

Minutes - Woodbury County Zoning Commission – June 24, 2024

The Zoning Commission (ZC) meeting convened on the 24th of June, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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=T8mbpubn07g>

ZC Members Present:

Barb Parker, Jeff Hanson, Corey Meister, Tom Bride

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

William Walker, Mark Walker, Kathy Walker, Justin Walker

Call to Order:

Vice-Chair Tom Bride formally called the meeting to order at 5:00 p.m. Chris Zellmer Zant was absent.

Public Comment on Matters Not on the Agenda:

William (Kyle) Walker addressed the Commission regarding compliance issues with the dimensions of his home occupation advertising sign located on his property that is 10' x 10'. The Woodbury County ordinance regarding home occupation states one unlighted sign no more than 25 square foot is allowed. Mr. Walker presented photos to Commission for review including a previous lighted ground sign that was added to the site approximately 13 ½ years ago and the ground sign that was added about three years ago. Motion to receive into record: Hanson. Second; Parker. Carried; 4-0. (Received materials contained within the appendix.) Priestley suggested Commission consider reviewing the ordinance and possibly consider a conditional use process for a case-by-case review signs proposals that are greater than 25 square feet. Bride inquired if the current sign could remain in place until amendment to ordinance is decided. Priestley stated a conditional use and building permit would need to be approved to mitigate the issue with Mr. Walker's sign. Hanson, Meiser, Parker, and Bride agreed to look into a potential amendment to the zoning ordinance to include a case-by-case consideration of home occupation signs through a conditional use permit process. If changes are proposed, the amendments would be sent to the Board of Supervisors for consideration.

Approval Of Minutes: 04/22/2024 & 05/29/2024

Motion by Hanson to approve the minutes from April 22, 2024. Second by Parker. Meister abstained. Approved 3-0. Motion by Meister to approve the minutes from May 29, 2024. Seconded by Hanson. Parker abstained. Approved 3-0.

Public Hearing (Action Item) for Proposed Minor Subdivision – Second Chance Addition:

Priestley read summary of the proposed Second Chance Addition Subdivision comprehensive plan into the record. Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned Agricultural Estates (AE) which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised– their extraterritorial review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Meister motioned to close public hearing. Second by Hanson. Carried 4-0. Frontage on main parcel will remain at 60'. Meister motioned to recommend

approval of the Second Chance Addition final plat to the Woodbury County Board of Supervisors. Parker second. Carried 4-0.

Public Comment on Matters not on the Agenda:

None.

Staff Update:

Priestley stated at a recent Board of Supervisors meeting, Supervisor Radig brought up the possibility of nuclear energy as a power source to explore. Although it is not a formal request from the Board of Supervisors at this time, the Planning & Zoning Department and Zoning Commission have been asked to research what steps would need to be taken if nuclear were to be an option for Woodbury County.

The Board of Supervisors voted to approve the Husen 2nd Addition subdivision and rezone that was presented to the Commission at the last meeting. Subsequently, an issue of soil testing was raised by a concerned citizen. Priestley asked the Commission if they recall soil testing being a consideration for subdivision approval in previous years, Commission indicated they had not. Bride added testing responsibilities would fall to builder and homeowner. Priestley stated the Siouxland District Health department permit wells and septic systems in Woodbury County.

Commissioner Comment or Inquiry:

None

Motion to Adjourn:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:39 PM.

Appendix – Received Materials



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