



WOODBURY COUNTY ZONING COMMISSION

Monday, November 25, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, November 25, 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 FROM PREVIOUS MEETINGS August 26, 2024 & September 23, 2024
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) - PROPOSED OAKRIDGE ADDITION MINOR SUBDIVISION (Parcel #864407400003): To be known as Oakridge Addition, A Minor Subdivision to Woodbury County, Iowa , a two-lot minor subdivision in a 10.26-acre portion of T86N R44W (Little Sioux Township) in Section 7 in the NE ¼ of the SE ¼ on Parcel #864407400003. The property is approximately 4.2 miles northwest of the City of Smithland. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Oakridge Livestock Company, Inc., 2963 Jasper Ave., Hornick, IA, 51026 (Property Address); 36675 140th St., Mapleton, IA 51034 (Mailing Address).
»	PUBLIC HEARING (ACTION ITEM) - PROPOSED JW COLLINS HOMESTEAD MINOR SUBDIVISION (Parcel #894428100005): To be known as JW Collins Homestead, A Minor Subdivision to Woodbury County, Iowa , a one-lot minor subdivision in a 2.20-acre portion of T89N R44W (Arlington Township) in Section 28 in the NE ¼ of the NW ¼ on Parcel #894428100005. The property is approximately one-half mile northeast of the City of Merville. The property is located in the Agricultural Preservation (AP) Zoning District. Portions of the property are in the Zone A and Zone X 0.2 percent Special Flood Hazard Area (SFHA – floodplain). Owner/Applicant: Steffe Harlan & Frances Trust, 952 Buxton Cir., Magnolia, DE 19962.
»	PUBLIC HEARING (ACTION ITEM) – PROPOSED ZONING ORDINANCE TEXT AMENDMENT (DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS): Consideration of potential changes or amendments to Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance. The purpose of the hearing is to collect information in a review of the dimension size for single-family dwellings not limited to the regulations in Section 4.11.
»	INFORMATION ITEM: DISCUSSION AND 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 information item is for a discussion on how to proceed with future work sessions and public hearings.

»	INFORMATION ITEM: DISCUSSION AND PLANNING PROCESS FOR 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.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN