



WOODBURY COUNTY BOARD OF ADJUSTMENT

SPECIAL MEETING

Wednesday, September 4, 2024 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Wednesday, September 4, 2024 at 6:00 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 729 498 353#** 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 PREVIOUS MEETING MINUTES: 8/5/24
5	ITEM(S) OF ACTION / BUSINESS
»	ACTION ITEM: PUBLIC HEARING - CONDITIONAL USE PERMIT APPLICATION FOR A DATA PROCESSING BUSINESS ON PARCEL #884403400009. SUMMARY: The consideration of a Conditional Use Permit application from AUR Correctionville LLC (Applicant) and property owners Ashley Acres Family Limited Partnership who have filed for a Conditional Use Permit application “to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency” for the proposed use to operate a data processing business. The proposed site is on Parcel #884403400009 in T88N R44W (Wolf Creek Township) in Section 3 in the SE ¼ of the SE ¼. The property is located around 6.2 miles southeast of Merville and around 7.7 miles southwest of Correctionville. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Owner(s)/Applicant(s): Ashley Acres Family Limited Partnership, 3356 170th St., Correctionville, IA 51016 (Owners) and AUR Correctionville LLC, 15988 230th St., Grundy Center, IA 50638.
»	INFORMATION ITEM: CONSIDERATION OF A RECOMMENDATION CONTEMPLATING DECOMMISSIONING REQUIREMENTS AS PART OF A NEW ORDINANCE REGARDING CARBON PIPELINES. SUMMARY: The Woodbury County Board of Supervisors at their meeting on August 27, 2024 voted to direct the Planning and Zoning Director to work with Planning and Zoning, the Board of Adjustment, and Legal Counsel in order to make a recommendation contemplating decommissioning requirements as part of a new ordinance regarding carbon pipelines.

»	<p>INFORMATION ITEM: BOARD OF SUPERVISORS’ CONSIDERATION OF CHANGES TO THE COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (C-WECS) ORDINANCE #56. 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.</p>
»	<p>INFORMATION ITEM: PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE. 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 agenda item is an update about the process.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	BOARD MEMBER COMMENT OR INQUIRY
9	ADJOURN