



PLANNING & ZONING

ZONING TEXT AMENDMENT REQUEST APPLICATION

301 N BUXTON, SUITE 210
INDIANOLA, IA 50125
PHONE: 515-690-9160

Application Fee: A non-refundable application fee of \$1,000.00 is required.

A Zoning Ordinance Text Amendment is required to amend the text of the Warren County Zoning Ordinance. Zoning Ordinance Text Amendment requests may be initiated by any person, including the Board of Supervisors, Zoning Commission, and the Zoning Administrator. County staff will review the application and supporting materials, and the Zoning Commission and Board of Supervisors will consider the request at their respective public hearings. Notice will be provided in accordance with the Zoning Ordinance, including mailed notice to property owners within 500 feet of the subject property when the text amendment is initiated in connection with, or applies specifically to, a particular property, zoning district, or defined geographic area. Zoning Ordinance Text Amendments of general applicability that apply uniformly throughout the County shall not require mailed notice to surrounding property owners. Applicants must submit a complete application, required fee, and documentation demonstrating compliance with the Standards for Approval in Section 43.09 of the Zoning Ordinance.

Pre-Application Meeting.

Before submitting a Zoning Ordinance Text Amendment application, the applicant must attend a pre-application meeting with County Zoning Staff to review the procedures and requirements for a Zoning Ordinance Text Amendment. Representatives from other relevant County departments, and when applicable, affected cities, may also attend. The Zoning Administrator may waive the pre-application meeting requirement upon written request, provided all involved departments and agencies agree the meeting is not necessary. It is required that you submit a legal description for each parcel that is pertaining to the application in a Word document.

Applicant Information

Applicant: Sarah Hoover
Address: 23344 38th Ave, New Virginia, IA
Phone: 515-249-9091
Email: hooversem@gmail.com

Zoning Ordinance Text Amendment:

The amendment(s) propose changes to the following sections of the Warren County Zoning Ordinance (please be specific as possible, and provide the specific section(s) reference):
Please see attached

Also attach a document with the tracked changes version of the text, showing proposed edits (i.e., proposed additions in red underlined font and proposed deletions in gray strikethrough font).

The undersigned affirms that the information and exhibits provided herein are true and correct to the best of their knowledge and belief and acknowledges that the proposed amendment is a legislative matter considered in furtherance of the public interest and the County's best interest. The County retains full discretion to approve, deny, or modify the proposed amendment.

Name (Printed): Click or tap here to enter text.

Signature: Click or tap here to enter text.

Date: Click or tap here to enter text.

Sarah Hoover
Sarah Hoover
10/12/26

Return this completed and signed application along with payment of filing fee to the Zoning Department (301 N Buxton St, Indianola, IA 50125) or zoning@warrencountyia.org.



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OFFICIAL USE ONLY

Date Received:

Case Number:

Receipt Number:

Submittal Requirements

The following items must be submitted for the application to be complete:

Written Statement of Justification

Provide a written statement of justification explaining the need for the Zoning Ordinance Text Amendment and its benefits. Include any supporting materials (i.e., legal analysis, model ordinance excerpts, or a community impact assessment), along with any additional information the Zoning Administrator deems necessary to review the application, as provided in Section 43.09(2)(b) of the Zoning Ordinance. Provide supporting documentation and attach additional pages as necessary.

Standards for Approval

Explain how the proposed Zoning Ordinance Text Amendment meets the Standards for Approval in subsection (4) of Section 43.09 of the Zoning Ordinance. Provide supporting documentation and attach additional pages as necessary.

a. Does the proposed amendment conform to the general goals, objectives, and policies of the Warren County Comprehensive Land Use Plan?

- Yes. The proposed amendment first strives to protect and preserve agricultural land by requiring proposed outdoor gun ranges on agricultural land to seek and receive approval. It also furthers the overall general welfare of the County and its residents by requiring minimal legal and regulatory compliance—as well as protections against erosion, runoff, and other environmental factors that could degrade the agricultural land as well as impact the ability of residents to use and enjoy their property.

b. Does the proposed amendment conform to the general purpose and intent of the Zoning Ordinance?

- Yes. It actually follows the same standards currently enforced by the BOA—the only entity that has jurisdiction over permitting and appeals related to the same. If state law does indeed mandate that the Zoning Commission (and not the BOA) has exclusive authority over outdoor shooting ranges, then it can use and apply the same lawful standards previously contained in the Ordinance (but reserved for the BOA.) Moreover, Iowa Code Section 657.9 allows for and contemplates approval by the Zoning Commission of shooting ranges. Additionally, Iowa Code Section 335.26 allows the Zoning Commission to apply and enforce regulations and restrictions for each zoning district so long as any such conditions are not more stringent than those imposed by state law. The limited conditions in the proposed text amendment are not more stringent than those imposed by law..



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- c. **Does the proposed amendment further advance the public health, safety, and general welfare of Warren County and does not create a conflict with other County Ordinances?**
- It furthers the general welfare by establishing basic safety and use standards for proposed outdoor gun ranges—standards that have already been approved and are part of the Ordinance. It does not create any conflict with existing County Ordinances.
- d. **Is a zoning text amendment necessary to achieve the stated purpose, or are there feasible alternative approaches?**
- If the County takes the position that the Zoning Commission has sole/exclusive jurisdiction over outdoor gun ranges, then this is necessary to ensure the general welfare of the County as well as preserve agricultural land and growth in a rational, reasonable fashion as contemplated in the Comprehensive Plan.
- e. **Is the proposed amendment not solely for the benefit of the applicant, and serves a broader public or community interest?**
- No. It serves a broader interest in ensuring that any future use of agricultural land is done so in a sensible, safe, and reasonable fashion consistent with the Ordinance and Comprehensive Plan.

Click or tap here to enter text.

“Written Statement of Justification”

The New Pioneer Gun Club has petitioned Warren County to amend the text of the Ordinance with regard to the permitting and regulation of outdoor shooting ranges and similar uses in Warren County. In short, the New Pioneer Gun Club believes that the current ordinance conflicts with state law—specifically, the New Pioneer Gun Club believes that decisions related to the approval of outdoor shooting ranges like their organization (which is presently operating illegally on ag-zoned land) can only be made by the Warren County Zoning Commission. The Applicants here dispute that there is any conflict with Warren County ordinances and state law and maintain that the current Ordinance is not only lawful but also the best policy for the county. However, in the event that Warren County officials decide and/or agree that the outdoor shooting ranges like New Pioneer Gun Club are not subject to conditional use approval by the Board of Adjustment—and that such decisions must be made by the Zoning Commission—then Applicants assert that the Zoning Commission’s approval process should include basic, common sense considerations and protections as any other conditional use detailed in the county’s Ordinance.

Chapter 41 Zoning – Districts and Boundaries

41.11 Table of uses

Warren County

Chapter 41 Zoning - Districts and Boundaries

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Public and parochial schools, elementary and secondary, colleges and universities, and other educational institutions with Warren County public schools curriculum	P*	P*	P*			P*				Yes
Child care centers (serving ≥ 7 children), as permitted by Iowa Code § 237A	C*	C*	C*	C*		P*				Yes
Publicly owned airports and landing fields	C									
Outdoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9	C*					P*	P*	P*		Yes
Indoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9						P*	P*	P*		Yes

Chapter 42 Zoning - Supplementary and Qualifying Regulations

42.08 Specific Supplemental Standards

Indoor Shooting Ranges, Gun Clubs, and Similar Uses

~~Outdoor shooting ranges, and similar uses, are conditionally permitted in the AG (Agricultural) zoning district, and indoor shooting ranges, and similar uses, are principally permitted in the commercial and industrial zoning districts, and subject to the following conditions:~~

1. State and Federal Compliance. ~~Both indoor and outdoor~~ shooting ranges shall comply with all applicable state, regional, and federal regulations, including but not limited

to Iowa Code§ 657.9, as amended, which require review and approval by the County Zoning Commission prior to the establishment or substantial change of such uses; the State Building and Fire Code; and any necessary review or permitting by the Iowa Department of Natural Resources (IDNR) or other relevant regulatory agencies. The property owner shall be responsible for ensuring that all construction complies with these codes and standards and shall obtain any required inspections, as determined by the applicable building or code enforcement authority.

