Woodbury County Zoning Commission Special Meeting Minutes

Date: May 28, 2025 **Time:** 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - https://www.youtube.com/watch?v=HoUh4IVeBoI

Attendees

- Commissioners Present: Chris Zellmer Zant Chair, Tom Bride Vice Chair, Corey Meister, Steve Corey
- Commissioner Absent: Jeff Hanson
- Staff Present: Dan Priestley Zoning Coordinator, Dawn Norton Senior Clerk
- **Public Attendees:** Alan Fagan (Land Surveyor), Jason Reynoldson (Morningside University), Steven Sitzmann, Debbie De Forrest, Chad Hofer, Jim McCullough, Frank Huseman, Dale Drees, Lynn Drees, Adam Boeve

Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 PM on May 28, 2025, noting that the meeting would be audiorecorded and minutes prepared. Attendees were asked to silence cell phones and complete the attendance sheet. Zellmer Zant outlined the commission's procedures, emphasizing public hearing protocols, including staff reports, public comments limited to three minutes, and the process for closing hearings and deliberating motions. She noted that ex-parte communications must be disclosed before deliberations.

Roll Call

Zellmer Zant conducted a roll call, confirming the presence of all commissioners except Jeff Hanson. The record reflected a quorum.

Public Comment on Matters Not on the Agenda (Information Item)

Zellmer Zant opened the floor for public comments on non-agenda items. No comments were received.

Approval of Minutes from Previous Meeting: March 24, 2025 (Action Item)

Zellmer Zant presented the minutes from the March 24, 2025, meeting for approval.

- **Motion:** Commissioner Corey moved to approve the minutes.
- **Second:** Commissioner Meister seconded the motion.
- Vote: Unanimous approval (4-0, all present saying "aye").

Outcome: The minutes were approved.

5. Items of Business

a. Public Hearing: Proposed Washburn Addition Minor Subdivision, Parcel #894635200009 (Michael W. and Janine J. Washburn) (Action Item)

Staff Presentation (Dan Priestley):

Priestley introduced the proposal for a three-lot minor subdivision on parcel #894635200009, owned by Michael W. and Janine J. Washburn, to divide 8.088 acres into Lot 1 (3.56 acres), Lot 2 (2.5 acres), and Lot 3 (2.03 acres). The property, located in the Agricultural Estates (AE) Zoning District, facilitates potential housing development. The proposal complied with lowa Code closure requirements, as confirmed by County Engineer Laura Sievers, who outlined access criteria for the lots. The City of Lawton approved the final plat, and all stakeholders were notified with no objections received. Priestley recommended approval to the Board of Supervisors.

Public Comments:

- Alan Fagan (Surveyor) clarified that the septic system for Lot 2 is self-contained, Lot 3 is to be sold to the adjacent western property owner with no building planned, and Lot 1 is for sale. No further questions were raised.
- Motion to Close: Commissioner Bride moved to close the public hearing.
- Second: Commissioner Corey seconded.

• Vote: Unanimous (4-0).

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Corey moved to recommend approval of the Washburn Addition minor subdivision to the Board of Supervisors.
- Second: Commissioner Bride seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the Washburn Addition minor subdivision to the Board of Supervisors.

b. Public Hearing: Proposed Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to General Industrial (GI), Parcel #864629351012 (New Cooperative, Inc.) (Action Item)

Staff Presentation (Dan Priestley):

Priestley presented New Cooperative, Inc.'s application to rezone parcel #864629351012 from AP to GI, located near the city limits of Sloan, adjacent to their existing GI-zoned grain facility. The rezoning would enable a temporary grain storage facility with a 1.7-million-bushel corn capacity, aligning with county land use guidelines for grain terminals in GI zones. The proposal was advertised in the Sioux City Journal on May 13, 2025, and neighbors were notified by letter on May 12, 2025, with no direct objections received. Stakeholders, including government agencies, were notified, and the proposal met zoning ordinance criteria. Priestley recommended approval, pending public testimony.

