



WOODBURY COUNTY ZONING COMMISSION

Monday, September 22, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, September 22, 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 7th 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	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED LEFEBVRE ADDITION MINOR SUBDIVISION (TWO LOTS) APPLICATION ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030) (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone (see next agenda item) the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030) (ACTION ITEM) SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030. This rezone is associated with the previous agenda item (LEFEBVRE ADDITION).

»	<p>PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage." <i>Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review by the Zoning Commission and review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.</i> The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.</p>
»	<p>PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY SCALE SOLAR SECTION. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance Text Amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and permit ADUs that do not comply with Iowa Code 331.301(27)(a)(1) to align with primary dwellings in a county without adopted building codes (to be addressed in Section 4.04-2 or another applicable ordinance location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02-1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06-3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05-1 and Section 5.05-5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08-9 B) from Section 6.1 to Section 5.08-9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN