WOODBURY COUNTY
BOARD OF ADJUSTMENT

Monday, February 3, 2025 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, February 3, 2025** 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: 742 346 123#** 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 BOARD OF ADJUSTMENT FOR 2025 (ACTION ITEM)**
4	**ELECTION OF VICE-CHAIR OF THE BOARD OF ADJUSTMENT FOR 2025 (ACTION ITEM)**
5	**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)**
6	**APPROVAL OF PREVIOUS MEETING MINUTES (ACTION ITEM)**
7	**ITEM(S) OF ACTION / BUSINESS**
»	**PUBLIC HEARING: VARIANCE REQUEST FOR ACCESSORY BUILDING CONSTRUCTION WITHOUT PRINCIPAL STRUCTURE AND REDUCED REAR YARD SETBACK ON PARCEL #894631300010; 5602 STONE AVENUE, SIOUX CITY, IA (AGRICULTURAL ESTATES ZONING DISTRICT). (ACTION ITEM). SUMMARY:** Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider a variance request from David W. Peterson and Patricia J. Peterson. The applicants seek approval to construct an accessory building on a 0.72-acre lot that currently lacks a principal structure or single-family dwelling, as required under Section 4.12.2 of the Woodbury County Zoning Ordinance. Additionally, they request a reduction of the required 10-foot rear yard setback for accessory structures in the Agricultural Estates (AE) Zoning District, per Section 3.04, from 10 feet to 3 feet or less. The proposed accessory structure is planned, while subject to changes, to be approximately 18 feet by 52.5 feet with a height of around 10 feet. The property is located at 5602 Stone Avenue, Sioux City, IA 51106, on Parcel #894631300010 in T89N R46W (Concord Township), Section 31, Auditor's Subdivision of the W ½ of SW Fractional ¼ of Section 31. The parcel, situated in the AE Zoning District and outside the floodplain, directly abuts Sioux City's jurisdiction. Owner/Applicants: David W. Peterson and Patricia J. Peterson, Trustees of the Joint Revocable Trust of David W. Peterson and Patricia J. Peterson, dated November 15, 2023, 5600 Stone Avenue, Sioux City, IA 51106. Parcel Address: 5602 Stone Avenue, Sioux City, IA 51106.
»	**REVIEW OF THE BOARD OF ADJUSTMENT RULES OF PROCEDURES FOR ANY POTENTIAL CHANGES NOT LIMITED TO MEETING LOCATION AND MEETING TIME (ACTION ITEM). SUMMARY:** The Woodbury County Board of Adjustment follows rules of procedure approved by both the Board of Adjustment and the Board of Supervisors. This agenda item provides an opportunity for the Board 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. Also, this item includes a proposal to change the meeting time from 6:00 PM on the first Monday to 5:00 PM.
»	**UPDATE ON NUCLEAR ENERGY FACILITIES PROPOSALS TO AMEND THE WOODBURY COUNTY ZONING ORDINANCE. (INFORMATION ITEM). SUMMARY:** This item is to offer the Board of Adjustment and the public an informational update on the current progress of the Zoning Commission's work on nuclear energy.
8	**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)**
9	**STAFF UPDATE (INFORMATION ITEM)**
10	**BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)**
11	**ADJOURN (ACTION ITEM)**