JONES COUNTY
PLANNING & ZONING COMMISSION

TUESDAY, November 10, 2026 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE

4:30 p.m.

- Call meeting to order, approve agenda. Approve meeting minutes from the October 13, 2026 meeting
- Public Hearing on preliminary and final plat for Red Bluff Subdivision, to subdivide Parcel A EXC Parcels 95-90 & 2022-12 of Section 22 of Lovell Township, a two lot subdivision calling this Red Bluff Subdivision.
- Action on preliminary and final plat for Red Bluff Subdivision, to subdivide Parcel A EXC Parcels 95-90 & 2022-12 of Section 22 of Lovell Township, a two lot subdivision calling this Red Bluff Subdivision.
- Work Session on Article XVIII Cryptocurrency & Data Center Ordinance of the Jones County Zoning Ordinance.
- Next meeting, December 8, 2026. Application deadline is Wednesday November 18, 2026.
- Adjourn

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: November 10, 2026

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

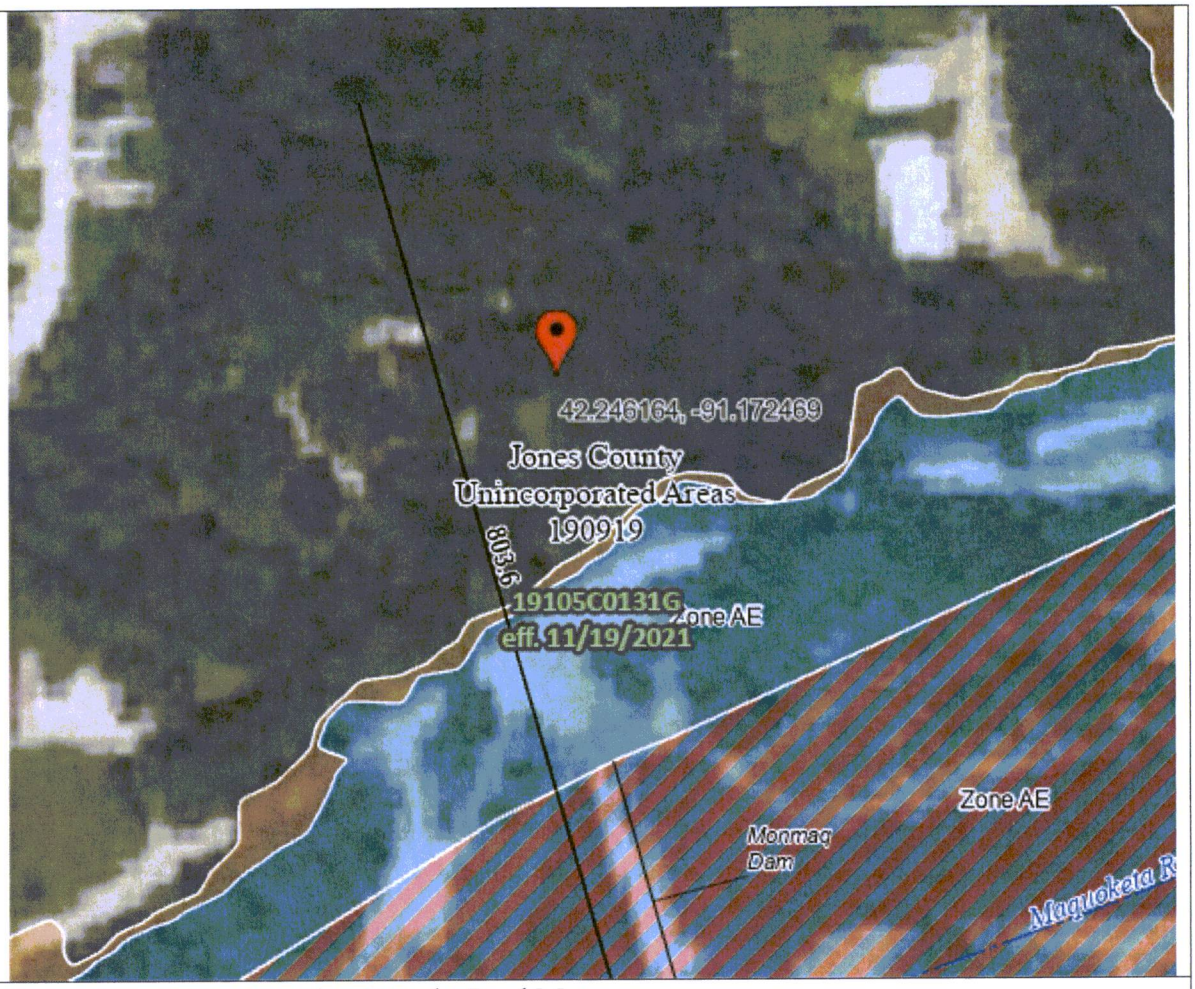
Re: Review of Red Bluff Addition Preliminary and Final Plats

I reviewed the Red Bluff preliminary and final plats against the Jones County Subdivision Ordinance. The plats vary from the ordinance in the three areas listed below. The Commission should consider each variance when it acts on the plats.

- Variance to Article V, Section 2, Streets and Access Points: neither the preliminary plat nor the final plat of survey shows access points for the lots.
    - There are no access points noted on the preliminary or final plats of survey.
- Variance to Article VII Section 7. Filing of Final Plat,
    - "The final plat shall be clearly marked "Final Plat""; There is no marking of final plat on this subdivision plat of survey.
    - Subsection E requires "sufficient survey data to positively describe the boundaries of every lot, block, street, easement, or other areas shown on the plat, as well as the outer boundaries of the subdivided lands." The final plat of survey shows no easements.
    - Subsection K. "The purpose of any easement show on the plat shall be clearly state and shall be confined to only those easements pertaining to public utilities, including gas, power, telephone, cable television, water and sewer; easements for trails, bikeway, ingress and egress; and such drainage easements as are deemed necessary for the orderly development of the land encompassed within the plat." No ingress or egress easements are noted on the final plat of survey.

Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	*I have reviewed the Red Bluff Subdivision Plat in Section 22 of Lovell Township. My comments are as follows:* • *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.* *If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.*
	Jones County District Soil Conservationist – Addie Manternach
Comments:	*I do not see any major concerns/impacts of the planned Red Bluff 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.*
	Jones County Sanitarian – Lisa Bogran
Comments:	*Septic and well applications are to be submitted and permitted through Jones County Environmental Health.*
	Flood Plain Manager – Brenda Leonard
Comments:	*Part of the property located at 21462 River Road, Monticello, appears to be in Zone A (100 year flood plain) and if any building is planned to occur in this area, owner will need to abide by the Jones County Flood Plain Ordinance.*

	
	Jones County Conservation Board - Brad Mormann
Comments:	*No comments received*
	Jones County E911 Coordinator – Gary Schwab
Comments:	*The Red Bluff Addition Preliminary Plat has been reviewed and has 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.* *One question for clarification. I assume access to lot 1 will be from Business Highway 151? Access to Lot 2 will be from River Road?*

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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** $590.00 **Date:** 10/20/24

Final Plat Fee: $325.00 + $20 per lot **Paid** **Date:** 10/20/24

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

Date Application Filed: 10/20/24

Developer Information				
Name: Rowdy J. Hall & Dustin W. Hall				
Address to receive mail:	*House Number & Street:* 17835 West Street			*Apartment/Unit*
	City: Langworthy		*State:* IA	*Zip Code:* 52252
Phone: (319) 784-7696		*E-mail Address:* rowdyjhall71@gmail.com		

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

Parcel Information					
Township	Lovell	Section	22	Property Address	21462 River Road, Monticello, IA
Current Zoning District	Agricultural	X Residential	Commercial	County Parcel ID(s), if known: 0222278014	

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:	Parcel A in Sec. 22, T86N, R3W, except a 30' strip in the N 1/2-SE 1/4 and the S 1/2-NE 1/4, and except Parcel 95-90, and except Parcel 2022-12	
Name of Surveyor:	Randall L. Rattenborg	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? Yes, 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.

Developer Signature — Date: 10/20/26

Owner Signature — Date: 10/20/2026

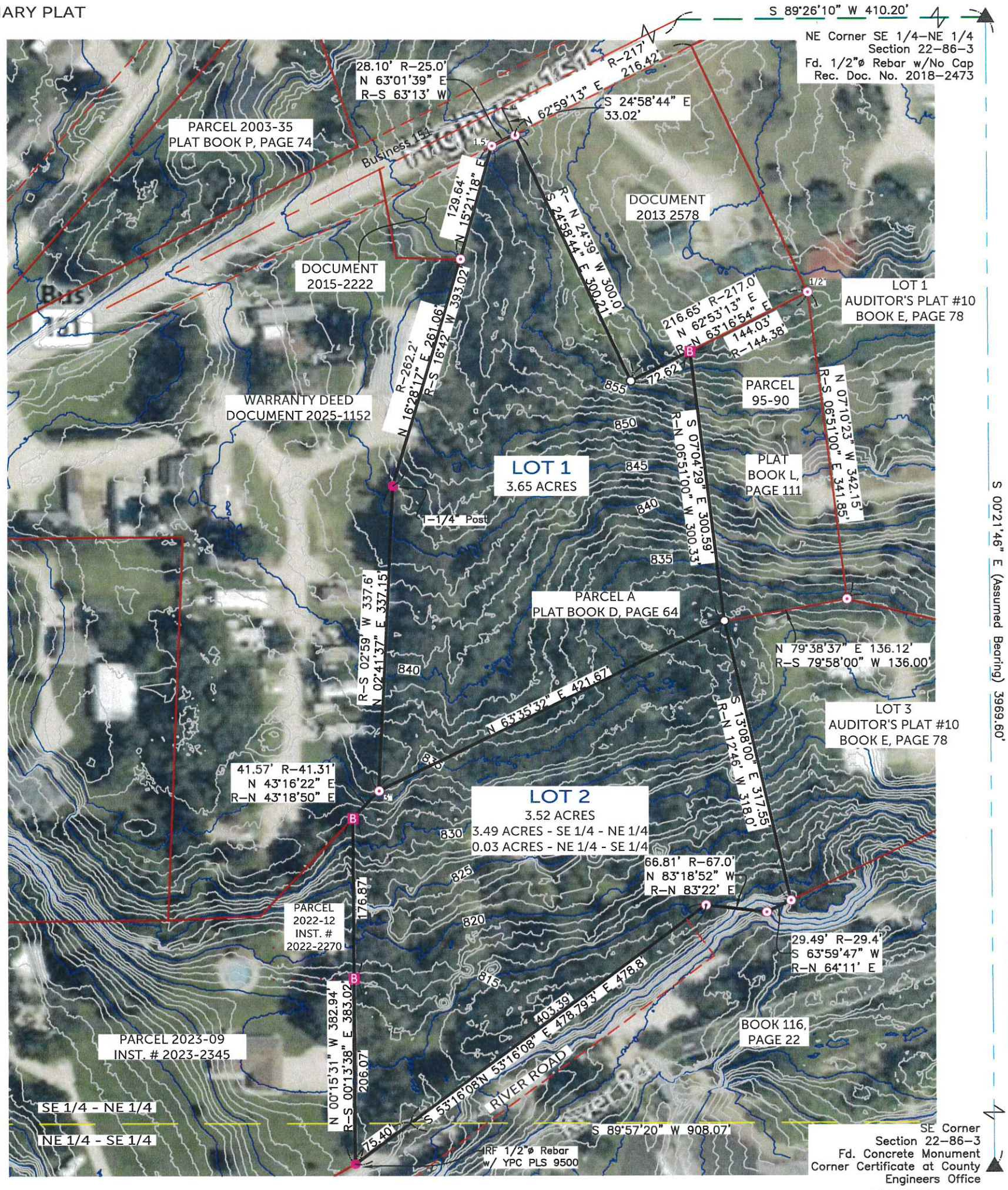
QUESTIONS	WHO TO CONTACT
Flood Plain Determination	**Emergency Management (319) 462-4386**
Access Permit for Drive	**County Engineer (319) 462-3785**
Well and Septic Permits	**Environmental Services (319) 462-4715**
911 Address	**911 Coordinator 319-462-2735**

COUNTY: Jones
SECTION 22, T 86 N, R 3 W
ALIQUOT PART: SE 1/4 - NE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: Red Bluff Subdivision
BLOCK: LOTS: Lot 1 and Lot 2
PROPRIETOR: Rowdy J. Hall & Dustin W. Hall
REQUESTED BY: Rowdy J. Hall
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

SUBDIVISION PLAT

Red Bluff Subdivision; Part of Parcel A in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 22, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa

PRELIMINARY PLAT



SURVEYED ON: June 16, 2025
SURVEY REQUESTED BY: Rowdy J. Hall

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LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sheets 1 and 2

PROPRIETORS: Rowdy J. Hall and Dustin W. Hall
17835 West Street
Langworthy, IA 52252

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 25-022
SCALE: 1" = 120'
DATE: Sept. 28, 2026
DRAWN BY: dm/RLR
CHECKED BY: RR/ddk
GPS BOX: T88N R3W
SHEET 1 OF 2

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR OR AS NOTED
- B FOUND 1/2" REBAR w/YELLOW CAP #12642
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORDED

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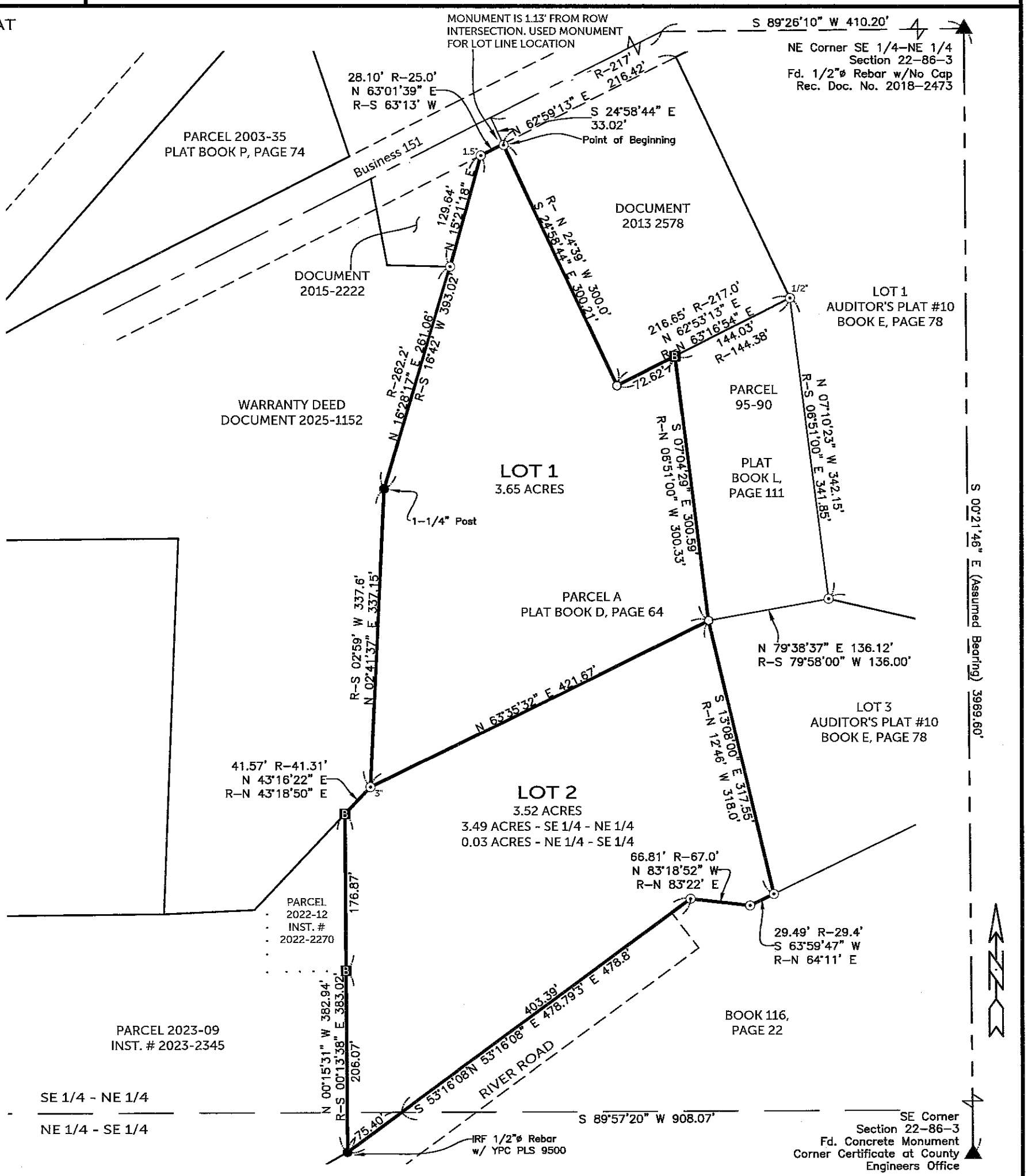
SCALE: 1" = 120'

COUNTY: Jones
SECTION 22, T 86 N, R 3 W
ALIQUOT PART: SE 1/4 - NE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: Red Bluff Subdivision
BLOCK: LOTS: Lot 1 and Lot 2
PROPRIETOR: Rowdy J. Hall & Dustin W. Hall
REQUESTED BY: Rowdy J. Hall
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

SUBDIVISION PLAT

Red Bluff Subdivision; Part of Parcel A in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 22, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa

FINAL PLAT



LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2" REBAR OR AS NOTED
- B FOUND 1/2" REBAR w/YELLOW CAP #12642
- ⊙ FOUND 1" IRON PIPE (UNLESS NOTED)
- ○ SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORDED

120 0 120

SCALE: 1" = 120'

SURVEYED ON: June 16, 2025
SURVEY REQUESTED BY: Rowdy J. Hall

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LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
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SHEETS COVERED BY THIS SEAL: Sheets 1 and 2

PROPRIETORS: Rowdy J. Hall and Dustin W. Hall
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RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
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SHEET 1 OF 2

JONES COUNTY IOWA ORDINANCE 2026-_____

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:

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

Closed-loop cooling system: A sealed system where a coolant circulates continuously, absorbing heat from a source, and then transferring that heat to a heat exchanger for removal, without the coolant ever being exposed to the environment.

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 Center: A building, structure, or facility, or groups of buildings or structures, whose primary purpose is the centralized storage, processing, management, or transmission of digital data or information through computer servers or telecommunications equipment. A data center may include, cloud computing facilities, colocation facilities, and similar uses.

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.

Hyperscale Data Center: High impact facilities housing at least 5,000 active servers, occupies 10,000 square feet of floor space and required electrical power demand exceeding 100 megawatts (MW. These facilities are prohibited in Jones County.

Large Scale Data Centers (LDC): A data center with maximum power capacity greater than 3MWs (megawatts). An LDC typically houses 2000 servers or more.

Liquid Cooling System: A 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.

Micro Data Centers (MDC): A Micro Data Center is a small-scale or localized facility, often serving as an edge computing site or corporate enterprise data center, typically housing 500-2000 servers, having a maximum power capacity equal to or less than 3 MWs (megawatts), and designed as modular, high-security, or powered-shell units to support localized data needs.

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. **Road Use agreement including an** 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.

10. **Community Informational meeting. The Land Use Administrator shall hold a Public Informational Meeting at a regularly scheduled Planning and Zoning meeting. All property owners within 2000 feet of the property for which the Special Permitted Use is being requested shall be contacted prior to the Public Information Meeting. The applicant must be present at this meeting to address any questions the public may have. In addition the applicant must address water usage, electrical usage, traffic, and site plan.**

C. Non-disclosure agreements will be strictly prohibited.

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~~ **Structures must be 200 feet to property lines and 1000 feet (measure from the closest outer way of the closest building on the data center property) to the closest outer wall of a place of public assembly, mobile homes, cabins, and dwellings.**

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.
   1. **NO MDC in Jones County Shall be located less than five (5) miles from another MDC within the county.**
   2. **No LDC in Jones County Shall be located less than twenty (20) miles from another LDC with the county.**

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 exceeded 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.

4. **Equipment testing, maintenance activities, and construction activities that generate elevated noise, this includes generator testing which should be limited to the hours of 8:00 a.m. to 6:00p.m. Monday through Friday unless otherwise approved by the**

Zoning Administrator. County approval for excessive noise generation shall not be unreasonably withheld.

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. **Data Centers will not be allowed in Critical Resource Area Overlay (CRAO).**

K. COOLING SYSTEM: Data centers and cryptocurrency mining facilities shall be required to have a liquid cooling system.

1. A closed loop cooling system will be required.

2. The application shall include an estimate of annual water consumption for the site.
3. 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.
4. All necessary permits must be obtained from Jones County Environmental Health and the Iowa Department of Natural Resources.

L. EQUIPMENT: All servers, computers, processers, materials, **generators**, 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. Road Use Agreement:

1. **The project site must connect to hard-surfaced roads capable of handling all traffic generated by the data center. This**

must include an uninterrupted, hard-surface route linking the facility directly to a county arterial or state highway.

2. Applicants shall identify all roads planned to be used during construction.
3. In coordination with the Jones County Engineer's Office, the developer must conduct and submit a comprehensive pre-construction conditions survey. This assessment must document the baseline state of all designated roads, right-of-ways, public drainage systems, and related infrastructure.
4. Project approval is contingent upon a formal Road Use Agreement detailing the respective responsibilities of the county and the developer. To guarantee performance, the applicant may be required to provide financial security in an acceptable form, such as an irrevocable letter of credit, performance bond, cash escrow, or parent company guarantee
5. Upon completion of the project, the applicant must conduct a follow-up post-construction survey. The Jones County Engineer's Office will inspect the site to verify that all roads and infrastructure impacted by construction have been fully restored to their pre-construction state, or to the standards established in the Road Use Agreement.

O. Ice Mitigation Report: Any data center or cryptocurrency facility shall ensure 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.

P. Waste Management Plan: Before the application is approved a Waste Management Plan must be submitted. The plan must be in accordance with the Jones County Solid Waste Agency. It shall include

1. Estimated volume of construction waste, the materials to be diverted and the designated recycling facilities.
2. Separate recyclable waste from other waste materials, trash and debris. Separate recyclable waste by type at the project site to the maximum extent practical.
3. All construction waste materials shall be disposed of in a dumpster of appropriate size and shall not be permitted to be stockpiled on the site unless in a covered or enclosed structure or trailer.
4. At the end of the project the applicant must submit documentation proving the actual tonnage of materials diverted.
5. Waste must be taken to authorized recycling or, if necessary, disposal facilities.
6. Decommissioning waste plan.

Q. Backup Power Plan: The back up power plan must describe the fuel source and expected usage of any standby, backup or temporary power generation systems shall be required. The plan shall identify the anticipated number and size of generators or other power units, anticipated testing frequency

and duration, anticipated noise and emission control measures, and anticipated fuel storage or delivery methods. The plan shall certify that the date center will remain in strict compliance with applicable local, state, and federal permitting requirements.

1. **Any diesel generators used shall be Teir IV backup generators.**
2. **Natural Gas Turbines shall use attached selective Catalytic Reduction (SCR) units and shall use ammonia, not urea, as the catalyst. All gas turbines must meet state and federal emission standards.**

R. **Infrastructure and services impact report (ISIR) - An ISIR will be required with the application this shall be done by a third party and all cost will be paid for by the applicant. This ISIR must include but not be limited to agricultural & environmental preservation data, volunteer & rural emergency services capacity, rural utility grid & aquifer protections, rural housing and construction logistics, and impacts on local businesses and supply.**

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~~ **completed.**