

Minutes - Woodbury County Zoning Commission Meeting May 8, 2007

The meeting convened on the 8th of May, 2007 at 6:04 PM in the Board of Supervisor meeting room in the lobby of the Woodbury County Court House in downtown Sioux City, Iowa. Present were the following Commission members – Chairman Grady Marx, David McWilliams, and Arvin Nelson (arrived late); absent were Christine Zellmer Zant and Dwight Rorholm: Zoning staff; John Pylelo, Zoning Administrator and Peggy Napier. Present from the public was Riley Simpson, the County’s consultant with Flat Earth Planning, County Engineer Richard Storm and David Vohs.

The first agenda was approval of April 23, 2007 Commission Minutes.

Mr. McWilliams made a motion to approve the April 23, 2007 minutes; Mr. Nelson seconded; motion approved by a vote of 3-0.

The next agenda item was any citizen wishing to be heard before the Commission.

The citizens present were prepared for the next agenda item.

The next agenda item was discussion regarding SUDAS and interior roadway constructions for subdivisions – County Engineer Richard Storm and David Vohs of Hancock 10 Addition, a Plymouth County subdivision.

Mr. Storm explained SUDAS is “*State Urban Design and Specifications.*” The process started in the Des Moines area and has gradually spread over the entire state. It is an attempt to generate uniform specifications in urban areas where contracting would be basically the same throughout the state. The county is directed by the specifications of the IDOT (*Iowa Department of Transportation*). The IDOT got involved later in the process and is considering coordinating SUDAS and IDOT specifications.

Streets and roads, if they were to be accepted by the Secondary Road system, need to be 31’ back to back, curb and gutter with a 17’ PC (*Portman Cement*) paving. SUDAS would change that by allowing a road to be a minimum of 26’ width with asphalt paving. Tables based on traffic volume and other considerations determine the thickness of the paving whether it is PC or asphalt. Mr. Storm advised engineers to build roads to SUDAS standards in case landowners or county, at some point in the future, decide to hard surface the roads. (*Mr. Pylelo said paving agreements with the lot owners would*

decide the amount they paid and the amount the county paid.) Storm further suggested landowners keep in mind there will always be heavy trucks that will use the road; i.e. garbage trucks, utility trucks, emergency vehicles, etc.

Further discussion ensued regarding when considerations would occur from Secondary Roads, what standards could be quoted by the Office of Planning and Zoning before Secondary Roads steps in, and what examples would benefit Woodbury County from subdivisions in other counties.

Mr. David Vohs, the developer of Hancock 10 Addition in Plymouth County, was available to answer questions regarding the success of the paving plan for their subdivision. He commented their crushed rock was economically feasible and satisfactory for their landowners; although, had there been standards a wider road would have been preferable. He did admit the narrower road had the effect of a “*speed bump.*”

The Commission agreed the current directive for paving interior roads has discouraged many subdivisions from developing. Standards including more economical methods will encourage developments with interior roads instead of row subdivisions along primary roads.

A discussion ensued regarding when gravel roads would be acceptable in subdivisions and whether it would be permissible at all when the subdivision is coming off of a paved primary road.

The County Engineer informed the Commission of his willingness to consider alternative surfacing for future interior roadways within subdivisions but with certain conditions. Among the conditions was the surfacing review would be on a case by case basis. Also conditioned upon the developer going on record that it would never be intended the roadways be dedicated to the County but would remain within and be maintained by the subdivision’s property owners or their representative.

Chairman Marx asked for a break at 7:04 PM at the conclusion of above item.

Chairman Marx asked the Commission to reconvene at 7:15 PM.

The next agenda item was the Work Session Re: Woodbury County Zoning/Subdivision Ordinances and Zoning District Mapping.

Mr. Simpson facilitated a proofing of maps for each township. The Commission reviewed Arlington Township through Grant Township.

Mr. McWilliams made a motion to adjourn; seconded by Mr. Nelson; approved.

Meeting adjourned at 9:00 PM

Next meeting – Monday, May 21, 2007 – 6:00 PM