

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 8, 2025 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

4:30 p.m.

- Call meeting to order, approve agenda. Approve meeting minutes from the March 11, 2025 meeting.
- Public Hearing on the preliminary plat for Owner Barner Inc., to subdivide Lot 1 of Barner's Second Addition, in 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's Third Addition.
- Action on the preliminary plat for Owner Barner Inc. to subdivide Lot 1 of Barner's Second Addition, 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's Third Addition.
- Public Hearing on preliminary plat for Owner's Lisa Stark and Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. Calling this Shorey Acres.
- Action on preliminary plat for Owner's Lisa Stark & Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. Calling this Shorey Acres.
- Public Hearing for proposed Cryptocurrency and Data Center Ordinance.
- Possible action for proposed Cryptocurrency and Data Center Ordinance.
- Next meeting, May 13, 2025. Application deadline is Wednesday April 23, 2025.
- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes March 11, 2025 4:30 p.m.

Members present:

Tim Fay
Janine Sulzner
Kris Doll
Lowell Tiedt
Keith Stamp

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Derek Lumsden- Jones County Economic Development

Chairperson Fay called the meeting to order at 4:27 p.m.

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

Motion by Tiedt seconded by Sulzner to approve the meeting minutes for January 14, 2025.

Discussion was had pertaining to the Jones County Cryptocurrency and Data Center Ordinance. Additions to the ordinance were discussed such as fire suppression systems being required in all buildings, along with notification of neighbors within a one-mile radius when applications are filed.

Motion by Stamp seconded by Tiedt to set a public hearing next month on the Cryptocurrency and Data Center Ordinance with changes.

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

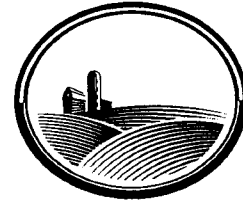
All aye. Motion Carried.

The next regular meeting will be Tuesday April 8, 2025, at 4:30 p.m.

Motion by Stamp seconded by Tiedt to adjourn at 5:10 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: April 8, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Barner's Third Addition Subdivision-Preliminary Plat

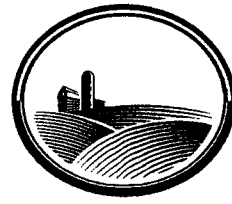
A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision. The only access point is possibly shared between lot 1 and 2 from County Rd E34.
- 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.
- Variance to Section 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
 - Lot 1 does not meet the minimum requirements of width in the Jones County Zoning Ordinance. Lot narrowest width of Lot 1 is 148.96 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.
- 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>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:</i></p> <ul style="list-style-type: none"> • <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>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:	<p><i>I do not see any major concerns/impacts of the proposed third addition on this site. However, there are some steep slopes and fragile soils in this area. Any disturbance of the land cover could cause severe soil erosion, resulting in degraded lands. In addition, any runoff from heavy rain events is likely to wash soil and other loose material into adjacent water bodies, impairing the water quality there and degrading aquatic habitat. The Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan prior to construction which includes the installation of practices such as silt fence and mulching to prevent soil erosion from the site during construction and addresses sediment leaving the property.</i></p>
	Jones County Sanitarian – Paula Hart
Comments:	<ol style="list-style-type: none"> 1) <i>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.</i> 2) <i>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.</i> 3) <i>Must meet all minimum distance requirements.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>Parcel #0916351004 is 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>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.</i>

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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 \$1590.00 Date: 3/11/25

Final Plat Fee: \$325.00 + \$20 per lot Paid \$1590.00 Date: 3/11/25
 All fees are non-refundable and payable to Jones County.

Date Application Filed: 3/11/25 CK# 3360

Developer Information			
Name: <u>Barner Inc - Bret Barner</u>			
Address to receive mail:	House Number & Street: <u>211 W. main st</u>	Apartment/Unit	
	City: <u>Anamosa</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone:	<u>(319) 462-4100</u>	E-mail Address:	<u>barnerreality_auction@outlook.com</u>

Owner Information			
Name (If different from above.)			
Address to receive mail:	House Number & Street:	Apartment/Unit	
	City:	State:	Zip Code:
Phone:	<u>()</u>	E-mail Address:	

Parcel Information					
Township	<u>84 FAIRVIEW</u>	Section	<u>16 & 17</u>	Property Address	<u>N/A</u>
Current Zoning District	Agricultural	Residential	Commercial	County Parcel ID(s), if known:	

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:	LOT 1 BARNER'S 2 ND ADDITION	
Name of Surveyor:	TOM NOVICK	Number of lots proposed: 2

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?

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.

The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.

Attachments to preliminary plat and application:

- 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.

Tom Novick
 Developer Signature Date

Tom Novick
 Owner Signature Date

QUESTIONS

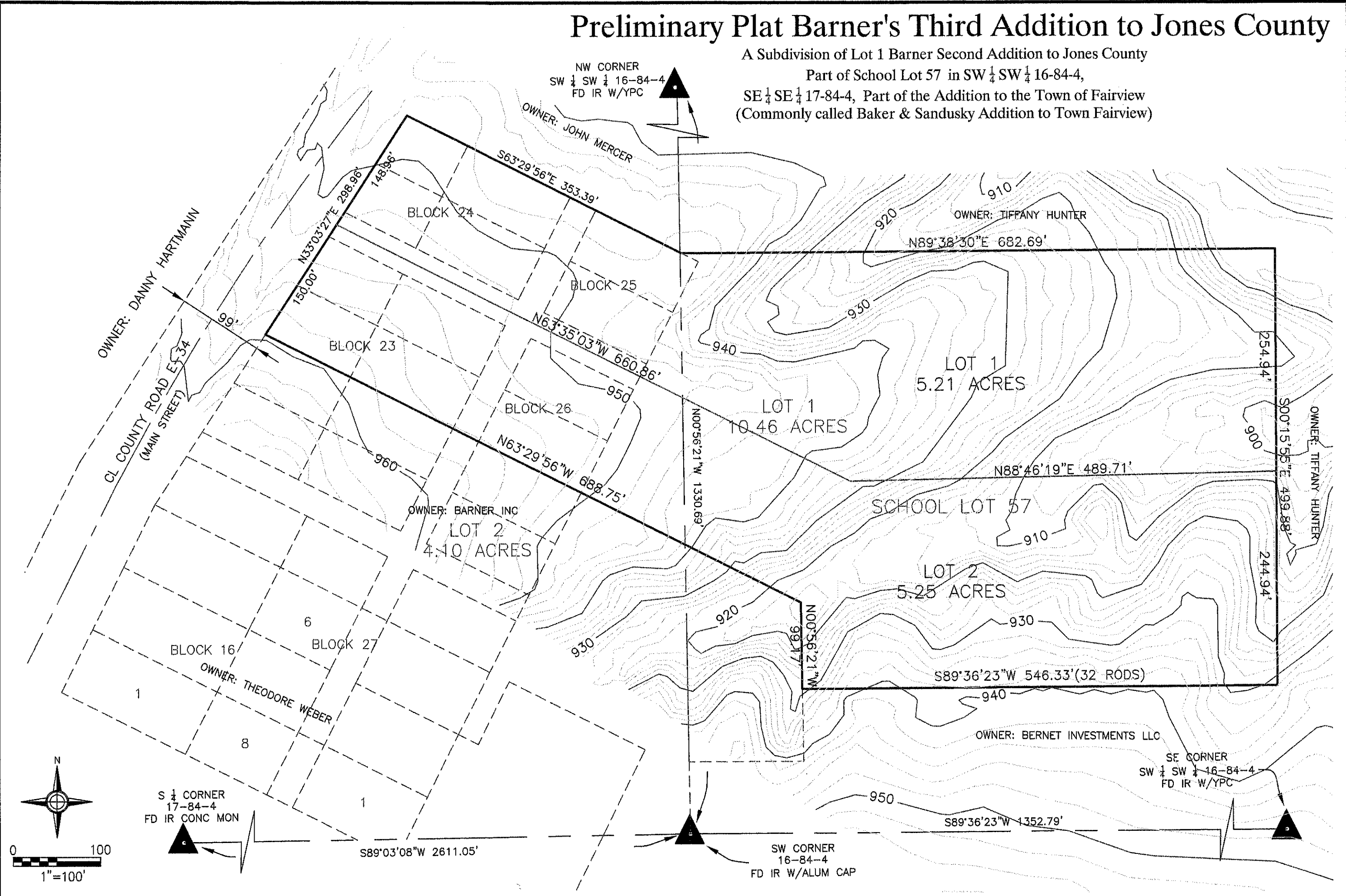
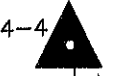
WHO TO CONTACT

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

Preliminary Plat Barner's Third Addition to Jones County

A Subdivision of Lot 1 Barner 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, Part of the Addition to the Town of Fairview
(Commonly called Baker & Sandusky Addition to Town Fairview)

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



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

Preliminary Plat

Drawn By: TMN Approved By: TMN
Date: 06/2024 Scale: 1"=100'
Field Book #: DC Fairview

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

Client:

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

Sheet No.
1
OR
2



0 100
1"=100'

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



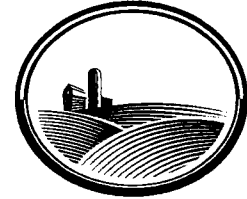
S89°03'08"W 2611.05'

SW CORNER
16-84-4
FD IR W/ALUM CAP

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



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JONES COUNTY LAND USE

Date: April 8, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Shorey Acres Subdivision-Preliminary Plat

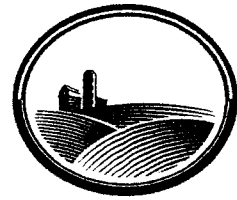
A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points,
 - There is one existing driveway coming off 150th Ave.
- 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.
- 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>Here are my comments for the Shorey Acres final plat as submitted:</i></p> <ul style="list-style-type: none"> • <i>No marker was labeled as 'Set' at the eastern end of line 'L1'</i> • <i>Line 'L2' lists the same bearing as the roadway and these lines are not parallel</i> • <i>Book and Page of the Section Corners are not listed</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<p><i>I do not see any major concerns/impacts of the planned Shorey Acres 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.</i></p>
	Jones County Sanitarian – Paula Hart
Comments:	<p><i>No comments from this department as doesn't involve need for a septic or a well.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>Concerning parcel #0211351015 in Lovell Township, Lot 1 is not in the flood plain.</i></p>
	Jones County Conservation Board - Brad Mormann
Comments:	<p><i>No comments received</i></p>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<p><i>The Shorey Acres 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.</i></p>

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Jones County Zoning Subdivision Application

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 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: _____ Date: 3/21/25

Final Plat Fee: \$325.00 + \$20 per lot Paid: _____ Date: _____
All fees are non-refundable and payable to Jones County.

Date Application Filed: 3/21/25 *pd preliminary*

CNTR JONES CO. AUDITOR
 '25 MAR 21 PM 3:10

Developer Information

Name: <u>LISA Twetken</u>			
Address to receive mail:	House Number & Street: <u>23196 150th Ave</u>	Apartment/Unit	
	City: <u>Monticello</u>	State: <u>IOWA</u>	Zip Code: <u>52310</u>
Phone: <u>(319) 202-3159</u>	E-mail Address: <u>m1gutzeit@yahoo.com</u>		

Owner Information

Name (If different from above.) <u>LISA Twetken Mike Stark</u>			
Address to receive mail:	House Number & Street: <u>23196 150th Ave</u>	Apartment/Unit	
	City: <u>Monticello</u>	State: <u>IOWA</u>	Zip Code: <u>52310</u>
Phone: ()	E-mail Address:		

Parcel Information

Township	<u>Lowell</u>	Section	<u>11</u>	Property Address
Current Zoning District	Agricultural	<input checked="" type="checkbox"/> Residential	Commercial	County Parcel ID(s), if known:

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: Shovey Acres

Name of Surveyor: Bill Berger Number of lots proposed: 1 lot

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?

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.

The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.

Attachments to preliminary plat and application:

- 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.

Debra Toeth 3/21/2025
 Developer Signature Date

Debra Toeth 3/21/2025
 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

PRELIMINARY PLAT SHOREY ACRES

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 89°30'10" W	90.62'
L2	N 01°09'10" E	53.05'

NOTES:

- 1) LOT ONE (1) IS ADDITIONAL 3.30 ACRES OF PROPERTY TO BE ACQUIRED BY THE PROPRIETOR OF PARCEL 2011-01
- 2) LOT ONE (1) SHALL BE RESTRICTED TO A MINIMUM SETBACK DISTANCE OF 30.0' FROM FRONT AND REAR LOT LINES AND 10' SIDE LOT LINE SETBACKS
- 3) LOT ONE (1) WILL BE SERVICED BY EXISTING OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV. LOCATION WILL BE DESIGNED BY THE POWER COMPANY
- 4) NO PROPOSED ROAD OR DRIVEWAYS ARE REQUIRED AND ACCESS WILL BE THROUGH (ACROSS) PARCEL 2011-01
- 5) THERE ARE NO FLOOD PLAIN AREAS WITHIN LOT ONE (1)
- 6) THERE IS NO PROPOSED REGRADING OF LOT ONE (1)

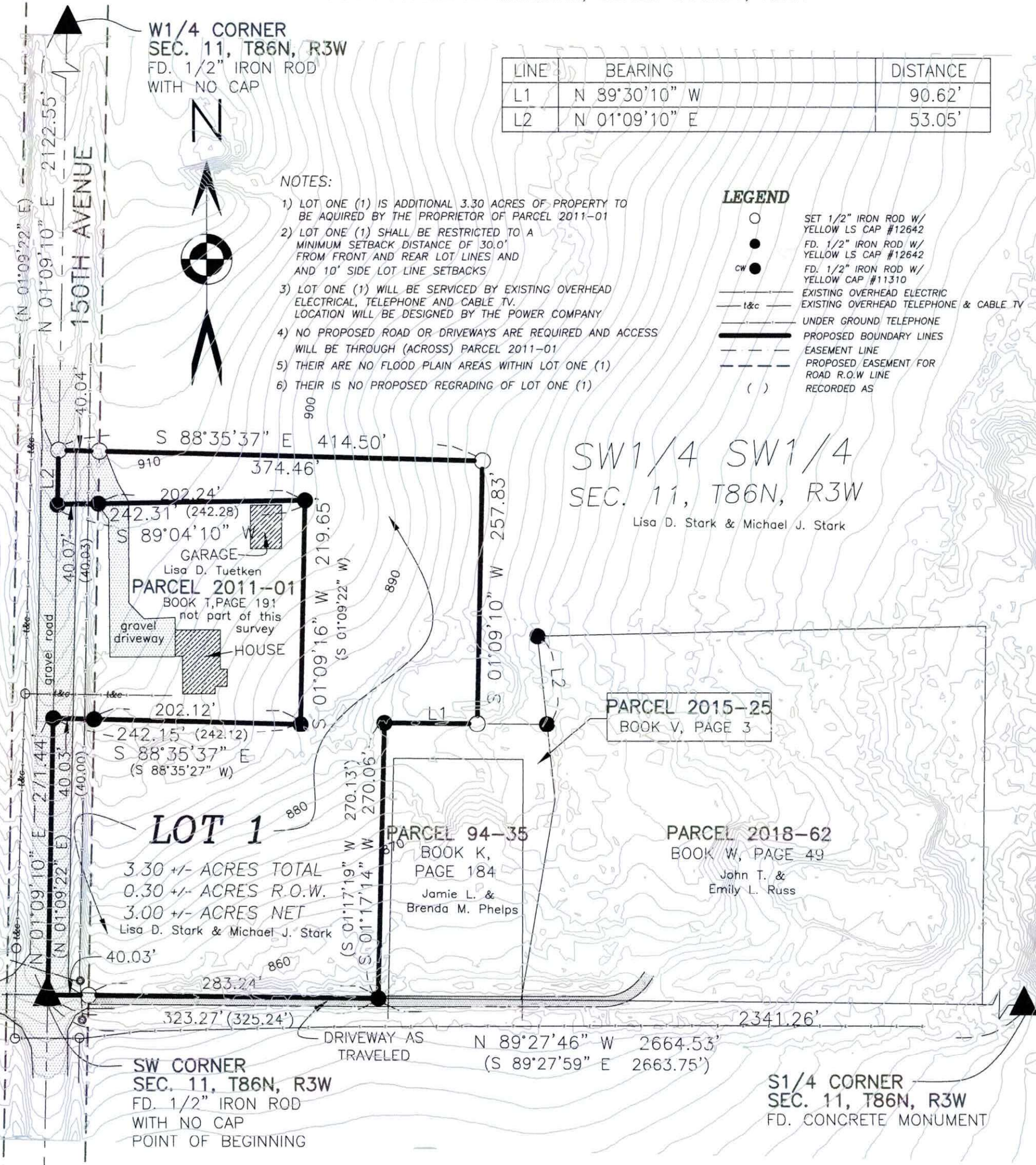
LEGEND

- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
- CW FD. 1/2" IRON ROD W/ YELLOW CAP #11310
- EXISTING OVERHEAD ELECTRIC
- t&c EXISTING OVERHEAD TELEPHONE & CABLE TV
- UNDER GROUND TELEPHONE
- PROPOSED BOUNDARY LINES
- - - EASEMENT LINE
- - - PROPOSED EASEMENT FOR ROAD R.O.W LINE
- () RECORDED AS

SW1/4 SW1/4
SEC. 11, T86N, R3W

Lisa D. Stark & Michael J. Stark

W1/4 CORNER
SEC. 11, T86N, R3W
FD. 1/2" IRON ROD
WITH NO CAP

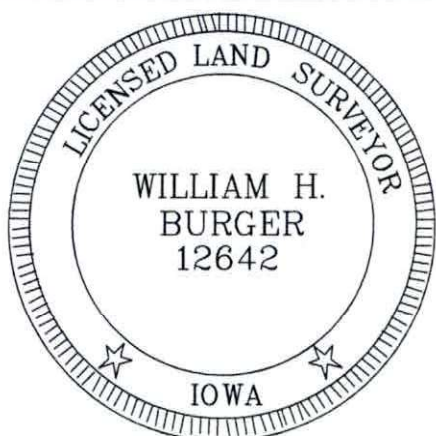
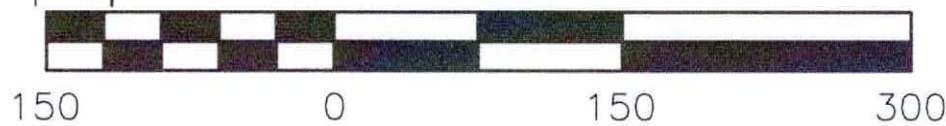


LOT 1
3.30 +/- ACRES TOTAL
0.30 +/- ACRES R.O.W.
3.00 +/- ACRES NET
Lisa D. Stark & Michael J. Stark

SW CORNER
SEC. 11, T86N, R3W
FD. 1/2" IRON ROD
WITH NO CAP
POINT OF BEGINNING

S1/4 CORNER
SEC. 11, T86N, R3W
FD. CONCRETE MONUMENT

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD



DATE OF SURVEY: 3/28/2024, 3/15/25

SCALE: 1" = 150'

SHEET 1 OF 1

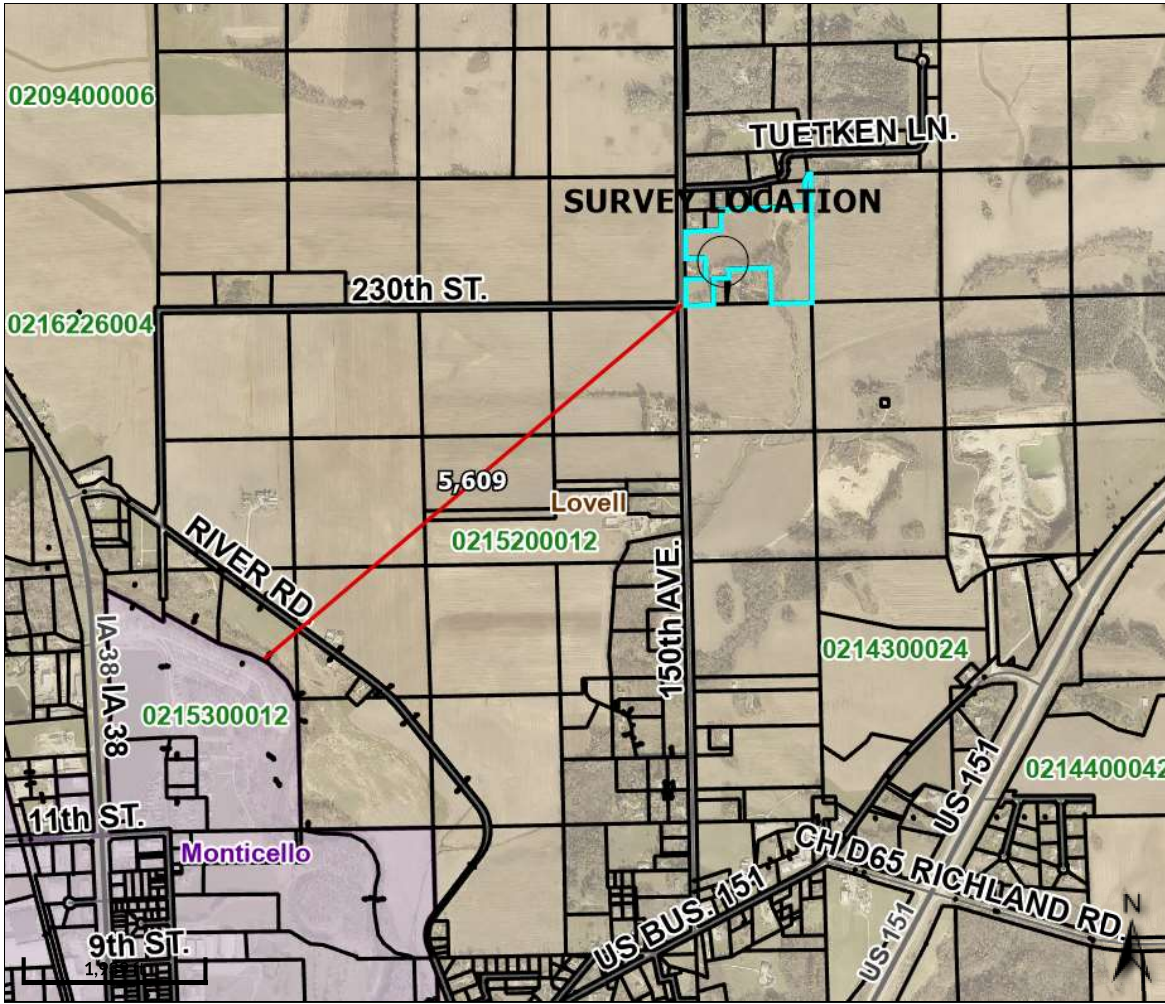
PROPRIETORS: LISA D. STARKS, MICHAEL J. STARK

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

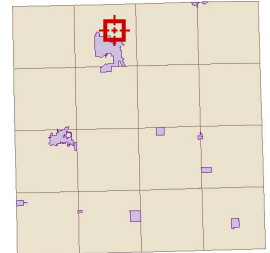
Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

William H. Burger 3/27/25
WILLIAM H. BURGER #12642 DATE



Overview



Legend

-  Corporate Limits
-  Political Townships
-  Parcels
-  Cartography
-  Major Roads
-  Road Centerline

Parcel ID	0211351018	Alternate ID	086200	Owner Address	STARK, LISA D & MICHAEL J
Sec/Twp/Rng	11-86-03	Class	A		23196 150TH AVE
Property Address		Acres	23.37		MONTICELLO, IA 52310
District	LOVMO				
Brief Tax Description	11 86 03 SW SW EXC PARCELS 94-35, 95-71, 2011-01, 2015-25, 2018-62 TUETKENS 2ND & 3RD ADDS; COM SW COR SEC 11 N 1250' N 300' E 700' S 300' W 700' TO BEG.; & COM 575' E SW COR SEC 11 N 200' E 200' S 200' W 200' TO BEG				
	<i>(Note: Not to be used on legal documents)</i>				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 3/17/2025
 Last Data Uploaded: 3/17/2025 5:19:32 PM

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 space 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.

Clean Agent Fire Suppression system: A system that uses electrically non-conductive gaseous agents that do not leave residue upon evaporation to extinguish fires.

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.

Liquid Cooling System: A closed loop method of cooling electronic components or other devices by circulating liquid coolant through them, to cool and absorb heat from components and then dissipate heat through a radiator.

SECTION 4: DATA CENTER AND CRYPTOCURRENCY OPERATIONS

Data Centers and cryptocurrency operations are allowed in the A2-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 facility 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 the 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. Ice mitigation report for public right of ways and neighboring properties approved by the Jones County Engineer and adjacent landowners.
8. Emergency Operations Procedures. A copy of the approved Emergency Operations Procedures shall be given to the system owner, the local fire department, the Sheriff, and Jones County Emergency Management. A permanent copy shall also be placed in an approved location to be accessible to facility personnel and emergency responders.
9. Decommissioning plan.

SECTION 5: PUBLIC NOTICE

Upon receipt of all applications and filing fees, the Land Use Administrator shall place on the appropriate Board or Commission's agenda for the next regular meeting and see that proper notice is provided. Proper notice shall consist of publication of the request along with the time and place for the hearing at least five (5) days prior to the hearing, but no longer than twenty (20) days prior to the hearing in all the officially designated newspapers of the County. In addition, certified mailings shall be sent to all property owners within a one (1) mile radius with the time and place for the hearing.

SECTION 6: GENERAL SITING AND DESIGN REQUIREMENTS

- A. Lot Size: Minimum lot size shall adhere to the minimum standards for the zoning district where the project is located. See Appendix A
- B. Setbacks: Structures must adhere to the minimum accessory structure setback standards for the zoning district where the project is located; greater setbacks may be recommended. See Appendix A
- 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 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. All additional signage must adhere to the Jones County Sign ordinance, see Article XX.

G. Lighting: See Article XIX in the Jones County Zoning Ordinance.

H. 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 fifty (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.

- I. STRUCTURE: All structures shall have concrete foundations
1. 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.
 3. A clean agent fire protection system must be provided and maintained in good working order within any structure which contains a server farm. High sensitivity smoke detectors shall be installed and operational in order to activate the clean agent fire suppression system.
- J. ZONING: Data centers and cryptocurrency mining facilities will only be located in the A2-Agricultural, C1-Commercial, C2-Highway Commercial, I-Industry, I2-Heavy Industrial zoning districts.
- K. COOLING SYSTEM: Data centers and cryptocurrency mining facilities shall be required to have a liquid cooling system.
1. The application shall include an estimate of annual water consumption for the site.
 2. The intended source of water for the development, and documentation from the Iowa Department of Natural Resources along with Jones County Environmental Health affirming sufficient water resources exist to serve the site.
 3. All necessary permits must be obtained from Jones County Environmental Health and the Iowa Department of Natural Resources.
- L. EQUIPMENT: All servers, computers, processors, materials, and equipment must be enclosed within buildings.
- M. 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.
- N. Ice Mitigation Report: 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. To ensure that there is no buildup of ice on neighboring properties and roadways.

1. In the instance that condensation and ice occur, there shall be an agreement between the facility's operational contact, owners of neighboring properties, and the County Engineer to mitigate ice on public right of way.

SECTION 7: 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; removal of equipment, 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 or successor and interest, 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.

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