

MEMORANDUM

March 23, 2023

TO: Polk County Zoning Commission

FROM: Brian McDonough, Land Use Planning Coordinator

RE: Discussion Item – Zoning Ordinance Amendments

Staff is proposing amendments to the Polk County Zoning Ordinance. A work session with Staff and Commissioners will take place at our regularly scheduled meeting on Monday, March 27, 2023. Staff plans to bring the full changes to the Commission for formal public hearing and recommendation at either the April or May 2023 regularly scheduled meeting.

Specific changes include:

- New regulations addressing the allowance of Accessory Dwelling Units (ADUs)
- Renewable Energy:
 - Update wind energy systems regulations and integrate into the Zoning Ordinance
 - New regulations for solar energy systems
 - New regulations for battery energy storage systems
- Update Ag Support regulations to allow Ag-specific light manufacturing
- Update Storm Water regulations to provide clarity on the threshold for which storm water management is required for new development and redevelopment
- Other proposed changes that will address minor corrections and modifications

The full text of all proposed changes will be provided to the Zoning Commission prior to the public hearing, which will be held at either the April 24th or May 22nd meeting.

If you have any questions, comments or concerns as we proceed through this process please contact either myself at (515) 286-2291 / Brian.McDonough@polkcountyiowa.gov, or Bret VandeLune, Planning & Development Manager, at (515) 286-2290 / Bret.VandeLune@polkcountyiowa.gov.