



WOODBURY COUNTY ZONING COMMISSION

Monday, March 24, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, March 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: 2/24/25 (ACTION ITEM)
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM): FOR THE CONSIDERATION OF NUCLEAR ENERGY FACILITIES AND NUCLEAR WASTE STORAGE 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," "Nuclear Waste Storage," and/or related uses as a land use options in the Woodbury County Zoning Ordinance in preparation for a potential recommendation to the Board of Supervisors. The hearing will address various aspects of permitting nuclear energy facilities, nuclear waste storage, 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 and Nuclear Waste Storage 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.
»	DIMENSIONAL SIZE FOR SINGLE-FAMILY DWELLINGS FOLLOW-UP FOR POTENTIAL RECOMMENDATION (ACTION ITEM). SUMMARY: Follow-up for a potential recommendation to the Board of Supervisors following the January 27, 2025 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)
9	ADJOURN