



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, June 5, 2023 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, June 5, 2023 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 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: May 1, 2023
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION: TEMPORARY BORROW PIT ON PARCEL #884702100002 JB Holland Construction, Inc. (Applicant) and property owner Donald Hennings of the Hennings Joint Trust have filed for a Conditional Use Permit application to establish a temporary borrow site to remove earthen materials to be used in Phase 1 and 2 of the east bound Highway 20 project (IDOT Project #17-97-020-010). The proposed temporary borrow area is located on Parcel #884702100002. The parcel is located on the south side of Highway 20 and is currently used as farm ground. The proposed cut area is 8-10 acres. The work area is 10 acres and the total excavation for export is 100,000-150,000 yds ³ . The parcel is located in the Agricultural Preservation (AP) Zoning District and not in the floodplain. Parcel(s): 884702100002; Township: T88N R47W (Woodbury Township); Section: 2; Quarter: Government Lot 3
»	PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION: OPERATION OF DATA PROCESSING BUSINESS TO PLACE A DEMAND RESPONSE LOAD RESOURCE NEXT TO THE SUBSTATION IN CONJUNCTION WITH LOCAL ELECTRIC UTILITY TO SUPPORT GRID RESILIENCY ON PARCEL #864723300010 WIFI LLC (Applicant) and property owners Brenden Patricia A. Revocable Trust have filed for a Conditional Use Permit application "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. The proposed site is on Parcel #864723300010. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Parcel(s): 864723300010; Township: T86N R47W (Lakeport Township); Section: 23; Quarter: NW ¼ of the SW 1/4
»	INFORMATION / DISCUSSION: WOODBURY COUNTY COMPREHENSIVE PLAN 2040 PRESENTATION BY SIMPCO
»	INFORMATION / DISCUSSION: POSSIBLE CHANGES TO MEETING TIME AND LOCATION FOR THE WOODBURY COUNTY BOARD OF ADJUSTMENT AS REFERENCED IN THE RULES OF PROCEDURE

»	INFORMATION / DISCUSSION: UPDATE ON WOODBURY COUNTY SOLAR ENERGY REQUIREMENTS PROPOSAL FOR POSSIBLE CHANGES TO ZONING ORDINANCE
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	BOARD MEMBER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN