



# WOODBURY COUNTY ZONING COMMISSION

**Monday, June 23, 2025 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, June 23, 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: 638 086 537#** 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 MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)</b>
5	<b>ITEM(S) OF BUSINESS</b>
»	<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. 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 land use options in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting these facilities, including and not limited to nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and other related 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, nuclear waste storage and/or related uses as either allowed or conditional uses in specific zoning districts such as the General Industrial (GI) Zoning District within Woodbury County. It will also address the public notification requirements including and not limited to appropriate notification distances for nuclear related public meetings and hearings. Additionally, the discussions may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, update definitions, renumber articles, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearing is to gather public input and determine the appropriate way to address the potential inclusion of nuclear-related land uses in the Woodbury County Zoning Ordinance in terms of preparing a recommendation to the Woodbury County Board of Supervisors.
»	<b>PUBLIC HEARING (ACTION ITEM): FOR THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH IOWA SENATE FILE 592. SUMMARY:</b> The Woodbury County Zoning Commission will hold a public hearing to discuss Zoning Ordinance Text Amendments to the Woodbury County Zoning Ordinance to ensure compliance with Iowa Senate File 592, signed into law by Governor Kim Reynolds on May 1, 2025. Senate File 592 mandates that counties allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to specific conditions, and prohibits certain restrictive regulations. The Zoning Commission will examine how to align the zoning ordinance with these requirements, including but not limited to the Land Use Summary Table of Allowed Uses (Section 3.03.4), Lot Requirements (Section 4.04), Number of Residential Structures (Section 4.04.2), and potentially other applicable sections. The hearing aims to gather public input to develop appropriate ordinance language and prepare a recommendation for the Woodbury County Board of Supervisors to ensure compliance with Iowa Senate File 592.

»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM KEVIN HEISS (APPLICANT) OF RENT PROPERTIES LLC (OWNER) TO CONSTRUCT AND OPERATE AN OFF-PREMISE 14' X 48' LED BILLBOARD (DOUBLE-SIDED) ON PARCEL #884606100002. SUMMARY:</b> Kevin Heiss, representing Rent Properties LLC, has submitted a conditional use permit (CUP) application to construct and operate a 14' x 48' LED billboard (double-sided) for off-premise advertising. The property is located in the N 2/3 of the N 1/2 of the NW 1/4, Section 6, Township 88N, Range 46W (Floyd Township), identified as Parcel 884606100002. It is proposed to be situated along the south side of Highway 20 and the east side of Charles Avenue. The property is in the General Commercial (GC) Zoning District, where "off-premise advertising signs (e.g. Billboards)" are classified as a conditional use under Section 3.03.4 and Section 5.02.8 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment.
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>