



WOODBURY COUNTY ZONING COMMISSION

Monday, November 28, 2022 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, November 28, 2022 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 meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: October 24, 2022
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: ZAHNLEY FIRST ADDITION, MINOR SUBDIVISION PROPOSAL Phirman E. Zahnley has filed for a one-lot minor subdivision to be known as Zahnley First Addition, a one-lot minor subdivision in a 2.43-acre portion of Section 27, T89N R42W (Union Township) in the NW ¼ of the NE ¼, on Parcel #894227200001. The parcel is located about 1.2 miles north of Correctionville. The property is located in the Agricultural Preservation (AP) Zoning District. The property is not located in the Special Flood Hazard Area (SFHA). Applicant(s)/Property Owner(s): Phirman E. Zahnley, Property Address, 1414 Osceola Ave., Correctionville IA 51016.
»	PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT FOR HAZARDOUS LIQUID PIPELINES SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENT: Amendment to the Woodbury County Zoning Ordinance to amend the table of contents and add a new subsection entitled Section 5.08: Hazardous Liquid Pipelines. This section establishes separation requirements, consultation zones, planning areas, emergency response and hazard mitigation requirements, and abandonment, discontinuance, and removal of hazardous liquid pipelines requirements, in addition to the existing conditional use permit requirements under subsections 2.02.9 and 3.03.4.
»	INFORMATION / DISCUSSION: APPLICATION PROCESS FOR POSITIONS ON THE BOARD OF ADJUSTMENT AND ZONING COMMISSION
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN