

Minutes - Woodbury County Zoning Commission Meeting – June 26, 2023

The Zoning Commission (ZC) meeting convened on the 26nd of June at 6:00 PM in the 1st Floor Board of Supervisor’s Meeting Room, in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zant, Corey Meister, Tom Bride, Barb Parker
 County Staff Present: Dan Priestley, Dawn Norton
 Public Present: Gayle Palmquist, Leo Jochum
 Phone: Thomas Treharne

Call to Order

Chair Chris Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None

Approval of Previous Meeting Minutes – May 22, 2023

Bride motioned. Second: Parker. Motion carried: 4-0.

Public Hearing: Proposed Zoning Ordinance Text Amendment Concerning Temporary Heavy Construction Services:

Priestley read into record the summary of proposed Zoning Ordinance Text amendments: An ordinance amending the text of the Woodbury County Zoning ordinance to amend portions of section 3.03.4 entitled: Land Use Summary Table of allowed uses in each zoning district. The proposal is to repeal the “prohibited uses” for “aggregate crush & screen (temporary),” “asphalt mixing (temporary),” and “concrete mixing (temporary),” in the General Commercial (GC) zoning district and the Highway Commercial (HC) zoning district and replace with “Conditional Uses” for “aggregate crush & screen (temporary),” “asphalt mixing (temporary),” and “concrete mixing (temporary),” in both the GC and HC zoning districts.

CURRENT								
LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT								
ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	--	--	C	C
Asphalt mixing (temporary)	C	--	--	--	--	--	C	C
Concrete mixing (temporary)	C	--	--	--	--	--	C	C

PROPOSED								
LAND USE SUMMARY TABLE OF ALLOWED USES (Section 3.03.4 of the Woodbury County Zoning Ordinance) - EXCERPT								
ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use	AP	AE	NR	SR	GC	HC	LI	GI
Temporary heavy construction services								
Aggregate crush & screen (temporary)	C	--	--	--	C	C	C	C
Asphalt mixing (temporary)	C	--	--	--	C	C	C	C
Concrete mixing (temporary)	C	--	--	--	C	C	C	C

DRAFT PROPOSAL
LANGUAGE – SUBJECT
TO CHANGES

ORDINANCE NO. _____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment #1 –

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Aggregate crush & screen (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #2 –

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Asphalt mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #3 –

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Concrete mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

THE WOODBURY COUNTY BOARD OF SUPERVISORS

Matthew Ung, Chairman

Jeremy Taylor, Vice-Chairman

Daniel Bittinger II

Attest:

Mark Nelson

Patrick Gill, Woodbury County Auditor

Keith Radig

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

DRAFT

Motion to close public hearing: Meister. Second: Parker. Carried: 4-0. Bride motioned to approve amendments included in the draft proposal. Second: Meister. Motion approved: 4-0.

Information/Discussion: Update on Zoning Commission May 22, 2023 Recommendation For Solar Energy Systems Amendments Proposal to Woodbury County Zoning Ordinance. Summary of Proposed Zoning Ordinance Text Amendments:

As directed by the Woodbury Zoning Commission on Monday, May 22, 2023, the Woodbury County Attorney's office worked with staff to review/revise the language in the draft ordinance amendments concerning solar to account for net metering opportunities prior to this language being sent to the Board of Supervisors (BoS) for up to three (3) public hearings. This is being brought back to the Zoning Commission as an "Information / Discussion" item to update the Commission and the public about the revisions. The public hearing dates before the Board of Supervisors are yet to be determined.

Information/Discussion: Meeting Time and Location for the Woodbury County Zoning Commission as Referenced in the Rules of Procedure.

Discussion of changing Zoning Commission meeting time. The commissioners presented were open to 5:00 pm as a potential start time. Any change would require a vote of the commission to change the rules of procedures. Additionally, it would require an affirmative vote by the Board of Supervisors.

Public Comment on Matters not on the Agenda:

Gayle Palmquist spoke on carbon pipelines.

Commissioner Comment or Inquiry:

None

Staff Update:

Priestley stated that the Board of Supervisors public hearings on the proposed Zoning Ordinance Text Amendment concerning Temporary Heavy Construction Services will be July 11, 18, and 25. The board has the authority to waive the 2nd and 3rd readings.

Motion to adjourn: Meister. Second: Parker. Carried 4-0. Meeting concluded at 6:34 pm.