Public Comments:

- Frank Huseman from New Cooperative confirmed the facility is for temporary grain storage located just outside Sloan's city limits. No other public comments were received.
- Motion to Close: Commissioner Meister moved to close the public hearing.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Bride moved to recommend approval of the rezoning from AP to GI for parcel #864629351012 to the Board of Supervisors.
- Second: Commissioner Meister) seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the rezoning to the Board of Supervisors.

c. Public Hearing: Consideration of Borrow Pit for Earthen Material in Agricultural Estates (AE) Zoning District, Zoning Ordinance Text Amendment (Action Item)

Staff Presentation (Dan Priestley):

Priestley explained the Board of Supervisors' April 29, 2025, directive to amend the zoning ordinance to allow borrow pits as a conditional use in the AE Zoning District, currently prohibited under Section 3.03(4). The amendment, proposed under Section 2.02(9), would enable case-by-case reviews by the Zoning Commission and Board of Adjustment, addressing environmental, traffic, and neighborhood impacts. The change aims to promote equity, as borrow pits are permitted in AP zones, and support agricultural safety and infrastructure. Priestley provided background on the 2008 ordinance, noting AE districts' higher housing density raised concerns about borrow pits' compatibility. He highlighted the broad definition of "borrow pit," which lacks size thresholds, complicating enforcement. Conditional use permits would allow scrutiny of temporary projects, ensuring public input and mitigation measures (e.g., dust control, stormwater plans). Priestley referenced agricultural exemptions allowing farmers to move dirt without permits, contrasting with economic borrow activities requiring permits.

Public Comments:

- Steve Sitzman (Sioux City) described a personal experience where a contractor removed a hill on his
 property without a permit, later requiring a grading permit. He supported borrow pits for development, citing
 Sioux City's need to expand outward.
- Alan Fagan suggested the county purchase right-of-way for road projects, remove dirt, and sell it back, avoiding borrow pit classification. Priestley noted this could be explored but emphasized private property triggers conditional use review.
- Motion to Close: Commissioner Corey moved to close the public hearing.
- Second: Commissioner Bride seconded.

• Vote: Unanimous (4-0, all saying "aye").

Deliberation:

Commissioners discussed the lack of a clear borrow pit size definition, with Bride noting the 2008 prohibition in AE aimed to protect residential areas. Meister supported conditional use permits for case-by-case evaluation, addressing neighbor concerns. Priestley emphasized notification requirements and mitigation conditions (e.g., dust control, haul routes) via Board of Adjustment resolutions. The commission agreed one public hearing was sufficient, given the Board of Supervisors' three additional hearings.

Motion:

- **Motion:** Commissioner Bride) moved to recommend including borrow pits for earthen materials as a conditional use in the AE Zoning District, subject to scrutiny via the conditional use process.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").
 Outcome: The commission approved recommending the ordinance amendment to the Board of Supervisors, with staff and the chair drafting a letter to the board.

d. Review of Conditional Use Permit: Competitive Athletic Baseball Field, Morningside University, Parcel #884714300005 (Action Item)

Note: The commission unanimously approved reordering the agenda to address this item before the nuclear energy discussion, via a motion and second (4-0 vote).

Staff Presentation (Dan Priestley):

Priestley clarified this was a review session, not a public hearing, to assess the completeness of Morningside University's conditional use permit application for a baseball stadium on parcel #884714300005 in the AP Zoning District, where such uses are eligible. Jason Reynoldson, representing Morningside, proposed a facility to support organized sports, health, wellness, and community events, with minimal environmental impact through permeable surfaces, native landscaping, and noise/light controls. The project aims to attract visitors, boost local businesses, and foster social interaction. Priestley requested an updated staff analysis be entered into the record, correcting inaccuracies in the packet. He noted the proposal aligns with the county's comprehensive plan but emphasized the need for public input at the Board of Adjustment's public hearing on June 2, 2025.

Motion to Accept Updated Staff Analysis:

- Motion: Commissioner Bride moved to accept the updated staff analysis into the record.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").

 Outcome: The updated analysis was accepted. The updated analysis is available in the appendix.

Comments (Review Session):

- Jason Reynoldson (Morningside University): Estimated 50 games annually, mostly afternoon games in March, with rare night games (one per season potentially past 10 PM). Parking is planned for the southeast corner, with traffic directed to minimize impact. The field's orientation (south/west) reduces light impact on neighbors. The remaining 54-56 acres are for agricultural programs.
- Chad Hofer (nearby property owner): Expressed concerns about night game time restrictions, water usage affecting neighbors' wells, and septic system proximity. Noted the property was initially for agricultural use, not a baseball field, and raised traffic concerns on County Road 141.
- **Commissioner Comments:** Meister highlighted potential non-college use (e.g., high school teams), suggesting Board of Adjustment conditions. Corey emphasized addressing traffic and event scope.
- **Jim McCullough (nearby property owner):** Questioned why Morningside wasn't using Sioux City Explorers' field, citing underuse. Reynoldson explained failed negotiations with the Explorers' owners.
- **Debbie De Forrest (nearby property owner):** Raised concerns about noise and asked about lighting strategies, and other events being allowed at stadium.

Deliberation and Motion:

The commission found the application complete and sufficient for Board of Adjustment review, noting public concerns (traffic, time restrictions, event scope) to be addressed in a letter from Chair Zellmer Zant.

- **Motion:** Commissioner Corey moved to recommend forwarding the application to the Board of Adjustment, based on the application's criteria.
- Second: Commissioner Bride seconded.

Vote: Unanimous (4-0, all saying "aye").
 Outcome: The commission approved forwarding the application, with a letter reflecting public concerns.

e. Public Hearing: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in Zoning Ordinance (Action Item)

Staff Presentation (Dan Priestley):

Priestley outlined the ongoing discussion, initiated by the Board of Supervisors in 2024, to include "nuclear energy facilities" and "nuclear waste storage" as land use options in the zoning ordinance, likely as conditional uses in the General Industrial (GI) Zoning District. The hearing addressed nuclear energy generation, modular systems, and related technologies. Assistant County Attorney Joshua Widman memos emphasized defining these terms explicitly to avoid legal challenges, as the current "electrical energy generation" category could lead to interpretation disputes with a 500-foot notification radius. Priestley proposed a 10-mile notification zone for nuclear uses. He consulted the Nuclear Regulatory Commission (NRC) via Brian Bergeon, who detailed NRC's regulatory role, licensing requirements, and federal oversight of reactors, materials, and waste (per Title 10, Code of Federal Regulations). The NRC's process involves rigorous safety and business model reviews, complementing local conditional use scrutiny. Recent executive orders (May 2025) by the President aim to streamline NRC processes, targeting 400 gigawatts of nuclear capacity by 2050. Priestley suggested drafting ordinance language with Widman's guidance for further review.

Public Comments:

- Lynn Drees (resident): Supported clarifying nuclear uses, favoring a 10-mile or larger notification radius due to long-term risks (e.g., waste seepage). Expressed concern about rezoning agricultural land to industrial, which Priestley countered with protections against spot zoning via the 2040 Comprehensive Plan and future land use map.
- Alan Fagan (Sioux City): Opposed nuclear facilities, citing federal oversight failures, flood risks in industrial areas, and long-term storage uncertainties (300 vs. 10,000 years). Questioned the need for nuclear in densely populated Woodbury County versus sparsely populated states.
- Public Hearing Closed: The public hearing was closed and the commission transitioned to deliberation.

Deliberation:

Commissioners discussed the NRC's timeline (unclear but multi-year), driven by AI and data center energy demands. Corey noted small modular reactors' potential (e.g., powering Las Vegas). The commission agreed more public input was needed, given increased participation. Priestley suggested enumerating nuclear terms in the land use summary table with a 10-mile notification radius, prohibiting them elsewhere, and relying on federal compliance.

Motion:

- **Motion:** Commissioner Coery moved to continue the discussion for one month to draft ordinance language with Joshua Widman for further public review.
- **Second:** Commissioner Meister seconded.
- **Vote:** Unanimous (4-0, all saying "aye"). **Outcome:** The commission approved continuing the discussion, with staff to prepare draft language.

f. Accessory Second Dwelling, Senate File 592 (Information Item)

Staff Presentation (Dan Priestley):

Priestley discussed Senate File 592, signed May 1, 2025, amending Iowa Code Section 331.301 to mandate counties allow accessory dwelling units (ADUs) on single-family lots, either attached or detached, with minimal restrictions (e.g., setbacks, 50% size ratio, 1,000 sq ft minimum). Previously, ADUs required conditional use permits for relatives or workers. The law limits county restrictions, potentially requiring ordinance amendments to remove prohibitions. Priestley foresaw issues with lot splits, septic systems, and real estate market impacts, suggesting strategic placement to facilitate future subdivisions. He planned to consult Joshua Widman on compliance.

