



# WOODBURY COUNTY BOARD OF ADJUSTMENT

## Monday, June 2, 2025 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, June 2, 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** 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	<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 PREVIOUS MEETING MINUTES (ACTION ITEM)</b>
5	<b>ITEM(S) OF ACTION / BUSINESS</b>
»	<b>PUBLIC HEARING: CONDITIONAL USE PERMIT (ACTION ITEM) FOR FIELD FOR COMPETITIVE ATHLETIC (BASEBALL FIELD FOR MORNINGSIDES UNIVERSITY) (PARCEL #884714300005).</b>  <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. The property is located in T88N R47W (Woodbury Township), Section 14. SW ¼ of the SW ¼. Owners/Applicants: Morningside University (Owner), 1501 Morningside Ave., Sioux City, IA 51106. / Jason Reynoldson (Applicant), 3600 Garretson Ave., Sioux City, IA 51106.
»	<b>PUBLIC HEARING: VARIANCE REQUEST TO BUILD A SHED PRIOR TO FINISHING A PRINCIPAL STRUCTURE (SINGLE-FAMILY DWELLING) (PARCEL #894214400004)</b>  <b>SUMMARY:</b> Kirby and Jeaneen Eli (Applicants/Owners) have submitted a variance request to build an approximately 40' x 60' accessory shed prior to finishing a principal structure (single-family dwelling). Although they plan to start building (foundations) of both structures at the same time, they would focus on finishing the shed first. Section 4.12.2 of the Woodbury County Zoning Ordinance requires that "no accessory building shall be constructed upon a lot until the construction of the principal building has commenced..." (p. 45). The property owners have filed this variance application to request relief from the requirement that the principal structure (house) must be built before the accessory structure (shed). The property is located on a 11.77 acre tract that has been recently split from Parcel #894214400004 as a consequence of the Quit Claim Deed filed as Document Number: 2025-04352 in the Woodbury County Recorder's office. The property is located in T89N R42W (Union Township), Section 21, in the SW 1/4 of the SE 1/4. Owners/Applicants: Kirby Eli and Jeaneen Eli, 25273 Corwin Ct., Sioux City, IA 51108.

»	<b>ACCESSORY SECOND DWELLINGS SENATE FILE 592 (INFORMATION ITEM).</b> <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.
»	<b>VARIANCE LEGISLATION (INFORMATION ITEM).</b> <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.
»	<b>UPDATE ON NUCLEAR ENERGY FACILITIES DISCUSSION. (INFORMATION ITEM).</b>
»	<b>UPDATE ON ZONING COMMISSION RECOMMENDATION TO BOARD OF SUPERVISORS ON BORROW PIT FOR EARTHEN MATERIALS IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT - ZONING ORDINANCE TEXT AMENDMENT. (INFORMATION ITEM).</b>
6	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
7	<b>STAFF UPDATE (INFORMATION ITEM)</b>
8	<b>BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)</b>
9	<b>ADJOURN (ACTION ITEM)</b>