



WOODBURY COUNTY ZONING COMMISSION

Monday, January 27, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, January 27, 2025 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	ELECTION OF CHAIR OF THE ZONING COMMISSION FOR 2025 (ACTION ITEM)
4	ELECTION OF VICE-CHAIR OF THE ZONING COMMISSION FOR 2025 (ACTION ITEM)
5	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION)
6	APPROVAL OF MINUTES FROM PREVIOUS MEETINGS: 8/26/24 & 11/25/24 (ACTION ITEM)
7	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM): FOR THE CONSIDERATION OF NUCLEAR ENERGY FACILITIES TO BE INCLUDED AS PART OF THE WOODBURY COUNTY ZONING ORDINANCE. SUMMARY: The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting nuclear energy facilities, including but not limited to nuclear energy generation, modular nuclear energy systems, and other nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate Nuclear Energy Facilities as either an allowed or conditional use in all or specific zoning districts within Woodbury County. Additionally, discussions may include amendments to add new sections related to nuclear energy facilities, update definitions, and renumber and/or reorganize the content of the Zoning Ordinance as necessary.
»	PUBLIC HEARING (ACTION ITEM) – PROPOSED ZONING ORDINANCE TEXT AMENDMENT (DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS): The Woodbury County Zoning Commission will hold a public hearing to discuss potential changes to Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance. The hearing aims to gather input from the public on revising dimensional requirements for single-family dwellings, including but not limited to the regulations in Section 4.11. The review will consider whether to amend or remove Section 4.11.1, which currently states: "The main body shall have a minimum dimension of not less than 23 feet." Potential revisions may involve eliminating, reducing, modifying, or adding to the minimum dimension requirement, as well as other changes to the contents of Section 4.11 and its subsections. Amendments may also be discussed pertaining to the addition of new sections pertaining to single-family dwellings, definitions, the renumbering, and reorganization of content within the Woodbury County Zoning Ordinance.

»	<p>REVIEW OF THE ZONING COMMISSION'S RULES OF PROCEDURES FOR ANY POTENTIAL CHANGES NOT LIMITED TO MEETING LOCATION (ACTION ITEM). The Woodbury County Zoning Commission follows rules of procedure approved by both the Commission and the Board of Supervisors. This agenda item provides an opportunity for the Commission to review the current rules of procedure and propose any changes for consideration by the Board of Supervisors. Additionally, this item includes a proposal to change the meeting location to the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse for better clarity and accessibility. The Zoning Commission and Board of Adjustment currently hold meetings in this location with the Chairman of the Board of Supervisors' permission.</p>
8	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION)</p>
9	<p>STAFF UPDATE (INFORMATION)</p>
10	<p>COMMISSIONER COMMENT OR INQUIRY (INFORMATION)</p>
11	<p>ADJOURN</p>