

9d
9/26/23

Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



ORDINANCE NO. 75

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

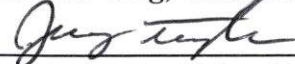
NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 26th day of September 2023.

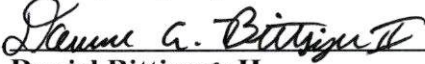
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS



Matthew Ung, Chairman



Jeremy Taylor, Vice Chairman

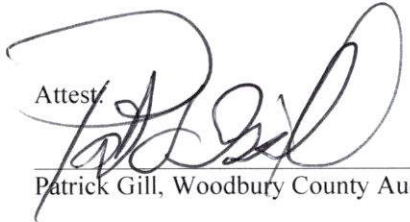


Daniel Bittinger II



Mark Nelson

Keith Radig

Attest:


Patrick Gill, Woodbury County Auditor

Adoption Timeline:
Public Hearing and 1st Reading: September 19, 2023
Public Hearing and 2nd Reading: September 26, 2023
Public Hearing and 3rd Reading: Waived on September 26, 2023
Adopted: September 26, 2023
Effective: October 3, 2023

ITEM ONE (1)

Property Owner(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.
Property Address, 2480 Hwy 20, Lawton, IA 51030.

Petitioner Applicant(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 11, 2023**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 18.526-acres located on Lot Two (2), Boyle's Addition, Woodbury County, Iowa, Section 6, T88N R45W (Moville Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884506200006 and is described as:

Lot Two (2), Boyle's Addition, Woodbury County, Iowa

*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states
the undersigned is an employee of the Sioux City Journal printed and
published by Journal Communications, in Sioux City in said County
and issued daily and Sunday

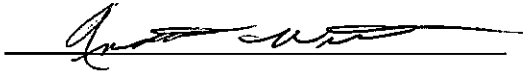
Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 64080

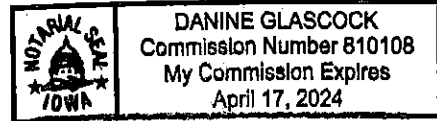
Subscribed and sworn before me in Sioux City, in said County,

this 3 day of OCTOBER, 2023.



Danine Glascock Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 10/03/2023

TOTAL AD COST: 77.54

FILED ON: 10/3/2023

***** Proof of Publication *****

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 75, A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

The Woodbury County Board of Supervisors held public hearings on the following Ordinance No. 75, as included below, on Tuesday, September 19, 2023 at 4:45 PM and Tuesday, September 26, 2023 at 4:45 PM. The said hearings were held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisors' meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors conducted and approved the first reading of Ordinance No. 75 on Tuesday, September 19, 2023, the second reading of Ordinance No. 75 on Tuesday, September 26, 2023, and waived the third reading of Ordinance No. 75 on Tuesday, September 26, 2023. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 75 on Tuesday, September 26, 2023. Ordinance No. 75 becomes effective upon publication on Tuesday, October 3, 2023.

ORDINANCE NO. 75

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked Item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 26th day of September, 2023:

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Jeremy Taylor, Vice-Chairman

Daniel Bittinger II

Mark Nelson

Attest:

Patrick Gill, Woodbury County Auditor

Adoption Timeline:

Date of Public Hearing and First Reading: September 19, 2023

Date of Public Hearing and Second Reading: September 26, 2023

Date of Public Hearing and Third Reading: Waived on September 26, 2023

Date of Adoption: September 26, 2023

Published/Effective Date: October 3, 2023

ITEM ONE (1)

Property Owner(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030. Property Address, 2480 Hwy 20, Lawton, IA 51030.

Petitioner Applicant(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on September 11, 2023, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 18.526-acres located on Lot Two (2), Boyle's Addition, Woodbury County, Iowa, Section 6, T88N R45W (Movilla Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884506200006 and is described as:

Lot Two (2), Boyle's Addition, Woodbury County, Iowa

*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 62656

NOTICE REGARDING PUBLIC HEARINGS
FOR A ZONING ORDINANCE MAP
AMENDMENT (REZONE)
WOODBURY COUNTY BOARD OF
SUPERVISORS

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, September 19, 2023 at 4:45 PM, Tuesday, September 26, 2023 at 4:45 PM and Tuesday, October 3, 2023 at 4:45 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings may be waived by the Board of Supervisors.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in the said Courthouse during the normal business hours of Monday through Friday between 8:00 AM and 4:30 PM by any interested persons.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearings.

Item One (1)
ZONING ORDINANCE MAP AMENDMENT
(REZONE)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings on Tuesday, September 19, 2023 at 4:45 PM, Tuesday, September 26, 2023 at 4:45 PM and Tuesday, October 3, 2023 at 4:45 PM or as soon as possible thereafter as the matter may be considered to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Richard Luze and Kimberly Luze.

The proposed amendment is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 18.526-acres located on Lot Two (2), Boyle's Addition, Woodbury County, Iowa, Section 6, T88N R45W (Moville Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884506200006 and is described as:

Lot Two (2), Boyle's Addition, Woodbury County, Iowa

Owner(s)/Applicant(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.

Subscribed and sworn before me in Sioux City, in said County,

this 14 day of Sept., 2023

[Signature]

Danine Glascock Notary Public

In and for Woodbury County.

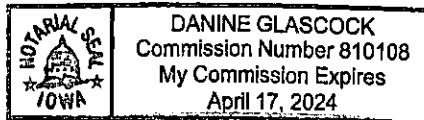
Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 09/14/2023

TOTAL AD COST: 62.37

FILED ON: 9/14/2023



*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states
the undersigned is an employee of the Sioux City Journal printed and
published by Journal Communications, in Sioux City in said County
and issued daily and Sunday

Woodbury County Community & Economic Development

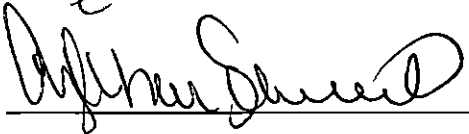
620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 62387

Subscribed and sworn before me in Sioux City, in said County,

this 29 day of August, 2023.



 Notary Public

In and for Woodbury County.

Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 08/29/2023

TOTAL AD COST: 69.60

FILED ON: 8/29/2023



*** Proof of Publication ***

NOTICE OF PUBLIC HEARINGS REGARDING A PROPOSED MINOR SUBDIVISION, A PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE), AND A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO REGULATE SOLAR ENERGY SYSTEMS BEFORE THE WOODBURY COUNTY ZONING COMMISSION DURING A SPECIAL MEETING AT THE MOVILLE AREA COMMUNITY CENTER

The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on September 11, 2023 at 5:00 PM or as soon thereafter as the matters may be considered.

Said hearings will be held at the Merville Area Community Center at 815 Main Street, Merville, IA 51039 in the large meeting room. Copies of said items may now be examined at the office of Woodbury County Community and Economic Development located on the 6th Floor of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA 51101 by any interested persons.

All persons who wish to be heard in respect to these matters should appear at the aforesaid hearings in person. The option is available to call: 712-454-1133 and enter the Conference ID: 518 109 27# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

Item One (1) MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Janet Heck Subdivision, a one-lot minor subdivision in a 4.0-acre portion of Section 24, T87N R47W (Liberty Township) in the SE ¼ of the SW ¼ of Parcel #874724300005. The property is approximately 1.3 miles northeast of Salix. The property is located in the Agricultural Preservation (AP) Zoning District and in the Special Flood Hazard Area (SFHA) - Zone A. Owner(s): Janet K. Heck, Kevin Heck (Executor), 1739 260th St., Salix, IA 51052.

Item Two (2) ZONING ORDINANCE MAP AMENDMENT (REZONE)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Richard Luze and Kimberly Luze.

The proposed amendment is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 18.526-acres located on Lot Two (2), Boyle's Addition, Woodbury County, Iowa, Section 6, T88N R45W (Merville Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884506200006 and is described as:

Lot Two (2), Boyle's Addition, Woodbury County, Iowa

Owner(s)/Applicant(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.

Item Three (3) SOLAR ENERGY SYSTEMS

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED: DEFINITIONS; AND THE RE-NUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND ADD A NEW SECTION TO THE ZONING ORDINANCE TO REGULATE SOLAR ENERGY SYSTEMS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AGRISOLAR, AGRIVOLTAICS, AND COMMUNITY SOLAR SYSTEMS.