



WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQ

Date: May 11, 2016

Weekly Agenda Date: Tuesday May 17, 2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Director
Office of Planning and Zoning

WORDING FOR AGENDA ITEM: Receive Zoning Commission Recommendation per Iowa Code Section 403.5 Re: 2016 Amendment to Liberty Park Urban Renewal Plan.

ACTION REQUIRED:

- Approve Ordinance
- Approve Motion
- Give Direction
- Approve Resolution
- Other: Informational
- Attachments

EXECUTIVE SUMMARY:

Iowa Code Section 403.5 requires a county's zoning commission review the proposed adoption or amendment of any urban renewal plan determining if the plan area is consistent and conforms to the County's Development Plan. Any change in the area to which the plan pertains to is considered an amendment. The Commission is then required to make written comment to its Board of Supervisors of its findings. The purpose of this agenda item is to provide the code required written comment to your Board.

BACKGROUND: See Attached April 25, 2016 letter from the Chairman of the Woodbury County Zoning Commission

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:

At its meeting on April 25, 2016 the Woodbury County Zoning Commission reviewed the 2016 Amendments to the Liberty Park Urban Renewal Plan. The Commission then voted in the affirmative finding the 2016 Plan Amendment conforms to, or is consistent with, the County's 2005 General Development Plan. The Commission Chairman's attached April 25, 2016 letter provides historical perspective, specifics of the plan amendment, details of Commission deliberations and recommendation outcome.

ACTION REQUIRED / PROPOSED MOTION: Motion to Receive Zoning Commission Recommendation per Iowa Code Section 403.5 Re: 2016 Amendment to Liberty Park Urban Renewal Plan.



OFFICE OF
Woodbury County Planning & Zoning Director

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

John Pylelo - Planning & Zoning Director • jpylelo@sioux-city.org

Peggy Napier - Clerk II • pnapier@sioux-city.org

Telephone (712) 279-6557

Fax (712) 279-6530

April 25, 2016

Jeremy Taylor, Chairman
Woodbury County Board of Supervisors
Woodbury County Courthouse
620 Douglas St
Sioux City, IA 51101

Re: ICS 403.5 Re: 2016 Amendment to the
Liberty Park Urban Renewal Plan

Dear Chairman Taylor:

Iowa Code Section 403.5 requires a county's zoning commission review the proposed adoption or amendment of any urban renewal plan determining if the plan area is consistent and conforms to the County's Development Plan. Any change in the area to which the plan pertains to is considered an amendment.

The Commission is then required to make written comment to its Board of Supervisors of its findings. The purpose of this letter is to provide the code required written comment to your Board.

Woodbury County previously entered into a development agreement for roadway and right-of way improvements within portions of Section 19 of Liberty Township. A component of that development agreement included the county provide certain improvements or benefits to the area which the County will recoup through tax increment financing (TIF). As part of the TIF mechanism it was determined on original urban renewal plan area of 458.16 acres be approved. Said Board approval occurred in February of 2013.

Woodbury County subsequently determined the urban renewal plan area should be increased by 520.1 acres and did so by a via a late 2013 Plan Amendment.

Woodbury County has now determined a 2016 Plan Amendment is best suited toward meeting the County's planning and development goals within or near the Port Neal Industrial Complex. Mapping is attached representing the geographic area within the original plan, within the 2013 Plan amendment and now by the 2016 proposed Plan Amendment.

Earlier this April Dennis Butler provided the Planning and Zoning Office with the 2016 amendment document and mapping requesting the Zoning Commission review and provide written comment as required under Iowa Code Section 403.5.

On April 25, 2016 the Commission has met and has found each of the following 2005 Development Plan goals are applicable.

Land Use Goal – In order to minimize conflict with agriculture, which is the principal land use in Woodbury County, guide future growth and development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.

Economic Development Goal – In cooperation with other communities, Woodbury County should support growth and stabilization of existing and new, diverse enterprises that effectively leverage public investments to create jobs, payrolls and tax base that contribute to a healthy, stable local economy.

Agricultural Goal – Recognize agriculture as a principal economic sector in Woodbury County and the primary economic sector in the rural portion of the county lying outside Sioux City based on the natural resource of fertile, tillable soil to be found in Woodbury County.

Commercial and Industrial Business Goal – Woodbury County shall build upon the strength of agriculture as the most important business in its rural area and shall encourage compatible commercial and industrial business development to develop a diverse, strong economic future in the rural portion of the county.

Transportation Goal – Woodbury County shall develop and support an efficient transportation system to serve current and future circulation and access needs. Specifically to:

Encourage frontage roads for safe access and to maintain traffic carrying capacity of the roads for development along major roads and highways; and

To continue working with the Iowa Department of Transportation via the County Engineer and public input to upgrade highways in and through the County by either resurfacing or widening of existing state or County Highways.

At its meeting on April 25, 2016 the Woodbury County Zoning Commission reviewed the 2016 Amendments to the Liberty Park Urban Renewal Plan. The Commission then voted in the affirmative finding the 2016 Plan Amendment conforms to, or is consistent with, the County's 2005 General Development Plan.

Sincerely,



David McWilliams, Chairman
Woodbury County Zoning Commission

copy: Dennis Butler, Board Office
Joshua Widman, Asst. County Attorney
Mark Nahra, County Engineer
David Gleisner, Economic Development