

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 10, 2024 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.**
- Call meeting to order, approve agenda. Approve meeting minutes from the November 12, 2024 meeting.
 - Public Hearing on the final plat for owner Barner Inc., to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.
 - Action on the final plat for owner Barner Inc. to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.
 - Public Hearing on the preliminary plat for owner Ronald Dean Wood Irrevocable Trust and applicant TW Homes, Inc., to subdivide lots one (1) through four (4) of Huntington Hills Addition, lots eleven (11) through thirteen (13) of Huntington Hills Part 3 Addition, and Lot one (1) of Huntington Hills Part 5, along with Windmill Point Road in Huntington Hills Addition Part 3 all of Section 22 of Fairview Township. Calling this Huntington Hills Part 6.
 - Action on the preliminary plats for owner Ronald Dean Wood Irrevocable Trust and applicant TW Homes, Inc., to subdivide lots one (1) through four (4) of Huntington Hills Addition, lots eleven (11) through thirteen (13) of Huntington Hills Part 3 Addition, and Lot one (1) of Huntington Hills Part 5, along with Windmill Point Road in Huntington Hills Addition Part 3 all of Section 22 of Fairview Township. Calling this Huntington Hills Part 6.
 - Discussion on data center ordinance.
 - Next meeting, January 14, 2025. Application deadline is Wednesday December 18, 2024.
 - Adjourn

Jones County Planning and Zoning Commission Meeting Minutes November 12, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Janine Sulzner
Lowell Tiedt
Kris Doll

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Shaun & Valerie Lambertsen
David Paul Wilcox Jr.

Chairperson Fay called the meeting to order at 4:30 p.m.

Motion by Stamp seconded by Tiedt to approve the agenda for the meeting. All aye. Motion carried.

Motion by Stamp seconded by Tiedt to approve the meeting minutes for the October 9, 2024 meeting and October 22, 2024. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:32 p.p. for owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE ¼ of the NE ¼ of Section 7 and parcel 13-06-477-001 located in the SE ¼ of the SE ¼ in Section 6, containing a total of 2.01 acres all of Greenfield Township. Generally located at 24324 South St., Martelle, from A-Agricultural to the C-1 Commercial District.

The Land use Administrator noted that the Commission did receive their packets and letters to neighboring property owners were received.

The Lambertsen's stated that their plan was to open a store to sell flowers, produce and other local products. They plan to have their son live in the already established house and they are going to put apartments on the top floor of the shop when it is completed.

It is very important for them to have good relationships with their neighbors and the community. There were some concerns from Conservation about the existing bike trail and the parking for the store. Lambertsen's advised that would not be a problem to move the direction of parking on the south side of the building.

The overall consensus with the Commission was that this would be a good business for the community.

Motion by Tiedt seconded by Doll to close the public hearing at 4:43 p.m. for owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE ¼ of the NE ¼ of Section 7 and parcel 13-06-477-001 located in the SE ¼ of the SE ¼ in Section 6, containing a total of 2.01 acres all of Greenfield Township. Generally located at 24324 South St., Martelle, from A-Agricultural to the C-1 Commercial District.

All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval for the rezoning to the Board of Supervisors.

Tim Fay- Aye
Keith Stamp- Aye
Janine Sulzner- Aye
Lowell Tiedt - Aye
Kris Doll- Aye

All Aye. Motion carried

A work session was held to start the beginnings of a Data Center Facility Ordinance. It was decided that these facilities would be best in the C2-Highway Commercial or I-Industrial districts. All members agree that a structure on a concrete foundation would be required and all storage containers, semi-trailers, ect would be prohibited. They believe that a loop water system should be required, as well as a special permitted use application. Noise will also need to be addressed. A rough draft of the ordinance will be ready for the next meeting.

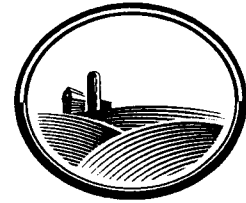
The Land Use Administrator provided a brief update on happening for zoning violations and nuisances in the county.

The next regular meeting will be Tuesday December 10, 2024, at 4:30 p.m. if needed.

Motion by Tiedt seconded by Stamp to adjourn at 5:30 p.m.

All aye. Motion carried.

Jones County Land Use
Rm 113 Courthouse, 500 W Main St.
Anamosa, Iowa 52205
Phone: 319-462-2282 Fax: 319-462-5815
Email: landuse@jonescountyiowa.gov
Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

Date: December 10, 2024

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Barner Second Addition Subdivision-Final plat

A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision. The only access point is to Lot 1 from County Rd E34.
 - There are no access points located on the final plat of survey.
 - There is no road association agreement or access to Out Lot A.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There is no proposed interior street. Therefore, there are no proposed cul-de-sacs, bus turnarounds or street names.
 - No access to out lot A- Intention is to extend the yard of property described as Lots 4 & 5, Block 16; Lots 1,2,7, and 8, Block 23; Lots 1&2, Block 26; Lot 4, Block 27 in the addition to Fairview.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5, of Article VII, Procedure for Review of Plats. Subsection P. A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
 - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

Review by the Jones County Land Use Administrator

| | |
|-----------|---|
| | Jones County Engineer – Derek Snead |
| Comments: | <p>I have reviewed the Preliminary and Final Plats for the Barner Second Addition to Jones County in Section 16 and 17 of Fairview Township. My comments are as follows:</p> <ul style="list-style-type: none"> • Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction. • Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence. • Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction. <p>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</p> |
| | Jones County District Soil Conservationist – Addie Manternach |
| Comments: | <p>I do not see any major concerns/impacts of the planned subdivision at its proposed location. I'm not sure from the information provided if there will be any earthmoving or land cover disturbed as part of this proposed project. If there will be, the landowner is advised to take precautions to control soil erosion and sediment runoff from the construction site. During any construction where earthmoving occurs or existing land cover is disturbed, there is the potential for increased soil erosion from wind and rain, resulting in degraded lands. Also, runoff from heavy rain events during construction is likely to wash soil and other loose material into nearby water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil & Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and address sediment leaving the property.</p> |
| | Jones County Sanitarian – Paula Hart |
| Comments: | <ol style="list-style-type: none"> 1) Must obtain a well permit from this department prior to construction. If sharing with adjacent lot, recommend a well agreement and submit a copy to this office. 2) Must comply with EIRUSS guidelines IF intending to hookup dwelling to the Fairview Lagoon Sewage System. If not allowed, must obtain a septic permit from this department with a certified septic contractor with Jones County prior to construction. 3) Must meet all minimum distance requirements. |
| | Flood Plain Manager – Brenda Leonard |
| Comments: | <p>These parcels are not in a floodplain.</p> |

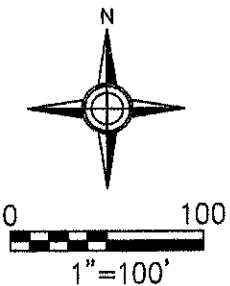
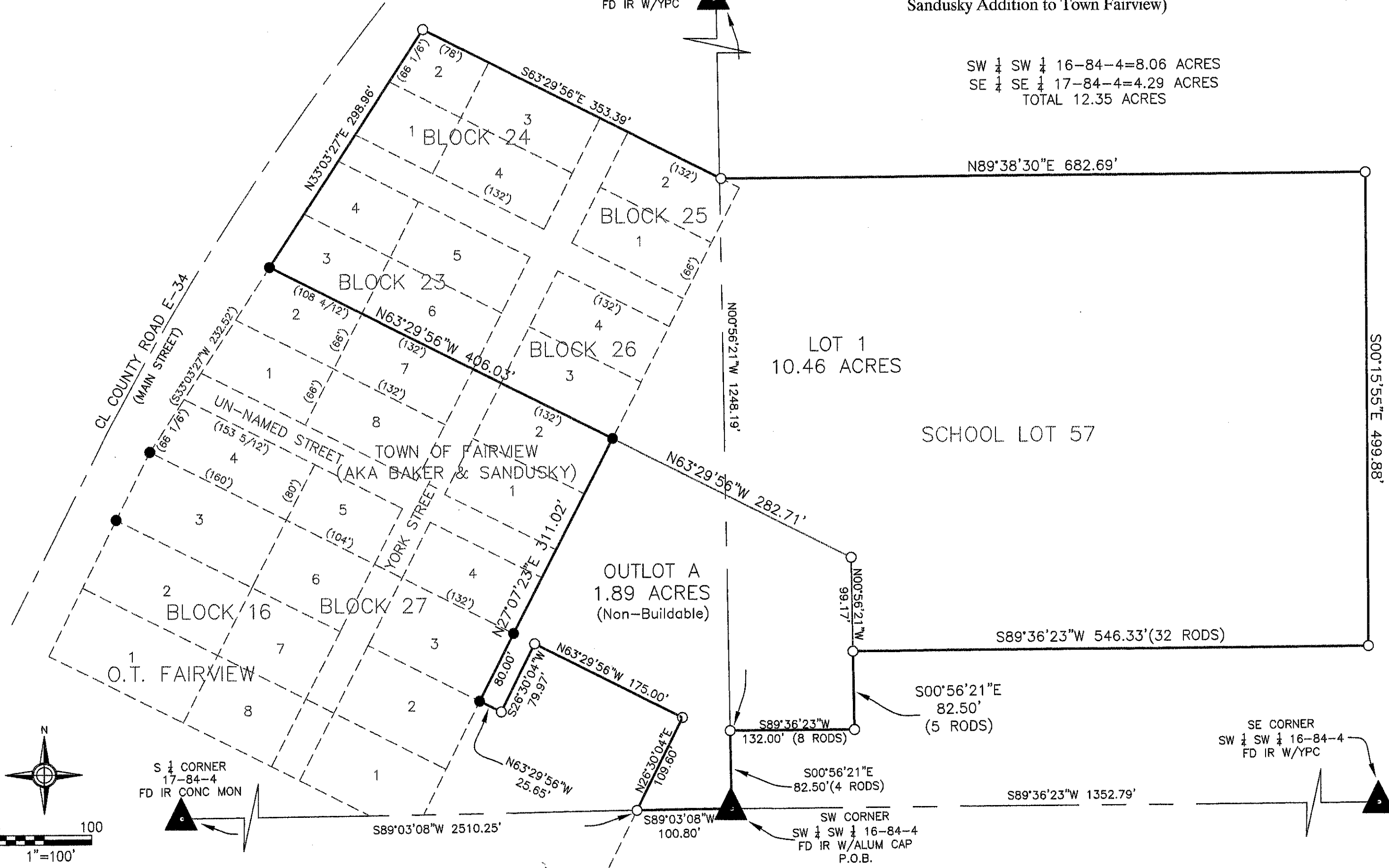
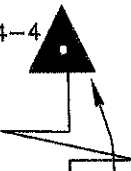
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| | Jones County Conservation Board - Brad Mormann |
| Comments: | No comments received |
| | Jones County E911 Coordinator – Gary Schwab |
| Comments: | The Barner Second Addition Preliminary and Final Plats have been reviewed and have been found compliant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. |

Final Plat Barner's Second Addition to Jones County

Part of School Lot 57 in SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4,
SE $\frac{1}{4}$ SE $\frac{1}{4}$ 17-84-4, Town of Fairview (Commonly called Baker &
Sandusky Addition to Town Fairview)

SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4=8.06 ACRES
SE $\frac{1}{4}$ SE $\frac{1}{4}$ 17-84-4=4.29 ACRES
TOTAL 12.35 ACRES

NW CORNER
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4
FD IR W/YPC



S $\frac{1}{4}$ CORNER
17-84-4
FD IR CONC MON

SE CORNER
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4
FD IR W/YPC

SW CORNER
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4
FD IR W/ALUM CAP
P.O.B.

Prepared by: Tom Novick
Novick Land Surveying LLC
PO Box 365
Springville, Iowa 52336
Phone: (319) 330-8197

Barner's Second Addition

Drawn By: TMN Approved By: TMN
Date: 12/2/2024 Scale: 1"=100'
Field Book #: DC Fairview

Barner, Inc.
211 W. Main Street
Anamosa, Iowa 52205

NOVICK LAND SURVEYING
PO Box 365
Springville, Iowa 52336
Phone: (319) 330-8197

Sheet No.
1
9
2

Final Plat Barner's Second Addition to Jones County

Part of School Lot 57 in SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4,
SE $\frac{1}{4}$ SE $\frac{1}{4}$ 17-84-4, Town of Fairview (Commonly called Baker &
Sandusky Addition to Fairview)

Parcel Description

A part of the Southeast Quarter(SE $\frac{1}{4}$) of the Southeast Quarter(SE $\frac{1}{4}$) of Section 17, School Lot 57 in the Southwest Quarter (SW $\frac{1}{4}$) Southwest Quarter (SW $\frac{1}{4}$) Section 16, and the Town of Fairview all in Township 84 North, Range 4 West of the Fifth Principal Meridian, Jones County, Iowa further described as follows:

Beginning at the Southwest Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16;
Thence S89°03'08"W 100.80 feet along the south line of the SE $\frac{1}{4}$ Section 17;
Thence N26°30'04"E 109.60 feet;
Thence N63°29'56"W 175.00 feet;
Thence S26°30'04"W 79.97 feet;
Thence N63°29'56"W 25.65 feet to the east line of Block 27 Town of Fairview;
Thence N27°07'23"E 311.02 feet along the east line Block 26 & 27 Town of Fairview;
Thence N63°29'56"W 430.03 feet to the west line of Block 23 Town of Fairview;
Thence N33°03'27"E 531.48 feet along the west line of Town of Fairview;
Thence S63°29'56"E 353.39 feet along the north line of the Town of Fairview;
Thence N89°38'30"E 682.69 feet along the north line of School Lot 57;
Thence S00°15'55"E 499.88 feet along the west line of School Lot 57;
Thence S89°36'23"W 546.33 feet;
Thence S00°56'21"E 82.50 feet;
Thence S89°36'23"W 132.00 feet;
Thence S00°56'21"E 82.50 feet to the point of beginning;
Containing 12.35 acres and subject to easements and restrictions of record.
For the purpose of this description the south line of the SW $\frac{1}{4}$ of said Section 17 is assumed to bear S89°03'08"W.

Reference Documents (Jones County Recorder)

Deed of Trust and Security Agreement Number: 2024-0635.
Plat of Survey Parcel 2004-13 Plat Book Q, Page 10.
Plat of Survey Parcel 2020-21 Plat Book W, Page 133.
Town of Fairview.
Baker & Sandusky Addition Town of Fairview
Section Plat Book, Section 16-84-4 School Lots

Legend

Boundary Line —————
Existing Lot Line - - - - -
Section Line —————
Centerline —————
Found Monument ●
Set 1/2" Iron Pipe ○
w/Cap #17774
Recorded (R)
Point of Beginning P.O.B.

Measurements are in decimal feet.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER
MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____

THOMAS M. NOVICK IOWA REG. NO.17774

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2028

PAGES OR SHEETS COVERED BY THIS SEAL: _____

INDEX LEGEND

Location: Town of Fairview, SW $\frac{1}{4}$ SW $\frac{1}{4}$ 17-84-4,
SE $\frac{1}{4}$ SE $\frac{1}{4}$ 16-84-4 Jones County
Requester: Bret Barner
Proprietor: Barner Inc.
Surveyor: Thomas Novick
Company: Novick Land Surveying LLC
PO Box 365 Springville, IA 52336
Return To: tom@novicklandsurveying.com

Prepared by: Tom Novick
Novick Land Surveying LLC
PO Box 365 Springville, Iowa 52336

Final Plat Barner's
Second Addition

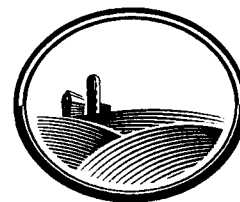
Drawn By: TMN
Date: 12/2/24
Field Book #: Barner Fairview
Approved By: _____
Scale: 1"=100'

Client: Barner Inc.
211 W. Main Street
Anamosa, Iowa 52205

NOVICK LAND SURVEYING
PO Box 365
Springville, Iowa 52336
Phone: (319) 330-8197

Sheet No.
2
Of
2

Jones County Land Use
Rm 113 Courthouse, 500 W Main St.
Anamosa, Iowa 52205
Phone: 319-462-2282 Fax: 319-462-5815
Email: landuse@jonescountyiowa.gov
Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

Date: December 10, 2024

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Huntington Hills Part 6 subdivision-preliminary plat

A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - This subdivision contains three lots that will be directly accessed by a county road.
 - Lots 1 and 8 will be accessed from Forest Chapel Road, and Lot 5 will be accessed from 212th Avenue which is a private road.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - A storm water prevention plan shall be submitted prior to the final plat is submitted to the Board of Supervisors.

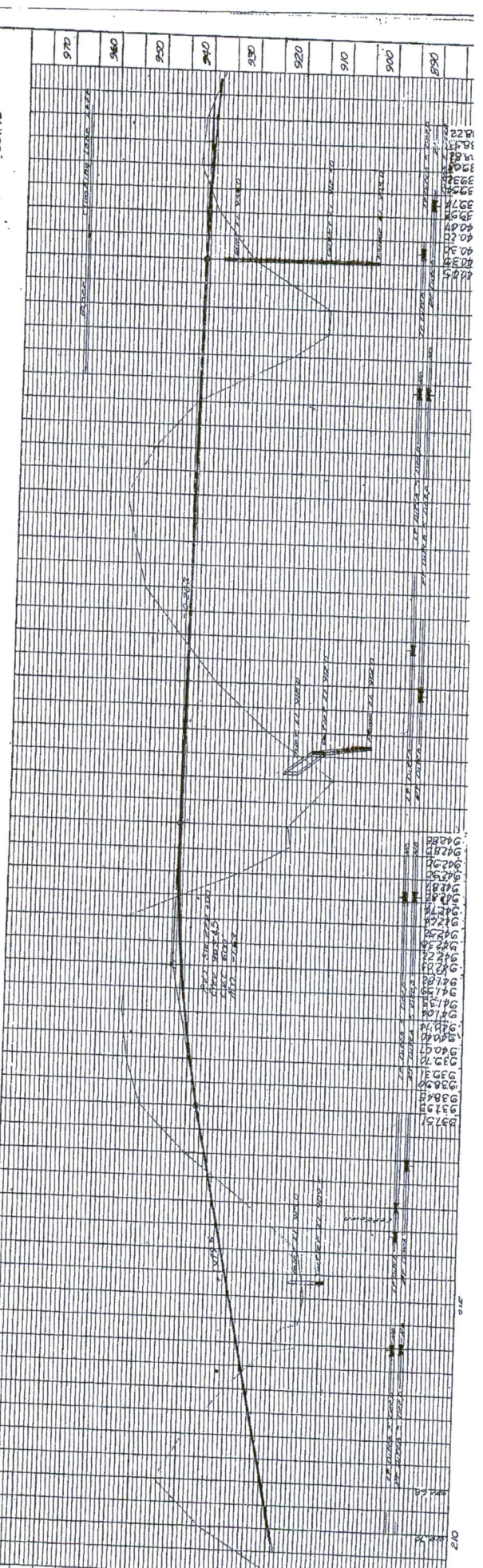
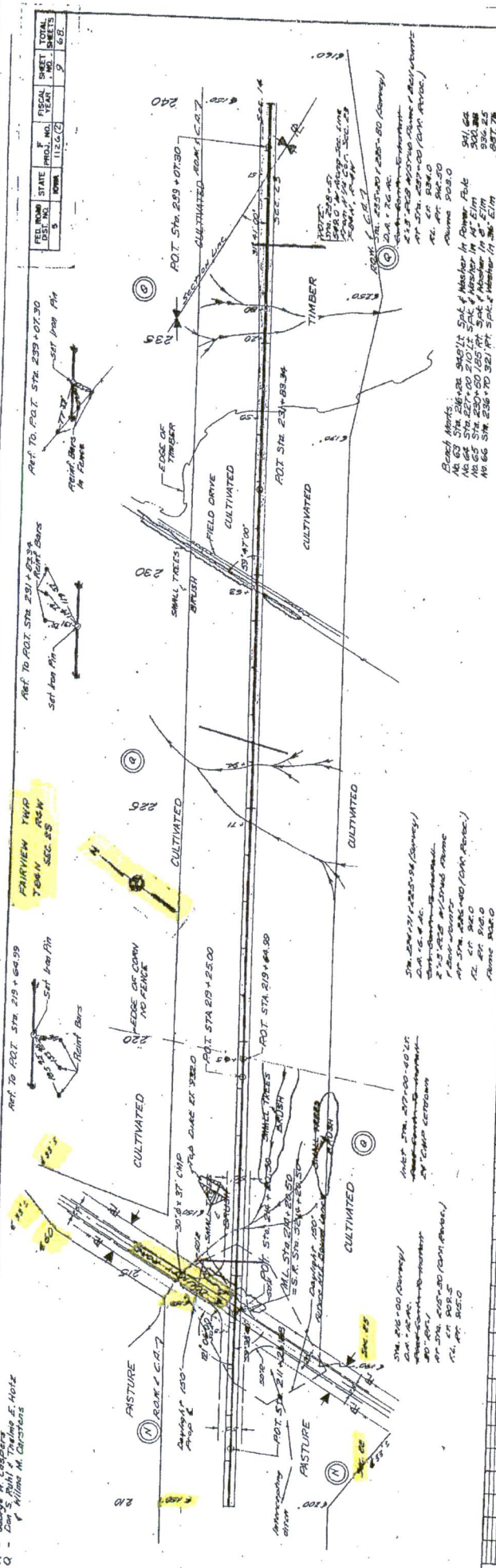
Review by the Jones County Land Use Administrator

| | |
|-----------|---|
| | Jones County Engineer – Derek Snead |
| Comments: | <p><i>I have reviewed the Preliminary Plat for the Huntington Hills Part 6 in Section 22 of Fairview Township. My comments are as follows:</i></p> <ul style="list-style-type: none"> <i>The property line on the easterly boundary of Lots 1, 2, 7, and 8 should extend to the easterly line of Section 22.</i> <i>For safety purposes it would be in the best interest of the traveling public for the Wood Ridge Lane centerline to be directly opposite the centerline of Red Fox Road.</i> <i>In the 1960's, when US 151 bypassed the City of Anamosa, a new connection was created at the intersection of US151 and Forest Chapel Road. At that time, the laDOT purchased an additional easement on either side of Forest Chapel Road. The right-of-way adjacent to Lot 1 is 60' from the road centerline at the SE corner and transitions back to 33' from the centerline at the NE corner (See attached laDOT plan sheet).</i> <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction.</i> <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence.</i> <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i> <p><i>Lastly, Jones County is in the development process of improving Forest Chapel Road north of US HWY 151. Jones County requests an additional 27' strip of right-of-way easement for road purposes adjacent to Forest Chapel Road. The additional easement would be used to improve drainage and increase the snow capacity. See attached map of proposed new right-of-way.</i></p> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p> |
| | Jones County District Soil Conservationist – Addie Manternach |
| Comments: | <i>No comments received.</i> |
| | Jones County Sanitarian – Paula Hart |
| Comments: | <ul style="list-style-type: none"> <i>Must obtain septic and well permits from this department prior to construction of new dwellings. Minimum required separation distances must be met.</i> <i>Recommend shared wells on lots where topographically feasible. Private wells may serve 25 or fewer individuals without requiring DNR public well registration. This is approximately 4-5 houses. Require shared well agreement with homeowners to be recorded at the Jones County Recorder Office and a copy submitted to this office.</i> |

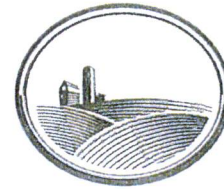
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| | Flood Plain Manager – Brenda Leonard |
| Comments: | <i>Parcels associated with Huntington Hills Part 6 are not located in a flood plain.</i> |
| | Jones County Conservation Board - Brad Mormann |
| Comments: | <i>No comments received</i> |
| | Jones County E911 Coordinator – Gary Schwab |
| Comments: | <i>Huntington Hills 6th Preliminary Plat have been reviewed and have been found compliant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public ways and transportation, as part of the Jones County Code of Ordinances. It is recommended to change the name of the proposed "Wood Ridge Ln".</i> |

N - George H. Rogers
 O - William M. Gresham

| FILE NO. | STATE | PROJ. NO. | SHEET NO. | TOTAL SHEETS |
|----------|-------|-----------|-----------|--------------|
| 5 | IND. | 1126.02 | 2 | 2 |



Jones County Land Use
Rm 113 Courthouse, 500 W Main St.
Anamosa, Iowa 52205
Phone: 319-462-2282 Fax: 319-462-5815
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Jones County Zoning Subdivision Application

Use this form for any person intending to divide a parcel of land within Jones County into three (3) or more lots since April 1, 1998 for immediate or future sale or for development purposes.

The developer shall comply with the procedures established in the Jones County Subdivision Ordinance. The subdivider shall attach ten (10) copies of the preliminary plat conforming in detail to the requirements set forth in the ordinance.

The Planning and Zoning Commission shall hear each application on its agenda and transmit its recommendation to approve, disapprove, or to grant conditional approval, to the Board of Supervisors.

Preliminary Plat Fee: **\$225.00**

Paid 11/19/24 Date: \$225 CV# 12093

Final Plat Fee: **\$325.00 + \$20 per lot**

Paid _____ Date: _____

All fees are non-refundable and payable to Jones County.

Date Application Filed: _____

Developer Information

Name: **TW Homes, Inc**

Address to receive
mail:

House Number & Street:

2505 Deer Lane Road

Apartment/Unit

City:

Marion

State:

Iowa

Zip Code:

52302

Phone: **319-533-7730**

E-mail Address:

todd@twhomesinc.com

Owner Information

Name (If different from above.) **Ronald Dean Wood Irrevocable Trust**

Address to receive
mail:

House Number & Street:

6000 Century Way East

Apartment/Unit

City:

Johnston

State:

IA

Zip Code:

50131

Phone: **319-533-7730**

E-mail Address:

todd@twhomesinc.com

Parcel Information

Township

84

Section

22

Property Address

9941 FOREST CHAPEL RD

Current Zoning
District

Agricultural

Residential

Commercial

County Parcel ID(s), if known:

R - Residential

See Attached Legal

If the current zoning district and proposed zoning classification are different, a Rezoning Application is required before proceeding with the Subdivision Application. Please contact the Land Use Administrator with questions.

| | | |
|---|---------------------------|-----------------------------------|
| Legal description of area: | See Attached Legal | |
| Name of Surveyor: | Jed Schnoor | Number of lots proposed: 8 |
| Subdivider is to submit the name of the subdivision to the Jones County Auditor for approval. | | |
| Is the subdivision within two miles of the cities of Anamosa, Cascade or Monticello? Within 2 miles of Anamosa | | |
| <p>The lots must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.</p> <p>The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.</p> | | |
| Attachments to preliminary plat and application: <ul style="list-style-type: none">➤ A soil erosion control plan and drainage control plan created by a licensed engineer.➤ A general description of all minimum improvements to be created within the subdivision. | | |

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Jed Schnoor PIA 11-18-24
Developer Signature Date

Jed Schnoor PIA 11-18-24
Owner Signature Date

QUESTIONS

WHO TO CONTACT

| | |
|---------------------------|---------------------------------------|
| Flood Plain Determination | Emergency Management (319) 462-4386 |
| Access Permit for Drive | County Engineer (319) 462-3785 |
| Well and Septic Permits | Environmental Services (319) 462-4715 |
| 911 Address | 911 Coordinator 319-462-2735 |

Lot 1 of Huntington Hills Addition to Jones County, Iowa.

Parcel#0922200009

Lot 2 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200010

Lot 3 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200011

Lot 4 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200012

Lot 11 of Huntington Hills Part 3 Addition to Jones County, Iowa.

Parcel # 0922230004

Lot 12 of Huntington Hills Part 3 Addition to Jones County, Iowa.

Parcel # 0922230003

Lot 13 of Huntington Hills Part 3 Addition to Jones County, Iowa.

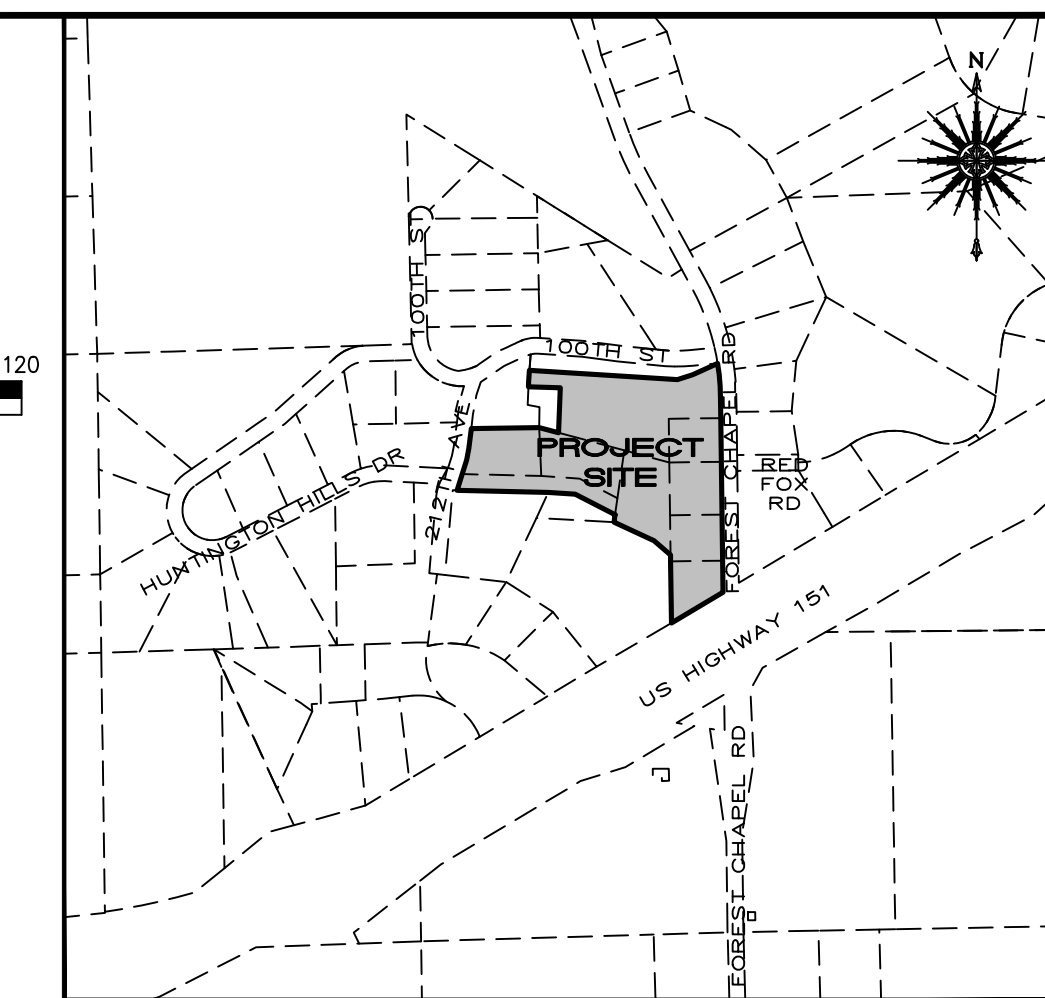
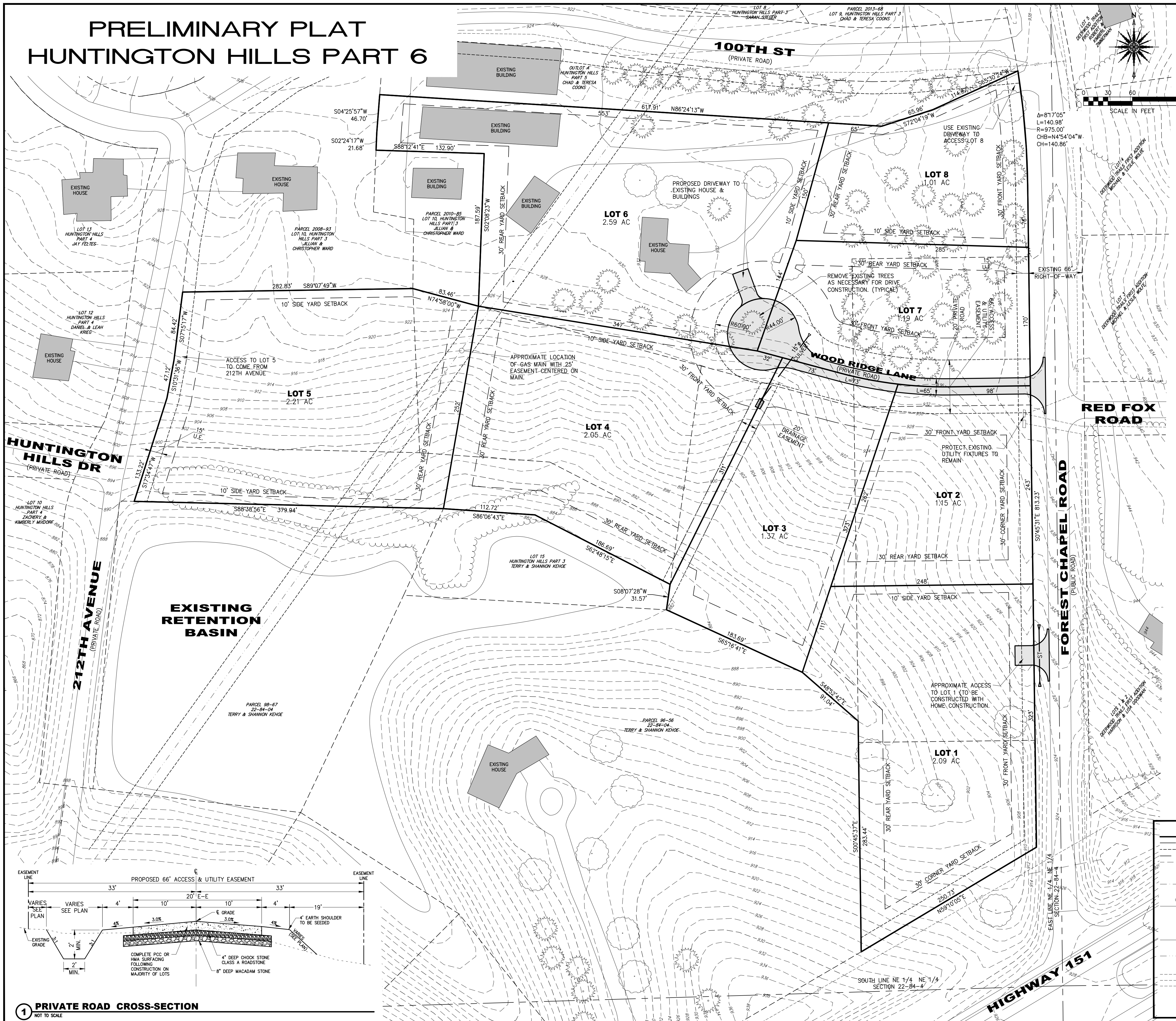
Parcel # 0922230002

Lot 1 of Huntington Hills Part 5 Addition to Jones County, Iowa.

Parcel # 0922230010

Windmill Point Road in Huntington Hills Addition, Part 3, Jones County, Iowa.

PRELIMINARY PLAT
HUNTINGTON HILLS PART 6



LOCATION MAP
1"=800'

GENERAL NOTES

- APPLICANT**
- TW HOMES, INC.
2500 CEDAR LANE ROAD
MARION, IA 52302
CONTACT PERSON: TODD WOOD
PHONE: 319-533-7730
EMAIL: todd@twhomesinc.com
- OWNERS(S)**
- RONALD DEAN WOOD IRREVOCABLE TRUST
6000 CENTURY WAY EAST
JOHNSTON, IA 50131
CONTACT PERSON: TODD WOOD (TRUSTEE)
PHONE: 319-533-7730
EMAIL: todd@twhomesinc.com

EXISTING ZONING AND USE

- ZONING: R - RESIDENTIAL
- EXISTING USE: VACANT LOTS AND SINGLE FAMILY HOME

PROPOSED ZONING AND USE

- ZONING: R - RESIDENTIAL (NO CHANGE REQUESTED)
- USE: SINGLE FAMILY HOMES

R - RESIDENTIAL SETBACK REQUIREMENTS

- FRONT YARD: 30 FEET
- INTERIOR SIDE YARD: 10 FEET
- CORNER SIDE YARD: 30 FEET
- REAR YARD: 30 FEET
- LOT AREA: 1 ACRES
- LOT WIDTH: 150 FEET

LOT AREA CALCULATIONS

- MINIMUM LOT SIZE= 1.01 ACRES
- MAXIMUM LOT SIZE= 2.59 ACRES
- AVERAGE LOT SIZE (LOTS 1-8)= 1.71 ACRES
- TOTAL DEVELOPMENT AREA = 13.66 ACRES

NOTES

- THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF JONES COUNTY.
- NO DIRECT ACCESS FROM LOTS 2 & 7 SHALL BE ALLOWED FROM CHAPEL HILL ROAD.
- PURSUANT TO IOWA CODE SECTION 354.18, THE HUNTINGTON HILLS 6TH ADDITION PLAT SHALL SUPERSEDE THE ORIGINAL PLATS, INCLUDING UNUSED UTILITY EASEMENTS.

FLOOD ZONE DESIGNATION

- THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY.

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS:

19105C0210F EFFECTIVE DATE: NOVEMBER 19, 2021

LEGAL DESCRIPTION

- Lot 1 of Huntington Hills Addition to Jones County, Iowa.
- Lot 2 of Huntington Hills Addition to Jones County, Iowa.
- Lot 3 of Huntington Hills Addition to Jones County, Iowa.
- Lot 4 of Huntington Hills Addition to Jones County, Iowa.
- Lot 11 of Huntington Hills Part 3 Addition to Jones County, Iowa.
- Lot 12 of Huntington Hills Part 3 Addition to Jones County, Iowa.
- Lot 13 of Huntington Hills Part 3 Addition to Jones County, Iowa.
- Lot 1 of Huntington Hills Part 5 Addition to Jones County, Iowa.
- Windmill Point Road in Huntington Hills Addition, Part 3, Jones County, Iowa.

DESCRIPTION OF IMPROVEMENTS

- THIS SITE WILL BE REPLATTED INTO 8 RESIDENTIAL LOTS. A PRIVATE ROAD WILL BE CONSTRUCTED TO ACCESS LOTS 2, 3, 4, 6 & 7. LOT 1 & 8 WILL BE ACCESSED FROM FOREST CHAPEL ROAD AND LOT 5 WILL BE ACCESSED FROM 212TH AVENUE. EACH LOT WILL BE REQUIRED TO CONSTRUCT A SEPTIC SYSTEM WHEN THE HOMES ARE BUILT. SHARED WELL(S) WILL BE CONSTRUCTED TO PROVIDE DOMESTIC WATER TO THE LOTS.

STANDARD LEGEND

- | | |
|--------------------------------|------------------------------|
| PROPERTY LINE | EXISTING CABLE PEDESTAL |
| SECTION LINE | EXISTING ELECTRIC PEDESTAL |
| EASEMENT LINE | EXISTING TELEPHONE PEDESTAL |
| YARD SETBACK LINE | EXISTING TELEPHONE MANHOLE |
| EXISTING CONTOUR | EXISTING DECIDUOUS TREE |
| EXISTING FIRE HYDRANT | EXISTING CONIFEROUS TREE |
| EXISTING WATER VALVE | PROPOSED FIRE HYDRANT |
| EXISTING WATER LINE | PROPOSED WATER VALVE |
| EXISTING SANITARY MANHOLE | PROPOSED WATER LINE |
| EXISTING SANITARY SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING STORM MANHOLE | PROPOSED SANITARY SEWER |
| EXISTING RA CURB INTAKE | PROPOSED FLARED END SECTION |
| EXISTING CURB INTAKE | PROPOSED INTAKES |
| EXISTING AREA INTAKE | PROPOSED RIP RAP BLANKET |
| EXISTING STORM SEWER | PROPOSED AREA INTAKE |
| EXISTING GAS VALVE | PROPOSED STORM SEWER MANHOLE |
| EXISTING GAS LINE | PROPOSED STORM SEWER |
| EXISTING UTILITY POLE | |
| EXISTING LIGHT POLE/FIXTURE | |
| EXISTING UNDERGROUND ELECTRIC | |
| EXISTING OVERHEAD ELECTRIC | |
| EXISTING UNDERGROUND TELEPHONE | |

1 PRIVATE ROAD CROSS-SECTION

NOT TO SCALE

DRAWN: JED SCHNOOR

APPROVED: JED SCHNOOR

ISSUED FOR: REVIEW

DATE: 2024-11-14

PROJECT NO.: 24117

PRELIMINARY PLAT
HUNTINGTON HILLS PART 6
TO JONES COUNTY, IOWA

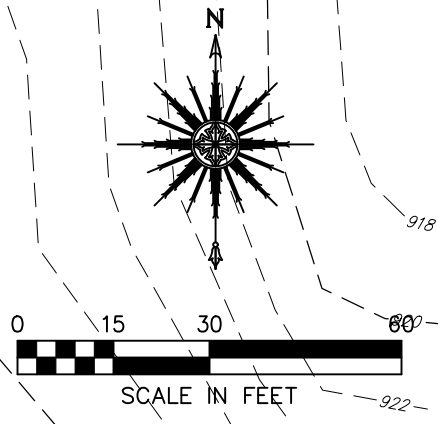
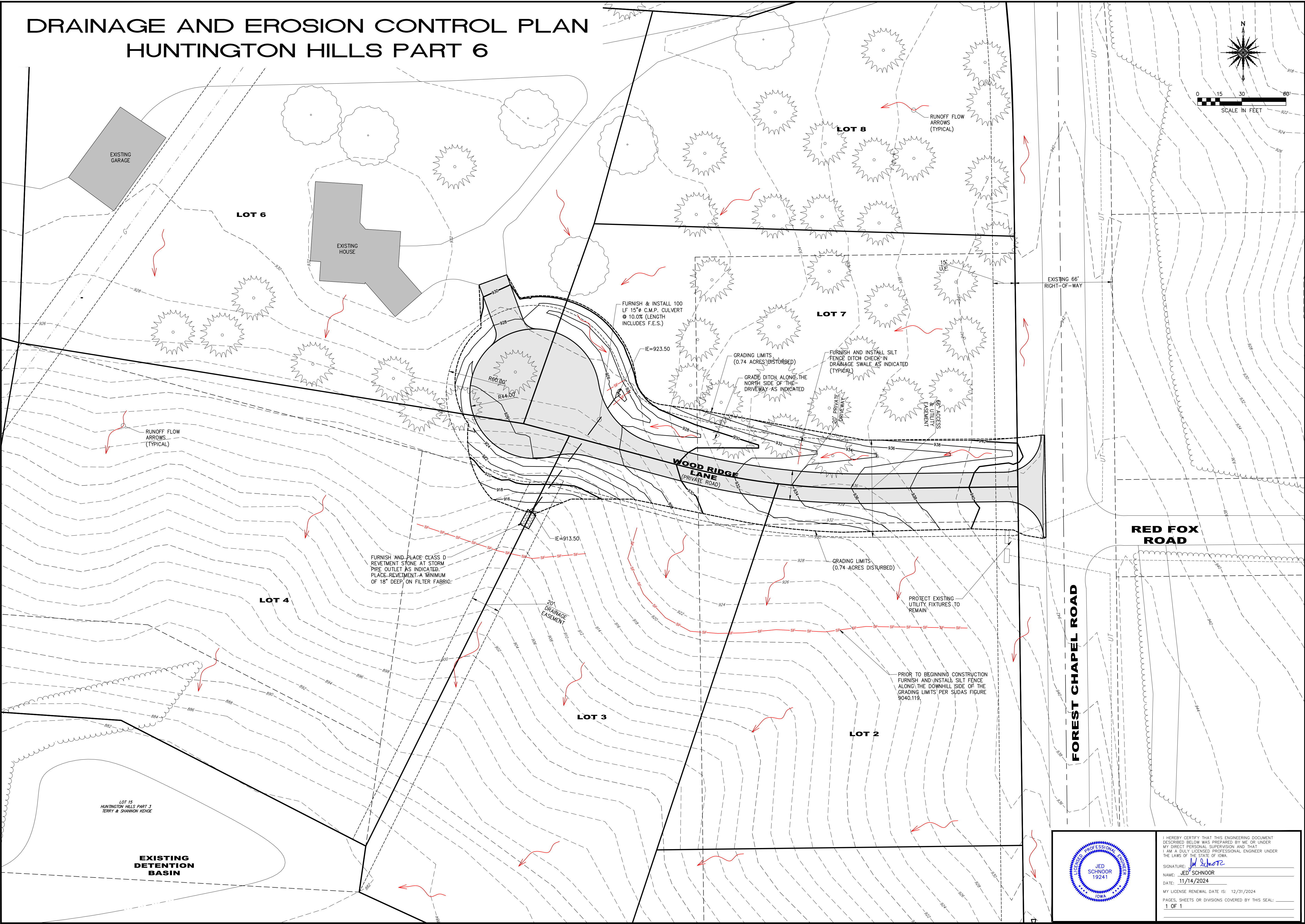
PRELIMINARY
PLAT

1 OF 1

Schnoor
Bonifazi
Engineering & Surveying

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

DRAINAGE AND EROSION CONTROL PLAN
HUNTINGTON HILLS PART 6



Schnoor Bonifazi
Engineering & Surveying

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

| REVISIONS |
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DRAWN: JED SCHNOOR
APPROVED: JED SCHNOOR
ISSUED FOR: REVIEW
DATE: 2024-11-14
PROJECT NO.: 24117

DRAINAGE AND EROSION CONTROL PLAN
HUNTINGTON HILLS PART 6
TO JONES COUNTY, IOWA

DRAINAGE AND EROSION CONTROL PLAN



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Jed Schnoor*
NAME: JED SCHNOOR
DATE: 11/14/2024
MY LICENSE RENEWAL DATE IS: 12/31/2024
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 1 OF 1

November 19, 2024

ATTN: Whitney Amos
Land Use Administrator
Jones County Auditor's Office
500 West Main Street – Room 113
Anamosa, IA 52205

**Subject: Huntington Hills Part 6 to Jones County, Iowa
Preliminary Plat
Schnoor-Bonifazi Project No. 24117**

Dear Whitney:

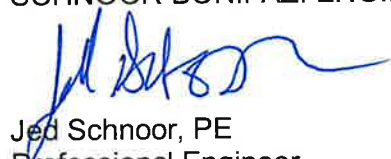
Enclosed are the following items:

| No. | Description |
|-----|--|
| 1 | S-B Eng. Check for \$225.00 (Preliminary Plat Application Fee) |
| 1 | Subdivision Application |
| 10 | Preliminary Plat |
| 2 | Drainage & Erosion Control Plan |

We have prepared the attached preliminary plat documents for County Staff and P & Z Commission review. Please return any revisions or comments to us and we will revise and resubmit documents for approval. Please call or email me if you have any questions. Thank you!

Sincerely,

SCHNOOR-BONIFAZI ENGINEERING & SURVEYING



Jed Schnoor, PE
Professional Engineer

Cc: Todd Wood, TW Homes, Inc.

JONES COUNTY IOWA ORDINANCE 2024-_____

An ordinance amending the code of ordinances of the County of Jones, State of Iowa.

Be it enacted by the Board of Supervisors of Jones County, Iowa as follows:

Section 1: The purpose of this ordinance is to amend CHAPTER 3, JONES COUNTY ZONING ORDINANCE OF TITLE VI- PROPERTY & LAND USE by adding additional definitions and replacing ARTICLE XVIII RESERVED FOR FUTURE USE WITH ARTICLE XVIII CRYPTOCURRENCY AND DATA MINING.

Section 2: The Chapter will be amended as follows:

ARTICLE XVIII CRYPTOCURRENCY AND DATA CENTERS

SECTION 1. INTENT

The intent of this Article is to promote and regulate the design, siting, construction, operation, maintenance and decommissioning of cryptocurrency facilities and data centers and to protect the health, safety and welfare of neighbors and the public, and to avoid unintended impacts on resources and adjacent uses.

SECTION 2. PURPOSE

The purpose of this Article is to provide the requirements necessary to obtain a permit to install and operate an active cryptocurrency facility or data center in Jones County.

SECTION 3. DEFINITIONS

As used in this Article, the following terms are hereby defined, in addition to those found in Article III Definitions:

Commercial cryptocurrency mining: The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and the means through which new units of cryptocurrencies are released through the use of server farms. Any equipment requiring a high-density load service, for the purposes of operating a cryptocurrency mining server farm, will constitute a commercial cryptocurrency mining operation.

Cryptocurrency: A digital currency in which encryption techniques are used to regulate the generation of units of currency and to verify the transfer of funds while operating independently of a central bank.

Cryptocurrency data center: Leased or owned boundaries of floor spaced devoted to the operating data processing equipment for commercial cryptocurrency mining: excludes spaces for data centers not otherwise engaged in commercial cryptocurrency mining, commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

Cryptocurrency server farm: Three or more interconnected computers housed together in a single facility either air-cooled or water cooled, whose primary function is to perform cryptocurrency mining or associated data processing.

Data mining: The commercial process by which volumes of data are analyzed to find patterns, discover trends, and gain insight into how the data can be used will constitute a commercial data mining operation.

High-density load service: Any individual service at or above 660 amps in which the energy use intensity (EUI) is calculated as greater than 250 kWh/Feet²/year in total for all operating square footage.

Water loop storage system: A closed water loop system that uses water to transfer heat away from a system.

SECTION 4: DATA CENTER AND CRYPTOCURRENCY OPERATIONS:

Data Centers and cryptocurrency operations are allowed in the A-Agricultural, C1-Commercial, C2-Highway Commercial, I-Industry and the I2-Heavy Industry districts.

- A. A site plan shall be submitted and reviewed prior to the approval of the Data Center or cryptocurrency facility installation and shall require a special use permit.
- B. Applicants wishing to site a new data center or cryptocurrency mining center within Jones County must provide an application and site plan. Each project shall require a separate application. Data Centers or cryptocurrency mining facilities will use the Special Permitted Use application under the appropriate district. The application for a data center or cryptocurrency facility installation shall include the following information on the site plan or in narrative form, supplied by the data center or cryptocurrency installation owner.
 1. The name, address, EIN of Applicant, as well as the proposed property owners, including contact information (name, address, telephone and email) of the authorized representative.
 2. Project development timeline which indicates how the applicant will inform adjacent property owners and interested stakeholders in the community.
 3. Project development plan for the project, which plan shall contain aerial photographs of the entire proposed project area, showing proposed location for the facility. The plan shall show property lines and setback distances.
 4. Documentation of Applicant's legal control over the private property necessary for the project, signed by the property owner.
 5. The applicable fee.
 6. A report prepared by a qualified third-party analyzing the noise profile of the project area and the ability of the project to demonstrate compliance. The expense for testing and reporting the results, in written format to the County will be the responsibility of the applicant.

7. Decommissioning plan.

SECTION 5: GENERAL SITING AND DESIGN REQUIREMENTS

- A. Lot Size: Minimum lot size shall be 2.0 acres.
- B. Setbacks: 100 feet front, 100 feet sides, 100 feet rear. Structures must adhere to the minimum accessory structure setback standards for the zoning district where the project is located; greater setbacks may be recommended.
- C. Utility Connections: Reasonable efforts shall be made to place all utility connections from data or cryptocurrencies facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements.
- D. REGULATIONS: All structures shall be subject to bulk and height regulations in the underlying zoning district.
- E. Screening: A landscape buffer may be required to be installed and maintained during the life of the operation. Determination of the screening requirements will be made by the Board of Adjustment as part of the review and approval process and will be based on adjacent or nearby surrounding land uses and topography.
- F. Signage: Each cryptocurrency mining and data mining operation shall provide a 24- hour emergency contact signage visible at the access entrance. Signs shall include company name, owner/representative name, telephone number, and corresponding local power company and telephone number.
- G. Noise: Audible noise caused by data centers and cryptocurrency mining operations, not including existing ambient noise, shall not exceed sixty (60) dB continuously during daytime hours or a nighttime continuous sound level of 50 dB.
 - 1. In the event audible noise due to data centers and cryptocurrency mining operations contains a steady pure tone, such as a whine, screech, or hum, the standards for audible noise set forth shall be reduced by five (5) dB.
 - 2. Audible noise caused by data centers or cryptocurrency mining facilities shall not exceed sixty (60) dB for more than 5 minutes within an hour, when measured at the exterior of any residence, school, hospital, church, or public library existing on the date of approval of the permit.
 - 3. In the event the ambient noise level (exclusive of the development in question) exceeds the applicable standard given above, the applicable standard shall be adjusted so as to equal the ambient noise level. The ambient noise level shall be expressed in terms of

the highest whole number sound pressure level in dB, which is succeeded for more than five (5) minutes per hour. Ambient noise levels shall be measured at the exterior of potentially affected existing residences, schools, hospitals, churches, and public libraries. Ambient noise level measurement techniques shall employ all practical means of reducing the effect of generated noise at the microphone.

a. In the event the noise levels resulting from data centers and cryptocurrency facilities exceed the criteria listed above, a waiver to said levels may be granted by the Board of Adjustment provided that the following has been accomplished.

- i. Written waiver from the affected property owners has been obtained stating that they are aware of the data center or cryptocurrency facility and the noise limitations imposed by this Ordinance, and that consent is granted to allow noise levels to exceed the maximum limits otherwise allowed; and,
- ii. If the applicant wishes the waiver to apply to succeeding owners of the property, a permanent noise impact easement shall be recorded in the Office of the Jones County Recorder which describes the burdened properties and which advises all subsequent owners of the burdened property that the noise levels in excess of those permitted by this Ordinance may exist on or at the burdened property.

H. STRUCTURE: All structures shall have concrete foundations

1. All exterior facades shall have muted earth tone colors, and shall not be defective, decayed, or corroded.
2. The use of cargo containers, railroad cars, semi-truck trailers, and other similar storage containers for any component of the operation are prohibited.

I. ZONING: Data centers and cryptocurrency mining facilities will only be located in the C2-Highway Commercial and the I-Industry zoning districts.

J. WATER SYSTEM: Data centers and cryptocurrency mining facilities shall be required to have a closed loop water system.

K. EQUIPMENT: All servers, computers, processors, materials, and equipment must be enclosed within buildings.

L. ELECTRICAL POWER: Prior to issuance of a permit, the applicant shall provide written verification from the power provider that the applicant has calculated the maximum potential electrical consumption of the proposed use and has verified the utility supply equipment and related

electrical infrastructure is sufficiently sized and can safely accommodate the proposed use during the power provider's peak consumption hours.

- M. WEATHER: Any data center or cryptocurrency facility shall insure that the amount of heat that is dissipated by the mining activity shall be monitored when the average daily temperature is 40 degrees Fahrenheit or less. Ensuring that there is not a build up of condensation and/or ice on neighboring properties and roadways.

1. In the instance that condensation and ice occur, it shall be an agreement between the facility's operational contact and the owners of neighboring properties, and the County Engineer to remedy.

SECTION 6: DISCONTINUANCE, DECOMMISSIONING AND ABANDONMENT

The application must include a decommissioning plan that describes the anticipated life of the facility and the manner in which the project will be decommissioned; the site restoration actions; the estimated costs in current dollars; and the method for ensuring that funds will be available for decommissioning and restoration.

Following a continuous one-year period in which no mining is generated, or if substantial action on the project is discontinued for a period of one year, the permit holder will have one year to complete decommissioning of the data or cryptocurrency facility. Decommissioning shall be completed in accordance with the approved decommissioning plan. The landowner or tenant must notify the County when the project is discontinued.