

**NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION**



# WOODBURY COUNTY ZONING COMMISSION

**Monday, February 23, 2026 at 5:00 PM**

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, February 23, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. 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	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETINGS (12/22/25 & 1/26/26) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION: CITY OF MOVILLE WATER SYSTEM IMPROVEMENT PROJECT , INCLUDING CONSTRUCTION OF A WATER TREATMENT PLANT, A 400,000 GALLON WATER STORAGE TOWER APPROXIMATELY 70 FEET ABOVE GRADE (AND SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS), AND TWO NEW WELLS ON PARCEL #894432400024. SUMMARY:</b> Consideration of a conditional use permit application submitted by Carleigh Noel, Development Services Coordinator, on behalf of the owner, the City of Merville. The application requests approval for a public use on city-owned property to support a water system improvement project, including construction of a water treatment plant, a water storage tower of approximately 400,000 gallons and subject to changes with an approximate height of 70 Feet above grade and subject to changes throughout the review process, and two new wells. The affected property consists of Lots 3, 4, 5, and 6 in Merville Heights Addition, an addition to Woodbury County, Iowa, identified as the combined Parcel #894432400024. The approximately 8-acre property is located in the Agricultural Estates (AE) Zoning District in Arlington Township (T89N R44W), Section 32, and lies about 1,500 feet south of the City of Merville, on the north side of 160th Street, south of Highway 20, and west of Humboldt Avenue. The owner and applicant is the City of Merville, located at 21 Main Street, P.O. Box 420, Merville, IA 51039, with contact information for Carleigh Noel, Development Services Coordinator, at 1725 Storm Lake Avenue North, Storm Lake, IA 50588.
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

*Subject to Additions/Deletions*