



WOODBURY COUNTY ZONING COMMISSION

Monday, February 24, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, February 24, 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	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING: 1/27/25 (ACTION ITEM)
5	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.
»	APPROVAL AND ADOPTION OF RULES OF PROCEDURES FOR THE WOODBURY COUNTY ZONING COMMISSION (ACTION ITEM). SUMMARY: At their meeting on February 11, 2025, the Woodbury County Board of Supervisors approved the Rules of Procedure for the Woodbury County Zoning Commission. This agenda item is for the Zoning Commission to formally adopt the Rules of Procedure as approved by the Board of Supervisors.
»	DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS FOLLOW-UP DISCUSSION (INFORMATION ITEM). SUMMARY: Follow-up discussion following last month's public hearing concerning Section 4.11: Single-Family Detached Dwellings in the Woodbury County Zoning Ordinance.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
11	ADJOURN