Discussion:

Commissioners raised concerns about setback enforcement (e.g., 10 feet between houses) and lot split challenges. Priestley noted ADUs could lead to unpermitted rentals or tax burdens, impacting property values. The commission anticipated ordinance updates to align with state law.

g. Variance Legislation (Information Item)

Staff Presentation (Dan Priestley):

Priestley outlined changes to variance criteria at the Board of Adjustment, shifting from economic hardship to practical

difficulty for setbacks, lot sizes, and measurements (not use variances, which are barred). He cited a successful variance case involving a two-acre lot with a creek, where a reduced setback was approved after stakeholder input. The new criteria aim to make variances more flexible while maintaining oversight.

Discussion:

No questions or comments were raised.

Public Comment on Matters Not on the Agenda

No additional comments were received.

Staff Update

Priestley reiterated plans to work with Joshua Widman and the Board of Supervisors to amend the zoning ordinance in response to Senate File 592 and variance legislation, potentially by striking restrictive language. He suggested a streamlined amendment process to comply with state law.

Commissioners' Comments or Inquiries

No comments were recorded.

Adjournment

- Motion: Commissioner Meister moved to adjourn.
- **Second:** Commissioner Corey seconded.
- **Vote:** Unanimous (4-0, all saying "aye").

Outcome: The meeting adjourned at 7:30 PM

APPENDIX - RECEIVED INTO THE RECORD

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjus (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.

APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

Trendoming Agricultural Lead into a Thriving Community Multi-The Future Beseball Field Project.

The proposed besides that is a existing opcortunity to bring a high plantage (prospense besides) to the community while expecting the agricultural chancier of the land. The project is not just about constructing a feet—it is about beforing arguingment, promoting sustainable development, and combining to the Local accommy.

Why This Project Works

- Project works
 Stretegic Use of Land. While zoned under Agricultual Preservation (AP), the field qualifies as a conditional use per Woodbury Country's
 zoning ordinance. This ensures that the project aligns with established sind-use regulations.
 Eith and ing Community Recreation. A declarated space to regardinate grows support to health and wellness, builds community spirit, and
 purdes opportunities for you'll and adult because to their agreement of the purder of the professional state of the professional and professional state of the professional state of the
- economic govith and social insection.

 Sustainable 8 Responsible (overlopment: Thoughthis planning will minimize environmental impact, integrating features like permeable surfaces for a torm water management, native landscaping, and noise/light control strategies.

Commitment to Compatibility & Preservation

- Herit to Compitating of Preservation

 Minimal Disruption. The project lib designed to complement surrounding agricultural land, preserving open space and ensuring minimal

 Minimal Disruption. The project lib designed to complement surrounding agricultural land, preserving open space and ensuring minimal

 Tedfi 6, libreatriculture Plenning. Project road access, purking solutions, and traffic management strategies will keep congestion under

 control white mantaining assembles from for viction.

 Environmental Stewardship: Incorporating eco-friendly practices and maintaining seenic integrity ensure that the area's natural beauty

 remains unforcident.

remains unbucked.

Public interest & Accessibility: Essential facilities—such as restrooms, concessions, emergency services access, and was temperature and a service of the service of th

- Current Permit Applications Baseball Field of evelopment
 We are actively working with Boson Creek Design, with Doug Rose leading the achiebs brief project. As part of the parmitting process:

 The butco of Identifies been initiated and will be published in the Sour City Journal on May 6, 2025.

 A topographical survey is currently underway to support the Some Water Pollution Prevention Plast (SMPPP).

 Upon completion, Drug Rose will submit this SMPPP plan abon with the Gensel Permit No. 2 application to the Department of Natural Resources (DMS), ensuing compliance with inclusing devironmental legislations.

 Coordination with the Courty Engineer's Office his bean conducted to approve diveway access to the property. Discussions with Laus Seines and Josoph Dilestifi have confirmed alignment with county requirements.

