



WOODBURY COUNTY ZONING COMMISSION

SPECIAL PUBLIC HEARING

Monday, March 15, 2021 at 6:00 PM

The Zoning Commission will hold a public meeting for a public hearing on **Monday, March 15, 2021 at 6:00 PM**. In accordance with Iowa Code Section 21.8, the Woodbury County Zoning Commission will hold an electronic meeting for the items hereinafter described in detail, as it is necessary to protect the public from the possible spread of the novel coronavirus, and conducting an in-person meeting at such time is impossible or impractical. Public access to the conversation of the meeting will be made available during the meeting by telephone. Persons wanting to participate in the public hearing may call: **(712) 454-1133** and enter the **Conference ID: 885 048 96#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	SPECIAL PUBLIC HEARING - RAINBOW ADDITION MINOR SUBDIVISION FINAL PLAT RECOMMENDATION TO BOARD OF SUPERVISORS Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a minor subdivision application to divide their family parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. It is required that this property be concurrently rezoned from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to meet the requirements of Section 3.01.1(B) of the Woodbury County Zoning Ordinance as not more than two homes are allowed in a 40 acre tract in the AP Zoning District as is allowed in the AE Zoning District. The purpose of this proposal is to divide the property among three siblings. Steve Holmes plans to build a single-family dwelling on the proposed Lot 3 while Lot 1 has two existing dwellings and Lot 2 has an existing dwelling as a result of the property's previous agricultural use. Holmes' father, Gilbert C. Holmes, purchased the land in 1961 and operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019. The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain.
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