2. Site Plan and Review. A site plan shall be submitted and reviewed prior to the approval of any indoor shooting range. The plan shall identify all buildings/structures, parking and circulation areas, driveways and points of ingress/egress, landscaping and screening, location and height of walls, signage, description of the range and operations, including types and calibers of weapons and ammunition to be used and method of storage, proposed rules, safety procedures, and hours of operation, range maintenance procedures, including lead abatement and disposal, and the manner of providing water supply, wastewater treatment, and stormwater management facilities. Review and approval shall be subject to applicable County departments (Engineering, Environmental Health, Emergency Services), and applicable state, regional and federal agencies.

~~3. Design Standards. The National Rifle Association (NRA) design standards for outdoor shooting ranges shall be complied with and include the following as a minimum:~~

~~a. No facility shall be allowed within five hundred (500) feet of a n existing residence, measured from the property line of the range site, without the permission of the existing residents:~~

~~b. A backstop having a minimum height of twenty (20) feet with a top width of at least four (4) feet and side berms having a minimum height of eight (8) feet shall be required unless significant terrain features exist that would take their place:~~

~~c. For skeet and trap shooting, a three hundred (300) yard shot fall zone to the front and sides of the range as measured from the center of the firing stations, shall be provided. This area shall be contained wholly within the property on which the range is located, or on property leased by the facility or covered by signed agreement of adjacent property owners:~~

~~d. Gates shall be placed at all road entrances to the property and shall be locked when the facility is not in use:~~

~~e. Landscaping including the planting of trees shall be provided to screen the range from roads and adjacent residences:~~

4. Water and Wastewater. **Indoor** Shooting ranges shall be served by a public/community water and wastewater treatment system whenever available. Where such systems are not reasonably accessible, on-site systems may be permitted if designed and approved in accordance with all applicable requirements of the Warren County Environmental Health Department and the Iowa Department of Natural Resources (IDNR).
5. Guest Supervision. All guest accommodations shall be under the direct supervision of the property owner/operator. The property owner/operator shall be responsible for the conduct and activities of all guests and shall promptly address any issues or disturbances associated with the **indoor** shooting range, regardless of the time of day.
6. Contact Information. The name, email, and telephone number of the property owner/operator shall be conspicuously posted on the property, as well as the maximum number of guests. This contact information shall be made available to the County upon request.
7. Severe Weather/Shelter Plan. A Severe Weather/Shelter Plan, including a designated shelter space(s) providing adequate heating, ventilation, lighting, and protection from the elements and designed for the maximum number of attendees, shall be submitted for review and approval by the County Emergency Management Department.
8. Hours of Operation. The discharge of firearms is prohibited between sunset and 7:00 a.m., unless otherwise approved as part of ~~the Conditional Use Permit (for outdoor ranges in the AG (Agricultural) zoning district) or site plan (for indoor ranges in the commercial and industrial zoning districts)~~, in order to minimize impacts on adjacent properties.
9. Environmental Protection, Cleanup, and Liability. The property owner/operator shall address all environmental considerations associated with the **indoor** shooting range, including preparation of an Environmental Assessment or Environmental Impact Statement, if requested by the County. A Decommissioning Plan that outlines long-term lead management, mitigation, and abatement measures may also be requested by the County. The property owner/operator shall identify the party responsible for post-closure cleanup and mitigation of any environmental contamination, and shall demonstrate financial assurance for long-term remediation and maintenance obligations. The County may require a performance bond, surety, or other financial security to ensure adequate funding for future environmental cleanup and site restoration.
10. Traffic Impact and Dust Control. A Traffic Impact Study and/or Dust Control Plan may be required by the County Engineer if deemed necessary to ensure public health, safety, and roadway function.

11. Access and Circulation. Indoor Shooting ranges shall have direct access to a paved public road, and the internal circulation system shall be designed to safely accommodate anticipated traffic volumes, including emergency and service vehicles.
12. Parking. Off-street parking must be provided in accordance with the County parking requirements for recreation facilities. Parking along public roads or in public road right-of-way is prohibited.
13. Refuse and Recycling Areas. All refuse and recycling collection areas shall be fully enclosed and screened from adjacent properties and rights-of-way, and located to provide safe access for service vehicles.
14. Buffering and Screening. Buffering and screening shall be provided along all property lines in compliance with Section 40.24 Buffering, and shall be installed and maintained consistent with any approved landscaping or screening plan. Backstops, berms, bullet impact areas, landscaping, buffering, and perimeter security (such as fencing and gates) shall be addressed in the design.
15. Lighting. All outdoor lighting shall be fully shielded and directed downward to prevent glare, light trespass, and adverse impacts onto adjacent properties and public rights-of-way.
16. Existing Shooting Ranges. Existing shooting ranges lawfully established prior to the effective date of this Ordinance may continue as lawful existing uses and may continue to operate in accordance with this Ordinance. Any replacement, expansion, or alteration of such facilities shall comply with all applicable County, state, and federal regulations.

Chapter 43 Zoning - Enforcement and Administration

43.02 Zoning Commission

2. Powers and Duties. The Zoning Commission shall have the following powers and it shall be its duty:
 - a. To review and recommend proposed amendments to the Comprehensive Land Use Plan and Future Land Use Map, or amendments to the Official Zoning Map (rezoning) and forward its recommendations to the Board of Supervisors.

b. To recommend the boundaries of the various zoning districts and appropriate regulations and restrictions to be enforced therein.

c. To prepare preliminary reports and hold public hearings thereon, before submitting a final report to the Board of Supervisors. The Board of Supervisors shall not hold its public hearing or take action until it has received the final report of the Zoning Commission.

d. To recommend to the Board of Supervisors amendments, supplements, changes, or modifications to this chapter.

e. To perform all other duties assigned to the Zoning Commission in this chapter.

f. Review and approve, modify, or reject applications for a Permit for operating outdoor shooting ranges and similar uses (such as gun clubs) in A1 (Agricultural) zoned land.

Add to section 43.02, subsection 4:

4. Special Consideration of Outdoor Shooting Ranges and Similar Uses

a. The Zoning Commission shall have the exclusive authority to approve or deny the issuance of a Permit for an outdoor shooting range and operations of similar use, such as gun clubs.

b. Applications for Permit for Outdoor Shooting Ranges and Similar Uses:

a. Outdoor shooting ranges, and similar uses, are conditionally permitted in the AG (Agricultural) zoning district and are principally permitted in the commercial and industrial zoning districts, and subject to the following conditions:

i. State and Federal Compliance. Outdoor shooting ranges shall comply with all applicable state, regional, and federal regulations, including but not limited to Iowa Code § 657.9, as amended, which require review and approval by the County Zoning Commission prior to the establishment or substantial change of such uses; the State Building and Fire Code; and any necessary review or permitting by the Iowa Department of Natural Resources (IDNR) or other relevant regulatory agencies. The property owner shall be responsible for ensuring that all construction complies with these codes and standards and shall obtain

any required inspections, as determined by the applicable building or code enforcement authority.

- ii. *Site Plan and Review.* A site plan shall be submitted and reviewed prior to the approval of any shooting range. The plan shall identify all buildings/structures, parking and circulation areas, driveways and points of ingress/egress, landscaping and screening, location and height of walls, signage, description of the range and operations, including types and calibers of weapons and ammunition to be used and method of storage, proposed rules, safety procedures, and hours of operation, range maintenance procedures, including lead abatement and disposal, and the manner of providing water supply, wastewater treatment, and stormwater management facilities. Review and approval shall be subject to applicable County departments (Engineering, Environmental Health, Emergency Services), and applicable state, regional and federal agencies.
- iii. *Design Standards.* The National Rifle Association (NRA) design standards for outdoor shooting ranges shall be complied with and include the following as a minimum:
 1. No facility shall be allowed within five hundred (500) feet of an existing residence, measured from the property line of the range site, without the permission of the existing residents.
 2. A backstop having a minimum height of twenty (20) feet with a top width of at least four (4) feet and side berms having a minimum height of eight (8) feet shall be required unless significant terrain features exist that would take their place.
 3. For skeet and trap shooting, a three hundred (300) yard shot fall zone to the front and sides of the range as measured from the center of the firing stations, shall be provided. This area shall be contained wholly within the property on which the range is located, or on property leased by the facility or covered by signed agreement of adjacent property owners.
 4. Gates shall be placed at all road entrances to the property and shall be locked when the facility is not in use.
 5. Landscaping including the planting of trees shall be provided to screen the range from roads and adjacent residences.

- iv. *Water and Wastewater.* Shooting ranges shall be served by a public/community water and wastewater treatment system whenever available. Where such systems are not reasonably accessible, on-site systems may be permitted if designed and approved in accordance with all applicable requirements of the Warren County Environmental Health Department and the Iowa Department of Natural Resources (IDNR).
- v. *Guest Supervision.* All guest accommodations shall be under the direct supervision of the property owner/operator. The property owner/operator shall be responsible for the conduct and activities of all guests and shall promptly address any issues or disturbances associated with the shooting range, regardless of the time of day.
- vi. *Contact Information.* The name, email, and telephone number of the property owner/operator shall be conspicuously posted on the property, as well as the maximum number of guests. This contact information shall be made available to the County upon request.
- vii. *Severe Weather/Shelter Plan.* A Severe Weather/Shelter Plan, including a designated shelter space(s) providing adequate heating, ventilation, lighting, and protection from the elements and designed for the maximum number of attendees, shall be submitted for review and approval by the County Emergency Management Department.
- viii. *Hours of Operation.* The discharge of firearms is prohibited between sunset and 7:00 a.m., unless otherwise approved as part of the Permit in order to minimize impacts on adjacent properties.
- ix. *Environmental Protection, Cleanup, and Liability.* The property owner/operator shall address all environmental considerations associated with the shooting range, including preparation of an Environmental Assessment or Environmental Impact Statement, if requested by the County. A Decommissioning Plan that outlines long-term lead management, mitigation, and abatement measures may also be requested by the County. The property owner/operator shall identify the party responsible for post-closure cleanup and mitigation of any environmental contamination, and shall demonstrate financial assurance for long-term remediation and maintenance obligations. The County may require a performance bond, surety, or other financial security to ensure adequate funding for future environmental cleanup and site restoration.

- x. Traffic Impact and Dust Control. A Traffic Impact Study and/or Dust Control Plan ~~may~~ shall be required by the County Engineer if deemed necessary to ensure public health, safety, and roadway function.
 - xi. Access and Circulation. Shooting ranges shall have direct access to a paved public road, and the internal circulation system shall be designed to safely accommodate anticipated traffic volumes, including emergency and service vehicles.
 - xii. Parking. Off-street parking must be provided in accordance with the County parking requirements for recreation facilities. Parking along public roads or in public road right of-way is prohibited.
 - xiii. Refuse and Recycling Areas. All refuse and recycling collection areas shall be fully enclosed and screened from adjacent properties and rights-of-way, and located to provide safe access for service vehicles.
 - xiv. Buffering and Screening. Buffering and screening shall be provided along all property lines in compliance with Section 40.24 Buffering, and shall be installed and maintained consistent with any approved landscaping or screening plan. Backstops, berms, bullet impact areas, landscaping, buffering, and perimeter security (such as fencing and gates) shall be addressed in the design.
 - xv. Lighting. All outdoor lighting shall be fully shielded and directed downward to prevent glare, light trespass, and adverse impacts onto adjacent properties and public rights-of way.
 - xvi. Existing Shooting Ranges. Existing shooting ranges lawfully established prior to the effective date of this Ordinance—specifically, the Izaak Walton League site and Banner Shooting Range—may continue as lawful existing uses and may continue to operate in accordance with this Ordinance. Any replacement, expansion, or alteration of such facilities shall comply with all applicable County, state, and federal regulations.
- c. Rules, Notice and Meeting Requirements.
- a. The Zoning Commission shall organize and adopt rules in accordance with provisions of the Zoning Ordinance and Iowa Code § 335, as amended, including:

- i. All meetings of the Zoning Commission shall be held at the call of the Chairperson and at such time and place within the County as the Zoning Commission may determine.
 - ii. The presence of three members shall be necessary to constitute a quorum.
 - iii. The Chairperson, or in the Chairpersons' absence, the acting Chairperson, may administer oaths and compel the attendance of witnesses.
 - iv. All meetings of the Zoning Commission shall be open to the public.
 - v. The Zoning Commission. shall keep complete records of its hearings and other official actions. Every rule, regulation, every amendment, or repeal thereof and every order, requirement or decision of the Zoning Commission shall immediately be filed in the office of the Zoning Administrator and shall be a public record.
- b. For any permit application for an outdoor shooting range submitted to the Zoning Commission, the Commission shall notice a public hearing:
- i. Notice of location, time and date of the meeting held by the Zoning Commission shall be published at least once in the official newspapers of Warren County not less than four (4) days nor more than twenty (20) days before the date of hearing.
 - ii. ii. The Zoning Department shall also send a notice via United States mail to all surrounding property owners within five hundred (500) feet of the property included in the respective land use application request not less than ten (10) days prior to the date of the public hearing outlining the location, time and date of the public hearing before the Zoning Commission. For purposes of this Ordinance, "mailing" means the act of depositing the notice in the U.S. mail by the Zoning Department; receipt by the addressee is not required. If the applicant is the only adjacent landowner within five hundred (500) feet of the property for which the respective land use application request is being sought, notice must be sent to the next adjacent landowner(s).
 - iii. At the public hearing, the applicant must appear in person or by representative. However, failure of the applicant or representative to attend the public hearing will result in dismissal of the respective land

use application and no new respective land use application can be submitted for one (1) year from the date of dismissal.

- iv. The failure to notify as provided in this section shall not invalidate any recommendation made under the terms of the Ordinance, provided such failure was not intentional. Compliance with the publication and mailing requirements of this subsection shall be deemed to constitute adequate and proper notice for purposes of these proceedings, irrespective of actual receipt by individual property owners. The omission of the name of any property owner who may, in the opinion of the Zoning Commission, be affected by such amendment or change shall likewise not invalidate any recommendation adopted hereunder. It is the intention of this subsection to provide, to the fullest extent possible, reasonable and sufficient notice that an application is pending before the Zoning Commission.
- c. *Standards for Approval:* All applications for a Permit for an outdoor shooting range and similar uses must satisfy the following development criteria to be approved:
 - i. The requested use will uphold the spirit and intent of the Zoning Ordinance, Warren County Comprehensive Land Use Plan, and other applicable County codes and regulations.
 - ii. The use will not be detrimental to or endanger public health, safety, or general welfare.
 - iii. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish or impair property values within the neighborhood or significantly alter the essential character of the surrounding neighborhood.
 - iv. The value and qualities of the area (or neighborhood) surrounding the use are not substantially injured, and the establishment of a use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a Permit, the Board shall each give due consideration to the proximity of the proposed use to public parks, schools, licensed day care centers, dwellings and residential districts, and commercial and industrial areas targeted for development by the Warren County Comprehensive Land Use Plan.

- v. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
- vi. The development shall provide for adequate ingress and egress, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.
- vii. Permitted signage shall be in accordance with the applicable district regulations and shall be compatible with the immediate vicinity.
- viii. The development shall provide all off-street parking and loading areas as required by the Ordinance, and adequate service entrances and areas. Appropriate screening shall be provided around parking and service areas to minimize visual impacts, glare from headlights, noise, fumes or other detrimental impacts.
- ix. All outdoor lighting shall be fully shielded and directed downward to prevent glare, light trespass, and adverse impacts onto adjacent properties and public rights-of-way and in accordance with Section 40.23 of this Ordinance.
- x. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- xi. The Zoning Commission shall determine whether or not the use shall be limited in duration and/or hours of operation. The terms of the Permit shall specify any such limitation.
- xii. The Zoning Commission shall require reasonable measures to control noise, odor, and dust adequately and to prevent the operation from posing an environmental risk for neighboring properties or waterways. The terms of the Permit shall specify any such required measures. If an environmental review by the Conservation Department is required under any ordinances or regulations, the Commission shall consider all recommendations included in the review before determining the appropriate environmental protections.
- xiii. Appropriate landscaping berms and buffers are included if necessary to minimize the impact of the use on adjacent property.

- xiv. A plan for site restoration following the cessation of the use is provided and determined to be acceptable by the County.

d. Decisions and Records of Zoning Commission

- a. The Zoning Commission may approve or deny any the permit before it, and as submitted or, before approval, may require that the applicant modify, alter, or amend the proposal, including imposing any conditions or safeguards as the Commission deems necessary to preserve the intent and purpose of the Zoning Ordinance and to promote public health, safety, and the general welfare. The Commission shall render a written decision on an application after the close of the public hearing. The final decision of the Commission shall contain specific findings of fact supporting the granting or denial of the Permit and shall clearly set forth any conditions or restrictions imposed pursuant to this Ordinance. These findings should be related to the specific standards stating the Ordinance which the applicant must satisfy. If the items in this Ordinance are not followed by the Commission then its decision shall become null and void.
- b. To the extent the Commission does not concur, the Commission shall propose its own findings of fact concerning the application's conformance to the Standards for Approval for the respective land use application type and provide supporting reasons. The Zoning Commission shall make a motion regarding compliance or noncompliance of the request to the Standards for Approval for the respective land use application type and such motion becomes the official decision of the Zoning Commission.

- e. Appeals of Decisions. Any taxpayer, or any officer, department, board or bureau of Warren County, or any person or persons jointly or severally aggrieved by any decision of the Zoning Commission under the provisions of Iowa Code § 331, as amended, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Commission.

f. Supplemental Standards.

- a. Every Permit for an Outdoor Shooting Range presented to the Zoning Commission shall be supported by a written testimony or evidence submitted in connection therewith.
- b. Whenever any application for a Permit for an Outdoor Shooting Range presented to the Zoning Commission shall have been denied by the Zoning Commission, then no new application covering the same matter shall be filed

with or considered by the Zoning Commission unless new evidence has been introduced until one (1) year shall have elapsed from the date of filing of the first application.

- c. It is not the intention to grant to the Zoning Commission the power or authority to alter or change the Zoning Ordinance or the Official Zoning Map. Such power and authority rest solely with the Board of Supervisors.

43.03 Board of Adjustment

2. Powers and Duties. The Board of Adjustment shall have the following powers, and it shall be its duty:

- a. To review and decide upon applications for Conditional Use Permits except in matters related to outdoor shooting ranges and similar uses as contemplated in Ordinance Chapter 42, p 65 and Ordinance Chapter 41, p 34

43.05 Land Use Application, Review, and Approval Processes

General Application Procedures.

Table 1: Summary of the Roles of Decision-Making Bodies

Procedure	Zoning Administrator	Zoning Commission	Board of Supervisors	Board of Adjustment
Planned Community Development	R	H, R	H/R, D	
Rezoning (Official Zoning Map Amendment)	R	H, R	H/R, D	
Zoning Text Amendment	R	H, R	H/R, D	
Comprehensive Land Use Plan Amendment	R	H, R	H/R, D	
Conditional Use Permit	R			H, D
Interim Use Permit	R			H, D
Building Permit	R, D			
Sign Permit	R, D			
Home-Based Business Permit	R, D			
Variance	R			H, D
Special Exception	R, D			

Conditional Use Permit -
Outside Shooting Range

R

H, D