

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

Date: 12/31/24 Weekly Agenda Date: 1/7/25

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

WORDING FOR AGENDA ITEM:

Approval of the appointment of Steve Corey to the Woodbury County Zoning Commission for a five-year term (2025 to 2029).

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 Woodbury County Zoning Commission for a 5-year term (2025 to 2029).

BACKGROUND:

Steve Corey meets the requirements to serve and his references have been contacted.

Applicant: Application Enclosed.

- Corey, Steve, 1757 290th St., Salix, IA 51052, 712-389-0717

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 Steve Corey to the Woodbury County Zoning Commission for a five-year term (2025 to 2029).

ACTION REQUIRED / PROPOSED MOTION:

Approval of the appointment of Steve Corey to the Woodbury County Zoning Commission for a five-year term (2025 to 2029).

4. Planning and Zoning Commission.

- A. Establishment. Pursuant to Chapter 335 of the Code of Iowa, a County Zoning Commission, consisting of five members, as previously established, is hereby continued.
- B. Appointment and membership
 - (1) The members of the Zoning Commission shall be appointed by the Board of Supervisors for terms of five years. Terms of Commissioners 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 expired term.
 - (2) Members of the Zoning Commission 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 Commission.
 - (3) Members of the Zoning Commission 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 Zoning Commission 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 Commission, including conflicts of interest, violations of laws or regulations pertaining to the role of the Commission, failing to carry out the duties of a member of the Commission, 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 Commission 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 Zoning Commission shall have the following powers and it shall be its duty:
 - (1) To recommend the boundaries of the various districts and appropriate regulations and restrictions to be enforced in the districts within the area regulated by the County Zoning Ordinance;
 - (2) To, with due diligence, prepare a preliminary report and hold public hearings on the preliminary report before submitting the Commission's final report to the Board of Supervisors as provided in the County Zoning Ordinance and Subdivision Regulations;
 - (3) To recommend to the Board of Supervisors amendments, supplements, changes or modifications to the text or Zoning District Map of the County Zoning Ordinance. The Commission's report and any recommendations may include a proposed ordinance or amendments to an ordinance;
 - (4) To recommend to the Board of Supervisors, the adoption of a comprehensive plan pursuant to Iowa Code Section 335.5, or amendments thereto;

- (5) To contract with professional consultants, regional planning commissions, the economic development authority, or the federal government, for local planning assistance, with the approval of the Board of Supervisors.

RECEIVED

APPLICATION FORM FOR WOODBURY COUNTY BOARD/COMMISSION DEC 16 2024

WOODBURY COUNTY BOARD OF SUPERVISORS

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: Zoning (Board/Commission) Date: 12/13/24 E-mail Address: happysider@proton.me Name: Steve Coey Address: 1757 290th St. Phone Number: 712-389-0717 Fax Number: Business Phone: Cell Phone: 712-389-0717

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):

Schneier Sales & Service / Director Rural Citizen of Woodbury County for 31 years Camping, hunting, gardening Working with Emergency Services Director on involved in Woodbury County Supervisor activities Community Training Founding member of The Kings Closet in Sloan

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

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

As much as it takes to add value to the Commission & the citizens of the county

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.

Please see my comments below. They address both questions

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

I have lived in large urban environments as well as rural. I travel the entire country in my work. I can bring a wide perspective to assist in the planning of growth in the county.

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

I hope to bring a balanced set of insights to this commission

■ **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?**

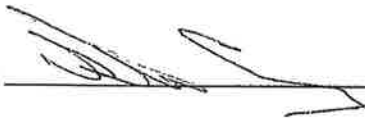
I have a good working relationship with th board.

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

Name	Address	Phone number	Email address	Relationship
<u>Doyle Turner</u>		<u>712-870-9715</u>	<u>doyleturner@rocketmail.com</u>	<u>Friend</u>
<u>Eric Nelson</u>		<u>712 540-5633</u>	<u>efarrisnelson@gmail.com</u>	<u>Friend</u>

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

Signature



Date

12/13/24

**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.**

Zoning Commission and Board of Adjustment Advertisement Dates

News Release on County Website (<https://www.woodburycountyiowa.gov/news/>)

- October 1, 2024

Facebook Posts (<https://www.facebook.com/commecondev>)

- October 3, 2024
- October 25, 2024
- November 14, 2024
- December 3, 2024
- December 9, 2024
- December 12, 2024

X (formerly Twitter) Posts (<https://x.com/commecondev>)

- October 3, 2024
- November 14, 2024
- December 3, 2024
- December 9, 2024

Sioux City Journal (Legal Notice)

- October 1, 2024

Danbury Review (Advertisement)

- October 2, 2024

Moville Record (Advertisement)

- October 3, 2024, November 7, 2024

Sergeant Bluff Advocate (Advertisement)

- October 3, 2024, November 7, 2024



Woodbury County Website (woodburycountyiowa.gov)

posted on 10/1/24

posted by [Community & Economic Development \(Planning & Zoning\)](#)

NOW ACCEPTING APPLICATIONS FOR APPOINTMENTS TO THE WOODBURY COUNTY PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT

To apply, submit a completed application by December 2, 2024, to the Woodbury County Board of Supervisors, Woodbury County Courthouse, 620 Douglas St., Room 104, Sioux City, IA 51101. Applicants must be residents of rural unincorporated Woodbury County. For more information, visit: WoodburyCountyIowa.gov (Committee Pages) or call (712) 279-6609. The application can be downloaded online at: <https://tinyurl.com/WoodburyAPP>

Planning and Zoning Commission (1 Appointment Available)

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 1/25 to 12/29.

Board of Adjustment (1 Appointment Available)

The Board of Adjustment is a quasi-judicial board of five citizens appointed by the 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. This appointment will be from 1/25 to 12/29.

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Source: https://www.woodburycountyiowa.gov/news/now_accepting_applications_for_appointments_to_the_woodbury_county_planning_and_zoning_commission_and_board_of_adjustment/

AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, ss:

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

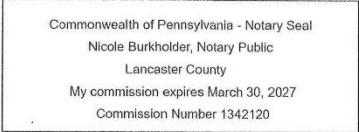
PUBLICATION DATES:
Oct. 1, 2024

NOTICE ID: WNCQ70Q3riPOWGRyV8NZ
PUBLISHER ID: COL-IA-500870
NOTICE NAME: Board_Appointments_10-1-24
Publication Fee: \$30.45

Enrique Diaz
(Signed)

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 10/02/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

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COL-IA-500870