



WOODBURY COUNTY ZONING COMMISSION

Monday, May 24, 2021 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, May 24, 2021 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, 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 hearing may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 981 669 619#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: April 26, 2021
5	ITEM(S) OF BUSINESS
»	<p>PUBLIC HEARING: FLOODPLAIN MANAGEMENT ORDINANCE SUMMARY OF ZONING ORDINANCE TEXT AMENDMENT: Floodplain Management Ordinance. A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace Section 5.03: Floodplain Management Ordinance with a revised Floodplain Management Ordinance. The ordinance establishes floodplain zoning overlay districts for the flood hazard areas within the unincorporated area of Woodbury County as identified by the flood insurance study and regulates development only in those floodplain zones. This ordinance establishes a development permit system which requires a permit for all development within the floodplain zones. The proposed ordinance is designed to meet the minimum requirements for acceptance in the National Flood Insurance Program as required by the Federal Emergency Management Agency. Specific floodplain management criteria are set forth in Section 60.3(d) of the rules and regulations as published in the October 1, 1994, Federal Register. This ordinance is a special-purpose zoning ordinance established under authority of Chapter 335 of the Iowa Code. Violations of the provision of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500 or imprisoned for not more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Woodbury County from taking such other lawful action as it is necessary to prevent or remedy violation.</p>
»	<p>REVIEW OF CONDITIONAL USE PERMIT – TELECOMMUNICATIONS TOWER PROPOSAL USCOC of Greater Iowa, LLC proposes to construct a 155' monopole telecommunications tower (159' including lightening rod) on land leased from KVH Properties, LLC in the NE ¼ of the SE ¼, Sec. 20, T86N R 45W (Willow Township) on Parcel #864520400002 west of the Moville Blacktop and North of 320th Street. The property is located in the Agricultural Preservation (AP) Zoning District. The property is also located in the Zone A special flood hazard area (floodplain) and will be subject to a county Floodplain Development permit. The proposed use requires review by the Zoning Commission and approval by the Board of Adjustment.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	ADJOURN