 A Buttern Permit has been fisce in advance to standard the development process.

 These stops ensure compliance with zoning and regulatory standards while facilitating a smooth progression of the project.

MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDNTIFIED PER STRUCTURE OF IMPROVEMENT, PROVID BY ATTACHMENT

See attached plans

CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County that any specific conditions ng Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

The parcel in question is currently zoned as Agricultural Preservation (AP). According to Section 4 of the Zoning Ordinance of Woodbury
Country, titled Institutional Uses, "fields designated for competition are included as a conditional use. Additionally, the ordinance specifies the
regulated conditions and standards, which have been evewed and deemed to be satisfied.

The parcel in question is currently zoned as Agricultural Preservation (AP). According to Section 4 of the Zoning Ordinance of Woodbury
Country (Indian State Country (Indian Stat



CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surroundir property (Woodbury County Zoning O drinance, Sec. 2.02-9).

APPLICANT RESPONSE:

Preservation of Agricultural Character. The design of the baseball field can incorporate elements that align with the agricultural nature of the area, uch as maintaining open green spaces or using native plants for landscaping.

Traffic and Access Management: Proper planning for parking and access routes can prevent congestion and ensure smooth traffic flow, reducing the impaction reighboring properties.

Noise and Light Control: Implementing measures like sound barriers and shielded lighting can prevent disturbances to nearby residents and wildlife, maintaining the area's tranquility.

Community Benefits: A baseball field can provide recreational opportunities and foster community engagement, which may be seen as an enhancement rather than a detriment to the area's development.

Environmental Considerations: Ensuring that the field's construction and maintenance do not harm local ecosystems or water resources can help preserve the natural environment.

Monitoring and Compliance: Regular monitoring to ensure adherence to permit conditions can address any unforeseen issues and maintain harmony with the surrounding properties.

It is expected that there will be an increase of activity on this site and traffic in the area during events. It should be expected that the college be mindful of the neighborhood and do what they can to mitigate any conflicts including those that could potentially impact

CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning e. Sec. 2.02-9)

APPLICANT RESPONSE:

Road Access & Transportation – Well-maintained toads and highways ensure safe and efficient access for players, speciators, and staff. Public transportation options, if available, can further support accessibility.

Water Supply & Drainage – Adequate water supply for irrigation, restrooms, and concessions is crucial. Proper drainage systems prevent flooding and maintain field conditions.

Electricity & Lighting - Reliable electrical infrastructure supports field lighting, scoreboards, and other operational needs, ensuring usability during

Emergency Services - Nearby fire stations, police presence, and medical facilities ensure safety and rapid response in case of emergencies.

Waste Management - Regular trash collection and recycling services help maintain cleanliness and environmental sustainabilit

Parking Facilities - Well-planned parking areas accommodate visitors while minimizing traffic congestion in surrounding areas Resircom & Sanitation Facilities - Public restrooms and sanitation stations ensure hygiene and comfort for attendess.

Storm water Management - Systems to control runoff and prevent erosion help protect surrounding agricultural land and natural resource

STAFF ANALYSIS:

The property owner(s) will need to work out the details with impacted stakeholders.

CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

Preserving Natural Features - The field can be designed to avoid disrupting existing trees, wetlands, or other ecological areas. Landscaping with native plants can help maintain biodiversity.

Minimizing Scenic Impact - The field can be integrated into the landscape using natural contours and vegetation buffers to maintain the area's scenic

Respecting Historic Sites - If the land has historical significance, the design can incorporate interpretive signage or preserve key elements of the site, ensuring that its heritage emants intact.

Su stainable Construction - Using eco-friendly materials and minimizing land grading can reduce environmental disruption

STAFF ANALYSIS:

The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance includes the Agricultural Preservation (AP) Zoning District as a location authorized for a conditional use pending review by the Zoning Commission and approval by the Board of Adjustment.

CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE

Community Recreation: Providing space for organized sports and recreational activities aligns with fostering community engagement, physical well-being and healthy lifestyles, which may be coals quiffined in the ceneral rian

Efficient Land Use: The development of a baseball field could utilize land that might not be viable for intensive agricultural use, while still maintaining open space, which can be in harmony with preservation objectives.

