



WOODBURY COUNTY ZONING COMMISSION

Monday, March 25, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, March 25, 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 7th 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

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: 2/26/24
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED WOODBURY COUNTY COMPREHENSIVE PLAN 2040. SUMMARY: To 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: https://tinyurl.com/WoodburyPlan2040
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE TEXT AMENDMENTS TO THE FLOODPLAIN MANAGEMENT ORDINANCE SECTION 5.03 OF THE WOODBURY COUNTY ZONING ORDINANCE. SUMMARY: A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. Amendment #1 - On page 59, to repeal and replace Section 5.03.1 AA with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; Amendment #2 - On page 62, to repeal and replace Section 5.03.3 B with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; Amendment #3 - On page 72, to

	<p>repeal and replace Section 5.03.10 B(4) with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; Amendment #4 - On page 73, to repeal and replace Section 5.03.10 C(2) with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).</p>
»	<p>PUBLIC HEARING (ACTION ITEM) FOR PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING ORDINANCE AMENDMENT(S). SUMMARY: Amendment #1 - To add “Section 5.08. Utility-Scale Solar Energy Systems (US-SES) Conditional Use” category on Page iii of the Woodbury County Zoning Ordinance in the “Table of Contents” under “ARTICLE 5 SUPPLEMENTAL REQUIREMENTS” SUMMARY: Amendment #2 - To add a new section to the Woodbury County Zoning Ordinance beginning on page 82 entitled “Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use” to facilitate the conditional use permitting of “Utility-Scale Solar Energy Systems” within the General Industrial Zoning District. The purpose of this Section is to facilitate the construction, installation, and operation of Utility-Scale Solar Energy Systems (US-SES) in Woodbury County, in a manner that promotes economic development, protects property values, and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, conservation lands, and other sensitive lands. This Ordinance and its provisions shall not apply to those properties or projects occurring within the incorporated cities of Woodbury County. The ordinance sets the requirements for the conditional permitting of the US-SES including subsections that include applicability, conditional use permit, application materials, requirements, permitting process, US-SES building permit requirement, road use and repair agreement, public drainage system protection agreement, operation and maintenance plan, decommissioning, abandonment, escrow account, and site restoration plan, soil erosion and sediment control plan, emergency response plan, future operators, severability, penalty, and effective date. SUMMARY: Amendment #3 – Following the addition of Section 5.08, to appropriately renumber the subsequent page numbers for ARTICLE 6. DEFINITIONS and Section 6.01 and Section 6.02 and to appropriately change the page number references in the Table of Contents on page iii.</p>
6	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</p>
7	<p>STAFF UPDATE</p>
8	<p>COMMISSIONER COMMENT OR INQUIRY</p>
9	<p>ADJOURN</p>