

Minutes - Woodbury County Zoning Commission Meeting April 24, 2018

The Zoning Commission (ZC) meeting convened on the 24th of April 2018 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Tom Bride, Barbara Parker, Christine Zellmer-Zant, Shawn Streck
ZC Members Absent: Bruce Garbe
Staff Present: David Gleiser, Dawn Norton, Dan Priestley
Public Present: Roy and Melanie Olsen

Zellmer-Zant called the meeting to order at 6:00 p.m.

No citizens present for non-agenda items.

The March 27, 2018 meeting minutes were corrected on page two to reflect \$300,000 not \$300,00. Motion to approve minutes by Bride, second by Parker. Carried 4-0.

Discussion was held to consider a Conditional Use Permit (CUP) submitted by Roy and Melonie Olsen for commercial Storage, and banquet and reception Hall in the Agricultural Estates (AP) Zoning District, Parcel #8946293000011. Currently Woodbury County ordinances do not allow an accessory structure to be placed on a parcel until the primary structure is completed. This is to discourage random standalone buildings in the county. The standalone building on parcel #8946293000010 is technically a zoning violation. Tom Bride asked why it was originally approved, Gleiser was not sure.

The parcel shares a driveway with a neighboring parcel (Kingston's). Mr. Olsen has spoken with Mark Narha from Secondary Roads about adding a second drive. Narha stated it's the Department's policy to only allow second driveways on parcels over 10 acres. In January 2018 the County Assessor's office conducted a site inspection and discovered the new building was going to be used for other purposes than originally stated.

Also in January 2018 David Gleiser and Dan Priestley talked with the Olsen's, explaining the Bed & Breakfast would be allowed in the current zoning designation, but the commercial storage and events would not. If approved by the County Assessor, the two parcels could be combined and a second driveway could then be considered. It was suggested the Olsen's contact Siouxland District Health (SDH) and Department of Natural Resources (DNR) for requirements/permits necessary for intended purposes.

In February of 2018 the Olsen's met with Community & Economic Development (CED) staff, along with staff from Woodbury County Assessor's Office (WCAO). A requirement for combining parcels would be to demonstrate both parcels were being used for the same purpose, if a combination is approved, WCAO staff will monitor the use of the property. Vineyards placed on both parcels would change taxing of the property and would allow for an Agriculture Exemption. It was also noted the well and septic would need to be located on the same parcel, parcel combination would cover that issue.

The Olsen's explained the background and vision for the proposed facility. They want to share the atmosphere with others by offering a wine tasting area, Bed & Breakfast, and small meeting

area for retreats, meetings, and small parties of possibly 30 people or less, all concluding prior to 10:00 p.m. They have planted more vines and have plans for more planting soon. The Olsen's will have one bedroom in their home available for guests with another two located in the new building. The commercial storage is a climate controlled area available for storage of vehicles. They do not intend to allow large groups/buses. Guest parking with approximately 65 spaces will be located behind the accessory building, with no parking allowed on Buchannan Ave.

Barb Parker asked about the primary well and septic. Roy stated he has been in contact with DNR and SDH regarding permits and requirements.

Gleiser stated CED does not have the final say on some of the issues. The WCAO will decide on the parcel combination. Some of the requirements from SDH for the Bed & Breakfast are that all are located under one roof, the sleeping rooms and where food is prepared; the need for a public water system; and septic system needs to be large enough.

Gleiser stated for the CUP to be approved, all requirements/licensing from other agencies need to be met. Also, requirements from CED, such as setbacks, response from public testimony, and parking will need to be approved.

Bride asked if neighboring properties would be impacted by a change. Gleiser stated there would be no changes in taxation or zoning to those properties.

Streck asked Olsen's if they understood that once parcels are combined, they couldn't be divided later. The Olsen's have no concern.

Parker asked how many acres a combination would create, Olsen's stated approximately 15.

Bride asked about increased traffic on Buchannan Ave. Shouldn't create much of an issue since events will be small size. No parking would be allowed on Buchanan.

The CUP will be forwarded to the Board of Adjustment with the following conditions:

1. The County Assessor grants approval to combine parcels.
2. Approval subject to public testimony.
3. Submission of written documentation from Siouxland District Health and Department of Natural Resources showing all permits, licensing and regulations will be met.
4. All County Zoning ordinances and permits are approved, such as sign usage and placement, and parking.
5. Any other conditions and ordinances set by the Board of Adjustment, Siouxland District Health, Department of Natural Resources, and any or other State or Local jurisdiction are met.

Motion by Bride to recommend CUP to Board of Adjustment for approval with stated conditions for commercial storage and events outside of winery operations; seconded by Parker; motion carried 4-0.

Dan Priestley gave staff update regarding questions related to usage of residential wind turbines brought up at the March 27 meeting. Priestley pointed out different models and price ranges. He referenced the Department of Energy and other Iowa Counties. The recommended height limit for residential turbines is 35'. Appearance and location are issues to be considered, CUP procedure on a case by case basis possibly should be followed. CED will continue research and gauge requests.

No citizens wishing to be heard.

Motion to adjourn by Parker; second by Streck; motion carried 4-0.

Meeting adjourned 6:55 p.m.

Next meeting May 29, 2018.