



WOODBURY COUNTY ZONING COMMISSION

Monday, August 26, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, August 26, 2024 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. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: July 22, 2024
5	ITEM(S) OF BUSINESS
»	DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE (INFORMATION / DISCUSSION ITEM) SUMMARY: The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is for a discussion on how to proceed with future work sessions and public hearings.
»	INFORMATION AND DISCUSSION ITEM ABOUT THE BOARD OF SUPERVISORS' CONSIDERATION OF CHANGES TO THE COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (C-WECS) (INFORMATION / DISCUSSION ITEM) SUMMARY: Following the Woodbury County Fair (2024), the Board of Supervisors (BoS) received a petition from the public to revisit the regulations contained within the C-WECS ordinance (Ordinance #56) on August 6, 2024. Subsequently, the Board of Supervisors directed county staff to review the ordinance and to make recommendations for changes. This discussion item will include information about the process ahead for the BoS's review and consideration of potential changes. The C-WECS ordinance is a stand-alone ordinance that was originally approved under the home rule provisions of Iowa Code and is not part of the Zoning Ordinance.
»	HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM) SUMMARY: Information and discussion about home occupation signs and whether or not there is a demand to proceed with any potential changes to any of the county sign regulations.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN