

APPENDIX B

Summary of Public Comments received at Town Hall Meetings

B-1 – Sloan Town Hall Meeting, March 15, 2005

B-2 – Correctionville Town Hall Meeting,
March 17, 2005

B-3 – Sergeant Bluff Town Hall Meeting,
March 19, 2005

B-4 – Merville Town Hall Meeting,
March 22, 2005

B-5 – Written comments received in March, 2005

B-6 – Written comments received in June & July, 2005

Appendix B-1

Woodbury Co. Comp Plan
Town Hall Meeting – Sloan – Tuesday, March 15, 2005

Concerns:

Property rights
Ethanol plants / Bio-diesel plants
Slow down urban sprawl
Need Ag Based Industry/Fabrication
Property taxes/Tax base
Resolve zoning rights for part vs full-time farming
Transportation – Airline & ground
Highway 20 corridor – 4 lane
No Loess Hills Conservation Overlay for now
Lack of Zoning Enforcement – structures not finished, dog kennels
No ability to transfer rights
Protect agriculture
Common sense zoning (User-friendly zoning)
This is nothing like the last plan
Replacing zoning with covenants
Agricultural ground is exempt from zoning (Iowa Code 335.2)
Keep in elected officials are to represent the people –off the people and for the people
Too much regulation of rural property
Will it decrease the value of our land
Housing trends are expanding into the county
Loess hills protected area?
Economic development on Hwy 20 corridor
Subdivision rules and reg. comm.. & residential
Strengths: Agriculture
 Transportation
Agriculture is strong because of exemption from County because of state code
We are getting away sole proprietor
Representation of County Supervisors is from city – not rural. Structure of selection process should be changed
Continued loss of ag-related business
PROPERTY RIGHTS
Agricultural development
Redistrict for the selection of supervisors
Why no one showed up Know one knew about the town hall meetings
No one from the county back in 2003 ever sent out a mailing to individuals to let them know
Not everyone gets the newspaper

- Strengths: Good cropland—agricultural land
Improved soil & water conservation
Good people
Good school systems
Good transportation
- Weaknesses: Dusty roads and high traffic in rural
Expansion of residences outside cities
High real estate taxes, especially in cities
Lack of good jobs
- Trends: More people moving from city to rural area
Changing historical use of property.
Youth are leaving the area for jobs
- Issues: Conflict between agriculture and new rural residents
Need to be able to have livestock on acreages
Need to be able to replace buildings if they burn down or are destroyed
- Projects: Develop county marketing plan
Connect Highway 20 as 4-lane
North-south paved road through county
Extend gambling license to beyond current 7 years
- Opportunities: Increase number of manufacturing plants that provide good paying jobs
Increase production of ethanol, bio-diesel, crop mass for power
Market recreation opportunities
- Strengths: People’s standards, morality, work ethics and positive sense of community
Cultural things like Orpheum, dance pavilion, UHL, airlines, etc.
- Weaknesses: Lack of airline connections
Lack of ground transportation; i.e., lack of completion of the Hwy 20 East/West corridor
Lack of industry – too many \$5 to \$6 /hour jobs
Need industry, not malls
- Issues: Elimination of the phantom 2 mile limit
Clearly posting town hall meetings via newspaper, radio & television at high volume times so the majority of people are aware of the meeting times and locations. Not posting the meetings in minute print in obscure publications
- Projects: Finish 4 lane Highway 20
Resurface Correctionville Road
Finish 520/20 on-off ramps near Menards & Bomgaars area
- Opportunities: Leave people outside the city limits alone
- Strengths: Entertainment & restaurants options are increasing
Larger city in county to provide jobs and attract businesses
County does a good job of road maintenance
- Weaknesses: No opportunities for young people or college graduates to live in the county due to low paying jobs

- Property rights
- Taxes are too high
- Jail situation is frustrating because we just built a new jail and now we are looking at doing it again, needed better planning at the time
- Need better communication of policies relating to livestock confinements, this is a concern for property value and resale
- Drainage district needs better communication in cost of putting in culverts and tubes and of the total cost. Need to be made aware that the cost of the tube & contractor & soil & rock is all separate and not included in what is paid to drainage district.
- Trends: Crime increases
- Property rights
- Type of people moving to the community, limited English and the image it portrays on prospective new businesses and employers looking at the community. The impact of these new citizens on our educational system
- Livestock confinements
- Airlines are limited which forces citizens to look at other major cities and discourages corporations from locating in our communities.
- Opportunities: Want more high paying jobs
- Airport to increase number of airlines with more competitive fares
- Expansion of entertainment and retail options
- Attract and retain our young college graduates with opportunities
- Negatives: Board of Supervisors
- Should include 2-3 from rural areas – not all city residents
- City can dictate what rural does but rural doesn't dictate what city does
- Board of Supervisors should be broken into districts
- What is ruling of farm equipment sitting outside on your land?
- Why is the city so worried about the rural areas?
- If the rural community has problems with feedlots & smells, etc. then why does the city bring their sludge into rural areas to dispose of it?
- Since 1970 how much increase in population have we seen? Why are all the people moving from the city to rural areas and then wanting to control the rural areas?
- Trends: City areas are trying to overcome rural areas
- Trends for Sioux City are decreasing such as the SC Stockyards.
- How much revenue have you lost since they closed?
- Look at how many packing houses have closed in the last 10-15 years – loss of revenue
- Forced Nutra-Flo to Port Neal (out of SC)
- Why is Johnson Biscuit , Fimco, SC Bolt all moved to North Sioux City? Just to name a few. Gateway?
- Agriculture is on a HUGE decline already. If zoning changes more there will be NO farming or livestock in Woodbury County

