	Date:	6/25/25	Weekly Agend	la Date:	7/1/25 4:45		
	ELECTED OFFICIAL / DEPA	RTMENT HEAD / (сıтızen: <u>Dan Pri</u>	estley			
	WORDING FOR AGENDA IT a. Conduct the 3rd and Final Pub Allowed Uses (Section 3.03.4), to (AE) Zoning District. b. Approve the 3rd Reading as the c. Adopt the Zoning Ordinance To classify "Borrow pits for earth ma	olic Hearing for a Zoning to the classify "Borrow pits the Final Reading of the ext Amendment to reviterials" as a condition	ng Ordinance Text Amendn for earth materials" as a co e Zoning Ordinance Text Ar vise the Land Use Summary all use within the Agricultura TION REQUIRED:	ment to revi onditional u mendment y Table of A al Estates (ise the Land Use Summa use within the Agricultural Allowed Uses (Section 3.0 (AE) Zoning District.	ry Table of Estates	
	Approve Ordinance	Аррі	rove Resolution		pprove Motion 🗸		
EXECU The Board he Land U	ITIVE SUMMARY: of Supervisors will hold a pu se Summary Table of Allowe Agricultural Estates (AE) Zon	iblic hearing at 4:4	45 PM to discuss a pro 3.03.4), to classify "Bo	oposed z	Zoning Ordinance Te s for earth materials'	ext Amendmer ' as a conditio	nt to revis nal use
Section 3.0 miting propertrategic gr Section 2.0	3.4 of the Woodbury County perty owners' ability to excavading. We propose amendin 2.9, enabling case-by-case input and evaluates impacts t promotes equity, as borrow infrastructure objectives wh	v Zoning Ordinand vate earth materia ng the ordinance to reviews by the Zo	ce prohibits borrow pite als for construction, im to allow conditional use oning Commission and traffic, and neighborh	s in the Anprove land e permited Board composed	Agricultural Estates (, nd usability, or enhal applications for borrof Adjustment. This constibility, aligning with	AE) Zoning Di nce road safe ow pits in AE: hange ensure	istrict, ty through zones, pe s Is The
Following th 1) Defer co 2) Reject th 3) Adopt th	ne public hearing, the Board onsideration of the matter for he proposed amendment; or ne ordinance amending the t	of Supervisors m further study; or ext of this title.	nay:				
BACKO The Woodb Agricultural	GROUND: bury County Zoning Ordinand Estates (AE) Zoning Distric significant volumes of earth	ce, specifically Se	ection 3.03.4, prohibits prevents property own	s borrow ners, incl	pits for extracting ea	rth materials i	n the

BACK The Wood Agricultur tränsferrir removal in certain county locations could benefit farmers by improving land usability and support regional development by providing materials for infrastructure. Additionally, excavation in and around right-of-way areas could enhance sight distances and mitigate snow accumulation along roads, improving safety and maintenance.

The outright prohibition of borrow pits in AE zones may hinder these maintenance and development objectives. Amending the ordinancĕ to allow conditional use permits application consideration for borrow pits in AE districts would provide a balancĕd solution. This change would enable property owners, not limited to farmers, to propose borrow pit projects, subject to review by the Zoning Commission and Board of Adjustment. The conditional use permit process, outlined in Section 2.02.9, offers community input opportunities and evaluation based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

Allowing conditional use permit application consideration does not guarantee widespread borrow pit development in AE zones. Instead, it removes the blanket prohibition, enabling case-by-case assessments to determine if a proposed borrow pit aligns with neighborhood character and county goals. Notably, the current ordinance already permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels. This adjacency creates inconsistencies, as borrow pits may be approved near AE properties but not within them. Amending the ordinance to extend conditional use permit opportunities to AE zones would create a more equitable and flexible framework.

	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 □
	Yes □ No □
On	RECOMMENDATION: Den and close the public hearing. (Set Time: 4:45 PM)
Co	induct and approve the 3rd Reading as the Final Reading of the Zoning Ordinance Text Amendment.
Ad	opt the Zoning Ordinance Text Amendment to revise the Land Use Summary Table of Allowed Uses ection 3.03.4), to classify "Borrow pits for earth materials" as a conditional use within the Agricultural
Es	tates (AE) Zoning District.
	ACTION REQUIRED / PROPOSED MOTION:
a. (Conduct the 3rd and Final Public Hearing for a Zoning Ordinance Text Amendment to revise the Land Use Summary Table of bwed Uses (Section 3.03.4), to classify "Borrow pits for earth materials" as a conditional use within the Agricultural Estates (AE)
Zor	bwed Uses (Section 3.03.4), to classify "Borrow pits for earth materials" as a conditional use within the Agricultural Estates (AE) ning District.
b. <i>i</i>	Approve the 3rd Reading as the Final Reading of the Zoning Ordinance Text Amendment.
c. A	Adopt the Zoning Ordinance Text Amendment to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to ssify "Borrow pits for earth materials" as a conditional use within the Agricultural Estates (AE) Zoning District.

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 37, is hereby amended to revise the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the following 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 "Borrow pits for earth materials," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

Explanation: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District.

Dated this, 2025.		
THE WOODBURY COUNTY, IOWA BOAR	D 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		



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

Date: May 29, 2025

Subject: Zoning Commission Recommendation concerning Borrow Pits as Conditional

Uses in the AE Zoning District

On May 28, 2025, the Woodbury County Zoning Commission held a public hearing to consider the proposed amendment to the Woodbury County Zoning Ordinance, specifically to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify "Borrow pits for earthen materials" as a conditional use within the Agricultural Estates (AE) Zoning District, as directed by your Board on April 29, 2025. Following a thorough review of the provided background materials, staff analysis, and public testimony, the Zoning Commission unanimously voted (4-0) to recommend approval of the proposed amendment.

The Commission recognizes that the current prohibition of borrow pits in AE zones, as outlined in Section 3.03.4, limits property owners' ability to excavate and transfer earthen materials for purposes such as supporting local construction projects, improving land usability, or enhancing road safety through strategic grading. The proposed amendment to allow conditional use permit applications for borrow pits in AE zones, per the process outlined in Section 2.02.9, provides a balanced approach. This change enables case-by-case evaluations by the Zoning Commission and Board of Adjustment, ensuring community input and scrutiny based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

During the public hearing, the Commission heard testimony from a community member who shared a personal experience with unpermitted borrow pit activity on their property, highlighting the need for a clear permitting process to address such activities. The discussion also emphasized the broad definition of "borrow pit" in the current ordinance, which lacks intermediary thresholds or provisions for smaller-scale grading projects. The Commission believes that designating borrow pits as a conditional use in AE zones allows for tailored oversight, ensuring that projects align with neighborhood character and county goals without permitting widespread or unchecked development.

The Commission noted that the current ordinance permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels, creating inconsistencies in land use policy. Allowing conditional use permits in AE zones promotes

equity and flexibility, aligning with the Board's objectives to support agricultural safety, infrastructure development, and economic opportunities for property owners. Importantly, the conditional use permit process ensures that each proposal is rigorously evaluated, with conditions such as time limits, dust mitigation, and stormwater management plans (e.g., DNR's NPDES Number 2 requirements) imposed as needed to protect public health, safety, and welfare.

The Zoning Commission recommends that the Board of Supervisors approve the amendment to revise Section 3.03.4 of the Woodbury County Zoning Ordinance to designate "Borrow pits for earthen materials" as a conditional use (denoted by "C") in the Agricultural Estates (AE) Zoning District. This recommendation reflects the Commission's commitment to fostering a fair and transparent process that balances development needs with community concerns. We encourage the Board to conduct the required public hearings to further engage the public and finalize this amendment.

Respectfully submitted,

Christine Zellmer Zant, Chair

Woodbury County Zoning Commission

Dated this 29 day of May, 2025

Woodbury County Zoning Commission Special Meeting Minutes

Date: May 28, 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:
 - https://www.youtube.com/watch?v=HoUh4IVeBol

Attendees

- Commissioners Present: Chris Zellmer Zant Chair, Tom Bride Vice Chair, Corey Meister, Steve Corey
- Commissioner Absent: Jeff Hanson
- Staff Present: Dan Priestley Zoning Coordinator, Dawn Norton Senior Clerk
- Public Attendees: Alan Fagan (Land Surveyor), Jason Reynoldson (Morningside University), Steven Sitzmann,
 Debbie De Forrest, Chad Hofer, Jim McCullough, Frank Huseman, Dale Drees, Lynn Drees, Adam Boeve

Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 PM on May 28, 2025, noting that the meeting would be audiorecorded and minutes prepared. Attendees were asked to silence cell phones and complete the attendance sheet. Zellmer Zant outlined the commission's procedures, emphasizing public hearing protocols, including staff reports, public comments limited to three minutes, and the process for closing hearings and deliberating motions. She noted that ex-parte communications must be disclosed before deliberations.

Roll Cal

Zellmer Zant conducted a roll call, confirming the presence of all commissioners except Jeff Hanson. The record reflected a quorum.

Public Comment on Matters Not on the Agenda (Information Item)

Zellmer Zant opened the floor for public comments on non-agenda items. No comments were received.

Approval of Minutes from Previous Meeting: March 24, 2025 (Action Item)

Zellmer Zant presented the minutes from the March 24, 2025, meeting for approval.

- Motion: Commissioner Corey moved to approve the minutes.
 - Second: Commissioner Meister seconded the motion.
- Vote: Unanimous approval (4-0, all present saying "aye").
 Outcome: The minutes were approved.

5. Items of Business

a. Public Hearing: Proposed Washburn Addition Minor Subdivision, Parcel #894635200009 (Michael W. and Janine J. Washburn) (Action Item)

Staff Presentation (Dan Priestley):

Priestley introduced the proposal for a three-lot minor subdivision on parcel #894635200009, owned by Michael W. and Janine J. Washburn, to divide 8.088 acres into Lot 1 (3.56 acres), Lot 2 (2.5 acres), and Lot 3 (2.03 acres). The property, located in the Agricultural Estates (AE) Zoning District, facilitates potential housing development. The proposal complied with lowa Code closure requirements, as confirmed by County Engineer Laura Sievers, who outlined access criteria for the lots. The City of Lawton approved the final plat, and all stakeholders were notified with no objections received. Priestley recommended approval to the Board of Supervisors.

Public Comments:

- Alan Fagan (Surveyor) clarified that the septic system for Lot 2 is self-contained, Lot 3 is to be sold to the adjacent western property owner with no building planned, and Lot 1 is for sale. No further questions were raised.
- Motion to Close: Commissioner Bride moved to close the public hearing.
- Second: Commissioner Corey seconded.

• Vote: Unanimous (4-0).

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Corey moved to recommend approval of the Washburn Addition minor subdivision to the Board of Supervisors.
- Second: Commissioner Bride seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the Washburn Addition minor subdivision to the Board of Supervisors.

b. Public Hearing: Proposed Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to General Industrial (GI), Parcel #864629351012 (New Cooperative, Inc.) (Action Item)

Staff Presentation (Dan Priestley):

Priestley presented New Cooperative, Inc.'s application to rezone parcel #864629351012 from AP to GI, located near the city limits of Sloan, adjacent to their existing GI-zoned grain facility. The rezoning would enable a temporary grain storage facility with a 1.7-million-bushel corn capacity, aligning with county land use guidelines for grain terminals in GI zones. The proposal was advertised in the Sioux City Journal on May 13, 2025, and neighbors were notified by letter on May 12, 2025, with no direct objections received. Stakeholders, including government agencies, were notified, and the proposal met zoning ordinance criteria. Priestley recommended approval, pending public testimony.

Public Comments:

- Frank Huseman from New Cooperative confirmed the facility is for temporary grain storage located just outside Sloan's city limits. No other public comments were received.
- Motion to Close: Commissioner Meister moved to close the public hearing.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Deliberation and Motion:

No further discussion occurred.

