

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

Date: 1/4/23 Weekly Agenda Date: 1/10/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley, Zoning Coordinator

**WORDING FOR AGENDA ITEM:**

Consideration of applicants for the appointment to fill one expired term on the Woodbury County Board of Adjustment from 2023 to 2027.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This item requests for the Board to consider appointing one (1) applicant from the candidate pool to the Board of Adjustment (BOA) for a 5-year term (2023 to 2027).

**BACKGROUND:**

Two (2) candidates have applied to be considered for service on the Board of Adjustment. Both candidates meet the requirements to serve and their references have been verified.

Applicants: - Applications Enclosed.

- Hanson, Jeffrey William - 1623 Eastland Ave., Lawton, IA 51030, 712-899-4054

- Turner, Doyle K. - 2738 200th St., Moville, IA 51039, 712-870-9715

**FINANCIAL IMPACT:**

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**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:**

Approve the appointment of one of the candidates (effective immediately) to the Board of Adjustment for a new five-year term (2023 to 2027).

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the the appointment of \_\_\_\_\_ (effective immediately) to the Board of Adjustment for a new five-year term (2023 to 2027).

## 5. Board of Adjustment.

- A. Establishment. Pursuant to Chapter 335 of the Code of Iowa, a County Board of Adjustment, consisting of five members, as previously established, is hereby continued.
- B. Appointment and membership.
  - (1) The members of the Board of Adjustment shall be appointed by the Board of Supervisors for terms of five years. Terms of the Board shall be staggered so that no more than two memberships expire on December 31 of any year. Vacancies shall be filled in the same manner for the remainder of an unexpired term.
  - (2) Members of the Board of Adjustment shall consist of eligible electors, as defined by Iowa Code section 39.3, who reside within the area regulated by the County Zoning Ordinance and shall not be officers or employees of any agency or department of the County. Iowa law requires all appointive boards, commissions, committees, and councils of a political subdivision to be gender balanced by using a fair and unbiased method of selecting the best qualified applicants. The Board of Supervisors may appoint any qualified applicant, regardless of gender, after making a three-month good faith effort to appoint a gender balanced Board.
  - (3) Members of the Board of Adjustment shall serve without compensation but may be reimbursed for the actual expenses incurred while performing their official duties, which shall be subject to the approval of the Board of Supervisors.
  - (4) Any member of the Board of Adjustment may be removed for cause by the Board of Supervisors following a public hearing on written charges. Cause for removal may be found by the Board of Supervisors in any action or condition which it determines to be detrimental to the proper functioning of the Board, including conflicts of interest, violations of laws or regulations pertaining to the role of the Board, failing to carry out the duties of a member of the Board, including failure to attend 50% or more regular meetings in any twelve-month period, or other conduct which casts doubt upon the integrity or effectiveness of the member.
- C. Rules of Procedure. The Board of Adjustment shall organize itself and shall adopt and maintain, subject to the approval of the Board of Supervisors, rules of procedure in conformance with the provisions of this ordinance and the Iowa Code to govern the conduct of its business.
- D. Powers and Duties. The Board of Adjustment shall have the following powers and it shall be its duty:
  - (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Iowa Code Chapter 335, or of any ordinance adopted pursuant thereto.
  - (2) To hear and decide special exceptions to the terms of the ordinance upon which such Board is required to pass under such ordinance.
  - (3) To authorize upon appeal, in specific cases, such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed, and substantial justice done.

**APPLICATION FORM FOR WOODBURY COUNTY  
BOARD/COMMISSION**

**Please Return To:**

Woodbury County Board of Supervisors, Room 104, Woodbury County Courthouse,  
620 Douglas St., Sioux City, Iowa 51101

Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: Planning and Zoning Commission and Board of Adjustment (Board/Commission)

Date December 2, 2022 E-mail Address jhanson@mcclurevision.com

Name Jeffrey William Hanson

Address 1623 Eastland Avenue, Lawton, Iowa 51030

Phone Number 712-899-4054 Fax Number \_\_\_\_\_

Business Phone 712-220-3294 Cell Phone 712-899-4054

This form assists the Board of Supervisors in evaluating the qualifications of applicants for appointment to a board or commission. State law requires political subdivisions to make a good faith effort to balance most appointive boards, commissions, committees, and councils according to gender by January 1, 2012, and each year thereafter.

Female  Male

**Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):**

Current: McClure Engineering – Business Development Lead

Previous: City of Sioux City – Community Development Operations Manager (18 years)

Previous: SIMPCO – Transportation Planning Director (6 years)

Retired volunteer firefighter with the Lawton Fire Department (17 years)

**The following questions will assist the Board of Supervisors in its selection.**

■ **How much time will you be willing to devote in this position?**

Available to attend all meetings and committed to devoting as much time as needed.

■ **Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.**

I am a lifelong Sioux City/Woodbury County resident. I built our home in 2000 in rural Woodbury County where my wife and I have raised our children. For the last 18 years, I was employed with the City of Sioux City in various Planning and Community Development positions. Most recently, I served as the Community Development Operations Manager overseeing the Housing, Inspections, Neighborhood Services, and Planning and Zoning Divisions.

■ **Contributions you feel you can make to the Board/Commission:**

I believe I could use my education and 24 years of professional experience in planning and community development to contribute to the Planning and Zoning Commission and Board of Adjustment.

■ **Direction/role you perceive of this Board/Commission:**

**Planning and Zoning Commission** – Provide recommendations to the Board of Adjustment and Board of Supervisors on planning, zoning, subdivision, and development projects in the unincorporated area of Woodbury County.

**Board of Adjustment** – Quasi-judicial board to hear and make decisions regarding appeals to the Zoning Ordinance.

Reviews and decides on variances and conditional use permits in the unincorporated area of Woodbury County.

■ **In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?**

In my new role at McClure, I can devote time to volunteer in my community and assist the residents of unincorporated Woodbury County. I believe I can use my education, background, and professional experience to make sound recommendations to the Board of Supervisors.

■ **Please provide two references who may be contacted on your qualifications for this position.**

Name	Address	Phone number	Email address	Relationship
Ryan Ross	329 Pierce Street	712-259-3563	<a href="mailto:ross@craryhuff.com">ross@craryhuff.com</a>	Friend/Colleague
Kurt Miene	212 Larimer Street	712-870-5222	<a href="mailto:Kurt.Miene@stocktontowingiowa.com">Kurt.Miene@stocktontowingiowa.com</a>	Friend/Lawton Fire

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature



Date 12/02/2022

**YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR  
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE REPRODUCED AND  
DISTRIBUTED FOR THE PUBLIC.**

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Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: Board of Adjustments (Board/Commission)

Date 12/15/22 E-mail Address doyle.turner@rocketmail.com

Name Doyle K. Turner

Address 2738 - 200 ST Merville, IA 51039

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Business Phone \_\_\_\_\_ Cell Phone 712-870-9715

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Female  Male

Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

See Attached

The following questions will assist the Board of Supervisors in its selection.

■ How much time will you be willing to devote in this position?

15 hours / week

■ Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.

See Attached

■ Contributions you feel you can make to the Board/Commission:

See Attached

■ Direction/role you perceive of this Board/Commission:

See Attached

■ In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

■ Please provide two references who may be contacted on your qualifications for this position.

Name	Address	Phone number	Email address	Relationship
Jason Markov	788 Logan Drive Moorillo, IA 51039			Life long friend and business associate
			jasonmarkov4@gmail.com	
Jim Young	4520 Grayhawk Ridge Drive Sioux City, IA 51106			
			doodyoylee@yahoo.com	Old Boss @ Firstar

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature  Date 12-5-22

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**Employment:**

Currently I have been retired and helping my 20 year old son as a beginning farmer take over the family farm. I was the CFO for Interstate Powder Coatings and College Products, both of Sioux City. I farmed and was an Ag Loan Officer for Firststar Bank, Sioux City and Cooperative Credit Company, Sioux Center. At Firststar my primary responsibility were large cattle feeding accounts. My first loan was \$3 million on up to \$30 million. At Cooperative Credit my partner and I started and managed a finance company for originally 6 cooperatives, in 2 years I was asked to present our company to 60 different Coop Board of Directors and 40 of those Coops became members of Cooperative Credit, which is currently over \$100 million in assets. Cooperative Credit loans money directly to farmers for short and intermediate-term farm financing needs through member cooperatives. I went through banking backwards, starting with large loans and then going to smaller loans. Prior to that I worked as a cattle agent for a firm at The Sioux City Stockards and I was the night Safety Director for Direct Transit, responsible for accidents, overages/shortages, license and permit issues for 1500 trucks.

**Interest in Appointment:**

While working for Cooperative Credit, my territory was essentially everything west of I35 in Iowa. That opportunity put me in a lot of different communities with many different dynamics, working with both community leaders, businesses, and farmers. Many times I was negotiating between other lenders, the borrower and our member cooperatives. This experience gives me a working knowledge of what other communities have tried, what works, what doesn't work, but most of all, it made me appreciate my home community that much more. We are very fortunate in Woodbury County to have such a diversity of people, industries, geography, and opportunities. Two counties to the north of us we have one of the wealthiest counties in the state, they have the smallest average farm size in the state and they are a large net importer of corn. One county south of us we have one of the poorest counties in the state with the largest average farm size. It is one of the largest corn exporting counties in the state and the county seat which sits on I29 has the distinction as the poorest town in the state. The people are always the key to success but good local government can be a vital partner in success as well.

My goal is to continue and hopefully expand the relationship between the citizens and the government of Woodbury County. Our citizens need to know that their opinions are always heard, considered and valued. When people feel that their voices are heard, they are more willing to engage in both government and business within our county. They are more willing to start businesses or expand existing businesses when they feel confident that the local government is intent on fairly representing all citizens.

**Contributions you feel you can make to the Board/Commission:**

I feel that I can bring the common sense that comes with farming my entire life, building my own shop, moving 2 houses, doing my own dirt work and laying my own drainage tile, water pipes and electrical. Also, my banking experience will help me know what types of things are feasible



and practical from a lender's perspective. In general I am very good at engaging with people who have opposing views and finding common ground.

**Direction/role you perceive of this Board/Commission:**

I see the Board of Adjustments as both a judicial role and as a mediator role. Judicial in the fact that it makes sure that zoning regulations are followed, but also a mediator in that each case can be looked at individually to come to an agreement between neighbors and/or the community to arrive at solutions that best represent all parties involved.



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 <p><b>WOODBURY COUNTY COMMUNITY &amp; ECONOMIC DEVELOPMENT</b></p> <h2>COMMISSION &amp; BOARD OPENINGS</h2> <table border="1"> <tr> <th>ZONING COMMISSION</th> <th>BOARD OF ADJUSTMENT</th> </tr> <tr> <td> <p><b>1 OPENING</b></p> <p>January 2023 to December 2027</p> <p>The Zoning Commission is a commission of five citizens appointed by the Woodbury County Board of Supervisors. The Commission is responsible for preparing and making recommendations to the Board of Adjustment and Board of Supervisors on issues concerning the general plan and amendments; subdivision; plats; amendments to the ordinance; rezoning; and development. Members shall be residents of the unincorporated area of the County and serve terms of five years without compensation.</p> </td> <td> <p><b>1 OPENING</b></p> <p>January 2023 to December 2027</p> <p>The Board of Adjustment is a quasi-judicial board of five citizens appointed by the Woodbury County Board of Supervisors. The Board hears and decides appeals to any order, requirement, decision, or determination made by an administrative officer in the enforcement of the County's zoning ordinance; hears and reviews variances and special exceptions from the terms of the zoning ordinance; and decides applications for conditional use permits. Members shall be residents of the unincorporated area of the county and serve terms of five years without compensation.</p> </td> </tr> </table> <p><b>MUST BE A RESIDENT OF RURAL UNINCORPORATED WOODBURY COUNTY</b>  <b>For more information, call 712-279-6609</b>  <b>Applications can be downloaded at <a href="http://www.WoodburyCountyCED.com">www.WoodburyCountyCED.com</a></b>  <b>APPLICATION DEADLINE: DECEMBER 15, 2022</b></p>	ZONING COMMISSION	BOARD OF ADJUSTMENT	<p><b>1 OPENING</b></p> <p>January 2023 to December 2027</p> <p>The Zoning Commission is a commission of five citizens appointed by the Woodbury County Board of Supervisors. 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Applicants must be residents of rural unincorporated Woodbury County. For more information, visit <a href="http://WoodburyCountyCED.com">WoodburyCountyCED.com</a> or call 712-279-6609. Planning and Zoning Commission (1 Appointment Available)</p> <p>The Zoning Commission is a commission of five citizens appointed by the County Board of Supervisors. The Commission is responsible for preparing and making recommendations to the Board of Adjustment and Board of Supervisors on issues concerning the general plan and amendments; subdivision; plats; amendments to the ordinance; rezoning; and development. Members shall be residents of the unincorporated area of the County and serve terms of five years without compensation. This appointment will be from 1/23 to 12/27.</p> <p>Board of Adjustment (1 Appointment Available)</p> <p>The Board of Adjustment is a quasi-judicial board of five citizens appointed by the County Board of Supervisors. 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<p><b>Facebook</b></p> <ul style="list-style-type: none"> <li>- December 14, 2022</li> <li>- December 5, 2022</li> <li>- November 28, 2022</li> <li>- November 21, 2022</li> <li>- November 18, 2022</li> <li>- November 7, 2022</li> <li>- October 31, 2022</li> </ul> <p><b>Twitter</b></p> <ul style="list-style-type: none"> <li>- December 14, 2022</li> <li>- December 5, 2022</li> <li>- November 28, 2022</li> <li>- November 21, 2022</li> <li>- November 18, 2022</li> <li>- November 7, 2022</li> <li>- October 31, 2022</li> </ul> <p><b>Woodbury County Website</b></p> <ul style="list-style-type: none"> <li>- <a href="https://www.woodburycountyiowa.gov/latest-news/5386-vacancies-board-of-adjustment-zoning-commission">https://www.woodburycountyiowa.gov/latest-news/5386-vacancies-board-of-adjustment-zoning-commission</a></li> </ul> <p><b>Community &amp; Economic Development Website</b></p> <p><b>DOWNLOAD APPLICATION HERE</b></p> <p><b>Now Accepting Applications</b>  <b>Zoning Commission &amp; Board of Adjustment</b>      Must be a resident of unincorporated Woodbury County      For more information, CALL 712-279-6609</p> <ul style="list-style-type: none"> <li>- <a href="http://www.woodburycountyced.com/">http://www.woodburycountyced.com/</a></li> </ul>	<p><b>Grapevine Classifieds – Ryan Publishing Company</b></p> <ul style="list-style-type: none"> <li>- November 16, 2022</li> </ul> <p><b>Moville Record</b></p> <ul style="list-style-type: none"> <li>- November 3, 2022</li> </ul> <p><b>Sergeant Bluff Advocate</b></p> <ul style="list-style-type: none"> <li>- November 3, 2022</li> </ul> <p><b>Danbury Review</b></p> <ul style="list-style-type: none"> <li>- November 2, 2022</li> </ul>	<p><b>Sioux City Journal (Legal Public Notice)</b></p> <ul style="list-style-type: none"> <li>- November 12, 2022</li> </ul>				