



# WOODBURY COUNTY ZONING COMMISSION

**Monday, January 22, 2024 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, January 22, 2024 at 5:00 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: 638 086 537#** 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: 11/27/23 &amp; 1/17/24</b>
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<b>ZONING COMMISSION PUBLIC HEARING FOR PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING ORDINANCE AMENDMENT(S). DEBATE SUMMARY:</b> To discuss and consider proposals to amend the Woodbury County Zoning Ordinance to include provisions for the permitting of utility-scale solar energy systems in the unincorporated areas of Woodbury County in the General Industrial (GI), Limited Industrial (LI), and Agricultural Preservation (AP) Zoning Districts. <b>SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS (Three Potential Concepts):</b> 1) A utility-scale solar energy systems conditional use permit process for specific zoning districts. 2) A utility-scale solar energy systems overlay district to facilitate utility-scale solar permitting within the AP Zoning District. 3) Adopt the first concept and/or transfer the utility-scale solar debate on AP land to the "Comprehensive Plan" adoption process. Each proposal includes amending 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 as well as the renumbering of sections. The proposal(s) would include the addition of sections pertaining to the Utility-Scale Solar Energy Systems Conditional Use and the Utility-Scale Solar Energy Systems Overlay District. The Zoning Commission will consider the proposals for the purpose of establishing a recommendation to the Board of Supervisors.
»	<b>ZONING COMMISSION PUBLIC HEARING FOR PROPOSED WOODBURY COUNTY COMPREHENSIVE PLAN 2040. SUMMARY:</b> To discuss and consider a comprehensive plan for the purpose of establishing a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. The draft copy is available for inspection online at: <a href="http://tinyurl.com/CompPlanWC">http://tinyurl.com/CompPlanWC</a>
<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>7</b>	<b>COMMISSIONER COMMENT OR INQUIRY</b>
<b>8</b>	<b>STAFF UPDATE</b>
<b>9</b>	<b>ADJOURN</b>