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ORDNC ORDINANCE
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Michelle K Skaff Auditor/Recorder Woodbury County Iowa



Cover Sheet

Type of Document: Ordinance _____

Preparer Information: _____
(complete name-address-phone number) Daniel J. Priestley, MPA - Zoning Coordinator
Woodbury County Community and Economic Development
620 Douglas Street, Sixth Floor
Sioux City, IA 51101

Return Document to: _____
(complete name-address) _____

Taxpayer Information: _____
(complete name-address) _____

Grantor(s): See Page 2 _____

Grantee(s): See Page 2 _____

Legal Description: See Page 2 _____

ORDINANCE NO. 83

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO INCLUDE THE USES OF NUCLEAR ENERGY FACILITIES AND NUCLEAR WASTE STORAGE AS ENERGY AND NUCLEAR WASTE STORAGE OPTIONS IN UNINCORPORATED WOODBURY COUNTY AND TO ALLOW FOR THE CONSIDERATION OF SUCH FACILITIES IN GENERAL INDUSTRIAL ZONING AREAS AS CONDITIONAL USES.

WHEREAS, the Woodbury County Comprehensive Plan 2040, adopted on May 7, 2024, in Chapter 4 (Public Infrastructure and Utilities), encourages “supporting the development of diverse energy sources and planning ahead for regulations around these facilities will put the county in a position to embrace those that are appealing to residents and beneficial to the economy” on pages 71-72; and

WHEREAS, the Woodbury County Zoning Ordinance, in Section 3.03.4 (Land Use Summary Table of Allowed Uses), currently classifies "Electrical Energy Generation (not including wind)" as a conditional use within the General Industrial (GI) Zoning District, demonstrating an existing framework for accommodating advanced energy production facilities in areas designated for industrial activity; and

WHEREAS, the Zoning Ordinance also classifies "Chemical and gas bulk storage" as a conditional use in the GI Zoning District under Section 3.03.4, providing a precedent for the safe management and storage of potentially hazardous materials, which supports the inclusion of nuclear waste storage as a compatible conditional use within the same zoning classification; and

WHEREAS, the General Industrial (GI) Zoning District, as described in Section 3.01 of the Zoning Ordinance, is intended to provide for the orderly development of heavy commercial, warehousing, and limited industrial uses, with appropriate sites featuring excellent infrastructure and transportation access, making it a suitable location for the establishment of nuclear energy facilities and nuclear waste storage; and

WHEREAS, the addition of definitions for "Nuclear energy facilities" and "Nuclear waste storage" in Article 6, Section 6.02 of the Zoning Ordinance, ensures clarity and consistency in the application of the ordinance, specifying that such facilities must comply with federal and state regulations, including those of the Nuclear Regulatory Commission (NRC), thereby reinforcing the County’s commitment to safety and regulatory oversight; and

WHEREAS, the Comprehensive Plan 2040, in Chapter 6 (Land Use and Natural Resources), emphasizes the importance of balancing economic development with environmental stewardship, and the inclusion of nuclear energy facilities and nuclear waste storage as conditional uses in the GI Zoning District supports this balance by leveraging existing industrial zones to minimize impacts on agricultural and residential areas; and

WHEREAS, the conditional use process outlined in Section 2.02.9 of the Zoning Ordinance provides a mechanism for the Woodbury County Zoning Commission to recommend and for the Woodbury County Board of Adjustment to evaluate and impose specific conditions on nuclear energy facilities and nuclear waste storage, ensuring compatibility with surrounding land uses and adherence to the Comprehensive Plan's vision for sustainable growth; and

WHEREAS, the exploration of nuclear energy as an alternative energy source responds to the County's proactive approach to energy planning, as evidenced by the Board of Supervisors' approval on July 2, 2024, to investigate zoning for nuclear power; and

WHEREAS, the proposed ordinance amendment enhances Woodbury County's ability to attract economic development opportunities in the energy sector, potentially replacing or supplementing existing energy infrastructure while maintaining the County's rural character and agricultural focus as prioritized in the Comprehensive Plan 2040;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby supports the passage of this Zoning Ordinance Text Amendment to include nuclear energy facilities and nuclear waste storage as conditional uses in the General Industrial Zoning District, consistent with the goals and policies of the Woodbury County Comprehensive Plan 2040 and the regulatory framework of the Woodbury County Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendments:

On page 8: To repeal Section 2.02.1 B(1)(e) as follows:

For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport or a sanitary landfill, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property.

On page 8: To replace Section 2.02.1 B(1)(e) with the following:

For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a

nuclear energy facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

On page 39: To add the following line-item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the “Utilities” category:

“Nuclear energy facilities”. With placement of the letter “C” (Conditional use) within the GI (General Industrial) Zoning District column and with the placement of “--” (Prohibited use) within the AP (Agricultural Preservation) Zoning District, AE (Agricultural Estates) Zoning District, NR (Non-Agricultural Residential) Zoning District, SR (Suburban Residential) Zoning District, GC (General Commercial) Zoning District, HC (Highway Commercial) Zoning District, and LI (Limited Industrial) Zoning District columns on the table related to this line-item use.

“Nuclear waste storage”. With placement of the letter “C” (Conditional use) within the GI (General Industrial) Zoning Districts Column and with the placement of “--” (Prohibited use) within the AP (Agricultural Preservation) Zoning District, AE (Agricultural Estates) Zoning District, NR (Non-Agricultural Residential) Zoning District, SR (Suburban Residential) Zoning District, GC (General Commercial) Zoning District, HC (Highway Commercial) Zoning District, and LI (Limited Industrial) Zoning District columns on the table related to this line-item use on the table related to this line-item use.

On page 104: To add the following definition, “Nuclear energy facility” as definition 112 to Article 6. Definitions. Section 6.02: Definitions as “112. Nuclear energy facility” means any facility designed or used for the generation of electricity or power through nuclear fission or fusion, including nuclear reactors and associated structures, systems, or components necessary for the production of atomic energy, as well as the handling, processing, or temporary storage of nuclear materials or byproduct materials, all in compliance with federal and state regulatory requirements as administered by the Nuclear Regulatory Commission (NRC) or its duly authorized representatives.

On page 105: To add the following definition, “Nuclear waste storage” as definition 113 to Article 6. Definitions. Section 6.02: Definitions as “113. Nuclear waste storage” means any facility, structure, or area designated and engineered for the safe containment, isolation, or disposal of byproduct material, special nuclear material, or other radioactive materials generated from nuclear energy facilities, including temporary or permanent storage solutions, provided such storage complies with federal regulations under 10 CFR Part 50 and related parts, and is subject to oversight by the Nuclear Regulatory Commission (NRC) to protect public health, safety, and the common defense and security.

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State of Florida, County of Broward, ss:

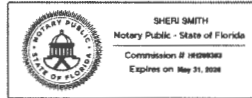
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Aug. 14, 2025

NOTICE ID: ifJfrgZVZeNNCa3aiul
PUBLISHER ID: COL-IA-502122
NOTICE NAME: Ordinance 83_Effective
Publication Fee: \$182.71

Anjana Bhadoriya

(Signed)



VERIFICATION

State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 08/19/2025

S. Smith

Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 83, AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO INCLUDE THE USES OF NUCLEAR ENERGY FACILITIES AND NUCLEAR WASTE STORAGE AS ENERGY AND NUCLEAR WASTE STORAGE OPTIONS IN UNINCORPORATED WOODBURY COUNTY AND TO ALLOW FOR THE CONSIDERATION OF SUCH FACILITIES IN GENERAL INDUSTRIAL ZONING AREAS AS CONDITIONAL USES.

The Woodbury County Board of Supervisors held three public hearings and readings on the following Ordinance No. 83, as indicated below: on Tuesday, July 22, 2025 at 4:40 PM, Tuesday, July 29, 2025 at 4:40 PM and Tuesday, August 5, 2025 at 4:40 PM. The said hearings and readings were held at the Woodbury County Courthouse, 420 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisors meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors concluded and approved the first reading of Ordinance No. 83 on Tuesday, July 22, 2025; the second reading of Ordinance No. 83 on Tuesday, July 29, 2025; and the third and final reading of Ordinance No. 83 on Tuesday, August 5, 2025. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 83 on Tuesday, August 5, 2025. Ordinance No. 83 becomes effective upon publication on Thursday, August 14, 2025.