- You have got to keep it possible so that our kids, grandkids or great-grandkids that want to come back and farm or raise livestock, they can do so – without having to get approval from the county.
- Issues: Keep city government in the city and out of the rural areas
 Why do we have a board or zoning to cover our issues?
 Rural areas are tired of city residents bringing their trash to the rural areas and dumping their garbage in our ditches or fields
 Why hasn't the city done anything with the old stockyards since Home Depot never came to town? They were all worried about Morrell for the view. What about the eyesore the stockyards is now half done?
 There are no Board of Supervisors that are actually rural residents?
 Why is this?
- Projects: Sioux City clean up their sewage pits (smell)
 Take care of the obnoxious weeds on city property and rural roads
 Why tear down all the old buildings in Woodbury County? Why not preserve some for history and to let the next generation know what used to be here? Same some history??
- Opportunities: Need to have Zoning Board have more control over the rural areas, instead of the Board of Supervisors.
 Lower taxes or give tax credits to get more business into Sioux City
 What is going to happen to JCPenney bldg? The Martin Luther King bldg we spent all this money on that is basically empty. We need to renovate old buildings downtown for more apartments for the elderly or handicapped.
 Why did we need another theater downtown with NO PARKING!!
- Weaknesses: Lack of employment
 Attempting to remove property rights
 Way too much government control
 Lack of representation
 Their own agenda for changes or projects (in other words, they do what they want)
- Trends: The placement of a new water tower. Why is the county allowing the city to put it in the county?
 The incorporation of property into the city. Taking rural heritage away from us (4H, FFA horses on our property)
- Issues: 4H projects – animals (horses, lambs, etc.)
 Zoning that follows the Code of Iowa
 Again, rezoning issues for the county.
 Loss of grandfather rights. Having livestock & pets. Devalue of property if want to sell.
- Projects: Members of Board of Supervisors and Zoning should live in the county, not city
 Common sense zoning according to the law
 Ethanol plant & bio-diesel in Woodbury County (RR, interstate transportation, beans everything is right for these plants)

- Trends: Urban sprawl
 Lack of rural input
 Sioux City moving East too much & fast. Should fill in their own space
 Trying to eliminate livestock from portions of Woodbury County Jail, Zoning that follows Code of Iowa. County control of our property rights
 Common sense zoning following the law
 Ethanol plant. Soy diesel plant
 Major distribution center when Hwy 20 is completed.
- Issues: Better land management
 Small parcels want to be AG. There needs to be a split so we can manage where, when we loose Ag land.
 A buyer buys 20Ac then develops into housing development. Then the farmer who adjoins is into conflict
 Do we protect land owner interests?
- Trends: The “woe is me” attitude. We lost Gateway, Tyson Corp.
 We may not be capitalizing upon our strengths
 Taking land out of tax base (DNR/ NCRP)
 Better maintenance of road system (seems to be going downhill – paved & gravel)
- Strengths: “No how to tax”
 Agriculture
 Transportation systems
 Schools
 Park system
 Industrial tax base
 Loess hills
 Sioux City
 Labor base
 SRTS
 Medical facilities in Sioux City
 Physicians & dentists
 Location in the state
 Small communities – focus development if at all possible in these areas if they can support that development with infrastructure.
- Weaknesses: Over-aggressive in putting land in wetlands/out of tax base
 Lack of jobs (good jobs) in the area
 Zoning regs allow 2 Ac subdivisions with little or no control
 Lack of understanding of the rural community
 Board of Supervisors should take votes from their area.
 Lack of industry. Believe there is a good labor pool for skilled fabrication jobs, machine type jobs
 High speed expressways
 Maybe location to NE/SD – tax structures
 County road system & bridges could be better.
 Urban Sprawl

