



# WOODBURY COUNTY BOARD OF ADJUSTMENT

---

## Monday, April 3, 2023 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, April 3, 2023 at 6:00 PM** in the 1<sup>st</sup> Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7<sup>th</sup> 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 285 965 578#** 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: January 9, 2023
5	ITEM(S) OF BUSINESS
»	INFORMATION / DISCUSSION: WOODBURY COUNTY COMPREHENSIVE PLAN 2040 UPDATE
»	INFORMATION / DISCUSSION: THE NEW WOODBURYCOUNTYIOWA.GOV WEBSITE
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	BOARD MEMBER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN

## Minutes - Woodbury County Board of Adjustment – Special Meeting: January 9, 2023

The Board of Adjustment meeting convened on the 9th of January 2023 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

BA Members Present : Ashley Christensen, Pam Clark, Daniel Hair, Tom Thiesen  
County Staff Present: Dan Priestley, Dawn Norton  
Public Present: Elizabeth Poulson

### Call to Order

Chair Daniel Hair formally called the meeting to order at 6:00 PM.

### Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

### Election of Chair and Vice-Chair for 2023

Thiesen nominated Daniel Hair as Chair. Motion by Thiesen; second by Christensen. Approved 4-0.

Christensen nominated/motioned for Clark to be Vice-Chair; second by Thiesen. Approved 4-0.

### Approval of Minutes

The November 7, 2022, minutes were approved. Motion by Clark to approve; second by Christensen. Motion passed 4-0.

### Public Hearing: Variance Request for The Placement of An Accessory Structure Over A Well Pit Within The Front Yard Setback And In Front Of A House (Parcel #864426100016):

Priestley read into record the variance application from property owner(s) Donald and Elizabeth Poulson to construct a 12' x 12' accessory shed over a well pit located in front of the applicant's home, within the front setback of 75'. The property is located in the SW ¼ of the NW ¼ of T86N R44W, 300' west of the Smithland corporate boundary, addressed as 3485 Old Hwy 141, Smithland, IA. The parcel is in the Agricultural Estates (AE) Zoning District. The location of the proposed structure over the well pit is approximately 37' closer to the front lot line and 165.6' from the side yard property line. The purpose of the request is to protect the well pit from hazards and freezing. Elizabeth Poulson stated the shed will be placed to protect the well from collecting water and freezing, to prevent replacement of the pump pressure tank, and to divert water from entering the neighboring property. Notice was sent to adjacent property owners and stakeholders. MidAmerican Energy noted any relocation of facilities is the customer's responsibly. Siouxland District Health stated the shed over the pressure tank pit was acceptable, however the shed needs to meet requirements stated in Code 49.21(6). Hair clarified the variance would be for placement of the above ground structure, and all local, county, state, federal regulations regarding the pump pressure tank would need to be followed. Poulson stated they will work with Siouxland District Health to follow codes and regulations. Motion to close public hearing by Christensen; second by Clark. Motion passed 4-0. Motion by Christensen to approve the variance to allow for the the proposed accessory structure to be located closer to the front property line than the front of the house, within the front yard setback, and over the well pit with the condition that Iowa Administrative Code Chapter 49.21(6) be followed and that all federal, state, and local regulations be followed not limited to those of Siouxland District Health; second by Thiesen. Motion passed 4-0.

### Discussion/Information: Commission to Assess Damages on Property Values for Issues of Eminent Domain - Opportunities Available

Board of Supervisors are looking for volunteers to fill seats on the Commission to Assess Damages.

### Public Comment on Matters Not on the Agenda

None

### Board Member Comment or Inquiry

None.

### Staff Update

The Zoning Commission held a public hearing on November 28, 2023 to consider a zoning ordinance amendment for hazardous liquid pipelines. There were numerous concerns presented by the public. The Board of Supervisors received the Zoning Commission's recommendation to stay with the current conditional use permit process. There were concerns expressed by the Commission including the concept of reverse setbacks. Two Iowa counties have passed ordinances which are currently being challenged in federal court. County officials are monitoring the situation. Federal law has the ability to preempt local law. The State of Iowa could possibly pass some legislation. The Iowa Utilities Board has not announced their decision on whether the pipeline is a public or private entity.

### Adjourn

Motion by Christensen to adjourn; second by Clark. Motion passed 4-0. Meeting concluded at 6:32 PM.

