

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 4/25/24

Weekly Agenda Date: 4/30/24 4:42

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley

WORDING FOR AGENDA ITEM:

A) Conduct the second public hearing for the consideration of the proposed Woodbury County Comprehensive Plan 2040. B) Approve the second reading of the Comprehensive Plan.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

BACKGROUND:

On November 24, 2020, the Woodbury County Board of Supervisors voted to approve a contract with the Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate a new Comprehensive Plan to update/replace the 2005 plan. By nature, a comprehensive plan informs future directions, decisions, and policies through the analysis of current and past conditions. This insight contributes to future economic strength, as well as improvements to quality of life, housing, transportation, and all other aspects that support residents daily lives. In addition, this comprehensive plan devotes a chapter to disaster response, recovery, and resiliency to ensure that Woodbury County uses foresight in planning and preparation for future pandemics and other natural disasters. This project was funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020. Some of the goals of the CARES Act are to invest in future stability, growth, and opportunity and to develop a strong and resilient recovery. This update coincided with the COVID-19 pandemic, which inevitably influenced the plan's contents and direction. Each chapter addresses resiliency in county infrastructure, services, and land development. A new chapter is devoted specifically to Disaster Response, Recovery, and Resiliency, addressing public safety, public health, and how they are both applicable to disasters of all kinds. A Steering Committee was formed from County departments and provided background information and input needed to undertake the public input efforts.

On March 25, 2024, the Woodbury County Zoning Commission voted to recommend the draft Woodbury County Comprehensive Plan 2040 to the Board of Supervisors.

FINANCIAL IMPACT:

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IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

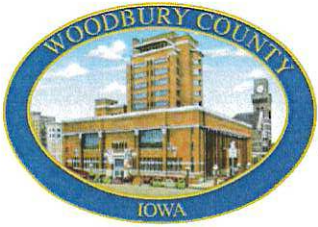
Open and close the public hearing (Set Time - 4:42 PM)

The third and final public hearing has been scheduled for Tuesday, May 7, 2024 at 4:42 PM.

ACTION REQUIRED / PROPOSED MOTION:

A) Conduct the second public hearing for the consideration of the proposed Woodbury County Comprehensive Plan 2040.

B) Approve the second reading of the Comprehensive Plan.



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

RE: Zoning Commission Comprehensive Plan for 2040 Recommendation

Dear Board of Supervisors:

The Woodbury County Zoning Commission voted 5-0 to recommend approval of the proposed Comprehensive Plan 2040 (Comp Plan) as prepared for Woodbury County by SIMPCO.

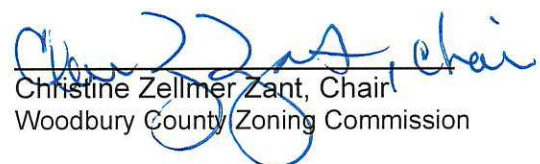
The Comp Plan has been before the Zoning Commission on numerous occasions including on May 22, 2023 as an informational item, January 22, 2024 as a public hearing, and March 25, 2024 as a public hearing. Woodbury County and SIMPCO originally entered into an agreement for SIMPCO to prepare the plan in December of 2020. Since that time, SIMPCO staff has engaged the public through various means and has developed a plan that can be used as a basis for future decision-making on a number of issues including housing, economic development, transportation, public infrastructure and utilities, community facilities and services, land use and natural resources, disaster response, recovery, and resiliency, etc.

During the public hearing on March 25, 2024, the Zoning Commission voted unanimously to recommend approval of the Comp Plan with a modification to the draft presented to include a statement under the renewable energy infrastructure that states support of landowners' individual choices to implement renewable energy infrastructure for personal and private use.

For further context regarding our proceedings, access to our meeting information including agendas, backup materials, minutes, and audio are available through the Woodbury County website at: https://www.woodburycountyiowa.gov/committees/zoning_commission/. Again, the Comp Plan was brought to the Zoning Commission on May 22, 2023, January 22, 2024, and March 25, 2024.

Please refer to the draft copy of the Zoning Commission minutes from March 25, 2024 for further details about the Commission's recommendation.

Dated this 8 day of April, 2024


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

RESOLUTION NUMBER _____

RESOLUTION TO APPROVE THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040

WHEREAS, Woodbury County residents and community members have provided detailed feedback on matters related to the future growth and prosperity of the Woodbury County community through a public input process; **AND**

WHEREAS, the Zoning Commission held a public hearing to discuss the plan and recommended approval of the Woodbury County Comprehensive Plan for 2040 by the Board of Supervisors; **AND**

WHEREAS, the Board of Supervisors has held three (3) public hearings to discuss the Comprehensive Plan; **AND**

WHEREAS, the Board of Supervisors has determined that the Comprehensive Plan meets the goals of providing a legal basis for land use regulation by analyzing existing conditions and developing growth goals and presenting a unified and compelling vision for the community which includes specific actions necessary to fulfill that vision.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Woodbury County, Iowa, that the Woodbury County Comprehensive Plan for 2040 is hereby adopted.

SUPERVISOR _____ seconded the motion to adopt the resolution, and upon the question being put and roll being called, the following supervisors voted:

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

Matthew Ung, Chairperson, Board of Supervisors

ATTEST: _____

Patrick F. Gill, Woodbury County Auditor

Digital Access:

The proposed **Woodbury County Comprehensive Plan 2040** may be accessed via the Woodbury County website at the following links:

https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/

or

<https://tinyurl.com/WoodburyCompPlan>



Daniel Priestly
Woodbury Co. Community & Economic Development
620 Douglas St. 6th Floor
Sioux City, IA 51101
dpriestley@woodburycountyiowa.gov

THIS IS NOT AN INVOICE

AFFIDAVIT OF PUBLICATION

#363134- Public Hearing - Comprehensive Plan 2040

The undersigned, being first duly sworn on oath, states that Iowa Information Media Group, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Sheldon, Iowa, the publisher of newspapers of general circulation as identified below, and printed and published in the city of Merville, Woodbury, Iowa, and that a legal notice, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in the publication(s) and editions dated as follows:

363134

The Record 4/18/24

\$49.96

A handwritten signature in black ink, appearing to read 'Myrna Wagner', written in a cursive style.

Myrna Wagner
Management, The Record

Subscribed and sworn to before me by said
Myrna Wagner this 18th day of April, 2024

A handwritten signature in black ink, appearing to read 'Lori Wiersma', written in a cursive style.

Lori Wiersma
Notary Public in and for State of Iowa



Notice Regarding Public Hearings

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF THE DRAFT "WOODBURY COUNTY COMPREHENSIVE PLAN 2040"

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, April 23, 2024 at 4:42 PM, Tuesday, April 30, 2024 at 4:42 PM and Tuesday, May 7, 2024 at 4:42 PM or as soon as possible thereafter as the matter may be considered.

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 said Courthouse by any interested persons. A digital copy may also be accessed online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/

You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Tue., Apr. 23, 2024.

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

Item One (1)

WOODBURY COUNTY COMPREHENSIVE PLAN 2040 -

SUMMARY: To consider a comprehensive plan pursuant to Iowa Code Chapter 335.5. The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

The draft copy is available for inspection online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/

Published in The Record
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