

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/9/25

Weekly Agenda Date: 10/14/25 4:42

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

a. Conduct the Second Public Hearing on proposed Zoning Ordinance Text Amendments aimed to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.
b. Approve the Second Reading of the said Zoning Ordinance Text Amendments as the Final Reading.
c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Text Amendments.
d. Adopt the said Zoning Ordinance Text Amendments.

ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The proposed zoning ordinance amendments aim to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.

The proposed amendments are housekeeping efforts to refine the zoning ordinance for better clarity and administrative efficiency. They do not alter the core purposes outlined in the ordinance but ensure the document remains a practical tool for zoning enforcement in Woodbury County's unincorporated areas. Adoption would enhance compliance without imposing new burdens on residents or developers.

Following the public hearing, the Board of Supervisors may:

- (1) Defer consideration of the matter for further study; or
- (2) Reject the proposed amendment; or
- (3) Adopt the ordinance amending the text of this title.

BACKGROUND:

On September 22, 2025, the Woodbury County Zoning Commission held a public hearing to consider a series of text amendments to the County Zoning Ordinance. These amendments were presented by staff as "housekeeping" measures intended to correct inconsistencies, align the ordinance with state law, enhance clarity, and ensure fair and efficient administration. After review and discussion, the Zoning Commission voted unanimously to recommend approval of all proposed amendments to the Board of Supervisors.

The following is a background explanation of each amendment and the action taken by the Commission.

1. Accessory Dwelling Units (ADUs). Background: The previous ordinance language for Accessory Dwelling Units (ADUs) referenced Iowa Code in a way that created an unintended consequence: it subjected ADUs to state building code requirements, while primary residences in the county are not, as Woodbury County has not adopted county-wide building codes. This created an enforcement disparity. The ordinance also lacked specific maximum dimensions for ADUs, creating ambiguity. Proposed Amendment: The amendment repeals and replaces the existing text to: Establish a maximum size for an ADU at 1,000 square feet or 50% of the size of the primary residence, whichever is larger. Clarify that for zoning purposes, ADUs are not required to comply with state building codes (Iowa Code Chapter 103A), aligning their requirements with those of principal dwellings in the county. Zoning Commission Action: The Commission recommended approval, recognizing the amendment as a necessary correction to ensure ADUs and primary homes are treated consistently and to provide clear, enforceable size limits.
2. Public Notification for Utility-Scale Solar and Telecommunication Towers. Background: The ordinance required an extended public notification radius of one mile for certain large-scale conditional uses, such as airports and telecommunication towers. However, it did not include Utility-Scale Solar Energy Systems (US-SES) in this category. Additionally, the text contained a typographical error, referencing a non-existent subsection for telecommunication towers. Proposed Amendment: The amendment updates the public notification section to: Add Utility-Scale Solar Energy Systems (US-SES) to the list of uses requiring a one-mile notification radius, treating it similarly to other large infrastructure projects. Correct the subsection reference for telecommunication towers from the incorrect "5.06-3" to the correct "5.05". Zoning Commission Action: The Commission recommended approval, viewing the change as a way to increase public transparency for solar projects and to correct a clerical error in the ordinance.
3. Telecommunication Tower Colocation Requirements. Background: The ordinance required applicants for new telecommunication towers to submit an affidavit proving they had made unsuccessful efforts to co-locate their equipment on an existing structure. This requirement is preempted by Iowa Code Chapter 8C, which limits a local government's ability to regulate the placement of such towers. Proposed Amendment: The amendment removes the colocation affidavit requirement from the application process to align the county ordinance with state law. Zoning Commission Action: The Commission recommended approval to ensure the ordinance complies with state regulations and removes an outdated, legally unenforceable requirement for applicants.
4. Road Use and Repair Agreement for Utility-Scale Solar. Background: The section of the ordinance detailing requirements for Utility-Scale Solar Energy Systems contained an incorrect cross-reference. In the subsection regarding pre-construction road surveys, it referred to "Section 6.1" instead of the correct subsection, "Section 5.08.9 A," which pertains to road use agreements. Proposed Amendment: The amendment corrects the incorrect cross-reference, changing "Section 6.1" to "Section 5.08.9 A." Zoning Commission Action: The Commission recommended approval of this change as a straightforward housekeeping measure to ensure the ordinance's internal consistency and accuracy.

Summary of Action. The Zoning Commission found that the four proposed text amendments were non-controversial and necessary for the proper administration of the Zoning Ordinance. During the public hearing, no comments were received from the public. The Commission, therefore, passed a motion (4-0) to recommend that the Board of Supervisors approve the draft amendments as presented.

FINANCIAL IMPACT:

0

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ No ☐

RECOMMENDATION:

Open and close the public hearing. (Set Time: 4:42 PM)

Approve the Second Reading of the said Zoning Ordinance Text Amendments as the Final Reading.

Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Text Amendments.

Adopt the said Zoning Ordinance Text Amendments.

If the Board decides not to waive the public hearing and reading, the Third Public Hearing and Third Reading is scheduled for October 21 at 4:42 PM.

ACTION REQUIRED / PROPOSED MOTION:

- a. Conduct the Second Public Hearing on proposed Zoning Ordinance Text Amendments aimed to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a) (1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.
- b. Approve the Second Reading of the said Zoning Ordinance Text Amendments as the Final Reading.
- c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Text Amendments.
- d. Adopt the said Zoning Ordinance Text Amendments.

**NOTICE REGARDING PUBLIC
HEARINGS BEFORE THE
WOODBURY COUNTY BOARD
OF SUPERVISORS FOR ZONING
ORDINANCE TEXT AMENDMENTS**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider proposed zoning ordinance text amendments, as summarized below, on Tuesday, October 7, 2025, at 4:42 PM, Tuesday, October 14, 2025, at 4:42 PM, and Tuesday, October 21, 2025, at 4:42 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

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 Priestley at dpriestley@woodburycountyia.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input on these matters are encouraged to attend and participate in the scheduled hearing(s).

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS. TITLE: AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE 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; TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION; AND OTHER CHANGES AS NECESSARY NOT LIMITED TO THE RECLASSIFICATION OF PAGE NUMBERS, SECTIONS, AND OTHER CONTENT LOCATIONS IN THE ZONING ORDINANCE. The proposed amendments aim to set size limits for ADUs and align their building requirements with primary dwellings, update public notification references for utility-scale solar energy systems, correct references for telecommunication towers, align tower applications with state regulations by removing colocation mandates, and update the road use and repair agreement reference for utility-scale solar energy systems.

The Woodbury County Board of Supervisors will consider amendments to the zoning ordinance to:

1. Establish maximum dimensions for Accessory Dwelling Units (ADUs) and for the purposes of the subsection in the ordinance, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 103A.
2. Include utility-scale solar energy systems in the public notification subsection and correct the referenced subsection for telecommunication towers.
3. Align telecommunication tower applications with state code by removing colocation requirements.
4. Correct the road use and repair agreement reference in the utility-scale solar energy systems section.
5. Other changes as necessary not limited to the reclassification of page numbers, sections, and other content locations in the zoning ordinance.

This description is a summary of the proposed ordinance amendments. The full text of the proposed amendments does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.

COL-IA-502336

ORDINANCE NO. _____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND EXEMPT THIS ORDINANCE FROM IOWA CODE 331.301(27)(a)(1) SO ADUs BUILDING REQUIREMENTS 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.

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

Amendment 1: To add maximum dimensions for accessory dwelling units and to exempt this ordinance from Iowa Code 331.301(27)(a)(1) to place accessory dwellings in alignment of primary dwellings as a county without adopted building codes.

Location: Page 43, Section 4.04: Lot Requirements

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27).

Replacement Text:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same

lot as a single-family residence. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this ordinance, accessory dwelling units shall be exempt from Iowa Code 331.301(27)(a)(1).

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)

Action: Repeal and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeal:

(e) 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.

Replacement Text:

(e) 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 five hundred (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, construction of a telecommunication tower as provided in **subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.08**, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, **or Utility-Scale Solar Energy System (US-SES)**, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B

Action: Repeal Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeal:

B. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or co-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written

technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or co-located on another tower or useable antenna support structure.

Redesignations:

- Redesignate **Section 5.05.5 C** as **Section 5.05.5 B**
- Redesignate **Section 5.05.5 D** as **Section 5.05.5 C**
- Redesignate **Section 5.05.5 E** as **Section 5.05.5 D**
- Remove **Section 5.05.5 E**

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B

Action: Repeal and replace Section 5.08.9 B as follows:

Current Text to Repeal:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Replacement Text:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to **Section 5.08.9 A**. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. _____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE 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.

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Location: Page 43, Section 4.04: Lot Requirements

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27).

Replacement Text:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same

lot as a single-family residence. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Section 103 A.

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)

Action: Repeal and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeal:

(e) 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.

Replacement Text:

(e) 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 five hundred (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, construction of a telecommunication tower as provided in **subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.08**, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, **or Utility-Scale Solar Energy System (US-SES)**, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B

Action: Repeal Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeal:

B. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or co-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written

technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or co-located on another tower or useable antenna support structure.

Redesignations:

- Redesignate **Section 5.05.5 C** as **Section 5.05.5 B**
- Redesignate **Section 5.05.5 D** as **Section 5.05.5 C**
- Redesignate **Section 5.05.5 E** as **Section 5.05.5 D**
- Remove **Section 5.05.5 E**

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B

Action: Repeal and replace Section 5.08.9 B as follows:

Current Text to Repeal:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Replacement Text:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to **Section 5.08.9 A**. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading_____

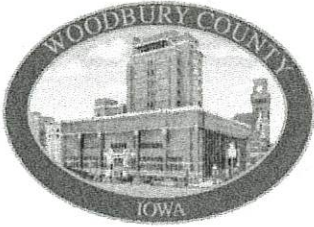
Date of Public Hearing and Second Reading_____

Date of Public Hearing and Third Reading_____

Date of Adoption_____

Published/Effective Date_____

ROUGH DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation on Zoning Ordinance Text Amendments to Establish Maximum Dimensions for Accessory Dwelling Units (ADUs) and align the dwelling requirements with the county's policy of having no building codes, Add Utility-Scale Solar to Public Notification, Correct Telecommunication Tower References, Align Tower Applications with State Code by Removing Colocation Requirements, and Correct Road Use Reference in Utility-Scale Solar Section, and other applicable edits.

Dear Board of Supervisors:

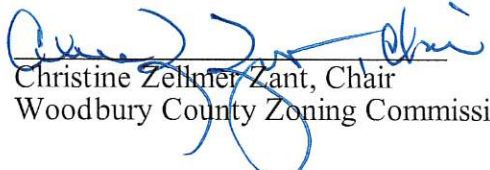
The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider housekeeping text amendments: (1) Establish ADU dimensions (max 1,000 sq ft or 50% of principal dwelling) and align with primary dwellings without building codes (Section 4.04-2); (2) Add utility-scale solar to public notification (Section 2.02-1 B(1)(e)) and correct telecommunication tower reference to Section 5.05; (3) Remove colocation requirements for towers (Sections 5.05-1, 5.05-5 B) to comply with Iowa Code 8C; (4) Correct road use reference in utility-scale solar (Section 5.08-9 B) from 6.1 to 5.08-9 A; plus related edits.

During the hearing, Zoning Coordinator Dan Priestley presented the staff report, describing the amendments as fixes for inconsistencies, including ADU enforcement disparities with state code, solar notification (one-mile radius), tower colocation preemption under Iowa Code 8C, and a solar reference error. Public notice was provided, with no major comments received. No public comments were made, either in person or via phone.

The Zoning Commission voted 4-0 to recommend that the Board of Supervisors approve the proposed text amendments as drafted while keeping in mind that there may be some realignment to sections and page numbers in the ordinance.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=biUhXICz0a4>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson
- **Commissioner(s) Absent:** Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk, Laura Sievers – County Engineer
- **Public Attendees:** Dan LeFebvre

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Chair Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, and Steve Corey were present. Commissioner Corey Meister was absent.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (August 25, 2025). No corrections or additions were noted. Commissioner Steve Corey made a motion to approve the minutes as presented, which was seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Public Hearing: Consideration of Proposed LeFebvre Addition Minor Subdivision (Two Lots) Application on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed LeFebvre Addition minor subdivision application submitted by the LeFebvre Family Trust. The proposal seeks to divide a 6.75-acre parcel into two lots (Lot 1: 2.00 acres; Lot 2: 4.75 acres) for the future construction of a residence. The property is located in Section 4, T88N R46W (Floyd Township), in the Agricultural Preservation (AP) Zoning District, at 1650 Delaware Avenue, Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City.

Staff Report: Dan Priestley presented the staff report, clarifying that this agenda item and the next (rezoning) are associated, with the subdivision enabling a future residence due to limitations on multiple houses in quarter-quarter sections. The proposed subdivision involves a 6.75-acre parcel in Floyd Township, currently zoned Agricultural Preservation (AP). All documentation, including plat closure, was reviewed and found compliant by the County Engineer's office. Staff recommended approval, with the condition that a separate recorded ingress/egress easement agreement be established for the shared driveway to ensure long-term stability regarding maintenance, repair, upkeep, and snow removal.

Applicant Comments: Dan LeFebvre from the LeFebvre Family Trust addressed the Commission, stating that the application was straightforward and offering no additional information unless questions arose. The representative was present to participate in the process.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: No further questions, comments, or concerns were raised by the Commissioners.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the LeFebvre Addition minor subdivision proposal to the Board of Supervisors, including the access easement condition as referenced in the staff report. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the minor subdivision to the Board of Supervisors with the specified easement condition.

**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)**

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed rezoning application submitted by the LeFebvre Family Trust. The proposal seeks to rezone a 6.75-acre parcel from Agricultural Preservation (AP) to Agricultural Estates (AE) to accommodate a future residence on Lot 1 of the proposed LeFebvre Addition. The property is located at 1650 Delaware Avenue, Lawton, IA 51030, in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township).

Staff Report: Dan Priestley presented the staff report, noting that the rezoning is required for the future residence and aligns with the previous subdivision item. The parcel is the same as previously discussed (#884604100004). Staff recommended approval.

Applicant Comments: The applicant had left the meeting after the previous item and was not present for additional comments.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: Commissioner Tom Bride addressed a potential concern about AE zoning bordering commercial areas, noting that this aligns with the future land use map, which anticipated such configurations. No other questions, comments, or concerns were raised.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the zoning ordinance map amendment to rezone Parcel #884604100004 from Agricultural Preservation (AP) to Agricultural Estates

(AE) to the Board of Supervisors. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the rezoning to the Board of Supervisors.

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

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance (Page 39). The amendments would change "Public service garage" from prohibited ("P") to conditional use ("C") in the AP and/or AE Zoning Districts, allowing such uses (e.g., for police, fire, emergency, or county engineer facilities) subject to review by the Zoning Commission and approval by the Board of Adjustment.

Staff Report: Dan Priestley presented the staff report, explaining that the amendments were directed by the Board of Supervisors to address needs for public facilities in AP and AE areas, which often surround communities. Historical rezoning to Limited Industrial (LI) for existing facilities was noted, but future rezoning could lead to spot zoning issues conflicting with the Comprehensive Plan. Conditional use permits provide better control, allowing site-specific review without permanent district changes. The proposal includes both AP and AE for flexibility, with public notification conducted via newspapers. Staff recommended approval for both districts to maintain oversight and protect neighborhoods.

Public Comments: Laura Sievers, Woodbury County Engineer, addressed the Commission, explaining that public service garages (e.g., secondary roads shops) abut commercial and residential properties without complaints in her experience. She noted placements in Lyon County and emphasized the need for locations near communities for efficient services like snow removal, avoiding economic development sites. This amendment would provide legal options for future relocations.

Commission Discussion: Commissioners discussed preempting future needs with conditional use availability, preferring it over rezoning to avoid unintended uses if ownership changes. They favored including both AP and AE for flexibility, site-specific review, and resident input via public hearings.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the zoning ordinance text amendment for public service garage as a conditional use in the AP and AE Zoning Districts as presented to the Board of Supervisors. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: Dan Priestley noted that the draft ordinance language in the packet would be forwarded, with potential adjustments for page numbers or corrections.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

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

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on housekeeping amendments: (1) Establish ADU dimensions (max 1,000 sq ft or 50% of principal dwelling) and align with primary dwellings without building codes (Section 4.04-2); (2) Add utility-scale solar to public notification (Section 2.02-1 B(1)(e)) and correct telecommunication tower reference to Section 5.05; (3) Remove colocation requirements for towers (Sections 5.05-1, 5.05-5 B) to comply with Iowa Code 8C; (4) Correct road use reference in utility-scale solar (Section 5.08-9 B) from 6.1 to 5.08-9 A; plus related edits for clarity.

Staff Report: Dan Priestley presented the staff report, describing the amendments as housekeeping to fix inconsistencies. For ADUs, prior adoption tied to state code created enforcement disparities; new language adds dimensions for consistency without exempting Iowa Code. Solar notification adds one-mile radius, correcting references. Tower colocation removal aligns with Iowa Code 8C preemption. Solar road use reference is a correction. Public notice was provided, with no major comments received.

Public Comments: No public comments were made, either in person or via phone.
Commission Discussion: No questions or comments were raised.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Tom Bride seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the draft amendments as presented on pages 55 through 57 of the packet (Amendments 1 through 4), with the understanding that page numbers or minor adjustments may be needed. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: A letter would convey the recommendation to the Supervisors.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided the following updates:

- Upcoming Board of Supervisors Hearings: Public hearings on the LeFebvre subdivision/rezoning and text amendments are scheduled for early October (likely October 7, 14, and 21 at 4:30 PM meetings). Supervisors may waive readings based on activity levels.

Commissioner Comment or Inquiry

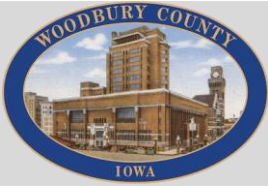
No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Tom Bride moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0) The meeting adjourned at approximately 5:39 PM.

Appendix

None



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

Report on Proposed Amendments to the Woodbury County Zoning Ordinance

The proposed ordinance introduces four targeted changes aimed at clarifying regulations, aligning with state law, and correcting internal inconsistencies. These amendments serve primarily as housekeeping measures to enhance the ordinance's clarity, enforceability, and consistency without introducing substantive policy shifts. They address accessory dwelling units (ADUs), public notification procedures, telecommunication towers, and utility-scale solar energy systems (US-SES). Below is an explanation of the purpose of each amendment, its importance for clarification and housekeeping, and how it aligns with the existing ordinance structure.

Amendment 1: Adding Maximum Dimensions for Accessory Dwelling Units (ADUs) and Permitting Non-Compliance with Iowa Code 331.301(27)(a)(1)

Location and Action: This amendment repeals and replaces Section 4.04.2 on Page 43 (Article 4: General Requirements, under Lot Requirements). The current text references ADUs in accordance with Iowa Code 331.301(27) but lacks size limits. The replacement adds a cap of 1,000 square feet or 50% of the primary residence's size (whichever is larger) and permits 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. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 103A.

Purpose: The addition of size limits ensures ADUs remain secondary and accessory to the primary single-family residence, preventing them from becoming de facto primary dwellings or oversized structures that could alter neighborhood character or strain infrastructure. This aligns with the ordinance's emphasis on appropriate land use and density (e.g., Section 1.02: Purpose, which promotes efficient development patterns and prevents excessive population concentration). Permitting ADUs to align with primary dwellings in a county without adopted building codes ensures consistency, as Woodbury County has not adopted formal building codes. This provision places ADUs on equal footing with primary residences, reflecting the county's rural context.

Importance for Clarification and Housekeeping: This change clarifies ambiguous aspects of ADU development, reducing potential disputes or misinterpretations by property owners and zoning officials. As a housekeeping measure, it maintains internal consistency and ensures compliance with state law without overregulating in a county lacking building codes. Without this, enforcement could lead to uneven application, undermining the ordinance's goals of promoting orderly development.

Amendment 2: Adding Utility-Scale Solar Energy Systems (US-SES) to Public Notification and Correcting the Telecommunication Towers Reference

Location and Action: This repeals and replaces Section 2.02.1 B(1)(e) on Page 8 (Article 2: Administration, under Public Hearings and Public Notification). The current text requires mailed notices to property owners within 500 feet for most conditional uses but expands to one mile for specific large-scale uses like airports, landfills, and telecommunication towers (referencing subsection 5.06-3, which is incorrect). The replacement adds US-SES (as regulated in Section 5.08) to the one-mile notification radius and corrects the telecommunication towers reference to subsection 5.05.

Purpose: Including US-SES in the notification section mirrors the treatment of similar impactful uses like telecommunication towers. The reference correction fixes a cross-referencing error (the original 5.06-3 does not exist; telecommunication towers are detailed in Section 5.05), preventing confusion in administrative procedures.

Importance for Clarification and Housekeeping: Enhanced notification clarifies the process for stakeholders, promoting transparency in Board of Adjustment hearings and aligning with open meetings requirements. As housekeeping, it corrects a typographical error ensuring the ordinance's administrative framework is accurate and functional.

Amendment 3: Aligning Telecommunication Tower Applications with State Code by Removing Colocation Requirements

Location and Action: This repeals Section 5.05.5 B on Page 77 (Article 5: Supplemental Requirements, under Telecommunication Towers) and redesignates subsequent subsections (C becomes B, D becomes C, E becomes D, and the original E is removed). The repealed text requires an affidavit of unsuccessful colocation efforts or technical evidence against colocation.

Purpose: Iowa state code (e.g., Chapter 335) does not mandate colocation affidavits for tower approvals, focusing instead on safety, height, and compatibility (as reflected in the ordinance's tower regulations in Section 5.05). Removing this requirement aligns local policy with state standards, reducing unnecessary burdens on applicants while maintaining setbacks, height limits, and conditional use processes (Section 2.02.9). This streamlines applications.

Importance for Clarification and Housekeeping: The amendment eliminates redundant or non-mandatory language, improving the ordinance's efficiency and consistency with broader regulatory frameworks.

Amendment 4: Correcting the Road Use and Repair Agreement Reference in the Utility-Scale Solar Section

Location and Action: This repeals and replaces Section 5.08.9 B on Page 89 (Article 5: Supplemental Requirements, under Utility-Scale Solar Energy Systems). The current text incorrectly references "Section 6.1" for road identification in pre-construction surveys. The replacement corrects it to "Section 5.08.9 A," which properly details road use agreements.

Purpose: The correction fixes a cross-referencing error, ensuring applicants reference the correct subsection for identifying roads affected by US-SES construction. This supports the ordinance's emphasis on infrastructure protection (Section 1.02.B, reducing road waste) by requiring accurate pre-construction surveys, ongoing maintenance, and dust control—critical for large projects involving heavy equipment.

Importance for Clarification and Housekeeping: TAs a housekeeping measure, it maintains the ordinance's internal integrity, ensuring cross-references in Article 5 are accurate.

Public Comments and Overall Considerations

There have been no major comments of public opposition or support for these amendments, indicating broad acceptance as minor clarifications rather than controversial changes. On September 15, 2025, Casey Meinen of MidAmerican Energy stated: "I have reviewed the follow zoning amendments for MEC electric and we have; No comment." This neutral feedback from a key stakeholder in energy-related projects (e.g., US-SES) underscores the amendments' non-impactful nature.

Summary

These amendments are housekeeping efforts to refine the zoning ordinance for better clarity and administrative efficiency. They do not alter the core purposes outlined in the ordinance but ensure the document remains a practical tool for zoning enforcement in Woodbury County's unincorporated areas. Adoption would enhance compliance without imposing new burdens on residents or developers.

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:

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:

Sep. 11, 2025

NOTICE ID: 64HJVw3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
ON SEVERAL ZONING
ORDINANCE TEXT AMENDMENTS,
A MAP AMENDMENT (REZONE),
AND A MINOR SUBDIVISION
(SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 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 (Planning and Zoning), 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 712-454-1333 and enter the Conference ID: 638 085 5378 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: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
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**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.02-4 of the Woodbury County Zoning Ordinance on Page 36. 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 and/or the AE Zoning District column for "Public service garage."

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 and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

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 exempt the ordinance from Iowa Code 531.36(1)(7)(a) (1) and other applicable Iowa Code sections.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 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 (Planning and Zoning), 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: 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: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
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**

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."

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 and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

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 exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby

aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable 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.

**Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004**

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 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼;

THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

**Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004**

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUB-

**SERGEANT BLUFF, IOWA
City Council Special
Meeting Minutes
Thursday, September 4, 2025
@ 12pm Council Chambers
501 4th Street;
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER: 12:00 pm

Attendee Name Title Status
Ryan Panowicz Absent
Mark Reinders Absent
Kirk Moriarty Remote
Andrea Johnson Assistant Mayor Pro Tem Present
Ron Hanson Mayor Pro Tem Present
Jon Winkel Mayor Absent

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Kirk Moriarty to Approve the Agenda. Motion Carried. [Unanimous]

3. DISCUSSION/ACTION

ITEMS:
3.a Special Liquor License: Slush Up & Drink LLC

DIVISION: 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 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. Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB-Advocate is an Official Woodbury County newspaper. (PN#091125-0013)

The applicant, Angel Sheeley, is looking to make and sell wine slushies at Flippin Vintage on Friday and Saturday.

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Special Liquor License: Slush Up & Drink LLC.

Motion Carried. [Unanimous]
4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]
Mayor/Mayor Pro Tem
Attest:
Danny Christoffers, City Clerk
Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

Sergeant Bluff Advocate - 9/11/25

Public notices may also be found at IowaPublicNotices.com

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 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 (Planning and Zoning), 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: 638 086 5374 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: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

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 "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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 and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

Item Two (2): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

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 "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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 and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

Item Three (3): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

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 "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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 and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

Item Four (4): CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #84604100004

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 #84604100004, 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 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.

WOODBURY COUNTY ZONING COMMISSION

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REFERENCES. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.

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 exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04.2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.05, to the public-utility subsection in Section 2.02.1, 5.1(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 collocation 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.

CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #84604100004

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 #84604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 808.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS TO BEAR N.1°36'33"W.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #84604100004

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 #84604100004, 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 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.

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