

**NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF ADJUSTMENT**



# WOODBURY COUNTY BOARD OF ADJUSTMENT

**Monday, March 2, 2026 at 5:00 PM**

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, March 2, 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, IA to conduct business and public hearings. 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(S) MINUTES (ACTION ITEM)</b>
5	<b>ITEM(S) OF ACTION / BUSINESS</b>
»	<p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION FROM THE CITY OF MOVILLE FOR A 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.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa for the 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.</p>
»	<p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM COREY AND SIERRA PARRY WHO SEEK REFLIEF FROM SECTION 4.12.2 OF THE WOODUBRY COUNTY ZONING ORDINANCE, WHICH PROHIBITS CONSTRUCTION OF AN ACCESSORY BUILDING UNTIL CONSTRUCTION OF THE PRINCIPAL BUILDING HAS COMMENCED ON PARCEL #894420476011. THE PROPERTY ADDRESS IS 1370 HIGHWAY 140, MOVILLE, IA 51039.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance request from Corey and Sierra Parry, who seek approval to construct an approximately 50' x 80' shed (subject to potential changes) before completing their principal structure, a single-family dwelling, on their property located at Lot Eleven (11), Block Two (2), Wood River Development, Woodbury County, Iowa (Parcel #894420476011), consisting of 2.49 acres in the Agricultural Estates (AE) Zoning District in Arlington Township (T89N R44W), Section 20, Northeast Quarter of the Southeast Quarter, situated more than 0.5 miles north of Merville just south of where Humbolt Avenue meets Highway 140, on the southeast side of Highway 140 and the west side of Humbolt Avenue. Although foundations for both the house and shed would begin at the same time, the applicants intend to prioritize and finish the shed first, seeking relief from Section 4.12.2 of the Woodbury County Zoning Ordinance (page 45), which prohibits construction of an accessory building until construction of the principal building has commenced. The owners and applicants are Corey and Sierra Parry, residing at 731 Florence Avenue, Sioux City, IA 51109.</p>

<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
<b>7</b>	<b>STAFF UPDATE (INFORMATION ITEM)</b>
<b>8</b>	<b>BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)</b>
<b>9</b>	<b>ADJOURN (ACTION ITEM)</b>