality hazards in Woodbury County.

- Maintain a network of low-cost air quality monitors throughout the rural county.

Maintain safe distances between industrial land use activities and residential, commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.

Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

- Support landowners' individual choices to implement renewable energy infrastructure.
- Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.

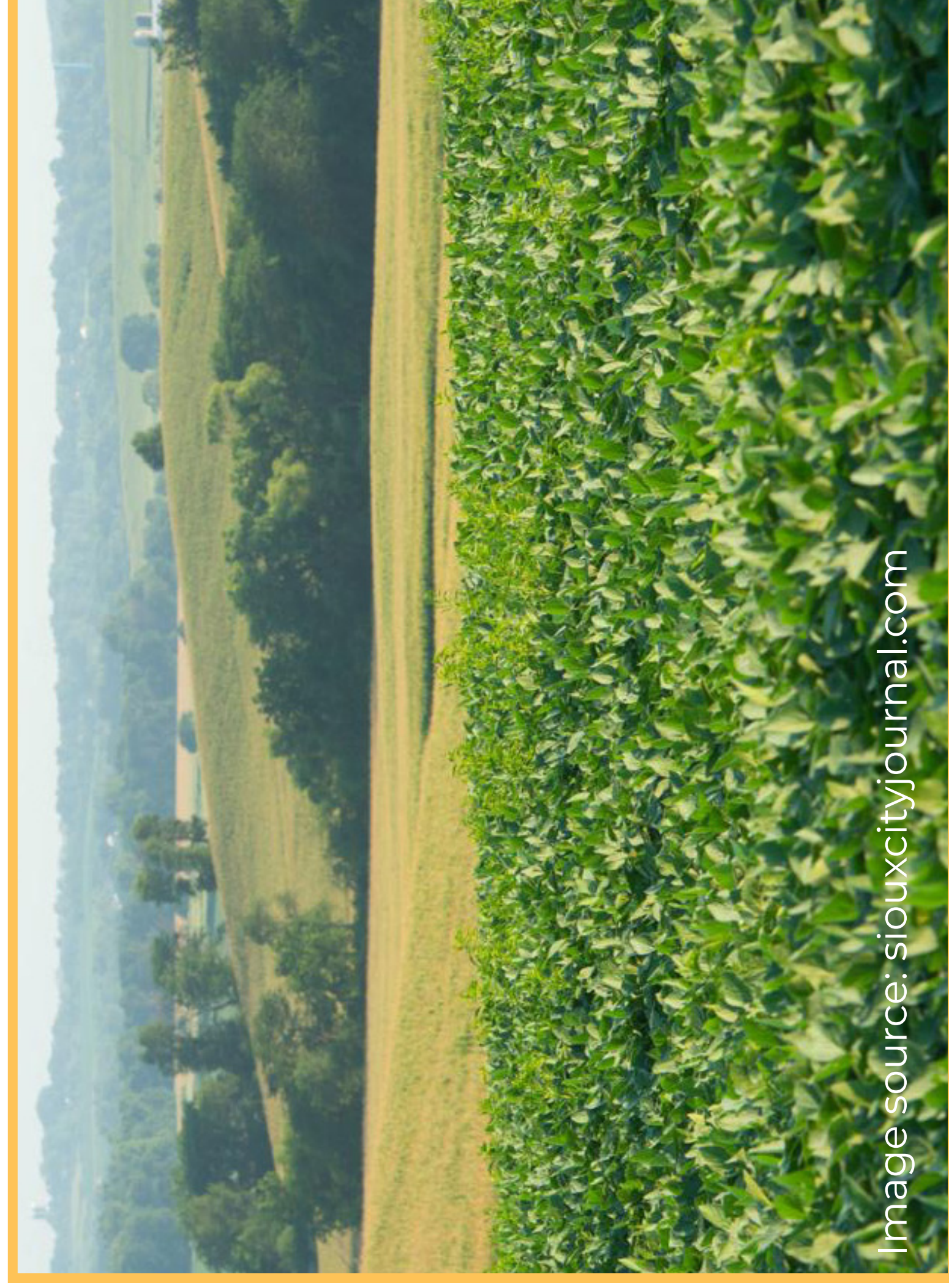
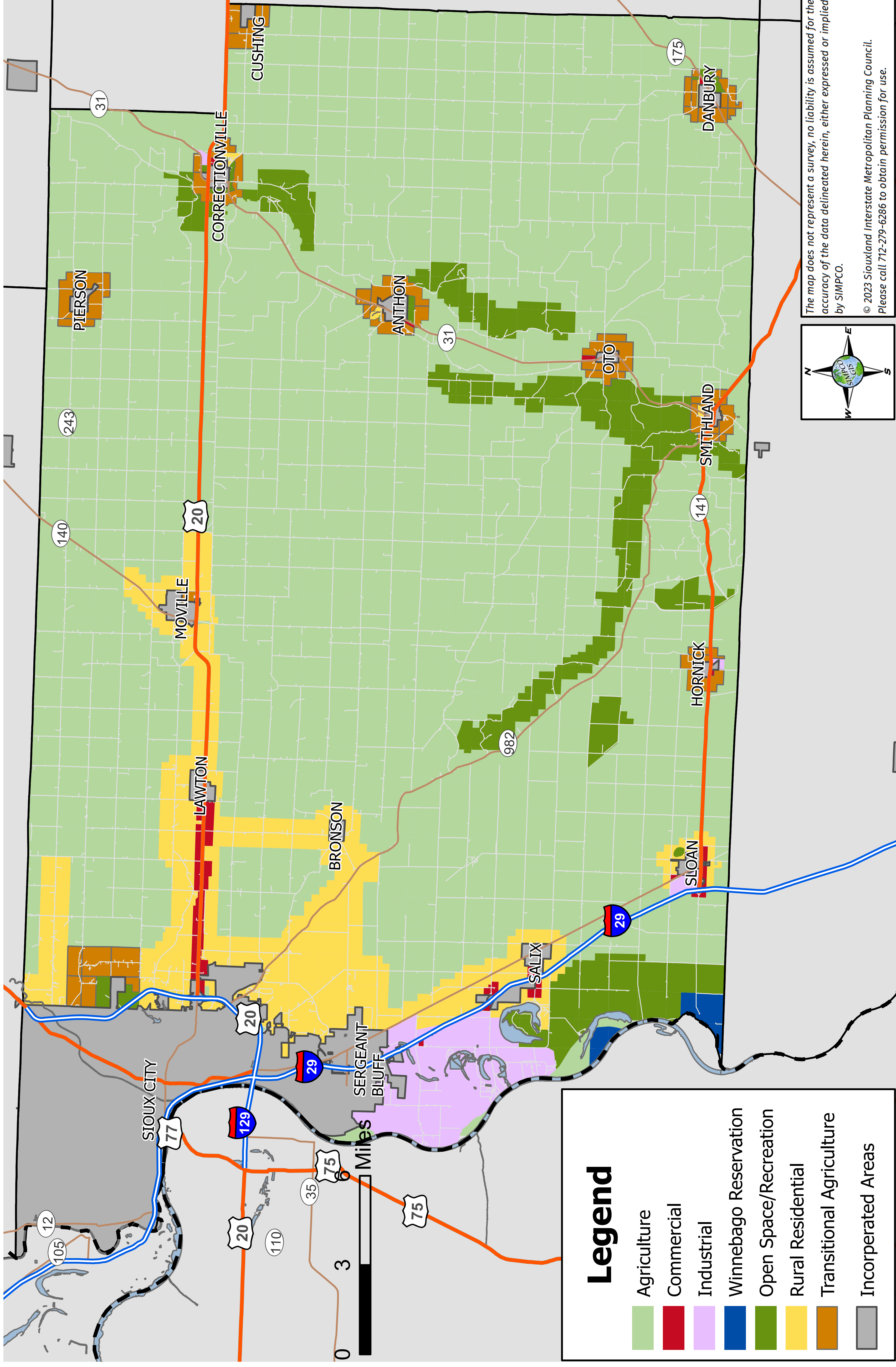


Image source: siouxcityjournal.com

DRAFT FUTURE LAND USE MAP



Please note: A land use map does NOT denote current or future zoning. It does NOT dictate what must occur on any individuals' property.

The purpose of a land use map is to illustrate expected and desired future development patterns.

It is a community's vision for the future that broadly guides the density, character, and location of land uses.

Land uses illustrated by the map include industrial, commercial, agricultural, open space, and residential activities.

DISASTER RESPONSE, RECOVERY, AND RESILIENCY

Goals

Coordinate disaster response, recovery and resiliency efforts among jurisdictions, county, state, and federal agencies.

- Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.
- Keep open lines of communication between County departments and surrounding jurisdictions and counties.
- Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.

Encourage passive development within 100-yr floodplain areas.

- Work to ensure that developed areas within floodplains are safe and secure.
- Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas when necessary.
- Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.

Support the County Emergency Departments' missions and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.

- Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.
- Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.
- Work to educate the public on disaster preparedness, recovery, and resiliency.
- Continue participation in the Local Emergency Management Commission for the region.
- Employ and update the Woodbury County Joint Emer-

gency Operations Basic Plan as required by Iowa State Code 29c.

- Ensure adequate funding to maintain a high level of emergency operations within the County.

Continue supporting the Siouxland District Health Department in their mission to lead a “collaborative effort to build a healthier community through improved access to health services, education and disease prevention.”

- Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.
- Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.
- Coordinate with and support the Siouxland Community Health Department in responses to public health emergencies.

Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.

- Ensure reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations.
- Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need.
- Promote available local, state, and federal resources for economic recovery from disasters.
- Allow for flexibility in ordinances to encourage the continuity of business operations which may be disrupted due to public health directives during public health emergencies.

Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.

- Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon, mold, and other health hazards.
- Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of on-site renewable energy systems.
- Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.



Image source: kscj.com