## **Woodbury County Comprehensive Plan Update**

Woodbury County is currently working with **SIMPCO** on the establishment of a **Comprehensive Plan** that will serve the county the next 20 years. There will be an **Open-House** to look over and discuss the draft plan in the basement of the Courthouse on **Wednesday, April 26, 2023** between **5:00 PM to 6:30 PM**.

Please spread the word about this important event!

Woodbury County Courthouse  
620 Douglas Street, Basement – Community Room  
Sioux City, IA 51101



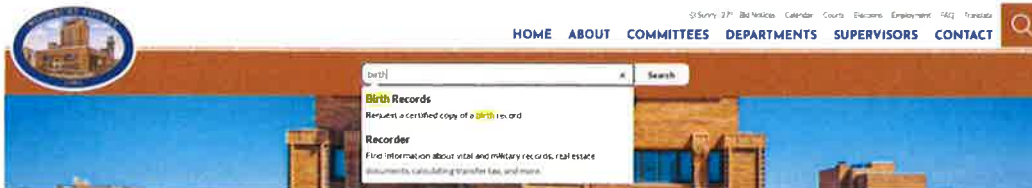
📅 posted on 1/23/23



Welcome to Woodbury County's new website!

We're thrilled to launch our new site and share it with the public. The site's new design focuses on user experience and mobile navigation. The site includes several key improvements to assist residents, business owners, and visitors as they browse the website.

### PROMINENT SEARCH



While search was available on the previous website, it was only accessible from the bottom of the homepage. To help website visitors more quickly find what they're looking for, search is now accessible on all pages of the site from the top right-hand corner and works seamlessly on both mobile and desktop devices. The site search will show immediate results based on the search term matching page titles, descriptions, and keywords; FAQs; or our staff directory. Clicking "search" will bring up a full search results page of matches in case the visitor needs to see more results.

### QUICK LINKS

The homepage of the website includes seven convenient quick links to popular pages, including [Board Meetings](#), [Pay Property Taxes](#), and [Employment](#). The quick links can be updated as needed throughout the year based on county services and public needs.

### NEWS & EVENTS

Below quick links on the homepage, site visitors will find the county's [latest news](#) and announcements, including recent job postings and bid notices.

Another featured spot highlights county [events](#), such as upcoming Board of Supervisors meetings and holiday closures. Holiday closures can also be viewed at any time from the website footer under "Courthouse Hours" or from each department's page under "Hours."

### DEPARTMENT & SERVICE DIRECTORY

### MORE NEWS

[Woodbury County Launches New Website](#)

📅 posted 1/23/23

Discover our site's new features and improvements.

[Gravel Road Improvement](#)

📅 posted 11/14/22 · [Secondary Roads](#)

[Woodbury County FY 2023 to FY 2027 Construction Program](#)

📅 posted 4/5/22 · [Secondary Roads](#)

[Road Improvement Policy](#)

📅 posted 9/17/13 · [Secondary Roads](#)



DEPARTMENTS AND OFFICIALS

Search Departments, Resources, and Services

ASSESSOR (COUNTY)

County Office  
620 Douglas St., Room 202  
Sioux City, IA 51101  
712-279-6101

- Credits & Exemptions
- Property Search
- Understand Your Assessment
- Valuation Appeal
- FAQ

ASSESSOR (SIOUX CITY)

County Office  
620 Douglas St., 4th Floor  
Sioux City, IA 51101  
712-279-5515

- Compare Sales
- Credits & Exemptions
- Property Search
- Understand Your Assessment
- Valuation Appeal
- FAQ

Our [department directory](#) has been updated to include a breakdown of services offered by that department to help site visitors quickly navigate to the specific page they need. Contact information for each department is also added in case the user would prefer to contact the department directly by phone. A search feature allows users to quickly search by department or service.

COMMITTEES

Our [Committees page](#) makes it easier than ever before to find information about each county committee. Users can filter by committee type to narrow down the committee list. Individual committee pages are organized by meetings (and year), members, and searchable committee documents.

NOTIFICATIONS

With the new website also comes a new notifications feature. Those interested can subscribe to email updates from the county for topics of their choosing, including when county alerts, bid notices, jobs, news, and Board of Supervisors agendas and minutes are posted. Users can unsubscribe at any time.

