

## **Minutes - Woodbury County Zoning Commission Special Meeting – October 24, 2022**

The Zoning Commission (ZC) meeting convened on the 24<sup>th</sup> of October at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Tom Bride, Barb Parker, Jeff O'Tool, Corey Meister  
County Staff Present: Dan Priestley, Dawn Norton, Michael Montino, Mark Nahra  
Public Present: Deb Main, Gayle Palmquist, Kristi Franz

### **Call to Order**

Vice-Chair Tom Bride formally called the meeting to order at 6:00 PM.

### **Public Comment on Matters Not on the Agenda**

None.

### **Approval of Previous Meeting Minutes – October 5, (Special Meeting) 2022**

O'Tool motioned. Second: Parker 4-0.

### **Public Hearing: Zoning Ordinance Text Amendment for RAGBRAI Special Events**

On October 11, 2022, the Woodbury County Board of Supervisors approved a motion to direct the Woodbury County Zoning Commission to initiate a review process and provide a recommendation of a Zoning Ordinance Text Amendment to the Woodbury County Zoning Ordinance to address the temporary sales of food, beverages, goods, and services during future RAGBRAI events along the RAGBRAI route in unincorporated Woodbury County. The Amendment to the Woodbury County Zoning Ordinance is to amend portions of the Table of Contents; Section 3.03.4 entitled: *Land Use Summary Table of Allowed Uses in each Zoning District*; portions of Section 6.02 entitled *Definitions*; and to add a new section proposed and referenced as Section 5.07 entitled *Special Event – RAGBRAI and Special Event – RAGBRAI with Alcohol* to the Woodbury County Zoning ordinance. The purpose of the Amendment is to assist county officials to control the public health and safety issues created by the infusion of a large number of people in the county by establishing regulation for vendors in the unincorporated areas of Woodbury County during the Des Moines Register's Annual Great Bicycle Ride Across Iowa (RAGBRAI). This amendment would apply to the day before, during and day after scheduled RAGBRAI event. No sales of goods, services, or food would be permitted within the right-of-way. If an organization chooses to include alcohol sales, a Conditional Use Permit application would need to be submitted along with a site plan and presented to the Zoning Commission for review and the Board of Adjustment for approval. Kristi Franz from Explore Sioux City spoke of the organization's support of this amendment. Motion to close public hearing: Meister. Second: Parker. Approved 4-0. Motion to recommend approval to the Board of Supervisors: O'Tool. Second: Meister. Motion approved 4-0.

### **Information/Discussion: Permitting Process for Hazardous Liquid Pipelines**

Priestley reported that the Woodbury County Board of Supervisors directed staff and the Woodbury County Zoning Commission on October 11, 2022 to initiate a review process and recommendation of a Zoning Ordinance Text Amendment to the Woodbury County Zoning Ordinance to address the permitting of Hazardous Liquid Pipelines. Priestley discussed research about the safety of pipelines including the initial response setback for a carbon leak/rupture as being 330 feet as cited in the Emergency Response Guide which is a guide available to first responders. Priestley also discussed consultation and planning zones as possible options for an ordinance. Woodbury County Engineer Mark Nahra also addressed the Commission offering information about possible setbacks. Woodbury County Emergency Manager Michael Montino addressed the Commission by offering information about the numerous variables involved in factoring the siting pipelines. He indicated that the acquisition of more data would be required. Montino recommended the hiring of an independent expert to review and consult on the positive and negative aspects of the pipeline including positioning, safety, and other areas of concern. Deb Main addressed the Commission offering concerns about protecting the public from the effects of CO2 pipelines. Gayle Palmquist also addressed the Commission and discussed communication of information to the Commission members as well safety concerns that she has found in various studies. O'Tool suggested possibly looking at the pipeline issue regionally and examining other county actions. Meister inquired about the location of shut off valves being 20 miles vs. a shorter distance. Bride stated that the Commission will continue to review and research the pipeline further.

### **Public Comment on Matters Not on the Agenda**

None

### **Commissioner Comment of Inquiry**

None

### **Staff Update**

Priestley stated RAGBRAI Ordinance will go before the Board of Supervisors in approximately a week, three Public Hearings will be read.

### **Adjourn**

Motion by Meister. Second: O'Tool. 4-0. The meeting adjourned at 7:00 PM.