



# WOODBURY COUNTY ZONING COMMISSION

**Monday, August 26, 2024 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, August 26, 2024 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7<sup>th</sup> St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

## AGENDA

<b>1</b>	<b>CALL TO ORDER</b>
<b>2</b>	<b>ROLL CALL</b>
<b>3</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>4</b>	<b>APPROVAL OF MINUTES:</b> July 22, 2024
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<b>DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE (INFORMATION / DISCUSSION ITEM) SUMMARY:</b> The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is for a discussion on how to proceed with future work sessions and public hearings.
»	<b>INFORMATION AND DISCUSSION ITEM ABOUT THE BOARD OF SUPERVISORS' CONSIDERATION OF CHANGES TO THE COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (C-WECS) (INFORMATION / DISCUSSION ITEM) SUMMARY:</b> Following the Woodbury County Fair (2024), the Board of Supervisors (BoS) received a petition from the public to revisit the regulations contained within the C-WECS ordinance (Ordinance #56) on August 6, 2024. Subsequently, the Board of Supervisors directed county staff to review the ordinance and to make recommendations for changes. This discussion item will include information about the process ahead for the BoS's review and consideration of potential changes. The C-WECS ordinance is a stand-alone ordinance that was originally approved under the home rule provisions of Iowa Code and is not part of the Zoning Ordinance.
»	<b>HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM) SUMMARY:</b> Information and discussion about home occupation signs and whether or not there is a demand to proceed with any potential changes to any of the county sign regulations.
<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>7</b>	<b>STAFF UPDATE</b>
<b>8</b>	<b>COMMISSIONER COMMENT OR INQUIRY</b>
<b>9</b>	<b>ADJOURN</b>

# PACKET CONTENTS

PREVIOUS MEETING MINUTES	3
DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE (INFORMATION / DISCUSSION ITEM)	19
INFORMATION AND DISCUSSION ITEM ABOUT THE BOARD OF SUPERVISORS' CONSIDERATION OF CHANGES TO THE COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (C-WECS) (INFORMATION / DISCUSSION ITEM)	29
HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM)	32

## Minutes - Woodbury County Zoning Commission – July 22, 2024

The Zoning Commission (ZC) meeting convened on the 22nd of July, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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### Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=6Qu3SXAs-io>

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ZC Members Present:

Barb Parker, Jeff Hanson, Corey Meister, Chris Zant

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Jeremy Lane, Jared Barnes, Sandy Heilman, Huey Heilman

### CALL TO ORDER:

Chair Chris Zellmer Zant called the meeting to order at 5:00 p.m. Tom Bride was absent.

### PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:

None

**APPROVAL OF MINUTES:** June 24, 2024 minutes – Motion by Hanson to approve. Second by Paker. Zellmer Zant abstained. Approved 3-0.

### PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – SANDPORT ADDITION.

Priestley read the preliminary staff report into the record. Sandra J. Heilman has filed for a one (1) lot minor subdivision on the property identified as Parcel #874730400007. This subdivision is being completed to establish a lot for the potential use as a contractor yard. The property is presently zoned General Industrial (GI) which allows for construction contractor yards. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on July 11, 2024. The neighbors within 1000 FT have been duly notified via a July 8, 2024 letter about the July 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Priestley requested for the commission to receive the Woodbury County Engineer's review memo into the record. Motion to receive: Parker. Second: Hanson. Carried: 4-0. (Memo available in the Appendix.) The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. The property owner should contact the County Engineer's office to obtain a permit for a future driveway. As noted, this property is located in the General Industrial (GI) Zoning District and portions were located in the Zone X 0.2 percent floodplain but were removed on July 17, 2024 when the new Flood Insurance Rate Map (FIRM) went into effect. The City of Salix waived their extraterritorial review authority with the approval of Resolution No. 2024-05. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. No questions or comments from public or board members. Motion to close public hearing: Meister. Second: Hanson. Carried 4-0. Motion to recommend approval of the Sandport Addition to the Woodbury County Board of Supervisors: Hanson. Second: Meister. Carried 4-0.

### REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A DATA PROCESSING BUSINESS ON PARCEL #884403400009 (ACTION ITEM).

Priestley read the preliminary staff report into the record. AUR Correctionville LLC (Applicant) and property owners Ashley Acres Family Limited Partnership have filed for a Conditional Use Permit application "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. The proposed site is on Parcel #884403400009. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance does not reference data processing or this specific request by the applicant. However, this can be interpreted under Section 3.03.3 of the Woodbury County Zoning Ordinance as a comparable utility use or comparable to the industrial use of research and development laboratories in the sense of data analysis. Therefore, for the purposes of this request, data processing can be interpreted as a conditional use under section 3.03.3 in the Agricultural Preservation (AP) Zoning District. Hence, based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal could meet the appropriate criteria for approval. Priestley stated a precedence

was set with the approval of a data processing center last year along Calhoun Avenue. He reminded the board this was a review session to look at criteria and make a recommendation to the Board of Adjustment for their August 5th meeting. Jeremy Lane from AUR Correctionville LLC submitted a slide presentation to be added to the record. Motion to accept: Parker. Second: Hanson. Carried: 4-0. Lane gave a brief overview of project. Board members expressed concerns of noise affecting neighboring homeowners. Lane stated noise emitted from a site is approximately 45 decibels, less than conversational decibels, which are around 60 decibels. The site would be air cooled, noise emitted comes from cooling fans. Newer sites can have water cooling with less noise. There would be 2 on-site employees Monday thru Friday. Lane stated local contractors will be used to complete project. The landowners contributed to the design of this site plan to allow planter access. Zellmer Zant asked who the customers are for this type of project. Lane stated anyone who is wanting to invest. Hanson asked if it was Cryptocurrency mining? Lane answered yes. Hanson asked if there are any plans to use wind or solar to power site? Lane stated those resources are used in other counties but wouldn't be used in Woodbury County. He also explained the system is similar to a battery. It uses and gives back power. There is the ability to lower power during peak energy usage to prevent drain on grid. Mesiter brought up concerns of taking ag land out of production for sites, which was one of the reasons the public was against wind and solar. Hanson asked if there have been any complaints regarding site approved last year? Lane stated no. Staff recommends the applicants and property owners provide for the mitigation of any noise generated by the facility that could adversely impact the neighboring properties. Staff also recommends security fencing and lighting. Motion to recommend approval to the Board of Adjustment with the condition that the applicants and property owners mitigate noise generated from the facility and provide adequate security for the facility including the use of fencing and lighting by Parker. Second: Hanson. Carried: 4-0.

**NUCLEAR ENERGY DIRECTION FROM THE BOARD OF SUPERVISORS (INFORMATION / DISCUSSION ITEM) SUMMARY:**

The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is only preliminary discussion on how to proceed with future work sessions and public hearings. Supervisor Radig stated wind and solar sources have been explored and would like research for nuclear as an option for the County. Priestley stated nuclear is heavily regulated by the federal government and if it were to be an option, it would be several years of planning and permitting by the developer(s) before it would even be built. Priestley stated permitting could be similar to current communication tower permitting, the federal government would be the main agency involved. Woodbury County's Land Use Summary Table line items would need to be reviewed by the Zoning Commission and Board of Adjustment to decide where and how nuclear could be placed. If a site were to be considered, it would most likely be located near a water source and in a General Industrial (GI) Zoning District. After communicating with other Iowa counties, Priestley found a conditional use permit could be required, but that could be the extent of permitting the county would be involved in. It would be imperative to have input from county citizens, the City of Sioux City, MidAmerican Energy, and other stakeholders. Zellmer Zant suggested an informational work session in August for board members to bring information and comments gathered from public and stakeholders.

**HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM) SUMMARY:**

This information item is for a preliminary discussion on how to proceed with addressing the permitting of home occupation signs. The Zoning Ordinance allows for one home occupation sign that is 25 square foot or less. This initial discussion will look at potential ways to address the permitting of different types of signs and sizes for home occupation purposes. Consideration might entail a potential conditional use permit process for signs that exceed 25 SF. For example, if a property owner operates a home occupation business out in a rural area and wishes to have a sign greater than 25 SF, a process could be considered to enable the Zoning Commission and Board of Adjustment to evaluate whether a sign greater than the allowed maximum size could fit with the neighborhood. The ordinance could possibly include a range such as 25 SF or below is allowed outright and 26 to 100 SF requires Zoning Commission review and Board of Adjustment approval. Consideration could also be given to the types of signs including free-standing signs and building signs. Hanson is open to look at changes to ordinance, but not just for one person. Zellmer Zant researched other Iowa counties, most have more restrictive size specifications.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:**

None.

**Staff Update:**

Priestley spoke of the flood recovery efforts and procedures moving forward. Before repairs can begin, a floodplain development permit must be applied for, and damage must be assessed. Property owners must present a damage estimate if the repairs are estimated over 50% or more of the structures pre-flood market value. Structures will then need to be flood-proofed or elevated to reduce potential future flood damage. Woodbury County has received a Presidential declaration making some potential federal funds available to landowners to help with the flood recovery efforts. Woodbury County Emergency Management Coordinator, Michael Montino has done a great job coordinating efforts.

**Commissioner Comment or Inquiry**

Parker appreciates the mention of consideration of agriculture land being used for data centers and suggests limits on the number of data centers. Meister also suggested limits as data centers may have a negative effect for possible housing sites.

**Motion to Adjourn:**

Meister. Second: Hanson. Carried 4-0. Meeting ended 6:26 PM.

**APPENDIX**

RECEIVED INTO THE RECORD FROM MARK J. NAHRA, PE, 7/22/24



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@woodburycountyiowa.gov

SECRETARY  
Tish Brice  
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator  
From: Mark J. Nahra, County Engineer  
Date: July 17, 2024  
Subject: Sandpoint Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated July 3, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for lot 2 as required by Section 355.8 of the Code of Iowa.
- There is no driveway accessing the proposed Lot 1 exclusively. It appears the driveway at the SE corner of the lot is shared with the neighbor and may be on the neighboring property. There is good sight distance on the road and a driveway serving Lot 1 would be easy to site. The landowner should contact my office to obtain a permit for a driveway.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File



# Aurum Capital Ventures Data Processing Facility



## About Aurum Capital Ventures Inc.

Aurum has been operating in Iowa since 2019 and has 25MW of active operations across.

**Grundy Center REC:** 6.5MW developed in 2019 and 6.6MW in the pipeline for 2024

**Consumers Energy:** 5MW developed in 2022 and 2.5MW in the pipeline for 2024

**Osceola County REC:** 5MW developed in 2022

**Woodbury County REC:** 4.8MW developed in 2023

**Midland Cooperative:** 8MW developed in 2024 and 8MW in the pipeline for 2024

## What if local electric grids could....



Increase revenue



Upgrade Infrastructure without CapX



Lower rates



Use more renewable energy



Add high paying tech jobs

## Existing Air Cooled Data Processing Facilities

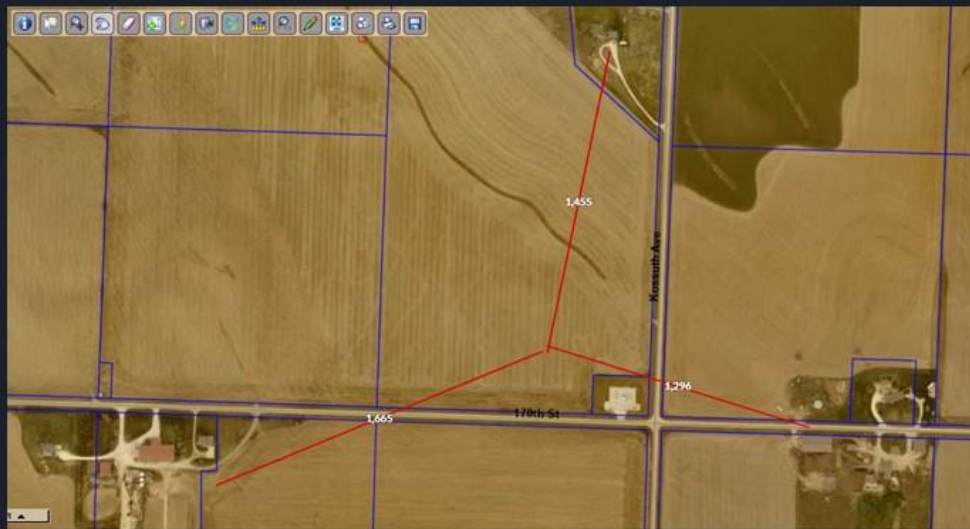




## Site Layout 1.5 Acres of Land



Closest Home is 1,296 FT away



## Site Sound Readings

From only 370 Feet on the opposite side of the exhaust fans the noise emitted was less than 45 decibels. Facilities have similar sound profiles to grain elevators.



## Topography



## Project Lifespan: Minimum of 10 Years

The project will operate for a minimum of ten years in this location, increasing utilization of previously built electrical infrastructure.

With the potential to decrease cost of service for all cooperative members while increasing patronage payments to members.

### High Efficiency and Energy Saving

- PUE as low as 1.03
- Optional heating components can provide heat recovery
- Variable frequency fan control
- This Reduces
  - Water consumption
  - Energy consumption
  - Noise

### Safe and Reliable

- The entire system has passed UL (cTUVus) certification and can be used in the United States and Canada.
- The container body has passed CCS classification society certification
- Condensation and leakage detection/alarm
- Cooling tower cage ladder and guardrail meet OSHA standards
- 3D face recognition access Control panel
- Panic bars with latches or bolts
- Remote video monitoring
- GPS positioning
- One button emergency stop
- Electric cabinet interlock design

## Impact on the Community

### New Local Employees

- This site will support two full time technicians making an average of \$27 per hour.
- Technicians receive health care benefits, gym memberships and company housing

### Contractors

- We invest in the community by using local contractors to help build and maintain the site.

### County Sales Tax on Energy 1%

- Most counties charge a 1% sales tax on energy around 12k a year.

## Demand Side Management (DSM)



Energy Effectiveness (EE)



Electrification



Account Management (Consultation)



Low/Med. Income (LMI) Assistance Programs



Distributed Energy Resources (DER)



Demand Response (DR)



GHG Emissions



Tax Exemption Review



Energy Code Inspections



Energy Use Analysis

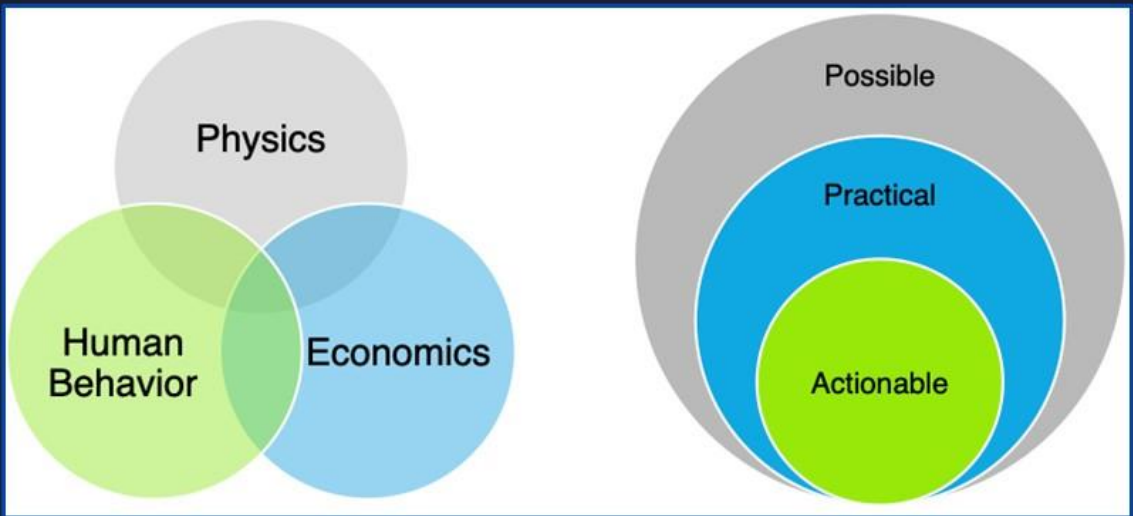


TREES



Analysis & Metering

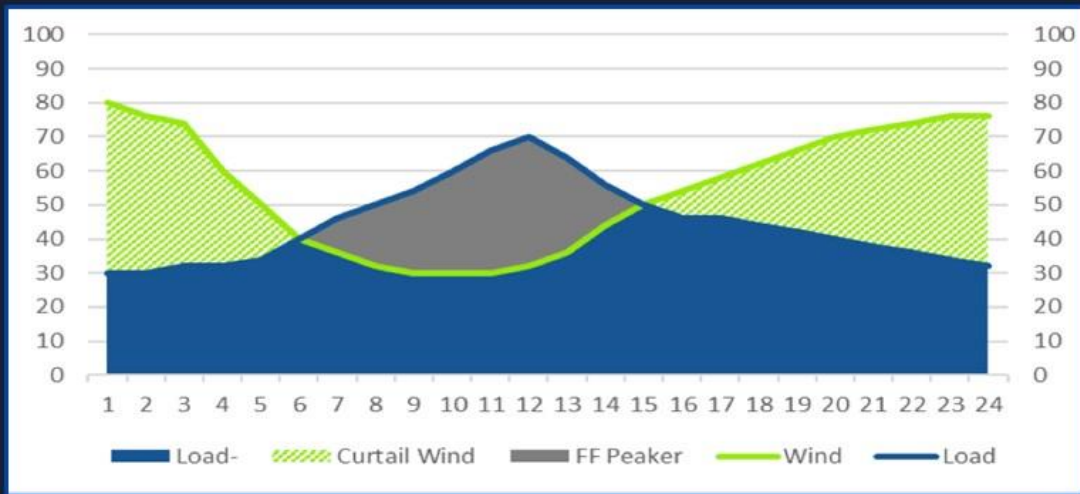