ORDINANCE NO. 83 WOODBURY COUNTY, IOWA AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO INCLUDE THE USES OF NUCLEAR ENERGY FACILITIES AND NUCLEAR WASTE STORAGE AS ENERGY AND NUCLEAR WASTE STORAGE OPTIONS IN UNINCORPORATED WOODBURY COUNTY AND TO ALLOW FOR THE CONSIDERATION OF SUCH FACILITIES IN GENERAL INDUSTRIAL ZONING AREAS AS CONDITIONAL USES.

WHEREAS the Woodbury County Comprehensive Plan 2040, adopted on May 7, 2024 in Chapter 4 (Public Infrastructure and Utilities), encourages "supporting the development of diverse energy sources and planning ahead for regulations around these facilities will put the county in a position to embrace those that are appealing to residents and beneficial to the economy" on pages 71-72; and

WHEREAS, the Woodbury County Zoning Ordinance, in Section 3.034 (Land Use Summary Table of Allowed Uses), currently classifies "Electrical Energy Generation (not including wind)" as a conditional use with the General Industrial (GI) Zoning District, demonstrating an existing framework for accommodating advanced energy production facilities in areas designated for industrial activity; and

WHEREAS, the Zoning Ordinance also classifies "Chemical and gas bulk storage" as a conditional use in the GI Zoning District under Section 3.034, providing a precedent for the safe management and storage of potentially hazardous materials; and

WHEREAS, the General Industrial (GI) Zoning District, as described in Section 3.01 of the Zoning Ordinance, is intended to provide for the orderly development of heavy commercial, manufacturing and limited industrial uses with appropriate sites featuring excellent infrastructure and transportation access, making it a suitable location for the establishment of nuclear energy facilities and nuclear waste storage; and

WHEREAS, the addition of restrictions for "nuclear energy facilities" and "nuclear waste storage" in Article 5, Section 5.02 of the Zoning Ordinance ensures clarity and consistency in the application of the ordinance, specifying that such facilities must comply with federal and state regulations, including those of the Nuclear Regulatory Commission (NRC), thereby reinforcing the County's commitment to safety and regulatory oversight; and

WHEREAS, the Comprehensive Plan 2040 in Chapter 4 (Land Use and Natural Resources), emphasizes the importance of balancing economic development with environmental stewardship, and the inclusion of nuclear energy

energy facilities and nuclear waste storage as conditional uses in the G1 Zoning District supports this balance by leveraging existing industrial zones to minimize impacts on agricultural and residential areas; and

WHEREAS, the conditional use process outlined in Section 2.02.9 of the Zoning Ordinance provides a mechanism for the Woodbury County Zoning Commission to recommend and for the Woodbury County Board of Adjustment to evaluate and impose specific conditions on nuclear energy facilities and nuclear waste storage, ensuring compatibility with surrounding land uses and adherence to the Comprehensive Plan's vision for sustainable growth; and

WHEREAS, the exploration of nuclear energy as an alternative energy source responds to the County's proactive approach to energy planning, as evidenced by the Board of Supervisors' approval on July 2, 2024, to investigate zoning for nuclear power; and

WHEREAS, the proposed ordinance amendment enhances Woodbury County's ability to attract economic development opportunities in the energy sector, potentially replacing or supplementing existing energy infrastructure while maintaining the County's rural character and agricultural focus as prioritized in the Comprehensive Plan 2040;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby supports the passage of this Zoning Ordinance Text Amendment to include nuclear energy facilities and nuclear waste storage as conditional uses in the General Industrial Zoning District, consistent with the goals and policies of the Woodbury County Comprehensive Plan 2040 and the regulatory framework of the Woodbury County Zoning Ordinance

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendments:

On page 9: To repeal Section 2.02.1 B(1)(e) as follows:

For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport or a sanitary landfill, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property.

On page 8: To replace Section 2.02.1 B(1)(e) with the following:

For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

On page 39: To add the following line-item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Utilities" category:

"Nuclear energy facilities". With placement of the letter "C" (Conditional use) within the G1 (General Industrial) Zoning District column and with the placement of "-" (Prohibited use) within the AP (Agricultural Preservation) Zoning District, AE (Agricultural Estates) Zoning District, NR (Non-Agricultural Residential) Zoning District, SR1 (Suburban Residential) Zoning District, GC (General Commercial) Zoning District, HC (Highway Commercial) Zoning District, and LI (Limited Industrial) Zoning District columns on the table related to this line-item use.

"Nuclear waste storage". With placement of the letter "C" (Conditional use) within the G1 (General Industrial) Zoning Districts Column and with the placement of "-" (Prohibited use) within the AP (Agricultural Preservation) Zoning District, AE (Agricultural Estates) Zoning District, NR1 (Non-Agricultural Residential) Zoning District, SR1 (Suburban Residential) Zoning District, GC (General Commercial) Zoning District, HC (Highway Commercial) Zoning District, and LI (Limited Industrial) Zoning District columns on the table related to this line-item use on the table related to this line-item use.

On page 104: To add the following definition, "Nuclear energy facility" as definition 112 to Article 6, Definitions, Section 6.02: Definitions as "112. Nuclear energy facility" means any facility designed or used for the generation of electricity or power through nuclear fission or fusion, including nuclear reactors and associated structures, systems, or components necessary for the production of atomic energy, as well as the handling, processing, or temporary storage of nuclear materials or byproduct materials all in compliance with federal and state regulatory requirements as administered by the

Nuclear Regulatory Commission (NRC) or its duly authorized representatives.

On page 105: To add the following definition, "Nuclear waste storage" as definition 113 to Article 6, Definitions, Section 6.02: Definitions as "113. Nuclear waste storage" means any facility, structure, or area designated and engineered for the safe containment, isolation, or disposal of byproduct material, special nuclear material, or other radioactive materials generated from nuclear energy facilities, including temporary or permanent storage solutions, provided such storage complies with federal regulations under 10 CFR Part 50 and related parts, and is subject to oversight by the Nuclear Regulatory Commission (NRC) to protect public health, safety, and the common defense and security.

Following the addition of the new definitions as described above, to renumber each of the subsequent definitions beginning with 114 through 193 and to note the shift of the subsequent definitions to new page locations between pages 104 to 110 and to add page 110.

Dated this 5th day of August, 2025.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

(Not Signed)

Daniel Bittinger II, Chairman

(Signed)

Mark Nelson, Vice-Chairman

(Signed)

Kent Carper

(Signed)

David Dietrich

(Signed)

Matthew Ung

Attest:

(Signed)

Michelle K. Skeff, Woodbury County Auditor

Adoption Timeline:

Date of Public Hearing and First Reading 7/22/25

Date of Public Hearing and Second Reading 7/29/25

Date of Public Hearing and Third Reading 8/5/25

Date of Adoption 8/5/25

Published/Effective Date 8/14/25

COL-1A-502122

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Sioux City 51106
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State of Florida, County of Orange, ss:

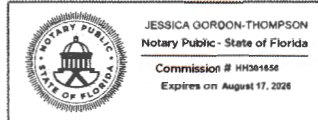
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jul. 17, 2025

NOTICE ID: ku4vJTHRgO2TvQb0mLfm
PUBLISHER ID: COL-IA-502017
NOTICE NAME:
BOS_Nuclear_PH_722_729_85_REVISIED_NOTICE
Publication Fee: \$63.55

Anjana Bhadoriya

(Signed)



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 07/21/2025

J. Thompson

Notary Public
Notarized remotely online using communication technology via Proff.

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR THE INCLUSION OF NUCLEAR RELATED USES TO THE WOODBURY COUNTY ZONING ORDINANCE NOT LIMITED TO NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED USES AND TO ADD PUBLIC NOTIFICATION REQUIREMENTS, AND REORGANIZE THE ORDINANCE

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, described in detail below, on Tuesday, July 22, 2025 at 4:40 PM, Tuesday, July 29, 2025, at 4:40 PM, and Tuesday, August 5, 2025, at 4:40 PM, or as soon thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third public hearings and readings if deemed appropriate.

Said hearings and readings will be held at the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa, in the Board of Supervisors meeting room in the basement. Persons wishing to participate in the public hearings may attend in person to provide comments.

Copies of the proposed amendments are available for review at the Woodbury County Auditor's Office, located at the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa. Written comments may be submitted by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Pharesley at dpharesley@woodbury-countyia.gov. For questions, contact Daniel Pharesley at 712-279-8609.

All persons wishing to be heard regarding this matter are encouraged to attend and participate in the proposed hearing(s).

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR THE INCLUSION OF NUCLEAR RELATED USES TO THE WOODBURY COUNTY ZONING ORDINANCE NOT LIMITED TO NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED USES AND TO ADD PUBLIC NOTIFICATION REQUIREMENTS, AND REORGANIZE THE ORDINANCE

The Woodbury County Board of Supervisors will hold the said public hearings 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 hearings 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 Board of Supervisors 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 (I1) Zoning District and prohibitions in others 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 readings. Additionally, the discussions may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, add and/or update definitions, renumber articles, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearings is to gather public input and determine the appropriate ways to address the potential inclusion of nuclear-related and uses in the Woodbury County Zoning Ordinance. COL-IA-502017

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State of Florida, County of Broward, ss:

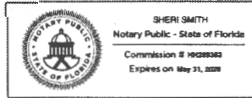
Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Jun. 12, 2025

NOTICE ID: TxNstLTD2qW0kCyrF41b
PUBLISHER ID: COL-IA-501906
NOTICE NAME: ZC-6-23-25-NUCLEAR-ADUS
Publication Fee: \$65.54

Rachel Cozart

(Signed) _____



VERIFICATION

State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 06/13/2025

S. Smith

Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION REGARDING THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS CONCERNING NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED NUCLEAR USES, AND ACCESSORY DWELLING UNITS

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, June 23, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 630 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the addressed public hearings in person or call 712-454-1133 and enter the Conference ID: 638 066 5379 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 630 Douglas St., Sioux City, IA 51101. Emails should be sent to David Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, June 20, 2025.

Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED USES

The Woodbury County Zoning Commission will hold a public hearing to discuss amending the Woodbury County Zoning Ordinance to address nuclear energy facilities, nuclear waste storage and related uses. The commission will include, but is not limited to, permitting nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and related technologies. Proposed amendments may involve updating the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate these uses as allowed uses or conditional uses in specific zoning districts, such as the General Industrial (G1) Zoning District. The hearing will also address public notification requirements, including appropriate notification distances for nuclear-related meetings and hearings, and may propose adding new sections, updating definitions, renumbering articles, or reorganizing the ordinance. The purpose is to gather public input to prepare a recommendation for the Woodbury County Board of Supervisors.

Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH IOWA SENATE FILE 592

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.
 COL-IA-501906

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State of Florida, County of Broward, ss:

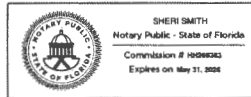
Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 May. 13, 2025

NOTICE ID: dkZ1OAd0Y6egfblwzYPC
PUBLISHER ID: COL-IA-501790
NOTICE NAME: ZC-2025-05-28
Publication Fee: \$117.84

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 05/20/2025

S. Smith

Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS DURING A SPECIAL PUBLIC MEETING BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a special public meeting and will hold public hearings on the following items hereinafter described in detail on Wednesday, May 28, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 622 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 278-448-7528 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 622 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at dpristley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, May 23, 2025.

**Item One (1)
 CONSIDERATION OF NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE AND/OR RELATED USES ZONING ORDINANCE TEXT AMENDMENTS FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS**

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 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. 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 tables, 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.

**Item Two (2)
 CONSIDERATION OF BORROW PIT FOR EARTHEN MATERIALS IN THE AE ZONING DISTRICT ZONING ORDINANCE TEXT AMENDMENT FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the Agricultural Estates (AE) Zoning District. Specifically, the amendment would update the table by replacing the "P" (prohibited) designation with a "C" (conditional use) in the AE zoning district column for "Borrow pits for earth materials."

**Item Three (3)
 ZONING ORDINANCE MAP AMENDMENT (REZONE)**

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 Name

operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #664629351012 and is described as:

W/4 TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section, thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

Petitioner Applicant(s): New Cooperative, Inc.
2626 1st Ave. South, Fort Dodge, IA 50501.
Item Four (4)

CONSIDERATION OF PROPOSED MINOR SUBDIVISION

A PUBLIC HEARING FOR A PROPOSED MINOR SUBDIVISION: To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in an 8.088-acre more or less portion of T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #694635200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Jarine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030.
COL-IA-501790

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Florida, County of Broward, ss:

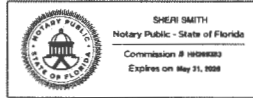
India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Mar. 13, 2025

NOTICE ID: V8vwwz7PwzxxxLzSJ6G9
PUBLISHER ID: COL-IA-501513
NOTICE NAME: ZC_3-24-25_Nuclear
Publication Fee: \$51.64

India Johnston

(Signed)



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 03/14/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BEFORE THE WOODBURY COUNTY ZONING COMMISSION REGARDING THE ADDITION OF NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE AND/OR RELATED USES IN THE WOODBURY COUNTY ZONING ORDINANCE

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on March 24, 2025 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to the matter should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpristley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Fri., Mar. 21, 2025.

Item One (1) CONSIDERATION OF NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE AND/OR RELATED USES ZONING ORDINANCE TEXT AMENDMENTS FOR A RECOMMENDATION TO THE WOODBURY COUNTY BOARD OF SUPERVISORS

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 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. 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. COL-IA-501513

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Florida, County of Orange, ss:

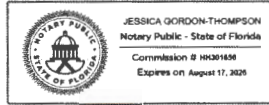
Bailee Liston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Feb 11, 2025

NOTICE ID: yNjuXD6R9qNMPencb3Xe
PUBLISHER ID: COL-IA-501389
NOTICE NAME: ZC-2025-2-24
Publication Fee: \$41.71

Bailee Liston

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 02/18/2025

J. Ra

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
REGARDING THE ADDITION OF
NUCLEAR ENERGY FACILITIES
IN THE WOODBURY COUNTY
ZONING ORDINANCE**

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on February 24, 2025 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to the matter should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpristley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Fri., Feb. 21, 2025.

**Item One (1)
NUCLEAR ENERGY FACILITIES
ZONING ORDINANCE TEXT AMENDMENT
CONSIDERATION**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting nuclear energy facilities, including but not limited to nuclear energy generation, modular nuclear energy systems, and other 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 as either an allowed or conditional use in all or specific zoning districts within Woodbury County. Additionally, discussions may include amendments to add new sections related to nuclear energy facilities, update definitions, and renumber and/or reorganize the content of the Zoning Ordinance as necessary.
COL-IA-501389

Sioux City Journal
AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Florida, County of Broward, ss:

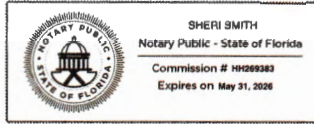
Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jan. 11, 2025

NOTICE ID: S8SDAh6euS0RWeBuKOhc
PUBLISHER ID: COL-IA-501246
NOTICE NAME: 24-1-27_ZC_Nuclear_Dwelling_Dimension
Publication Fee: \$61.57

Rachel Cozart

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/13/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
REGARDING THE ADDITION OF
NUCLEAR ENERGY FACILITIES
AND THE REVIEW OF THE
MINIMUM BUILDING DIMENSION
FOR SINGLE-FAMILY DETACHED
DWELLINGS IN THE WOODBURY
COUNTY ZONING ORDINANCE**

The Woodbury County Zoning Commission will have a meeting and will hold public hearings on the following items hereafter described in detail on January 27, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 6381865379 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Email: cdpristley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Fri, Jan 24, 2025.

Item One (1)

**NUCLEAR ENERGY FACILITIES
ZONING ORDINANCE TEXT AMENDMENT
CONSIDERATION**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting nuclear energy facilities, including but not limited to nuclear energy generation, modular nuclear energy systems, and other 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 as either an allowed or conditional use in all or specific zoning districts within Woodbury County. Additionally, discussions may include amendments to add new sections related to nuclear energy facilities, update definitions, and renumber and/or reorganize the content of the Zoning Ordinance as necessary.

Item Two (2)

**MINIMUM BUILDING DIMENSION FOR
SINGLE-FAMILY DETACHED DWELLINGS
ZONING ORDINANCE TEXT AMENDMENT
CONSIDERATION**

The Woodbury County Zoning Commission will hold a public hearing to discuss potential changes to Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance. The hearing aims to gather input from the public on revising dimensional requirements for single-family dwellings, including but not limited to the regulations in Section 4.11. The review will consider whether to amend or remove Section 4.11.1, which currently states: "The main body shall have a minimum dimension of not less than 23 feet." Potential revisions may involve eliminating, reducing, modifying, or adding to the minimum dimension requirement, as well as other changes to the contents of Section 4.11 and its subsections. Amendments may also be discussed pertaining to the addition of new sections pertaining to single-family dwellings, definitions, the renumbering, and reorganization of content within the Woodbury County Zoning Ordinance.
COL-IA-501246

Sioux City Journal
AFFIDAVIT OF PUBLICATION

Sioux City Journal
 2802 Castles Gate Drive
 Sioux City 51106
 (712) 293-4250

State of Florida, County of Orange, ss:

Kevin King, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Sep. 12, 2024

NOTICE ID: UtDji9EI2Lg4DH520f4c
PUBLISHER ID: COL-IA-500805
NOTICE NAME: ZC_Nuclear_Rezone_9_23_2024
Publication Fee: \$74.81

Kevin King

 (Signed)

VERIFICATION

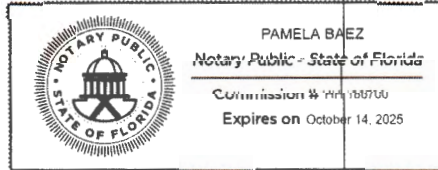
State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 09/13/2024

[Signature]

 Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC MEETING BEFORE THE WOODBURY COUNTY ZONING COMMISSION
 The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereinafter described in detail on September 23, 2024 at 5:00 PM or as soon thereafter as the matters may be considered.
 Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID 838 988 5317 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at dpristley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 18, 2024.
Item One (1)
 Nuclear Energy Facilities Zoning Ordinance Text Amendments.
 The Woodbury County Zoning Commission will hold a public hearing to consider Zoning Ordinance Text Amendments for the addition of nuclear energy as and use options in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy. Possible options may include to amend the Land Use Summary Table of Allowed Uses (Section 3.03.4) by adding nuclear energy and/or nuclear energy facilities as permitted allowed uses or conditional uses in all or select Woodbury County zoning districts. Zoning Ordinance Text Amendments may also be discussed pertaining to the addition of new sections pertaining to nuclear energy, nuclear energy facilities, definitions, the renumbering, and reorganization of content within the zoning ordinance.
Item Two (2)
 Zoning Ordinance Map Amendment (Rezoning) Pursuant to Section 395 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 rezoning to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carol Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Coyer & Renee T. Coyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.
 The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 26, T88N, R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #88472620002 and is described as:
 PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.07°01'17"E ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W FOR 390.29 FEET; THENCE N.02°01'17"W FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W. 1/4 OF THE N.E. 1/4; THENCE N.89°42'30"E ALONG SAID NORTH LINE FOR 222.53 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS, AND COVENANTS.
 NOTE: THE NORTH LINE OF SAID N.W. 1/4 OF THE N.E. 1/4 IS ASSUMED TO BEAR N.89°42'30"E.
 Petitioner: Applicant(s), Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carol Avenue, Sergeant Bluff, IA 51054

& Jimmie Lee Colyer & Renee T. Colyer (Owners),
1650 Old Highway 141, Sergeant Bluff, IA 51054.
Petitioner Applicant(s): Sandra K. Baker Revocable
Trust (Sandra K. Baker - Applicant), 1997 Carrot
Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee
Colyer & Renee T. Colyer (Owners), 1650 Old
Highway 141, Sergeant Bluff, IA 51054
COL-IA-500805