

Minutes - Woodbury County Board of Adjustment Meeting August 6, 2018

The Board of Adjustment (BOA) meeting convened on the 6th of August 2018 at 6:01 pm in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

BOA Members Present: Bob Brouillette, Katie Colling, Tom Thiesen, Dwight Rorholm, JoAnn Sadler
Staff Present: David Gleiser, Dawn Norton, Dan Priestley
Public Present: Dale Smith, Virgil & Jackie Goodvin

Chairperson Rorholm called the meeting to order at 6:01 p.m.

There were no citizen comments on non-agenda items.

The May 7, 2018 meeting minutes were approved. Motion by Colling, seconded by Thiesen. Carried 5-0.

Priestley introduced a Floodplain Development Condition Use Permit, also included is Floodplain Development application, Conditional Use Permit and Building Permit. Application from Virgil & Jackie Goodvin, parcel #864626400010, 2251 Hwy 141, Sloan. The Goodvin's intend to replace the majority of the existing home with a new modular home in the same location, with portion of the existing structure adjoining the new home. The parcel is located in a Floodplain District A, Base Flood elevation 1066.6', the Goodvin's propose to raise the level to 1068.7. Regarding the accessory structure that will remain, Bill Cuppuccio from Iowa DNR stated non-conforming structure cannot increase in value. It will remain at the same elevation. DOT states ROW is acceptable, County Engineer has no concerns.

The existing home does not meet ordinance set back regulations but the parcel, including the home, are covered under farm exemption. The Goodvin's have completed an Agricultural Exemption affidavit, therefore, the setbacks do not apply.

Dale Smith stated the home will all be one level when completed, at 1068.7 feet.

Dwight Rorholm asked if attached garage would stay, Jackie stated she would like to tear down existing garage and put up a new detached garage behind the new house. Gleiser stated a building permit would need to be submitted for the new garage, but would be exempt from setbacks and fee under the ag exemption. Rorholm asked if the new garage would need to be raised, Priestley stated DNR could answer that. Virgil stated he would bring in dirt to elevate same as house.

Brouillette motioned to close public hearing; Thiesen seconded. Motion carried 5-0.

Collings motioned to approve CUP with the understanding that building meets standards for building in a Floodplain; Brouillette seconded. Motion carried 5-0.

No citizens wishing to be heard.

Meeting adjourned at 6:25 p.m. Motion by Brouillette; second by Sadler. Carried 5-0. to be heard.