## Program Considerations



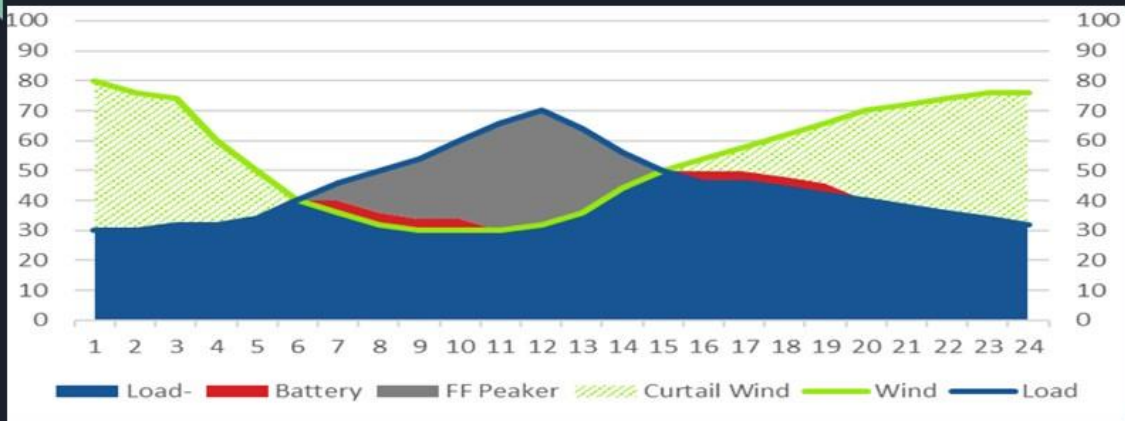
## Grid Electric Consumption



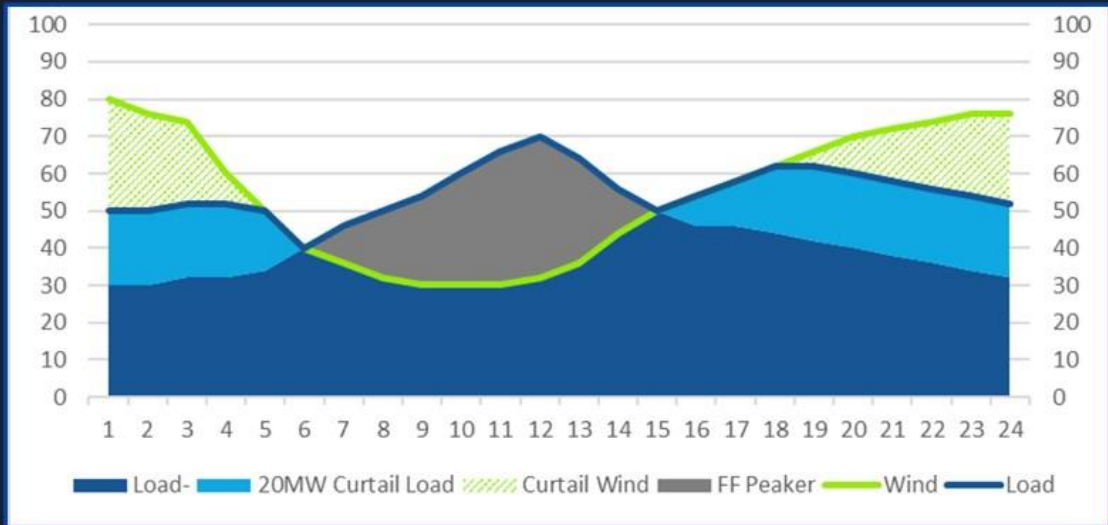
## Firm Load, FF Peaker, Renewable Curtailment