Economic and Social Benefits: By creating a venue for local sports events, the field may attract visitors and generate economic activity, supporting the broader objectives of community development.

Compatibility with Existing Land Use: If designed thoughtfully, the baseball field could complement surrounding areas and maintain an aesthetic that aligns with AP zoning, minimizing disruption and enhancing the area's value.

Promoting Environmental Stewardship: Sustainable design practices, such as using eco-friendly materials or preserving adjacent natural habitats, could align the development with environmental goals of the general plan.

STAFF ANALYSIS:

The proposed besided field appears to be compatible with the Woodbury County Zoning Ordinance and Companiensive Plan 2040, as it can achieve to zoning explainters and configurations and configurations and configurations are standards. It comes parts with the ordinance by promoting community welfare and orderly development, and it supports the Companiensive Plans's goals by exhauticing secential Solities, supporting accounting owner, and executing companies and executing companies and executing companies and executing companies.

(https://www.woodbury.county.jowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf.)

CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parting, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbuy/County Zoning Ordinano, Sec. 2.129-9).

APPLICANT RESPONSE:

Environmental Impact Assessment: Corduct a thorough study to identify potential impacts on soil, water, and local eccsystems. This helps in designing measures to mitigate farm.

Community Engagement: Involve local residents and stakeholders early in the planning process. Their injurt can help address concerns about noise, traffic, and other disruptions

Sustainable Design: Incorporate eco-friendly practices, such as using permeable materials for parking lots to reduce water runoff and planting native vegetation to support biodiversity.

Traffic Management: Develop a plan to handle increased traffic, including adequate parking and safe access routes, to minimize disruption to the surpounding area.

Noise and Light Control: Use sound barriers and strategically placed lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby recitions and withlife

Preservation of Agricultural Land: If possible, design the field to occupy the least productive agricultural areas, preserving prime farmland for cultivation

Monitoring and Meintenance: Establish orgoing monitoring to address any unforeseen issues and maintain the field in an environmentally responsible

The proposed project isconsidered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility is events may generate increased activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will take responsibility for being a considerate neighbor and work to minimize conflicts that could affect public health, safety, and welfare.

Noise and Light Management – Shielded lighting and sound barriers can prevent disturbances to nearby properties, ensuring the field does not negatively

Traffic and Infrastructure Planning - Proper access routes and parking facilities can prevent congestion and maintain the orderly development of

STAFF ANALYSIS:

There does not annear to be any significant impact determined.

OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 202-9).

APPLICANT RESPONSE:

APPLICANT MEDIUM:

A bestablist for and azoned for Agricultural Preservation (AP) can serve the public interest and contribute to community welfare by providing a space for recreational activities, fosts intige engagement through youth and adult leagues, and supporting educational programs that pomote teamwork and decipile, it dissigned aspossibly, the field can coases with an activatual activities, or using balanced and use white ministraing nevironmental integrity. Additionally, the facility can generate economic bisnets by attracting visions for tournaments, supporting polar law isnesses, and steengthening busins. Beyond the accommon and educational advantages, access to underto meaning species enhances proble health by reconsunging pink call activity and social interaction. To aligned with 22 conting significant, securing a conditional use permit or zoning amendment out the essential to demonstrate that the project support to the boader verificant of the community without componenting opticitual gresser values on good.

STAFF ANALYSIS

This proposed conditional use can be construed as an economic development feature that supports education and quality of life

OTHER CONSIDRATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

APPLICANN INCISIONS:

We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every possible of for this and will be ballen to froughtfully design the site, including architectual contendenations, landscaping strategies, and scenering element that harmonizes with the existing land was the besiding dainy promotines sustainability and compatibility with the Appcillary Preservation (AP) zoning, ensuring that structures bend seamlessly in the bendance which immaining functionality Additionally, site planning will be meticolosisty accounted to address actions such as fattle flow, shown water menagement and notes existence, interferent or decided into the system bed excepted mitting at any colontal adverse effects, competitively ends ends calling many colontal adverse effects, competitively ends ends calling and colonial results and the proposition of the presence visual exceptions. erves the public interest while respecting and enhancing the integrity of the surrounding environment.

STAFF ANALYSIS: