

Minutes - Woodbury County Zoning Commission Meeting November 25, 2019

The Zoning Commission (ZC) meeting convened on the 25th of November, 2019 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Barb Parker, Bruce Garbe, Shawn Streck
Staff Present: Dan Priestley, Dawn Norton
Public Present: Ben & Jessica Watson

Chairperson Zellmer Zant was absent; Vice Chairperson Garbe called the meeting to order at 6:00 p.m.

No citizens present for non-agenda items.

Parker motioned to approve minutes from the September 23, 2019 meeting; Streck second. Motion carried 3-0.

Priestley introduced a CUP request from Ben & Jessica Watson. In 2010, a CUP was approved to allow Calvin & Rebecca Christensen to operate a dog kennel/daycare, known as Happy Tails. The Watson's request to increasing the number of dogs allowed from 50 to 80. Adjacent property owners and stakeholders were notified, no comments for consideration.

Watson's state there is space available for creation of additional parking, if needed. Staff agrees all 6 criteria, and 2 considerations are met and recommends revision of BA Resolution #318 to the Board of Adjustment.

Parker motioned for Zoning Commission to recommend CUP be forwarded to BOA to allow increase from 50 to 80 dogs; second by Streck. Motion carried 3-0.

Priestley provided update on IDNR/FEMA Draft Flood Hazard Map. DNR has performed fly-overs for the proposed future floodplain map using 2-foot LiDAR mapping. DNR has met with CED and relevant Woodbury County departments to discuss questions and concerns. DNR will finalize plan Spring '2020, then educate the public of preliminary process. Some areas may be removed from floodplain while some added, there will be an appeal process available. DNR looking at July '21 draft and Jan. '22 adoption. Draft model is available at <http://ifis.iowafoodcenter.org/ifis/maps/hazard/>

Priestley distributed handout of existing and proposed floodplain ordinance changes. Currently, a property in a Zone A flood zone it would require a CUP and floodplain development permit, and request BFE from DNR. Then Board would need to assure it was elevated at least one foot above BFE. The revision would remove the CUP requirement and allow administrative review to insure structure is built above BFE. Commissioners agreed to discuss at January 27, 2020 meeting, with public hearings in February. The revisions would then go to DNR for review.

Priestley discussed possible revisions of ordinance sections 3.04(3); access and street frontage and section 5.05; telecommunication towers. Both sections would need public hearing before changes. Nahra recommends residential frontage for one lot be 40 feet; two lots with shared driveway to include private access easement of 20 feet on either side; three or more lots 66 feet. Possible telecommunication tower revisions include adding language to section 5.05 'In accordance with Iowa Code Section 8C'; and replace language in 5.05-5(B) to list reason for choosing location and why it could not be collocated.

No citizens wishing to be heard. Motion to adjourn by Parker; second by Streck. Carried 3-0. Meeting adjourned 6:55 p.m.