- **Motion**: Commissioner Bride moved to recommend approval of the rezoning from AP to GI for parcel #864629351012 to the Board of Supervisors.
- Second: Commissioner Meister) seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the rezoning to the Board of Supervisors.

c. Public Hearing: Consideration of Borrow Pit for Earthen Material in Agricultural Estates (AE) Zoning District, Zoning Ordinance Text Amendment (Action Item)

Staff Presentation (Dan Priestlev):

Priestley explained the Board of Supervisors' April 29, 2025, directive to amend the zoning ordinance to allow borrow pits as a conditional use in the AE Zoning District, currently prohibited under Section 3.03(4). The amendment, proposed under Section 2.02(9), would enable case-by-case reviews by the Zoning Commission and Board of Adjustment, addressing environmental, traffic, and neighborhood impacts. The change aims to promote equity, as borrow pits are permitted in AP zones, and support agricultural safety and infrastructure. Priestley provided background on the 2008 ordinance, noting AE districts' higher housing density raised concerns about borrow pits' compatibility. He highlighted the broad definition of "borrow pit," which lacks size thresholds, complicating enforcement. Conditional use permits would allow scrutiny of temporary projects, ensuring public input and mitigation measures (e.g., dust control, stormwater plans). Priestley referenced agricultural exemptions allowing farmers to move dirt without permits, contrasting with economic borrow activities requiring permits.

Public Comments:

- Steve Sitzman (Sioux City) described a personal experience where a contractor removed a hill on his
 property without a permit, later requiring a grading permit. He supported borrow pits for development, citing
 Sioux City's need to expand outward.
- Alan Fagan suggested the county purchase right-of-way for road projects, remove dirt, and sell it back, avoiding borrow pit classification. Priestley noted this could be explored but emphasized private property triggers conditional use review.
- Motion to Close: Commissioner Corey moved to close the public hearing.
- Second: Commissioner Bride seconded.

• Vote: Unanimous (4-0, all saying "aye").

Deliberation:

Commissioners discussed the lack of a clear borrow pit size definition, with Bride noting the 2008 prohibition in AE aimed to protect residential areas. Meister supported conditional use permits for case-by-case evaluation, addressing neighbor concerns. Priestley emphasized notification requirements and mitigation conditions (e.g., dust control, haul routes) via Board of Adjustment resolutions. The commission agreed one public hearing was sufficient, given the Board of Supervisors' three additional hearings.

Motion:

- Motion: Commissioner Bride) moved to recommend including borrow pits for earthen materials as a conditional use
 in the AE Zoning District, subject to scrutiny via the conditional use process.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the ordinance amendment to the Board of Supervisors, with staff and the chair drafting a letter to the board.

d. Review of Conditional Use Permit: Competitive Athletic Baseball Field, Morningside University, Parcel #884714300005 (Action Item)

Note: The commission unanimously approved reordering the agenda to address this item before the nuclear energy discussion, via a motion and second (4-0 vote).

Staff Presentation (Dan Priestley):

Priestley clarified this was a review session, not a public hearing, to assess the completeness of Morningside University's conditional use permit application for a baseball stadium on parcel #884714300005 in the AP Zoning District, where such uses are eligible. Jason Reynoldson, representing Morningside, proposed a facility to support organized sports, health, wellness, and community events, with minimal environmental impact through permeable surfaces, native landscaping, and noise/light controls. The project aims to attract visitors, boost local businesses, and foster social interaction. Priestley requested an updated staff analysis be entered into the record, correcting inaccuracies in the packet. He noted the proposal aligns with the county's comprehensive plan but emphasized the need for public input at the Board of Adjustment's public hearing on June 2, 2025.

Motion to Accept Updated Staff Analysis:

- Motion: Commissioner Bride moved to accept the updated staff analysis into the record.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").
 - Outcome: The updated analysis was accepted. The updated analysis is available in the appendix.

Comments (Review Session):

- Jason Reynoldson (Morningside University): Estimated 50 games annually, mostly afternoon games in March, with rare night games (one per season potentially past 10 PM). Parking is planned for the southeast corner, with traffic directed to minimize impact. The field's orientation (south/west) reduces light impact on neighbors. The remaining 54-56 acres are for agricultural programs.
- Chad Hofer (nearby property owner): Expressed concerns about night game time restrictions, water usage affecting neighbors' wells, and septic system proximity. Noted the property was initially for agricultural use, not a baseball field, and raised traffic concerns on County Road 141.
- Commissioner Comments: Meister highlighted potential non-college use (e.g., high school teams), suggesting Board of Adjustment conditions. Corey emphasized addressing traffic and event scope.
- Jim McCullough (nearby property owner): Questioned why Morningside wasn't using Sioux City Explorers' field, citing underuse. Reynoldson explained failed negotiations with the Explorers' owners.
- Debbie De Forrest (nearby property owner): Raised concerns about noise and asked about lighting strategies, and other events being allowed at stadium.

Deliberation and Motion:

The commission found the application complete and sufficient for Board of Adjustment review, noting public concerns (traffic, time restrictions, event scope) to be addressed in a letter from Chair Zellmer Zant.

- **Motion:** Commissioner Corey moved to recommend forwarding the application to the Board of Adjustment, based on the application's criteria.
- Second: Commissioner Bride seconded.

Vote: Unanimous (4-0, all saying "aye").
 Outcome: The commission approved forwarding the application, with a letter reflecting public concerns.

e. Public Hearing: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in Zoning Ordinance (Action Item)

Staff Presentation (Dan Priestley):

Priestley outlined the ongoing discussion, initiated by the Board of Supervisors in 2024, to include "nuclear energy facilities" and "nuclear waste storage" as land use options in the zoning ordinance, likely as conditional uses in the General Industrial (GI) Zoning District. The hearing addressed nuclear energy generation, modular systems, and related technologies. Assistant County Attorney Joshua Widman memos emphasized defining these terms explicitly to avoid legal challenges, as the current "electrical energy generation" category could lead to interpretation disputes with a 500-foot notification radius. Priestley proposed a 10-mile notification zone for nuclear uses. He consulted the Nuclear Regulatory Commission (NRC) via Brian Bergeon, who detailed NRC's regulatory role, licensing requirements, and federal oversight of reactors, materials, and waste (per Title 10, Code of Federal Regulations). The NRC's process involves rigorous safety and business model reviews, complementing local conditional use scrutiny. Recent executive orders (May 2025) by the President aim to streamline NRC processes, targeting 400 gigawatts of nuclear capacity by 2050. Priestley suggested drafting ordinance language with Widman's guidance for further review.

Public Comments:

- Lynn Drees (resident): Supported clarifying nuclear uses, favoring a 10-mile or larger notification radius due
 to long-term risks (e.g., waste seepage). Expressed concern about rezoning agricultural land to industrial,
 which Priestley countered with protections against spot zoning via the 2040 Comprehensive Plan and future
 land use map.
- Alan Fagan (Sioux City): Opposed nuclear facilities, citing federal oversight failures, flood risks in industrial areas, and long-term storage uncertainties (300 vs. 10,000 years). Questioned the need for nuclear in densely populated Woodbury County versus sparsely populated states.
- Public Hearing Closed: The public hearing was closed and the commission transitioned to deliberation.

Deliberation:

Commissioners discussed the NRC's timeline (unclear but multi-year), driven by Al and data center energy demands. Corey noted small modular reactors' potential (e.g., powering Las Vegas). The commission agreed more public input was needed, given increased participation. Priestley suggested enumerating nuclear terms in the land use summary table with a 10-mile notification radius, prohibiting them elsewhere, and relying on federal compliance.

Motion:

- **Motion:** Commissioner Coery moved to continue the discussion for one month to draft ordinance language with Joshua Widman for further public review.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved continuing the discussion, with staff to prepare draft language.

f. Accessory Second Dwelling, Senate File 592 (Information Item)

Staff Presentation (Dan Priestley):

Priestley discussed Senate File 592, signed May 1, 2025, amending lowa Code Section 331.301 to mandate counties allow accessory dwelling units (ADUs) on single-family lots, either attached or detached, with minimal restrictions (e.g., setbacks, 50% size ratio, 1,000 sq ft minimum). Previously, ADUs required conditional use permits for relatives or workers. The law limits county restrictions, potentially requiring ordinance amendments to remove prohibitions. Priestley foresaw issues with lot splits, septic systems, and real estate market impacts, suggesting strategic placement to facilitate future subdivisions. He planned to consult Joshua Widman on compliance.

Discussion:

Commissioners raised concerns about setback enforcement (e.g., 10 feet between houses) and lot split challenges. Priestley noted ADUs could lead to unpermitted rentals or tax burdens, impacting property values. The commission anticipated ordinance updates to align with state law.

g. Variance Legislation (Information Item)

Staff Presentation (Dan Priestley):

Priestley outlined changes to variance criteria at the Board of Adjustment, shifting from economic hardship to practical

difficulty for setbacks, lot sizes, and measurements (not use variances, which are barred). He cited a successful variance case involving a two-acre lot with a creek, where a reduced setback was approved after stakeholder input. The new criteria aim to make variances more flexible while maintaining oversight.

Discussion:

No questions or comments were raised.

Public Comment on Matters Not on the Agenda

No additional comments were received.

Staff Update

Priestley reiterated plans to work with Joshua Widman and the Board of Supervisors to amend the zoning ordinance in response to Senate File 592 and variance legislation, potentially by striking restrictive language. He suggested a streamlined amendment process to comply with state law.

Commissioners' Comments or Inquiries

No comments were recorded.

Adjournment

• Motion: Commissioner Meister moved to adjourn.

Second: Commissioner Corey seconded.

• Vote: Unanimous (4-0, all saying "aye").

Outcome: The meeting adjourned at 7:30 PM

APPENDIX - RECEIVED INTO THE RECORD

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Pernits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustra (BOA). The ZC natios a recommendation to the BOA which will decide following a public hearing before the Board.

APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

Transforming Agricultural and into a Thriving Continuity Hist. The Future Baseball Field Project
The proposed baseball field is mans ting opportunity to bring a high-quality reconstant last ity to the community white necessiting the expisibilities of baseball field project in only in about contributing a field—it selection the one grapement primologis violationable development, and contributing to the coal economy.

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- s unbest or stim with management, name innocaping, and nover garden and control to Constability & Preservation

 Commitment to Constability & Preservation

 I stimum di Usungto can be expect vol by designed to complete and summaring agranulated band preserving grant space and management of the preserving grant projection or do not be set of the preservation of the p

- poetro action to the local landscape with a taying to the spire Unit presention value.

 Committee Chapterians Easth of 1440 do July price.

 We assorbed, we know the Chapterian Chapteria

IN THE STRUCTURES AND THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS WITH THE PROPOSED CONDITIONAL USE IDITIFIED PER STRUCTURE OF IMPROVEMENT, PROVID BY ATTACHMENT

See attached plans

CRITERIA 1: The conditional use requested is authorized as a conditional use in the coning district within which the property is located and that any specific conditions or standards described as part of that out horization have been or will be satisfied (Woodbury Courry

APPLICANT RESPONSE:

The paced inquestion is currently send as Agricultural Preservation AP², According to Section 4of the Zoning Oldinanced Woodbury
Comm, titled The for similation. This blocks stated in competitiones included as conditional loss Additionally, the ordinance specifies the
regarded work force and functionally, within the born in where did additional to ostatified.

Semeteries, massoieuma and columbiris	- 0	-	C	0		-	
Community facilities							
Activity/social spinion centers	$\overline{}$						
Donnunity conties	zik	Ot.	ok	Ož.	ol.		
Lay samp, receasion	DK.	90	30	C	U	-	
Fields for compatitive athletic	C	C	С	C		-	
Libraries and museums	C	C	С	C	Oł.	-	
Radio and public coen space	ak	00	ok.	ok.			

CRITERIA4: The proposed use and development of it be located, destyred, constructed and operated in such amanner that it will be carpable with the immediate registrodized and will not interfers with the orderly use, thereforement and improvement of surrounding property (Mooderny Country Control of chances, Sec. 2023).

APPLICANT RESPONSE:

Preservation of Agricultural Character. The design of the baseball field can incorporate elements that align with the agricultural nature of the area, such as naintaining open green spaces or using mative plans for laroscaping.

Trafficians Access Management: Proper planning for parting and access routes con prevent congestion and answers smooth teaffic flow, inducing the impaction religible to the proceedies.

Noise and Light Control: Implementing measures like sound barriers and at helded lighting can prevent disturbances to nearby residents and wildlife, maintaining the areas barquility.

Environmental Considerations: Ensuring that the field's construction and maintenance do not harm local access bens consider resources can help passes of the natural environment.

STAFF ANALYSIS:

It is expected that the will be an increase of activity on this site and traffic in the are during events. It should be expected that the college is which for the wight behaved and do wretthey can be mitigate any conflicts including these that could potent ay impact magnitures.

CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE

Ance Access & The sports in a - Well-ministring roce and highways ensure safe and efficient access for players, spectators, and staff. Publicities policities in architecture of the sound states with a special public states of the sound states.

Weser Supply 8 Drainage - Acequate water supply for imigation, restrooms, and concessions is crucia. Proper drainage systems prevent flooding and maintain tell conditions.

Electricity & Lichting – Reliable electrical infrastructure supports field lighting, scereboards, and other operational needs, ensuring wability during evening carries.

Emergency Services - Nearby treistations, police presence, and medical faculties ensure sarety and rapid response in case of emerg

Waste Mar agement - Regular trash collection and secycling services help maintain alsonliness and environmenta sustainability Parking Fed littles - Well planned parking a popiated member by bittors white minimizing traffic congection in a unounding a received Restricting Son tation Fed littles - Fubilic restrictions and son testion fed littles - Fubilic restrictions.

Storm water Management - Systems to control runoff and prevent eroper the property surpurding agricultural land and ratural resources

The property owner(si will need to work out the data is with impacted ata keholders.

CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.029).

APPLICANT RESPONSE

Preserving Natural Tectures – The rield can be designed to avoid disripting existing trees, we flands, or other ecological areas. Landscaping plants can help re-initian biodevestiv.

Minimizing Spenie impact. The field can be integrated into the cardocade using natural combines and vegetable a buffer to maintoin the creative beautif

Respecting 4 istoric Sizes – fithe and has historical significance, the design can incorporate interpretive signage or preserve key elements of the site, ensuing that its remayer or rains intact.

Sustainable Construction – Using eco-friendly materias and minimizing land grading can reduce environmental disruption

The Laine Use Summary Table (Section 3.23.4) of the Woodbury County Zoning Ordinance includes the Agricultural Preservation (AF) Zoning Districtional bookien authorized for a conditional use panding review by the Zoning Commission and approval by the Board of

CRITERIA 2: The proposed use and development will be in humory with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Weedbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

Community Recreation: Providing space brongsaided spots and recreations activities aligns with fostering community engagement, physical well-using and lead that little libes which may be quals ordined in the usure all user.

Efficient Land Use: The development of a basabal field coals, utiliza lans that might not be via be for incensive agricultural use, while still maintaining open spees, which can be in harmony with preservation objectives.

Economic and Social Benefilist By creating avenue for local storts events, the field may attract visitors and generate economic activity, supporting the preader objectives of community development.

Compatibility with Existing Land Uses If designed thoughtfully, the baseball feld could complement surrounding areas and maintain an aesthetic that aligns with AP zoning, minimizing distinct and entancing the area's value.

Promoting Environmental Stewardship: Sesainable design practices, such as using exo-lifentily materials or preserving adjacent natural habitats, align the development with environmental opais of the general part.

The propose besided field appear to be cometable with the Vloodbuy, "Daurity Zarring Ordinance and Commelte wise Pas 2049, as it can alrest a coming packitions and cord formular cententies in Loomon cando with the andirence by per tempor community web to condicately discretizations; and country community and proposed and conditional conditional conditions."

CRITERIA I: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the classacter of the neal-thood, terificound libros persion, utility facilities, and other factors effecting the public health, selfety and general welfane (Woodbury County County Ording Ordinance Sec. 2/2/49).

APPLICANT RESPONSE:

invironmental Impact Assessment: On ducta thorough study bildentify potential impacs on soil, water, and local ecosystems. This he pain easyring measures bim tigate farm.

Community Engagement: Invoke local recident: and stale helds a party in the painting process. Their input can help acclases concome about reise, tatte, are effection proces.

Sustainable Design: Incorporate eco-frendly practices, such as using permeable materials for parking lots to reduce water runof and penting native vegetation to support biodice sity.

Triffic Management: Develop a plan to handle increased haffe, including adenuate parking and safe access notice, to minimize discupiton to the surrounding ama.

Noise and Light Control: Use sound barriers and storing is a kyplaced lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby

Preservation of Agricultural Land: It possible, design the held to occupy the least productive agricultural areas, meserving prime farmland for custodion.

Monitoring and Maintenance Establish orgoing monitoring bactless any unioeseen ssues and maintain the held in a nervironmentally esponsible monitor.

The proposed proper is consistent comparitie with the surmorting area, to widen the provided she planned incometon However, it is articipated that the facility sevents many general incoles and activity, in the neighborhood, including traffic, parting, and usage. To mitigate potential impacts, it is expected to at the cologies while he responsibility for being a considerate religibor and work to minimize conflicts that could allow under leading to the property of the propert

iose and Light Management - Sheldad lighting and sound bette elizan prevent dicturbances to nearby procedure, elecuring the held cose not neg trace the surrounding.

Traffic and Infrastructure Planning - Proper access comes and parking facilities can prevent compession and maintain the orderly development of

STAFF ANALYSIS:

DTHER CONSIDERATION 1: The proposed use or development, at the perficular location is necessary or desirable to provide a servise or facility that is in the public interest or will contribute to the general welface of the neighborhood or community (Woodbury/County Joing Uniforms, Sec. 212-9).

APPLICANT RESENDANC:

A based lated on above do Application Presencion (AP) can serve the quibic interest and contribute to community well-set by providing application and authority of the above do an above do analyzed and an above do analyzed and an above do analyzed and above do an above do an above do analyzed and and an above do analyzed and analyzed and analyzed and analyzed and an above do an above do an above do analyzed and analyzed and analyzed and analyzed and analyzed and analyzed analyzed and analyzed and analyzed and analyzed analyzed

STAFF ANALYBIS:

ordificant use can be construed as an economic development teature that supports education and quality of life

OTHER CONSIDRATION 2: All possible efforts, including building and site design, landscaping and screening have been undertakento minimize a my adverse effects of the proposed use or development (Woodbury Courty Zoning Ordinance, Sec. 2.02-9).

A PPLICANT DESPONSE:

We are committed to one amy that the proposes baseball field is developed with minimal model on the surrouncing environment and community, be your possible defort fixe and will be siten or document to be sufficient for instances of the community of the control of the community of the control of the community of the control of t

This organization can live up to the commitment as expected though the conditional use permit process to esponsibly construct and occasive specifications and is mindful of the reighborhood.

BOARD OF SUPERVISORS DIRECTIVE ON APRIL 29, 2025:

On April 29, 2025, the Woodbury County Board of Supervisors initiated the consideration of an amendment to the Woodbury County Zoning Ordinance, specifically to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Borrow pits for earth materials" as a conditional use within the Agricultural Estates (AE) Zoning District. The following content is provided directly or verbatim from their direction:

EXECUTIVE SUMMARY:

Section 3.03.4 of the Woodbury County Zoning Ordinance prohibits borrow pits in the Agricultural Estates (AE) Zoning District, limiting property owners' ability to excavate earth materials for construction, improve land usability, or enhance road safety through strategic grading. We propose amending the ordinance to allow conditional use permit applications for borrow pits in AE zones, per Section 2.02.9, enabling case-by-case reviews by the Zoning Commission and Board of Adjustment. This change ensures community input and evaluates impacts on environment, traffic, and neighborhood compatibility, aligning with county goals. The amendment promotes equity, as borrow pits are permitted in adjacent Agricultural Preservation zones, and supports agricultural, safety, and infrastructure objectives while maintaining oversight. Under Section 2.02.3 A of the Woodbury County Zoning Ordinance, the Board of Supervisors has the authority to initiate amendments to the text. This directive tasks the Zoning Commission to conduct a public hearing to perform their function of reviewing the amendment and any supporting information prior to considering and providing their recommendation to either approve or disapprove the proposed amendment. Draft Zoning Ordinance Text Amendment attached for consideration.

BACKGROUND:

The Woodbury County Zoning Ordinance, specifically Section 3.03.4, prohibits borrow pits for extracting earth materials in the Agricultural Estates (AE) Zoning District. This restriction prevents property owners, including farmers, from excavating and transferring significant volumes of earthen material to support local construction projects. However, strategic grading and dirt removal in certain county locations could benefit farmers by improving land usability and support regional development by providing materials for infrastructure. Additionally, excavation in and around right-of-way areas could enhance sight distances and mitigate snow accumulation along roads, improving safety and maintenance.

The outright prohibition of borrow pits in AE zones may hinder these maintenance and development objectives. Amending the ordinance to allow conditional use permits application consideration for borrow pits in AE districts would provide a balanced solution. This change would enable property owners, not limited to farmers, to propose borrow pit projects, subject to review by the Zoning Commission and Board of Adjustment. The conditional use permit process, outlined in Section 2.02.9, offers community input opportunities and evaluation based on criteria such as environmental impact, traffic, and compatibility with the surrounding area.

Allowing conditional use permit application consideration does not guarantee widespread borrow pit development in AE zones. Instead, it removes the blanket prohibition, enabling case-by-case assessments to determine if a proposed borrow pit aligns with neighborhood character and county goals. Notably, the current ordinance already permits borrow pit consideration in Agricultural Preservation (AP) zones, which are often adjacent to AE parcels. This adjacency creates inconsistencies, as borrow pits may be approved near AE properties but not within them. Amending the ordinance to extend conditional use permit opportunities to AE zones would create a more equitable and flexible framework.

Under Section 2.02.3 A of the Woodbury County Zoning Ordinance, the Board of Supervisors has the authority to initiate amendments to the text. This directive tasks the Zoning Commission to conduct a public hearing to perform their function of reviewing the amendment and any supporting information prior to considering and providing their recommendation to either approve or disapprove the proposed amendment. Draft Zoning Ordinance Text Amendment attached for consideration.

STAKEHOLDER COMMENTS:

Daniel Priestley

From: Meinen, Casey (MidAmerican) <Casey.Meinen@midamerican.com>

Sent: Wednesday, April 30, 2025 1:37 PM

To: Daniel Priestley

Subject: RE: [INTERNET] Comments Requested Borrow Pits in AE Zoning District

Follow Up Flag: Follow up Flag Status: Flagged

CAUTION: This email originated from OUTSIDE of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.

Denial

I have reviewed the attached proposed zoning amendment for MEC electric distribution and we have no conflicts.

Psychology is more contagious than the flu.

Casey Meinen

Lead, Electric Distribution Engineering

Casey.meinen@midamerican.com





Daniel Priestley

 From:
 Patrick Prososki < PGPROSOS@UP.COM>

 Sent:
 Wednesday, April 30, 2025 2:22 PM

To: Daniel Priestley

Subject: Re: Comment's Requested Borrow Pits in AE Zoning District

Follow Up Flag: Follow up Flag Status: Flagged

CAUTION: This email originated from OUTSIDE of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. If you are asked for your username and password, please call WCICC and DO NOTENTER any data.

Dan, remarks from UPRR in blue below.

- Do you support allowing conditional use permits for borrow pits in the AE Zoning District? Why or why not? Yes,
 No objections provided the existing drainage pattern(s) are not impacted.
- What potential benefits or concerns do you foresee with this amendment (e.g., economic, environmental, or community impacts)? Concern if it will change the flow of storm drainage or impact vehicular traffic patterns. Patrick

Daniel Priestley

 From:
 Craig ANDERSON < craignan@msn.com >

 Sent:
 Thursday, May 1, 2025 2:05 PM

To: Daniel Priestley

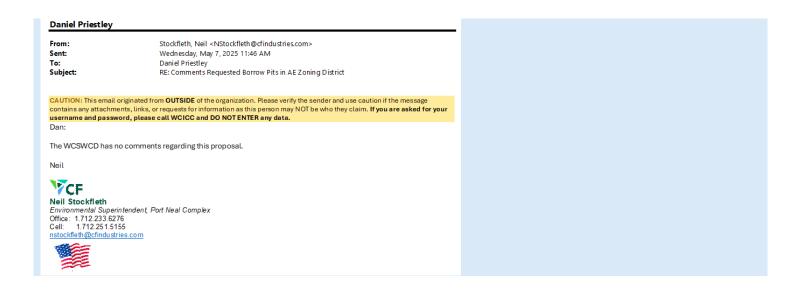
Subject: Re: Comments Requested Borrow Pits in AE Zoning District

Follow Up Flag: Follow up Flag Status: Flagged

CAUTION: This email originated from OUTSIDE of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.

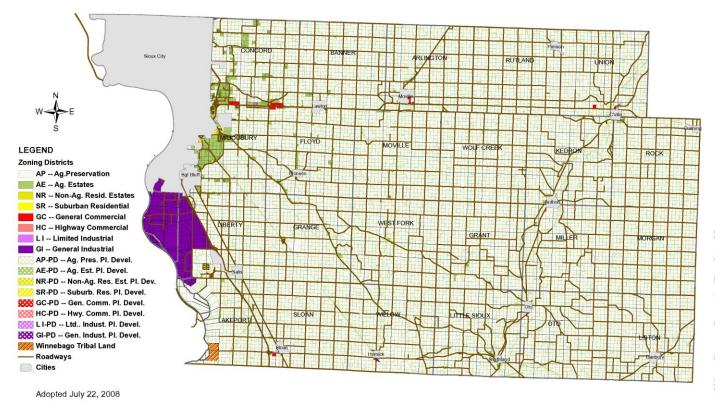
We value your perspective on this proposed change. Please consider the following questions in your response:

- Do you support allowing conditional use permits for borrow pits in the AE Zoning District? Why or why
 not? I support conditional use permits for borrow pits in lands withing this zoning district. There are
 situations where removing material improves the site for development. With oversite and conditions
 granted by the BoA the existing landowners have protection against negative impact. In Plymouth county
 Borrow pits and Extraction are subject to conditional use, with the exception of land under the Loess Hills
 Conservation Overlay. This area is in the southwest part of the county. The soils under the Overlay are
 extremely fragile, erosion is difficult to control, and a proper cover is difficult to reestablish.
- What potential benefits or concerns do you foresee with this amendment (e.g., economic, environmental, or community impacts)? Benefits are mostly economic, allowing the landowner to remove material for sale or to improve the site. Reshaping the land may help with storm water drainage. It really comes down to the character of the developer. It is important that the BoA knows how long the project will take, how much material will be removed and what is the plan for reestablishing a proper cover when the project is finished. Existing landowner rights should be taken into consideration when conditional uses are permitted. However, I don't think existing landowners should be able to nix a project if the project will be done quickly and without a lot of disturbance.



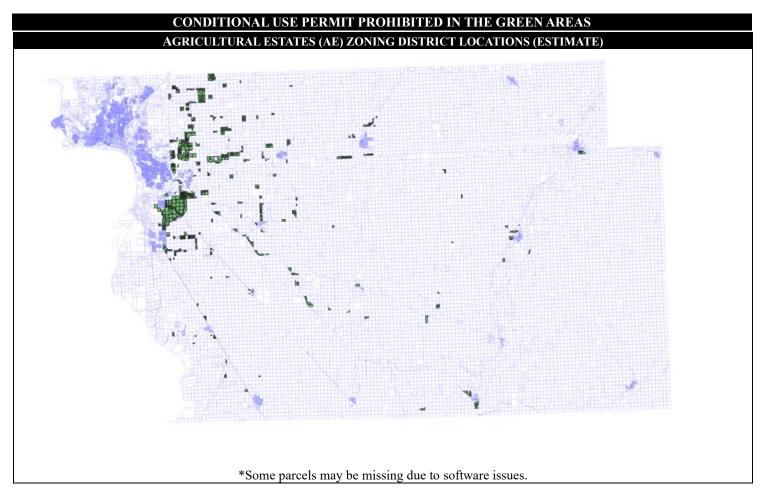
Conditional Use Permit applications for borrow pits are allowed for consideration in only the AP and GI Zoning Districts as illustrated below:

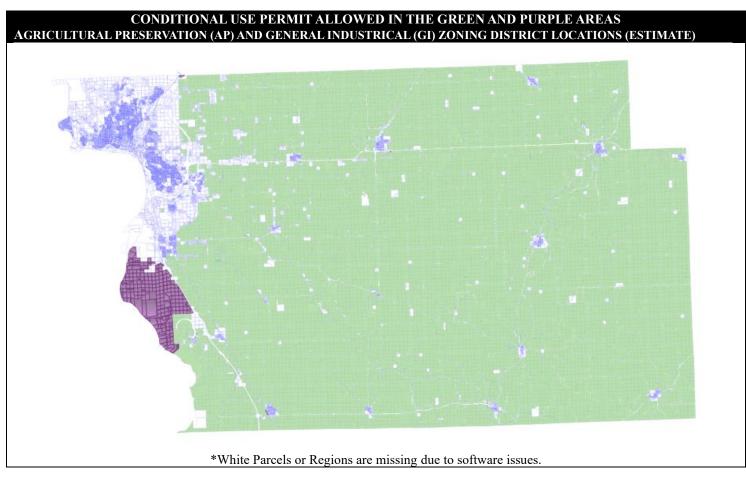
Zoning Map of Woodbury County, Iowa



*This map may not necessarily represent the current districts due to subsequent rezones since 2008.

Woodbury County Zoning Map





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:

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

PUBLICATION DATES:

May. 13, 2025

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

Ankit Sachdeva



VERIFICATION

State of Florida County of Broward

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



Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS
DURING A SPECIAL PUBLIC
MEETING BEFORE THE
WOODBURY COUNTY ZORING
COMMISSION
The Woodbury County County of the Colonia County
The Woodbury County County County
The Woodbury County County
The Woodbury County
The Woodbury

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The Woodbuy Gounty Zoning Commission Will have been a public hearing to consider a pro-posed ancression to visite 2, section 3.0.4 of the Woodbuy Courty Zoning Ordinarea. The proposed ancression extended with off extent to criange the castification of "Borrow as to criange the castification of "Borrow as conditional use in the Agricultura Estaties (AE) Zoning Details. Specially, the amenor would update the facility for grandinarial conditional control of the control of promising a seguinal with a "Conventional control of the control of control of the control of the control of promising a seguinal with a "Conventional control of control of promising a seguinal with a "Conventional control of promising a seguinal control of promising a promising

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ONING GROIN-ANCE MAP AMENDMENT

Fursiant to Section 255 of the Code of lova.
the Woodbury County Zoning Commission will
will be a zoning ordinance map amendment
for a zoning ordinance map amendment
(rezonie) to the Woodbury County Zoning
Odinance and/or Map for the Unincoprorate
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operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (al) Zoning District to the General Industrial (al) Zoning District to a 12.92-ace portion of the property located in the SW X of the SW X of Section 29, T86N R46W (Sloam Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parest #864629351012 and is described as: WIC TRACT One (1) in the Southwest Ouarier (SW14) of the Southwest Ouarier (SW14) described by meles and bounds as follows: Commencing at the Southwest Ouarier of said Section, thence North Telephyleight Degrees Twory Minutes Fifty-Sw West, a distance of One Thousand Three Hurdred Four and Forty-one Hurdred their (SW14), then one of the Southwest Ouarier (SW14) at 15 the North Ine of the Southwest Ouarier (SW14) at 15 the North Ine of the Southwest Ouarier (SW14) at 15 the North Ine of the Southwest Ouarier (SW14) at 15 the North Ine of the Southwest Ouarier (SW14) at 15 the North Ine of the Southwest Ouarier (SW14) the Southwest Ouarier (SW14), thence South Sideen Degrees Four Minutes Fifty-the and Thirty-four Hurdredths teet (425.34 the Ine of Said Section, thence South Sideen Degrees Four Minutes Fifty-the and Thirty-four Hurdredths teet (425.35) thence South North Lean of South Sideen Degrees Four Minutes Fifty-the and Thirty-four Hurdredths teet (425.38) to the South Ine of South Sideen Degrees Four Minutes Fifty-the Competitive and Thirty-four Hurdredths teet (425.38) to the South South

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

Jun. 12, 2025

NOTICE ID: ouKoWzouZ4oMfFDMAhfd PUBLISHER ID: COL-IA-501898

NOTICE NAME:

BOS BORROW PUBLIC HEARINGS PUB 61225 61462471

Publication Fee: \$46.34

Rachel Cozart

(Signed)



VERIFICATION

State of Florida County of Broward

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



Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR A ZONING

SUPERVISORS FOR A ZONING ORDINANCE TEXT AMENDMENT CONCERNING BORROW PITS FOR EARTH MATERIALS AS A CONDITIONAL USE IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT The Woodbury County Board of Supervisors will hald public hearings on the following item of business, described in detail below, on Tuesday, June 17, 2025, at 4:45 PM, Tuesday, June 24, 2025, at 4:45 PM, and Tuesday, July 1, 2025, at 4:45 PM, or as soon the reality as the matter may be considered, Pursuant to lowa Code Section 331,302, the Board of Supervisors may waive the second and third Supervisors may waive the second and third public hearings and readings if deemed ap-

propriate. Said hearings and readings will be held at Sale reading and readings will be lead to the Woodbury County Courtnesses. 220 Couglas Street, Stock City, lova, in the Board of Supervisors' resetting room in the basement. Persons wishing to participate in the public headings may attend in person to provide comments.

comments.

Copies of the proposed amendment are available for review at the Woodbury County Auditor's Office, located at the Woodbury County Auditor's Office, located at the Woodbury County County County Cover, willten comments may be autimitted by nail or email to: Woodbury County Connective and Economic Development, 6th Floor, Woodbury County Counthvisee, 620 Douglas St., Sloux City, 14 S1101, or to Daniel Priesties of cipiesticy@woodburycountylorac.gov. For questions, contact Daniel Priestiey at 712-279-6509.

All persons wishing the heart reparting this

2/9-60/9.
All persons wishing to be heard regarding this natter are encouraged to attend and participate in the atcressful hearing(s).

Item One (1)

CONSIDERATION OF BORROW PITS FOR EARTH MATERIALS IN THE AE ZON-

ING DISTRICT ZONING ORDINANCE TEXT AMENDMENT

AMENDMENT
SUMMARY OF THE ZONING ORDINANCE;
TEXT AMENOMENT (ORDINANCE): The
Woodblay County Board of Supervisors will
hold public hearings to consider a propose
amendment to Article 3, Section 3.03.4 of the
Woodblay County Zoning Ordinance on Page
37. The proposed amendment would revise
the Land fuse Summary Table of Allowed
Uses to change the classification of "Borrow
pils for earth materials" from a prohibited stage
to a conditional use to the Aminostructed States pits for earth materials" from a prohibited use to a conditional use in the Agricultural Estates (AE) Zoning Ostatict. Specifically, the amendment would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional uses) designation in the AE Zoning District column for "Borrow pits for earth materials."

Foolanction: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District. COL-1A-501898