

Minutes - Woodbury County Zoning Commission Meeting April 26, 2010

The meeting convened on the 26th of April, 2010 at 6:03 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Vice-Chair David McWilliams officiated in Chairman Grady Marx's absence; Arvin Nelson, Mike Knight, and Christine Zellmer Zant. Zoning Staff Present: John Pylelo and Peggy Napier. Present from the public were Bruce Hokel, Karen Day, Alan Fagan, and County Engineer Mark Nahra.

The first agenda was approval of March 22, 2010 Commission Minutes.

Ms. Zellmer Zant made a motion to approve the minutes; Mr. Nelson seconded the motion; motion carried 3-0.

The second agenda item was a Public Hearing and Consideration of Final Platting for the Day Addition – A minor subdivision.

The Woodbury County Office of Planning and Zoning has received a subdivision application from Gerald R. Day and Karen H. Day. The Day's propose the 25.23 acre parcel be subdivided into two lots - one lot for the existing single family dwelling and the remaining lot for new single family dwelling construction for a relative.

The existing parcel is irregular in shape, abuts the west side of Buchanan Ave approximately 8/10ths of a mile east of the Sioux City and is addressed 1263 Buchanan Ave. Buchanan Ave. is a graveled roadway at this location.

The closest hard surfaced county right-of-ways are approximately 2 miles to the north at Hwy D-12 (110th St.) and 2 miles to the south at Correctionville Rd. The parcel is not within an existing or proposed flood hazard area or drainage district. The parcel CSR is 20.8 with most of the parcel highly sloped with vegetation consisting primarily of timber or grassland.

The existing Agricultural Estates (AE) zoning designation provides the residential density allowed for placement of a single family dwelling on both subdivision lots. The lots to no contain any existing or proposed flood hazard areas. There are no drainage districts within the proposed subdivision.

Under our county's paving policies the subdivision will require a Paving Agreement be recorded as a condition for final plat approval. The final plat will also be required to be approved by the city of Sioux City.

The fourteen (14) property owners within 1000' of the proposed subdivision were notified by letter of the public hearing. Correspondence dated April 11, 2010 was received from nearby property owner Herb Kuene stating ... "*We wish to state we do not have ANY objections to that subdividing. In fact we welcome the Day's intended use of the property.*"

Notices were also sent to each of the following Agencies or Institutions with responses noted.

NRCS: No Response Received

County Engineer: Received prior to meeting;

*Mark Nahra, County Engineer
April 26, 2010
RE: Day Addition Subdivision*

The Secondary Road Department has reviewed the final plat for the above referenced subdivision forwarded with your memo dated April 6, 2010.

I am offering the following comments for your consideration.

- *We checked the closure on the plat and found it to be in reasonable compliance.*
- *The current driveway locations meet current county requirements for sight distance. No other proposed driveway locations were noted on the plat. If any other driveways are proposed in the future for this lot, they need to be applied for through the County Engineer's Office.*

If there are any more questions or issued that arise later, please contact this office.

cc: Roger Milligan

DNR: No Response Received

Qwest: No Response Received

Woodbury County REC: No Response Received

Siouxland District Health Department: No Response Received.

County Assessor: No Response Received

Emergency Services: No Response Received

Real Estate Department: Subdivision name is available for use

Board of Supervisors: No Response Received

Mortgage Holder, Vantus Bank: No response Received

City Clerk City of Sioux City: No response Received

Brent Nelson Sr. Planner City of Sioux City: No response Received

We enclose final platting, topographical platting, parcel information and on-site pictures recently taken. Should your Commission consider subdivision approval it is recommended any final plat approved consider the following:

- The platting and the Developer notes make no specific reference to driveway locations. However, the preliminary sketch providing topography shows the existing roadway access points for drives and interior driveway locations. We would recommend engineer approved drive locations be placed upon the final platting
- Developer Notes do not provide Utility Providers. We note those providers to be:

Telephone - Qwest
Electric - Rural Electric Coop (REC)
Water - Private Well
Septic – Individual Private System

We recommend utility providers be placed upon the final platting. Your onsite visits are appreciated.

Mr. McWilliams suggested Chairman Grady Marx would want it mentioned Sioux City will not approve of this subdivision unless the landowners (Days) signed an annexation agreement.

Bruce Hokel, Karen Day's son, stated they intended to sign the annexation agreement.

Mr. Nelson made a motion to close the public hearing. Mr. Knight seconded the motion; motion carried 3-0.

Ms. Zellmer Zant made a motion the minor subdivision be approved subject to the following conditions:

- **The current driveway locations meet current county requirements for sight distance. If any other driveways are proposed in the future for this lot, they need to be applied for through the County Engineer's Office.**
- **Utility providers be listed on plat.**
- **Execution and recording of Paving Agreement.**

Motion seconded by Mr. Knight; motion carried 3-0.

The third agenda item was any citizen wanting to be heard.

No citizens present.

The fourth agenda item was a review of Supervisor request for recommendation Re; Low Impact Development (LID) Ordinances.

At the request of the Board of Supervisors, Mr. Pylelo discussed the recommendations for Low Impact Development (LID) Ordinances. Pylelo pointed out the Zoning Commission had assured Loess Hills interest groups, during the development of the new ordinances, surface water impacts on the Loess Hills would be revisited. Two manuals were included in the packets for the zoning commissioners and for County Engineer Mark Nahra;

- *Model Stormwater Management Ordinance*
- *Loess Hills Stormwater Best Management Practices Guidance Manual*
By Golden Hills Resource and Conservation Development, Inc.

Mr. Pylelo posed several questions:

- Is the Zoning Commission interested in having a series of study sessions regarding the issue of surface water impact
- Would related ordinances be enforceable by the Planning and Zoning department and/or Secondary Roads
- Should these ordinances be “stand-alone” ordinances. Pylelo suggested there are model ordinances from other counties that can be reviewed.

The Deer Meadows addition subdivision was used as an example of whether more should have been done to direct ground water.

DNR (Department of Natural Resources) controls how much earth is moved. Ms. Zellmer Zant asked if the Zoning Commission would be duplicating DNR’s job. She asked what Planning and Zoning might be responsible for.

Mr. Pylelo clarified the Board of Supervisors are asking for a recommendation. Mr. Pylelo is asking if the Zoning Commission and County Engineer would agree to future discussions and meetings. He noted even models would still exempt agricultural land.

Mr. Pylelo suggested having Golden Hills Resources meet with Mr. Nahra and the Zoning Commission to give their presentation. A luncheon date was agreed upon by the commission and Mr. Pylelo said he would solidify a time and place.

Ms. Zellmer Zant made a motion to adjourn. Seconded by Mr. Knight; motion carried 3-0.

Meeting adjourned at 7:45 PM. Next meeting is Monday, May 24, 2010.