SIGN UP NOW

FREQUENTLY ASKED QUESTIONS

A new [FAQ](#) section gives our departments the ability to give the public answers to their most common questions in the hopes of saving our residents and visitors some time. Access FAQs on each department page or search through all department questions and answers on our main FAQ page.

We encourage you to take a look and explore our new website. The site was created to give our website visitors a more user-friendly experience and to make it easier to communicate with our staff and access services online. If you have any questions, please [contact us](#).



STAY CONNECTED WITH OUR COUNTY

Sign up to receive notifications when board meeting agendas are posted, job openings are announced, and more.

NOTIFICATIONS

ABOUT WOODBURY COUNTY

Woodbury County was established in 1851. It's home to 15 communities and over 100,000 residents. The County is administered by a five-member [Board of Supervisors](#) who are elected to four-year terms. Other elected officials include the [Attorney, Auditor & Recorder, Sheriff, and Treasurer](#).

COUNTY COURTHOUSE

620 Douglas Street,  
Sioux City, Iowa 51101  
[Contact Us](#)

COURTHOUSE HOURS

Monday - Friday  
8:00 a.m. - 4:30 p.m.  
[Closed Holidays](#)





DEPARTMENTS

# COMMUNITY & ECONOMIC DEVELOPMENT

## COURTHOUSE

620 Douglas St. - Sixth Floor  
Sioux City, IA 51101

[Driving Directions](#)

## CONTACT INFORMATION

712-279-6609  
712-279-6530 (Fax)

## HOURS

Monday - Friday  
8:00 a.m. - 4:30 p.m.

[Holiday Closures](#)

## OUR TEAM

[Daniel Priestley](#)  
Zoning Coordinator  
[Dawn Norlon](#)  
Senior Clerk



NOTICES OF CONFINEMENT FEEDING OPERATIONS



Property Search



Applications



Ordinances



Land Use and Zoning Map



Floodplain Development



Land Division



Guide to County Living



Permits on File



Development Plan



Future Land Use Map



RAGBRAI Rural Zoning



Board of Adjustment



Zoning Commission

## COMMUNITY & ECONOMIC DEVELOPMENT WOODBURY COUNTY PLANNING AND ZONING

The Community & Economic Development office is where you can obtain applications for building permits, variances, conditional use permits, rezones, and subdivisions. Filing fees vary for these applications.

### PURPOSE OF PLANNING AND ZONING

The Community & Economic Development department is responsible for the enforcement of Woodbury County's [Zoning Ordinance](#). The Zoning Ordinance is the tool utilized to implement the County's [Comprehensive Plan](#). The purpose of the Comprehensive Plan is to provide a program for the orderly and efficient growth and development of Woodbury County. The Plan is concerned with the effective use of land, structures and open space, both public and private, to make Woodbury County a desirable place in which to live and work.

The studies used to prepare the Comprehensive Plan for the unincorporated area of Woodbury County include analysis of population trends and characteristics, economic factors, existing use of land and structures, public utilities and roads, recreational and educational facilities and the financial condition of the County.

The formulation and development of the Plan was guided by land use goals and objectives. The first goal is to provide for the orderly growth and development of the County while encouraging the preservation of existing agricultural resources. The second objective is to provide for varied residential areas to serve the diverse housing needs of the County population. Another purpose is to promote sound economic growth through the proper allocation of land for agricultural, commercial and industrial development. An additional goal is to provide for an adequate transportation system for safe and efficient movement of goods and people is a goal. In addition, the intent is to preserve public and private open space including wooded areas, streams and floodplains recognizing these areas as resources to be conserved rather than developed. The final objective is to allocate sufficient land for parks and recreation to meet the needs of the present and future population.

[Map & Directions](#)



### STAY CONNECTED WITH OUR COUNTY

Sign up to receive notifications when board meeting agendas are posted, job openings are announced, and more.

NOTIFICATIONS

### ABOUT WOODBURY COUNTY

Woodbury County was established in 1851. It's home to 15 communities and over 100,000 residents. The County is administered by a five-member [Board of Supervisors](#) who are elected to four-year terms. Other elected officials include the [Attorney](#), [Auditor & Recorder](#), [Sheriff](#), and [Treasurer](#).

COUNTY COURTHOUSE  
620 Douglas Street,  
Sioux City, Iowa 51101

[Contact Us](#)

### COURTHOUSE HOURS

Monday - Friday  
8:00 a.m. - 4:30 p.m.  
[Upcoming Holidays](#)