



# WOODBURY COUNTY ZONING COMMISSION

## SPECIAL MEETING

**WEDNESDAY, MAY 28, 2025 at 5:00 PM**

The Zoning Commission will hold a **Special Public Meeting** on **WEDNESDAY, MAY 28, 2025 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the 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 and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 278 446 752#** 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

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| 1 | <b>CALL TO ORDER</b>  |
| 2 | <b>ROLL CALL</b>  |
| 3 | <b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>   |
| 4 | <b>APPROVAL OF MINUTES FROM PREVIOUS MEETING: 3/24/25 (ACTION ITEM)</b>   |
| 5 | <b>ITEMS OF BUSINESS</b>  |
| » | <p><b>PUBLIC HEARING (ACTION ITEM): PROPOSED WASHBURN ADDITION MINOR SUBDIVISION ON PARCEL ##894635200009 (MICHAEL W. WASHBURN AND JANINE J. WASHBURN).</b></p> <p><b>SUMMARY:</b> To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in a 8.088-acre more or less portion of T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #894635200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Janine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030.</p>  |
| » | <p><b>PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO GENERAL INDUSTRIAL (GI) ZONING DISTRICT OF PARCEL #864629351012 (NEW COOPERATIVE, INC).</b></p> <p><b>SUMMARY:</b> New Cooperative, Inc has submitted an application for a zoning ordinance map amendment to rezone Parcel #864629351012 from the Agricultural Preservation (AP) District to the General Industrial (GI) Zoning District. The parcel is located just outside the city limits of Sloan (T86N R46W, Section 29, SW 1/4 of the SW 1/4). The company already owns the abutting parcel to the east, which is zoned General Industrial and operates a grain receiving and loading facility. If the rezoning is approved, NEW Cooperative plans to build a temporary grain storage facility on the parcel, with a capacity of approximately 1.7 million bushels of corn. The proposed use aligns with the county's land use guidelines, which allow for grain terminals and elevators in General Industrial zones. The company believes the rezoning is consistent with the county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approval to expand its operations and support the local economy.</p> |
|   | <p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF BORROW PIT FOR EARTHEN MATERIALS IN THE AE ZONING DISTRICT ZONING ORDINANCE TEXT AMENDMENT FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS.</b></p> <p><b>SUMMARY:</b> The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the Agricultural Estates (AE) Zoning District. Specifically, the amendment would update the table by replacing the "--" (prohibited) designation with a "C" (conditional use) in the AE zoning district column for "Borrow pits for earth materials."</p>   |

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|   | <p><b>PUBLIC HEARING (ACTION ITEM): FOR THE CONSIDERATION OF NUCLEAR ENERGY FACILITIES AND NUCLEAR WASTE STORAGE TO BE INCLUDED AS PART OF THE WOODBURY COUNTY ZONING ORDINANCE.</b></p> <p><b>SUMMARY:</b> The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of "Nuclear Energy Facilities," "Nuclear Waste Storage," and/or related uses as a land use options in the Woodbury County Zoning Ordinance in preparation for a potential recommendation to the Board of Supervisors. The hearing will address various aspects of permitting nuclear energy facilities, nuclear waste storage, including but not limited to nuclear energy generation, modular nuclear energy systems, and other nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate Nuclear Energy Facilities and Nuclear Waste Storage as either an allowed or conditional use in all or specific zoning districts within Woodbury County. Additionally, discussions may include amendments to add new sections related to nuclear energy facilities, update definitions, and renumber and/or reorganize the content of the Zoning Ordinance as necessary.</p> |
| » | <p><b>REVIEW OF CONDITIONAL USE PERMIT (ACTION ITEM) FOR FIELD FOR COMPETITIVE ATHLETIC (BASEBALL FIELD FOR MORNINGSIDE UNIVERSITY) (PARCEL #884714300005).</b></p> <p><b>SUMMARY:</b> Jason Reynoldson (Applicant) on behalf of Morningside University (Owner) has submitted a conditional use permit application to construct and operate a baseball stadium (field for competitive athletic) on the property identified as Parcel #884714300005. The facility will provide a dedicated space for organized sports, supporting health and wellness, community spirit, and opportunities for youth and adult leagues. The project's design will minimize environmental impact, incorporating features such as permeable surfaces, native landscaping, and noise/light control strategies. The development will also attract visitors, promote local businesses, and provide a gathering space for events, fostering economic growth and social interaction. The property is in the Agricultural Preservation (AP) Zoning District, where "fields for competitive athletic" are a conditional use under Section 3.03.4 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment.</p>                           |
| » | <p><b>ACCESSORY SECOND DWELLINGS SENATE FILE 592 (INFORMATION ITEM).</b></p> <p><b>SUMMARY:</b> Senate File 592 was signed by Governor Reynolds on May 1, 2025, amends Iowa Code Section 331.301 to mandate that counties allow at least one accessory dwelling unit (ADU) on lots with single-family residences, subject to state building codes and size limits of 1,000 square feet or 50% of the primary residence's size. The law prohibits counties from imposing stricter regulations on ADUs than on single-family homes, including restrictions on placement, appearance, parking, occupancy, or utilities, unless specific conditions apply. It requires streamlined permitting processes and voids conflicting county ordinances, while allowing more permissive local policies to encourage ADU development.</p>  |
| » | <p><b>VARIANCE LEGISLATION (INFORMATION ITEM).</b></p> <p><b>SUMMARY:</b> House File 652 was signed by Governor Reynolds on April 25, 2025, introducing new provisions to Iowa Code Sections 335.15 that govern the variance process for county zoning regulations. The new subsection grants the Board of Adjustment authority to approve variances from certain zoning ordinance limitations, such as minimum lot size and setbacks, if strict enforcement would cause practical difficulties for a property owner. To grant a variance, the Board must ensure that the request meets specific conditions, including not being contrary to the public interest, demonstrating unique practical difficulties, and preserving the spirit of the zoning ordinance.</p>   |
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| 6 | <b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>   |
| 7 | <b>STAFF UPDATE (INFORMATION ITEM)</b>  |
| 8 | <b>COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)</b>   |
| 9 | <b>ADJOURN</b>  |