



# WOODBURY COUNTY ZONING COMMISSION

**Monday, May 22, 2023 at 6:00 PM**

The Zoning Commission will hold a public meeting on **Monday, May 22, 2023 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 7<sup>th</sup> 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 and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** 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

<b>1</b>	<b>CALL TO ORDER</b>
<b>2</b>	<b>ROLL CALL</b>
<b>3</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>4</b>	<b>APPROVAL OF MINUTES: April 24, 2023</b>
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<b>PUBLIC HEARING: HOMESTEAD 1867 ADDITION, SECOND FILING, MINOR SUBDIVISION PROPOSAL ON PARCEL #884405200009</b> John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as <i>Homestead 1867 Addition, Second Filing</i> on the property identified as Parcel #884405200009. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Parcel(s): 884405200009; Township/Range: T88N R44W (Wolf Creek Township); Section: 5; Quarter: NW ¼ of the NE ¼
»	<b>PUBLIC HEARING: SOLAR ENERGY SYSTEMS AMENDMENTS PROPOSAL TO WOODBURY COUNTY ZONING ORDINANCE. SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS:</b> AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE 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 THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.
»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION: TEMPORARY BORROW PIT ON PARCEL #884702100002</b> JB Holland Construction, Inc. (Applicant) and property owner Donald Hennings of the Hennings Joint Trust have filed for a Conditional Use Permit application to establish a temporary borrow site to remove earthen materials to be used in Phase 1 and 2 of the east bound Highway 20 project (IDOT Project #17-97-020-010). The proposed temporary borrow area is located on Parcel #884702100002. The parcel is located on the south side of Highway 20 and is currently used as farm ground. The proposed cut area is 8-10 acres. The work area is 10 acres and the total excavation for export is 100,000-150,000 yds <sup>3</sup> . The parcel is located in the Agricultural Preservation (AP) Zoning District and not in the floodplain. Parcel(s): 884702100002; Township: T88N R47W (Woodbury Township); Section: 2; Quarter: Government Lot 3

»	<p><b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION: OPERATION OF DATA PROCESSING BUSINESS TO PLACE A DEMAND RESPONSE LOAD RESOURCE NEXT TO THE SUBSTATION IN CONJUNCTION WITH LOCAL ELECTRIC UTILITY TO SUPPORT GRID RESILIENCY ON PARCEL #864723300010</b></p> <p>WIFI LLC (Applicant) and property owners Brenden Patricia A. Revocable Trust have filed for a Conditional Use Permit application “to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency” for the proposed use to operate a data processing business. The proposed site is on Parcel #864723300010. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Parcel(s): 864723300010; Township: T86N R47W (Lakeport Township); Section: 23; Quarter: NW ¼ of the SW 1/4</p>
»	<p><b>INFORMATION / DISCUSSION: WOODBURY COUNTY COMPREHENSIVE PLAN 2040 PRESENTATION BY SIMPCO</b></p>
»	<p><b>INFORMATION / DISCUSSION: MEETING TIME AND LOCATION FOR THE WOODBURY COUNTY ZONING COMMISSION AS REFERENCED IN THE RULES OF PROCEDURE</b></p>
6	<p><b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b></p>
7	<p><b>COMMISSIONER COMMENT OR INQUIRY</b></p>
8	<p><b>STAFF UPDATE</b></p>
9	<p><b>ADJOURN</b></p>