- Opportunities: Broad based Supervisor vision
State college. Say an arm of ISU
Ag based & fabrication type
Use Sioux City airbase for aviation research. Maybe a turnkey aircraft manufacturer. Why not?
Is ethanol plant
Affordable air service in the area
Get US20 4lane built
- Projects: Better up keep of County Roads (or pave where needed)
Improve quality of gravel on gravel roads
Maintain in accordance w/ use. Start now
Build US20 4 lane in 5 years
Bring in Agr. Ind. – fabricator ag-related
County development plan less than 5 years (w/ “good” emphasized)
- Weaknesses: Poor notification of meetings which affect us
Threats of expanding city limits. When population isn’t at a fast growth. Only interested in the taxes gained.
Threats to not allow us to build barns or raise livestock
County people can’t vote for city council, but city people can vote for County Supervisors that tell us what to do with our non-city acreages.
Wasted space, don’t expand the city limits, rebuild what you have. (Downtown & west side)
- Trends: Growth
Empty buildings
- Here’s a crazy idea. We have an airport, how about an airline so somebody will build a business in this town?
- I want to see a large equine multi-events center. Tyson is not nearly large enough.
Add more airlines to the Sioux City/Gateway airport so the public can fly out of here reasonably, instead of flying out of Omaha?
Highway 20 – 4 lanes.
- Lack of Woodbury County employment opportunities
Taxation in general
More job, businesses and affordable housing
Need protection & preservation for old & new rural living
Zoning
Loess Hills is over protected. Do not harm the present ownership rules.
Water preservation
Complete highway 20
Improvement facility in rural communities
More traffic flow improvements
Transportation needs for workers or S. Security people to hosp. drs. etc.

Strengths:

Agriculture that is successful
Both city and country environment
Every range – wild open spaces to populated
Variety of options
Tri-state connection

Weaknesses

Rules that are not backed up
Lack of enforcement of existing codes
Using code for revenue, not worried about enforcement
People in the know receive benefits others can't receive

Trends:

Unnecessary city migration
Downtown SC decaying
Commercial migration to SD
Sgt Bluff & S. Sioux City booming
Farm ground going to houses
Too many rules that can't be adequately enforced
Continued annexation

Issues:

More jobs. More ag related jobs.

Projects:

Ag processing plant. Ethanol, soy diesel.
Flax seed production. Medicine/clothing/food products
Hemp production of clothing.

Weaknesses:

Rural road maintenance
Allowing raw sewage spread on fields
Allowing ag land to be subdivided in small lots along roads. Need minimum size of 20 A or so.

Strengths:

Rural and we like it.
Good county emergency services

Trends

Too many specific laws (livestock, walking trails)
Allowing ag land to be subdivided away on road frontages

Issues:

Tax increases
City water tower being built outside city limits in county land

Projects:

Eliminate organized gambling in County
Highway 20 completion

Strengths:

Good schools
Choose to live between city or city – don't turn the county into residential areas
Good highways
Good Sheriff's dept
Good community to live in
Safe rural communities
River is a positive for natural resources
Close to I-29 which makes for good opportunities
Excellent 4H and FFA programs
Good colleges in our communities
Excellent grain handling facilities in the surrounding areas
Excellent agriculture community. Good resources – AGP, Cargill, etc.

Weaknesses/Issues

No industry coming to Woodbury
Low paying jobs
Make English a law to live in Woodbury County
Just leave Ag land as is. And just rezone as needed.
We have a small acreage in Liberty Township and we just want to be able to do ag related activities (a couple cows now and then, etc.) without new ag restrictions regarding zoning.
With the stockyards shut down and the last zoning try, it seems to me agriculture is being pushed out of Woodbury County.

Appendix B-2

Woodbury Co. Comp Plan
Town Hall Meeting – Correctionville – March 17, 2005

Strengths:

Values, morals, ethics, work ethic
It's home
Financial investment
Safety
Agricultural community
Good schools
Little Sioux River
Health facilities
Affordable housing
Higher education opportunities
Reasonable cost of living
Friendly people
Excellent place to raise a family
Good parks and recreation
Entertainment accessibility
Best beef in the US
Good roads
Employment opportunities
Best fire and rescue in the world
Clean air
Good energy resources
Good hunting and fishing
Diversity in business – Agri base
Safe place to raise a family
Many churches
Many prospering opportunities
Good 4-H programs
Rural lifestyle
Horse on property
Loess Hills

Weaknesses:

Lack of Supervisors from rural area
Restrictions – what you can do on your own property
Zoning and property rights
Need better notice & info on meetings
Job losses
Zoning not applied same to everyone
Industrial base decline
Air travel difficult
Highway 20 needs to be 4 laned

Special interest groups

Loess Hills

Conflicting rules and regulations

Lack of cooperation between County and public

Des Moines thinks western Iowa ends at Fort Dodge

Livestock markets not what they once were –have to sell direct

Crime, drugs

Lack of financing for economic development

Schools

Sioux City voters control County

Taxes vs. what Woodbury County has to offer

Property assessments

Rural representation

Inability to operate within budget

“Wealthy” people from Sioux City moving out and overruling rural people

Developers have too much control over other people’s property

Lengthy, burdensome, time-consuming procedures (zoning)

Trends:

Urban sprawl

Lot of homes built compared to job growth

Reasons for sprawl and movement from cities

Increase in “big box” stores – affects small businesses

County has big ideas and small pockets

Taxes rise; fewer services offered

Difficulty in attracting industry

Businesses moving across the river

Positive effort by Board of Supervisors and Zoning to correct problems

Young people moving away

Consolidation of authority and decision making

Increase in entertainment choices

Vacant buildings

Decrease in rural population and businesses

Decreasing school enrollments

Loss of tax base due to public acquisition

Regulations that don’t follow common sense

Outside investment vs local

Development and annexation near Sioux City

Use of too much land per residential lot

Revenue diverted by gambling

Adult entertainment in rural areas

Gas prices

Issues:

Gas prices

Need ethanol production in county

Jail – not built big enough

Empty buildings in Sioux City (and other towns)
Lack of economic development
Change processes to promote strengths and overcome weaknesses
More action, less talk
Agricultural exemption from zoning
Rural bridges on secondary roads
Bugs
Methamphetamines
Better public info for meetings
Media interest
Need rural voice in regulations for rural areas
People from outside Sioux City not on Boards
"Stealth" at Board meetings – no discussion at meetings
Representation (like Task Force)
Promoting farming and livestock raising
Minimize conflicts between ag and non-ag uses (reverse setbacks)

Projects:

Bridges on secondary roads – load limits
Highway 20 four-laning
Ramps at US 20/75/520 interchange should be completed
Wider shoulders on black top roads
Put up lights on bypass
Gravel roads in developing areas need to be upgraded
Industrial development
Ag related industry
Completion of Little Sioux River Trail
Projects without tax increases
Finish projects that are started
Support Woodbury Co. Fair
Urban service area agreements with cities
Integrate more sole proprietors in County
Ethanol plant

Opportunities:

Shoot to be on "best" county to live in list
Ethanol, bio-diesel
Other renewable energy replacement
Organic farming
Highway 20 four lane
Air line connections
Reward graduates for staying in county
Make a plan that works because it is from the people in the County
Wineries
Wind energy
Get involved in political process
Promote Loess Hills
Promote rural small towns

Support rural schools
Vote

For the Good of the County:
Reinstate the task force for review and input on plan and ordinances

Appendix B-3

Woodbury Co. Comp Plan
Town Hall Meeting – Sergeant Bluff – March 19, 2005

Strengths:

- People
- Resources – Water, land
- Repealed 2003 zoning
- Highways and rail transportation
- Agricultural area
- Work ethic and work force
- Good law enforcement
- Good fire & rescue
- Colleges and tech school

Weaknesses:

- Too much regulation
- City property should be developed before farms
- Rules not uniformly enforced
- Representation from county residents
- Taxes as reason for urban flight
- Farmers give up land for development
- Lose tax base when land given up to special interest groups
- City TIF districts
- Too many special interests have too much say about regulations
- Horrible road maintenance for high taxes
- Lack of good responsive leadership

Trends:

- Bad zoning in 2003
- Urban sprawl
- Higher taxes and less services
- Project \$ swapping
- City expanding instead of infilling
- Farming operations getting larger
- People running businesses out of homes
- Meth labs
- Concern about preservation of Loess Hills
- Loss of jobs
- Environmental issues associated with home occupations – impact on neighbors

Issues:

- Task force disbanded
- Two acres too small for rural residential lots
- Conflicts between suburbanites and farm operations – need grandfather rights
- Road frontages converted to residential – conflict with remaining agriculture

Towers (up to 200') for ham operators are exempt
Follow Iowa law
Task force recommendations not acted upon
Fewer young people getting into agriculture – average age of farmers increasing
Fewer owners on farms
People agree to pay share of improvements; others also impacted financially & inconvenience & safety
People moving out of Sioux City to avoid taxes and regulations

Projects:

Upgrade EMTs to paramedics
Upgrade roads
Rural drainage in flat areas
Maintenance of old highways
Drainage from some SC developments to Farmers Ditch
Board of Supervisors should have meetings throughout the county
Training for road maintenance operators
Clean out ditches
Common sense regulations
4-lane Hwy 20
Industry in Sioux City to raise tax base > lower taxes > less urban sprawl
Ethanol & bio-diesel plants
Expand ethanol markets to other parts of the country

Opportunities:

Need help for young farmers & other entrepreneurs
Ethanol & bio-diesel as better markets for new farmers
More manufacturing and other jobs: Port Neal area, Sioux City, Stockyards, other cities
Tax abatements to encourage business investments
Airport – need direct flights
Commuter air service
To be better informed: Two-way communications, better notices of meetings
Make Woodbury County “best place to live in US”

Wrap-up:

Better notices of meetings
2003 plan made too many things illegal
Board of Supervisors, Planning & Zoning to be trusted again

Appendix B-4

Woodbury Co. Comp Plan
Town Hall Meeting – Moville – March 22, 2005

Strengths:

- High taxes (facetious)
- Agriculture
- Large size
- Low crime
- Wonderful rural atmosphere
- Quality of life
- Quality of people
- Ability to have livestock
- Freedom to farm
- Family roots in agriculture
- Strong cultural ties
- Sparsely populated rural areas
- Small towns
- Good county services
- Emergency services
- Small schools
- Minimal urban sprawl
- Educated work force
- Can live on acreages with animals
- Open areas—good hunting
- Open burning
- Can pass farms on to kids
- Grandfather rights

Weaknesses:

- Trying to control those that don't need it and can't control those who do
- Spending \$70,000 on Comp Plan we don't want
- Letting special interests control zoning
- Accepting \$10,000 from special interest (Loess Hills Alliance)
- Road systems
- Need agricultural background on the Board of Supervisors
- Uneven representation on County Board and P&Z Commission
- Use county funds to build private driveways and blacktop roads
- Eminent domain
- Don't return property in condition promised
- Don't listen to what people want
- Loss of property rights
- Not respecting agricultural foundation of the county
- Not respecting owner's knowledge of the land they have farmed for years
- Excess spending by Board of Supervisors (ie, \$12,000 per acre for land)
- Not enough respect for small farmer

Need to think about 4-H
Woodbury County Fair
Lacking economic development
Cheaper taxes in Plymouth County and SD
City voters control county
County tries to be Sioux City instead of Sioux City being part of the County
Money and control
Lack of rural representation on Board of Supervisors
Cutting services like law enforcement
Road maintenance
Closing roads that could be left open with minimum maintenance
Tear out bridges instead of fixing
Lack of interest in small towns that are losing population
Lack of quality jobs
Lack of media coverage so people can know what's going on
Destruction of auction livestock facilities
Rising property taxes
Killing small businesses in small towns (grocery, lumber, etc.)
High commercial property taxes
Lack of jobs
Facing school reorganization
Young people leaving the county
Inability for young farmers to get started
Catering to subdividers and developers
Need to learn from successful communities

Trends:

Mass exodus due to high costs and controls
More \$\$ and less being done
More controls
People moving to country and complaining about dust, smells, etc.
Prohibiting commercial development in County and directing to Sioux City
Lack of job opportunities in County
Lack of spot zoning to allow small businesses
Growing alien population, including illegals
Big business taking over farm land
Special interest groups controlling farm land
Loss of potential county tax base due to annexation
Famine in future if we don't protect farm land
Allowing Supervisors to represent special interest groups
Loess Hills Alliance wanting to control private land
Push for growth so we can be overcrowded like big cities
Land owner rights overridden by sacredness of Loess Hills

Issues:

Need to finish 4-laning of Highway 20
Take care of roads we have now
Do something with Sioux City landfill—

- clean up
- maintenance
- road access

County trying to define what is agriculture
City-county sharing of funds and services
East-West air carrier
County road bridges
White strobe lights on towers
Fix or repair bridges that have weight limits
Ethanol, bio-diesel
More uses for commodities
More livestock
Wind generators
Ground water being contaminated by landfill
Bring back livestock auction barn
Assurance that regulations on land don't make it worthless
Maintaining grandfather rights
Maintaining present zoning
If you can't build on your property, it's not worth anything
Don't want building restrictions on livestock facilities
Hiring outside consultants and then throwing it out
Need more dams and reservoirs to retain water for drought periods
Better cooperation in tri-state area for roads, river, tourism, etc.
TIFs go on forever

Projects:

Develop downtown Sioux City so that urban growth doesn't sprawl around malls
Highway 75 business route needs resurface
Finish cloverleaf interchange at US20/US75 (near Menards)
Ethanol &/or bio-diesel plant
Add US75 bypass exits
District representation for Board of Supervisors
Improve clearance for 46th

Opportunities:

Good place to live, raise a family, work, farm, etc . . . IF we get this right
Get Woodbury County on "best place to live in US" list
County Board of Supervisors could regain trust by vote in November on this plan
and regulations
Work with land owners to preserve Loess Hills

Appendix B-5

Woodbury Co. Comp Plan

Individual written comments received during March Town Hall meeting process

B. B., rural Sioux City

Where do you live? You'd be sitting here to if you had horses. We moved out here to be in the country. I don't want my taxes to go up. I want my own well water, not the city water. Just because Cornerstone Church wants to be zoned city doesn't mean we do. I like th county who keeps our roads clean off & mowing, not the city. You all have your own agendas. We want to keep our horses or you'll see a lot of us moving out. Too much government control. Relocate the water tower away from us. We want our kids to go to Lawton instead of the City schools.

K B, rural Sioux City

If everyone is moving out of the city then why make us part of the city?

People moved out fo the city to get away from it.

If the city downtown is empty that should give you all a clue.

How would you feel if you lived in the country and the city people tried to put you in city limits. I don't think so.

People also like peace and quiet.

We have are rights & we all say NO

What's important to use is to leave us alone and let us be!!!

People didn't show up to that 1 meeting cause no one knew about it.

We like our place the way it is.

Loss of grandfather rights

When this is all said and done we need in writing stating that you all leave us alone & the way it is at this moment.

B D, rural Sioux City (comment received at Sloan meeting)

We moved to the county to have what the country folks have. A place for kids to have 4H projects. To pay lower taxes. To live on a gravel road where the traffic is not like it is in the city. A safer place for kids and everyone alike. Less drugs, fewer break-ins. Enough land to grow all your own vegetables & fruit. A place for kids to ride their ponies. A calmer existence. We don't want different zoning or want to be brought into the city. If the city wants to expand or change zoning , do it south of Hiway 20 where the growth is. You should be able to see by the loss of businesses and population that Woodbury County might need to do something different. Leave the zoning alone and quit running people out of town! As far as no input on the 1st zoning issue, is because people were not aware of it and by your own admission of that fact, the decision to rezone was put back the way it was!!! These are just my thoughts. If you want to comment and alleviate some of these concerns, I would be surprised and greatly thankful.

B D, rural Sioux City (received at Merville meeting)

I have been to all (4) meetings and my biggest concern now is "who isn't going to be happy". I'm worried about the people who live close to the city limits and have from 2-6 acres of land. They enjoy it and use much as someone else in teharea might use 10-20 acres. They have horses and other animals, grow gardens, etc. and just enjoy the simplicity of country living. I would hate to see these small acreages re-zoned for the higher taxes they would generate. In all 4 meetings the majority of the residents want to keep the 1970 plan for the zoning issues and I sincerely hope you take that seriously. Also, in all (4) meetings, one of the weaknesses or concerns was young people leaving the area. In the area I described above, there are several young families trying to raise children in a country setting who, upon re-zoning or annexation into the city will be forced out of their homes because they will not be able to afford to pay the taxes! Please think of all who will be affected and don't keep the zoning agricultural fo the larger acreages and not for the smaller ones. If you can zone 10-20 acres agricultural, please zone the 2-10 acres agricultural as well. Please don't force the little guy out. You don't want "to ram the 2003 plan through" but yet some of the 2003 plan is still going to be forced upon some property owners. We do not want that forced on us again, any of us! The zoning of the 1970 plan was updated in 1998. That is the zoning everyone wants. Residents have said that at all 4 meetings!

I know that these are input meetings and that you don't have a draft, but I believer you do know already what you are planning for some of us, but are not telling us.

P H, rural Sloan

Are the 1970 plan and the 2003 plan on the web site for comparison purposes and reference while the 2005 plan is being developed? I didn't see it nor did I see tonight's meeting.

I think drafts of the 2005 plan as they are being developed should be published in the paper & on the web site.

W A, rural Sioux City

Perhaps this will be tossed aside, but I'm doing my part. Now you do what the people of Woodbury County wants. Who pays your wages?

Woodbury County as positive aspect - Leave zoning of development proposal up to existing residents within two mile radius.

Woodbury County weaknesses - County Supervisors controlled by Sioux City residents. We are not allowed to vote for Sioux City Council, why should Sioux City residents be able to select our rural Supervisors?? 104,000 Woodbury County population. Sioux City estimated 80,000. Rural Woodbury County 24,000. Who carries control of Woodbury County??

Trend for Woodbury County Future - Keep annexation out of Woodbury County or we will lose what tax revenue we have. With all the new home being built in Woodbury County, creating an influx in property taxes. I think the Supervisors are doing a terrible job of running our county. Example: with the addition of real estate taxes coming in, the Supervisors are asking for budget cuts in all departments. Where I come from, if you don't do your job, you're fired.

Opportunities for Woodbury County -- Rural Woodbury County residents only vote for our Supervisors. County Supervisors elected by rural people and towns not to exceed 4,000 residents. Highway 20 finished to a four-lane highway. What are our Supervisors doing to promote this?

R K, Hornick

I think it would have been more fruitful meeting if an outline of the proposal would have been presented. Also, the problems that the 2003 Plan created. If you draft a set of proposals from information you received at the meetings, I would like to see a copy.

L S, rural Sloan

Rural Woodbury County pays taxes to pay for what Sioux City wants. Our taxes are higher than surrounding counties.

We see the development of Sioux City killing small community businesses – lumber yards, grocery stores.

Zoning laws – signing into law the 2003 Plan which was ridiculous.

Southern Woodbury County is a huge flood plain – forcing people in Holly Springs area to live in the hills. Now you want to restrict what they can build.

Drainage system not kept up adequately.

People are leaving Sioux City because of the high taxes.

Losing the small farmer.

The 2003 Plan – lose our independence and freedom to use our land, have livestock, that's why we live in the country. Leave us alone!

They keep closing bridges in the Sloan-Luton area instead of fixing them.

L B, rural Bronson.

I have owned a 5 acre plot zoned Residential for 10 years. It is taxed as such and is located in the questionable "Loess Hills". It may not meet the slope or soil samples that were proposed in the failed plan. Would it be "grandfathered" or just become a worthless piece of property?

1. Sioux City is built on Loess Hills – no soil of slope restrictions.
2. Why restrict one little area of the county because of a \$10,000 bribe by the Loess Hills that has since expired.
3. If the land can't be sold as a building lot, the value of land is devaluated.
4. The county would lose revenue.

T K, rural Sioux City.

My major concern is of the rights of the people. I live on a small acreage on the outskirts of Sioux City. I have the fear of annexation. I do not want this and neither does the surrounding neighbors. Annexation would be a major life change for me and my family along with many others. Annexation would mean to me: change of schools for my children—my kids will not go to a Sioux City school. Taxes would raise—I can not afford this! And how about water and sewage. I have what I need and I love it. I can not afford to pay for water and sewage lines to my house or the monthly cost of the useage. You are basically telling people if they aren't farmers they don't deserve to have country living and rights. I could sell my home, but I guarantee no one will buy a 6 acre lot with

high taxes that they can't do anything with. You are going to force people out of the county because it will be too difficult to live here. I already know a handful of people that have said to me, "I would never live in that county again." That's a great thing for a county to be known for.

J B, Lawton

We own 10 acres near Bronson. We have 3 horses. I feel that people live in the country so they can have livestock. If you can't have animals in the country, then where can you have them?

City families are moving out of Sioux City because the taxes go up about every other year. The cost of living in town is getting out of hand, so many residents are moving out to the country only to complain about their neighbors having livestock that might cause odor if the wind gets in the wrong direction. They shouldn't complain about country life. Farmers have to make a living too!

Anonymous

Appears that county Planning and Zoning is doing city ground work for annexation.

C B, rural Bronson.

This is a complicated project trying to piece together a set of rules on property in the rural community of Woodbury County. I see as the number one, top of the list, goal as not creating a document that hinders the citizens from leading their lives as they wish while, of course, not infringing on the right of others. People move to the country to have animals—horses, 4-H projects, pets. Others make their livelihood on the land. They should be able to do so without the government interfering in their ordinary day-to-day lives. Some restrictions are necessary. Some restrictions, as in the last try, are questionable. What purpose did they serve? Certainly not to the good of the land holders. KISS—Keep it simple, stupid. You've heard this I'm sure. Less is better. Let the land owners keep control of their property and free to sell their property on a free market where all can benefit. Notice the use of the word, "free". Freedom is what our country is about. Too much government control = loss of freedom. Over regulation = loss of freedom. People want freedom and peace and to live their lives in a quite sensible manner.

J M, Sergeant Bluff

My concerns are with the Loess Hills. The preservation is important to our area. It would be horrible to have urban sprawl and certain businesses take over and deteriorate the hills. Hopefully the counties that have the hills work together to save the beauty and preservation of these unique hills.

W Z, Correctionville

We understand that times change and so do people, but we have lived in this community for many years and have raised seven children. We raise sheep for a supplement for our income because social security doesn't go far enough to pay bills! Where we have the sheep is zoned out of town as of yet! The location is below the north side of the Correctionville cemetery.

We have good neighbors and a good community to raise children. We think we have a growing town and many things for people to do! In our opinion, we think things in our area should be left as is.

T R, rural Correctionville

Please provide a notification of future meeting to be held on the Woodbury County Development Plans.

I would also like written information mailed to me.

The meeting on 3-17 was informative, however, I have concerns about the rezoning process and felt there was not enough opportunity for comments from the audience.

C D, rural Sioux City

Maybe you should put your feet in our shoes and try and sell your property. Under the code of selling your home, but the people can't live in it. How do you people decide what we can do with our property?

D S, Merville

I hope your plan discourages development patterns that require public improvements financed in part by the farming community, but which are not necessary to support the agriculture industry. Residential development, outside city corp limits, should expect no public improvements, aside from general maintenance, unless benefit to the county residents outweighs the cost of the improvement.

If you do limit the placement of homes to a certain # of acres minimum, I hope it is viewed differently if the proposed residence is within a mile of city corp limits. I want it easier for a community to annex and provide services if annexed.

In some instances there were several nonfarm dwellings along the same stretch of roadway, and pressure the board to pave the roadway and offer an assessment to the adjoining properties as incentive to pave. If some of the adjoining property is farm field or on a farm, did not want the improvement and is punished through an assessment or/and higher taxes due to higher property value, then I consider that at a cost to ag without a benefit to the ag property. It is a way of telling urbanites that moving to the country is fine, but don't ask for the amenities that come with living within city limits. The verbage is borrowed from our neighbors to the northwest, it was written to help control rural development.

Many counties require a certain number of acres per dwelling. I think Story County is 30-40 acres per home. It ends up a very expensive home.

A R, rural Merville

In spite of all the meetings you are having, I will miss them all. The main comment I have is that to have a soil and water management attached to all building permits. As a commissioner for the Woodbury Soil and Water Conservation District, we have seen many examples of why this is needed. We hope to have material available to help developers and others with this concern. Call our office at anytime (943-6727) for more information.

Appendix B-6

Woodbury Co. Comp Plan

Individual written comments received during and following June Town Hall meeting process

G C, Sergeant Bluff

The runoff water from the Lakeport Commons Mall, flooding the farm ground Southeast of Morningside.

R S

Too bad the public at the meeting just wanted to complain about Sioux City instead of offering constructive comments. But I think the document's a fairly good one.

One comment – whether you think Policy 1.5 (page 18) conflicts with Policy 6.6 (page 22).

M W, Sergeant Bluff

Pleased to see reference to Loess Hills protection. Will be interested in seeing some strong zoning regulations for the protection of the hills.

Also, was pleased to see the strong references to the completion of Highway 20 for economic development.

The process you are using for development of the plan seems to be working well.

A R

I have attended most of the meetings early on and hope that all the time and money spent will bear fruit for the county. There is certainly a need for a plan. I think all building permits should have a soil and water conservation plan attached to them. Other than that, I think the draft looks good. Of course, the devil is in the details.

C J

I attended a town hall meeting some time ago in Merville. I have read the recent draft and I believe the draft is good. I agree the plan should have general guidelines, not detailed specifics, so as to be flexible as time goes by. If it is too detailed, problems can arise when it is applied in real situations. The spirit of the planning thought is what is needed for now.

My thoughts have to do with preservation of the loess hills land form, particularly the west face of the loess hills and other still natural prairie and woodland areas in the hills. The Council Bluffs area is a good example of what uncontrolled use of the hills can do, ie., mining scars and horizon residential developments changing the natural beauty.

There needs to be reference to scarring the west face of the hills with borrow pits and taking of the loess hills soil for fill. Raw soil with its erosion and non-native invasive plants spoils the beauty of the hills for year and really forever.

Residential developments can be designed with minimum loss of the hill's beauty. Clustered houses close together allow for development drainage to

ponds that catch run-off water to promote water soaking into the soil. There is less stream flow and contamination of streams. Utilities and streets can be concentrated instead of being spread out. Home and business security is easier to monitor and police. Close clusters of houses, on one or two acres, help reduce urban sprawl and loss of good farm land.

Buildings should preserve the horizon of the loess hills. They are less obtrusive when they are lower than the horizon and the view from them is just as good. Wind and lightning have less effect.

Prairie and grazing land should be preserved and restored as much as possible. The native invasive, shading species such as eastern red cedar, gray barked dogwood, sumac should be controlled to foster pasture and prairie survival. Foreign invasive species such as leafy spurge, garlic mustard, yellow and white clover and crown vetch need to be controlled.

The slope of the land and the density of grazing animals needs to be emphasized by the Woodbury County Development Plan for rural and city people to minimize further erosion and loss of more prairie and pasture. The county could foster rental pasturing on county land to assist farm operators to rest their land. The county should foster short time paddock grazing on private and county and state land to allow operators to rest parts of their land.

R L

Acreage size should be 8 to 10 acres – not 1 to 2 acres.

One to two acres can be purchased in residential areas. This would help the movement of people who want the city life, not the rural life which includes dust off gravel roads, smells, etc.

R W

Board members need to be elected, not appointed.

Less regulation, less government

Minimum acreage of 2 acres.

Minimum frontage of 200 feet with less frontage for pie shaped lots.

Need for flag lots.

Lot depth of 1320 feet or to the 1/16 section line.

Board needs to meet weekly or bi-weekly.

Submittal dates need to be weekly for subdivisions.

Allow for private streets in subdivision, unpaved.

Allow for part of submittal plans to be ½ size prints.

Board members need to be county residents, not city or town residents. City residents are already represented by the city's planning board.

S C

Large corporate farms at the expense of smaller family farming should be controlled
Loess Hills is a valuable resource and should be properly used and protected
I-29 South of Sioux City is not as well maintained/replaced as other sections of interstate

Continue the improved lines of communication between citizens and government

M J

We would like you to provide copies at meeting. Too much to copy off of internet. Charge \$3-5 for each copy of new information. (about 200 pages you said at meeting).

R & C S

You are to be commended for your diligence! This planning draft appears to be well thought out and to cover most people's concerns in a general manner. Good luck on the final decisions on land use policies.

We attended several of the planning meetings for the plan approved in 2003 and thought those involved were doing good work – not realizing the impact some of the policies would have on the county residents.

From our perspective as farmers, we have usually sided with ag interests. However, even in the rural areas it is very important that livestock production be carried out with the least possible negative impact to the environment. Those with existing homes in the country should not be in jeopardy of having their quality of life diminished along with their property values by a large feed yard or hog facility being built next door.

The county supervisors vote to give a tax break to organic farmers is a great step. And livestock raised on pasture doesn't present the same problems as a large concentration of animals in a small area.

J C

The information provided is adequate and [covers] most all important areas well. The big job is to project where we should be going from here. That will take vision and imagination. Also careful planning. So note too that is important and work. Good luck.

B & B W

The report was well-written and thought out. It was interesting to read – especially the agricultural aspects since we are involved in farming. We hate to see the smaller family farms – those under 1000 acres – getting pushed into mega-farms, but that seems to be the trend – and we're not sure if anything can be done about it.

E & P G

We read with interest the draft of goals and policies.

They are well written and planned.

We note the mentioned incorporated towns. You need to take into consideration economic development in unincorporated towns.

Remember their rights.

Am interested in how Woodbury County will fix the mistake they have made with 3.5 in the Luton community.

3.2 has us asking if both state and county will be by-stepping the people they should be protecting in order to gain tax dollars.

Best of luck with this plan.