



# WOODBURY COUNTY ZONING COMMISSION

**Monday, February 26, 2024 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, February 26, 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: 1/22/24</b>
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<p><b>ACTION ITEM - REVIEW OF CONDITIONAL USE PERMIT APPLICATION: DISTURBANCE OF EARTHEN MATERIALS, IMPORT OF EARTHEN MATERIALS, CRUSHING AGGREGATE MATERIALS, STAGING CRUSHED AGGREGATE TEMPORARILY, EXPORTING CRUSHED AGGREGATE, AND RECTIFYING THE SITE: PARCEL #: 894632300022</b></p> <p>JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the north bound Highway 20 project by using the site for the “disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site.” The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush &amp; screen (temporary).</p>
»	<p><b>INFORMATION ITEM – PROPOSED AMENDMENTS TO SECTION 5.03: FLOODPLAIN MANAGEMENT ORDINANCE IN THE WOODBURY COUNTY ZONING ORDINANCE</b></p> <p>The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) are requiring Woodbury County to update the floodplain management portion of the zoning ordinance in anticipation for when the draft flood insurance rate maps (FIRMs) go into effect on July 17, 2024. The Zoning Commission will need to review the proposed changes at a future public hearing, to be determined, in preparation for a recommendation to the Board of Supervisors. The following sections will be requested to be considered for amendments: Section 5.03.1 AA; Section 5.03.3 B; Section 5.03.10 B(4); Section 5.03.10 C(2). The draft floodplain maps are available for inspection online at: <a href="https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/">https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/</a></p>
»	<p><b>INFORMATION ITEM – DISCUSSION ABOUT THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040</b></p> <p>A discussion about the steps ahead for the Woodbury County Comprehensive Plan for 2040. The contents of the plan include the purpose; a community profile; housing; economic development; transportation; public infrastructure &amp; utilities; community facilities &amp; services; land use &amp; natural resources; disaster response, recovery, &amp; resiliency; implementation &amp; administration. The draft comprehensive plan is available for inspection online at: <a href="http://tinyurl.com/Woodbury2040">http://tinyurl.com/Woodbury2040</a></p>
<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>7</b>	<b>STAFF UPDATE</b>
<b>8</b>	<b>COMMISSIONER COMMENT OR INQUIRY</b>
<b>9</b>	<b>ADJOURN</b>