

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

Date: 10/9/25

Weekly Agenda Date: 10/14/25 4:45

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dan Priestley

WORDING FOR AGENDA ITEM:

- a. Conduct the Second Public Hearing on proposed Zoning Ordinance Text Amendments to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District.
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 Board of Supervisors will hold a public hearing to discuss a proposed Zoning Ordinance Text Amendment to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. Currently, public service garages are prohibited in the AP and AE districts, which cover most of unincorporated Woodbury County. This restriction necessitates rezoning to Limited Industrial (LI) districts for new facilities, a practice that conflicts with the county's Comprehensive Plan by promoting "spot zoning" and undermining agricultural land preservation. The proposed amendment allows for a public hearing process and case-by-case review for each facility, offering several key advantages: 1) Greater Oversight: Each proposal will be reviewed by the Zoning Commission and Board of Adjustment, ensuring suitability and imposing conditions to mitigate impacts on neighboring properties; 2) Prevention of Unintended Uses: Conditional use permits are specific to "public service garage" operations, maintaining the underlying agricultural zoning if the facility is decommissioned; 3) Public Participation: The process includes public hearings, allowing community input on proposed facilities.

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:

The Woodbury County Zoning Commission has recommended that the Board of Supervisors approve a text amendment to the County Zoning Ordinance that would change "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) and Agricultural Estates (AE) zoning districts. This change is intended to provide a more flexible and appropriate process for locating essential public facilities, such as county maintenance shops, within the rural areas they serve.

Under the current zoning ordinance, public service garages are prohibited in the AP and AE districts, which constitute the vast majority of land in unincorporated Woodbury County. These facilities are critical for housing and maintaining vehicles and equipment for entities like the County Engineer, emergency services, and fire departments.

This prohibition creates significant challenges. To establish a new facility, the county would historically have to rezone a parcel to a district like Limited Industrial (LI). However, creating small pockets of industrial zoning in agricultural areas is considered "spot zoning" and conflicts with the goals of the county's Comprehensive Plan, which aims to preserve agricultural land and concentrate industrial uses in appropriate areas.

As Woodbury County Engineer Laura Sievers, P.E., noted at the September 22, 2025, Zoning Commission meeting, it is vital for these facilities to be located near the communities they serve to ensure efficient operations, particularly for services like snow removal. Forcing these non-taxing public entities to locate on prime economic development or industrial land is not ideal. The current ordinance leaves a limited path for strategically placing new public service facilities where they are most needed.

The proposed text amendment addresses this issue by making "Public service garage" a conditional use in both the AP and AE districts. Rather than rezoning land, this approach allows for a public hearing process and case-by-case review for each proposed facility.

Key advantages of using a conditional use permit include:

-Greater Oversight: The Zoning Commission and Board of Adjustment would review each specific proposal to ensure it is suitable for the location and impose conditions (e.g., setbacks, screening) to mitigate any potential impacts on neighboring properties.

-Prevents Unintended Uses: Unlike rezoning to an industrial district, a conditional use permit is tied specifically to the "public service garage" use. If the facility were ever decommissioned, the land would retain its underlying agricultural zoning, preventing other, potentially incompatible industrial uses from taking its place.

-Public Participation: The process requires public hearings, giving nearby residents the opportunity to provide input on a proposed facility.

Zoning Commission Action on September 22, 2025:

During their public hearing, the Zoning Commission discussed the merits of the amendment. Commissioners expressed a preference for the conditional use process over rezoning, citing the greater control and site-specific review it provides. They agreed that including both AP and AE districts would offer the most flexibility for future needs while ensuring resident input. Following the discussion and public comment from the County Engineer, the Zoning Commission voted unanimously (4-0) to recommend that the Board of Supervisors approve the zoning ordinance text amendment to allow "Public service garage" as a conditional use in the Agricultural Preservation (AP) and Agricultural Estates (AE) Zoning Districts.

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: 4:45 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 4:45 PM.

ACTION REQUIRED / PROPOSED MOTION:

a. Conduct the Second Public Hearing on proposed Zoning Ordinance Text Amendments to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District.

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 TO DESIGNATE
PUBLIC SERVICE GARAGE AS
A CONDITIONAL USE IN THE
AGRICULTURAL PRESERVATION
(AP) ZONING DISTRICT AND THE
AGRICULTURAL ESTATES (AE)
ZONING DISTRICT**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider proposed zoning ordinance text amendments, as described below, on Tuesday, October 7, 2025, at 4:45 PM, Tuesday, October 14, 2025, at 4:45 PM, and Tuesday, October 21, 2025, at 4:45 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@woodburycountyiowa.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).

CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENT FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS. TITLE: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

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 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 by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage."

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.

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and the AE Zoning District, subject to review by the Zoning Commission and review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

COL-IA-502335

ORDINANCE NO. ____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03-4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.*

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

Amendment #1:

The Woodbury County Zoning Ordinance, Article 3, Section 3.03-4, Land Use Summary Table of Allowed Uses in each Zoning District on Page 39, is hereby amended to revise the classification of "Public service garage" from a prohibited use to a conditional use in the following zoning district(s):

- AP — Agricultural Preservation Zoning District
- AE – Agricultural Estates Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03-4) shall be amended to reflect the following:

- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AP Zoning District.
- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Woodbury County Zoning Ordinance.

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. ____ (TBD)

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03-4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

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

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- AP — Agricultural Preservation Zoning District
- AE – Agricultural Estates Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03-4) shall be amended to reflect the following:

- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AP Zoning District.
- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

Explanation: This amendment would allow “Public service garage” as a Conditional Use in the AP Zoning District and the AE Zoning District, subject to review by the Zoning Commission and review and approval by the Board of Adjustment in accordance with the procedures outlined in the Woodbury County Zoning Ordinance.

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

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 _____

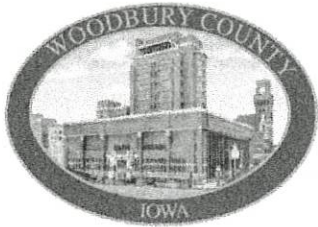
Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS



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 for Public Service
Garage as a Conditional Use in the Agricultural Preservation (AP) and the
Agricultural Estates (AE) Zoning Districts

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 proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance (Page 39). These amendments would change "Public service garage" from prohibited ("--") to conditional use ("C") in the AP and the AE Zoning Districts, allowing such uses subject to review by the Zoning Commission and approval by the Board of Adjustment.

During the hearing, Zoning Coordinator Dan Priestley presented the staff report, explaining that the amendments address needs for public facilities in AP and AE areas surrounding communities, avoiding spot zoning issues with rezoning to Limited Industrial (LI) that could conflict with the Comprehensive Plan. Including both districts provides flexibility while maintaining site-specific oversight. County Engineer Laura Sievers commented, noting that such garages abut various properties without complaints, emphasizing efficient community service (e.g., snow removal). The Commission discussed preferring conditional uses over rezoning to prevent unintended future uses, favoring inclusion of both AP and AE for flexibility and resident input.

The Zoning Commission voted 4-0 to recommend that the Board of Supervisors approve the proposed text amendments to include public service garages as a conditional use in both the Agricultural Preservation (AP) and the Agricultural Estates (AE) Zoning Districts.

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 ("--") 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

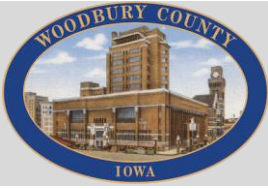
No Commissioners offered additional comments or inquiries.

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 Woodbury County Zoning Ordinance Amendment(s): Public Service Garages as Conditional Uses in AP and AE Districts

Overview of the Amendment(s)

The proposed ordinance amendment to the Woodbury County Zoning Ordinance, targets Article 3, Section 3.03-4, which contains the Land Use Summary Table of Allowed Uses in Each Zoning District. Specifically, it revises the classification of "Public service garage" from a prohibited use (denoted as "--") to a conditional use (denoted as "C") in two zoning districts: the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. This change, outlined in Amendment #1, would permit such garages subject to review and approval by the Board of Adjustment, as detailed in Article 2, Section 2.02-9 of the ordinance. The amendment aligns with the ordinance's administrative procedures for text amendments, which require public hearings, recommendations from the Planning and Zoning Commission, and final approval by the Board of Supervisors.

Under the current ordinance, public service garages are outright prohibited in the AP and AE districts, limiting their establishment to more commercial or industrial zones like General Commercial (GC), Highway Commercial (HC), Limited Industrial (LI), or General Industrial (GI). By shifting to a conditional use, the amendment introduces a case-by-case evaluation process, allowing the Board of Adjustment to impose conditions that mitigate potential impacts on surrounding land uses, such as setbacks, screening, or operational restrictions (per Article 2, Section 2.02-9). This ensures compliance with the ordinance's overarching purpose in Article 1, Section 1.02, which emphasizes promoting public health, safety, and welfare while preserving agricultural land, reducing road congestion, and encouraging efficient development patterns.

Role of Public Service Garages

Public service garages are facilities primarily used by government or public entities for the storage, maintenance, and repair of vehicles and equipment essential to public infrastructure and services. These might include county road maintenance departments, emergency response fleets (e.g., fire or ambulance vehicles), utility service vehicles, or school district transportation hubs. Such garages support critical functions outlined in the ordinance's purpose, such as securing safety from fire, flood, and other dangers (Article 1, Section 1.02-2-C); facilitating transportation and public requirements (Article 1, Section 1.02-2-E); and securing economy in governmental expenditures (Article 1, Section 1.02-2-F).

In a rural county like Woodbury, where agricultural activities dominate, public service garages play a vital role in maintaining infrastructure that directly benefits farming communities. For instance, they enable timely road repairs to prevent erosion, support emergency access during the seasons, and ensure efficient delivery of services like snow removal or utility maintenance without requiring long-distance travel from urban centers. Prohibiting these uses entirely in agricultural districts could undermine the ordinance's emphasis on fostering agriculture by forcing public entities to locate facilities in distant industrial zones, increasing response times and operational costs.

Importance of Flexibility in Permitting within the AP Zoning District

The AP Zoning District is designed to preserve prime agricultural land by prioritizing farming and related uses while minimizing non-agricultural development that could lead to fragmentation or loss of productive soil. As the primary zoning district in Woodbury County—covering vast unincorporated areas dominated by cropland, livestock operations, and open spaces—this district reflects the ordinance's core intent to conserve natural resources, protect soil from erosion, and prevent excessive

scattering of population. However, the county's rural character necessitates flexibility for essential public infrastructure, as rigid prohibitions could hinder the very welfare and efficiency the ordinance seeks to promote.

Allowing public service garages as conditional uses in the AP district introduces necessary adaptability without compromising preservation goals. Under the conditional use process (Article 2, Section 2.02-9), proposals must demonstrate minimal impact on neighborhoods to avoid conflicts. A county maintenance garage in an AP area could reduce road waste and congestion by enabling localized equipment storage, rather than relying on centralized facilities that increase traffic on rural roads. Without this flexibility, public entities might face challenges in providing cost-effective services, potentially leading to higher taxes or reduced infrastructure maintenance—contrary to the ordinance's aim of securing economy in governmental expenditures. The conditional approval mechanism ensures that only suitable proposals proceed, with public hearings allowing input from stakeholders to balance agricultural preservation with public needs.

Potential Suitability Near the AE Zoning District

The AE Zoning District (Article 3, Section 3.01-2) serves as a transitional zone between intensive agriculture and low-density residential development, allowing larger estate-style lots for rural living while maintaining an agricultural focus. This district accommodates non-farm residences and limited uses, making it a buffer area where some public infrastructure could integrate without significantly disrupting farming. Extending conditional use status to public service garages in AE districts recognizes that suitable locations may exist near these areas and allow for the public scrutiny of whether a location is appropriate or not. These districts often border AP zones or incorporated areas, creating opportunities for strategic placement that minimizes farmland conversion—e.g., on parcels with marginal soil quality or existing access roads. The conditional use review would evaluate site-specific factors, such as compliance with setback requirements and visual clearance standards to prevent nuisances, and other relevant factors.

Public Comment(s)

As of the printing of this packet, there have been no major public comments of opposition or support regarding these amendment(s). Casey Meinen of MidAmerican Energy stated on September 15, 2025, "I have reviewed the follow zoning amendments for MEC electric, and we have, No comment".

Conclusion

This amendment enhances the Woodbury County Zoning Ordinance by providing balanced flexibility for public service garages in the AP and AE districts, ensuring that essential infrastructure can support agricultural and rural communities without unchecked development. It upholds the ordinance's foundational principles of health, safety, and resource conservation (Article 1, Section 1.02) while adapting to the county's predominantly agricultural landscape. By requiring Zoning Commission and Board of Adjustment oversight, the change promotes thoughtful integration, potentially reducing long-term costs and improving service delivery in unincorporated areas.

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:

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Sep. 11, 2025

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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 712-454-1331 and enter the Conference ID: 638 085 5318 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.1/4 OF THE N.W.1/4 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.1/4 OF THE N.W.1/4;

THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 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.1/4 OF THE N.W.1/4; 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.1/4 OF THE N.W.1/4 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-

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, 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

See PUBLIC/LEGAL NOTICES P.13

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.

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Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004 OR 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 "X" (Prohibited use) designation with a "C" (Conditional use) designation 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.

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 OR 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 "X" (Prohibited use) designation with a "C" (Conditional use) designation 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.

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 OR THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

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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, Iowa, for the purpose of subdividing a portion of the LeFebvre Addition, 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 1/4 of the NW 1/4 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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