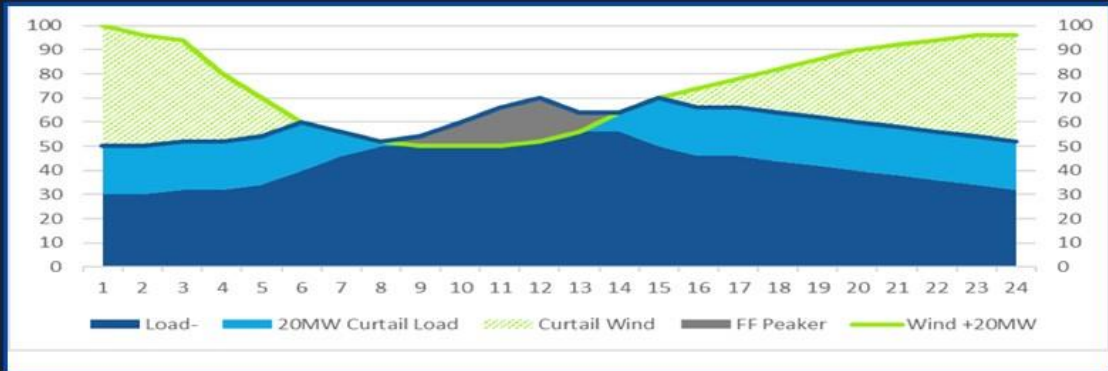
## Add Expensive Battery Storage



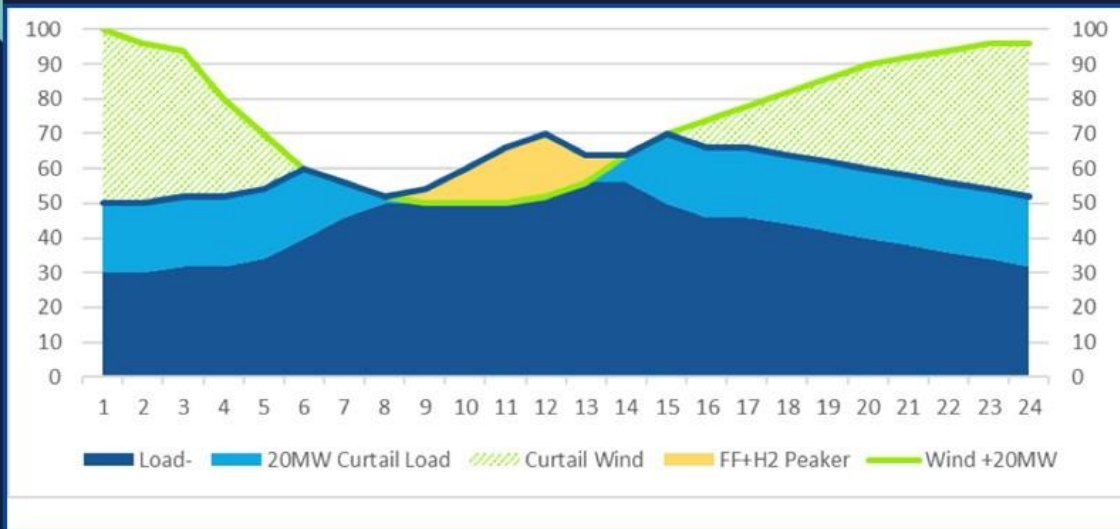
## Add Fast- Acting Flexible Load



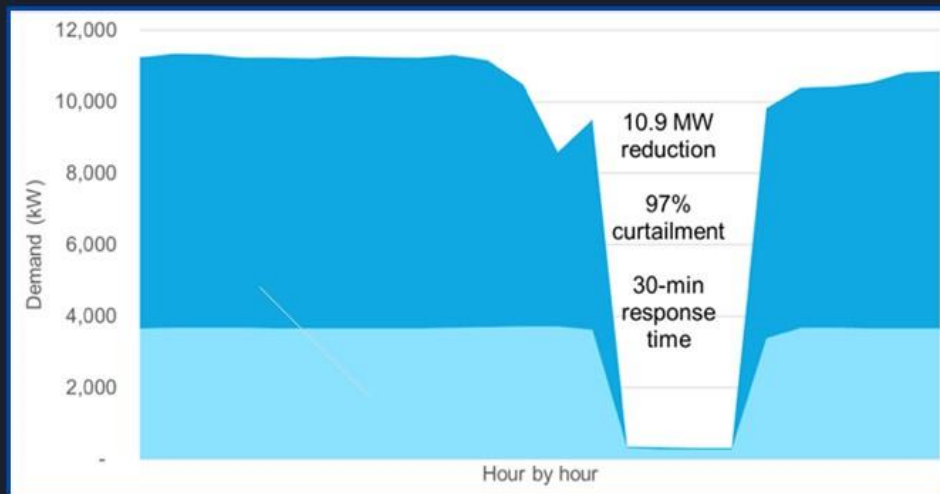
## Increase Renewable Energy Capacity



## Transition to Sustainable Peaking Plants

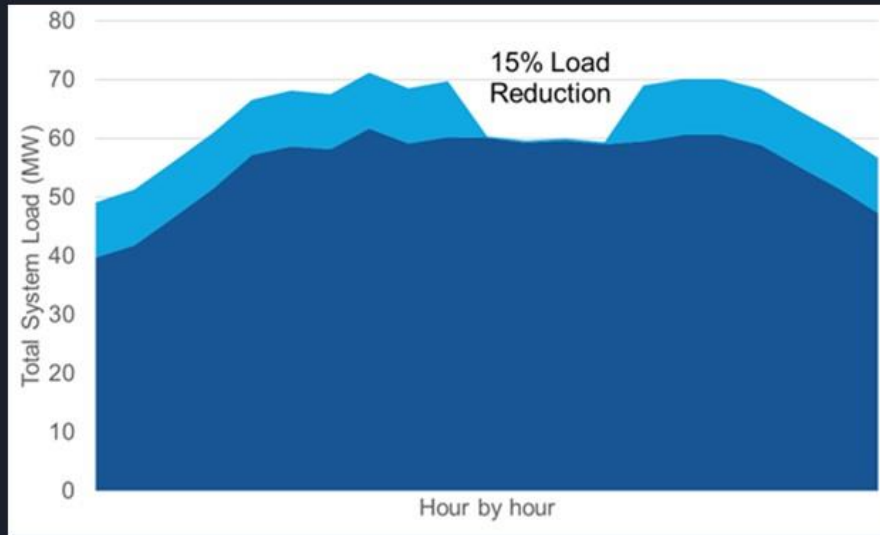


## Curtailment Example

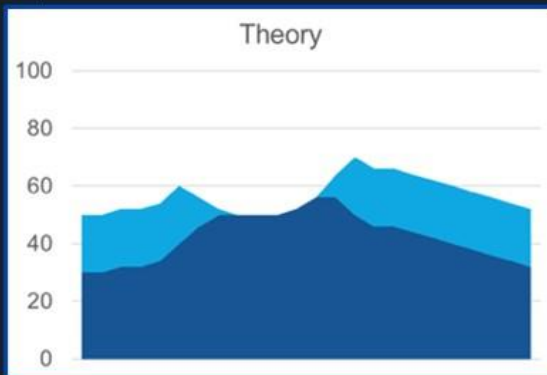




## Curtailment Example



## 2021 Theory vs 2022 Reality



Thank You for you interest in working with us.



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 6/27/24 Weekly Agenda Date: 7/2/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Keith Radig

**WORDING FOR AGENDA ITEM:**

Motion to direct the Zoning Commission to look at the zoning of nuclear energy.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

This directs the Zoning Commission to look at the zoning of nuclear energy as a potential energy option in Woodbury County.

**BACKGROUND:**

The Zoning Commission shall explore the zoning potential of nuclear energy as a potential option.

**FINANCIAL IMPACT:**

0

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Approve the motion.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to direct the Zoning Commission to look at the zoning of nuclear energy.

*Approved by Board of Supervisors April 5, 2016.*

## DISCUSSION AND PLANNING PROCESS FOR NUCLEAR ENERGY TO BE CONSIDERED FOR ADDITION TO WOODBURY COUNTY ZONING ORDINANCE (INFORMATION / DISCUSSION ITEM) SUMMARY:

The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is for a discussion on how to proceed with future work sessions and public hearings.

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### Initial Information about Nuclear

The following is provided for initial informational purposes. The goal is to examine both standard nuclear power plants and small modular reactors as potential energy opportunities in the unincorporated areas in Woodbury County.

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#### Nuclear Power Plant –

- A nuclear power plant is a thermal power station that harnesses energy from nuclear fuel fission. Here's how it works: the heat released during fission boils water, producing steam. This steam drives a turbine connected to a generator, ultimately producing electricity.

#### Small Modular Reactors (SMR) –

- Type of advanced nuclear reactor designed to be smaller in size and capacity compared to traditional nuclear reactors.
- Characteristics:
  - o Small Size. SMRs have a power capacity of up to 30 MW per unit, which is about one-third of the capacity of conventional nuclear reactors.
  - o Modular Construction. These reactors are designed to be factory-assembled and transported to the site for installation.
  - o Flexibility. SMRs can be deployed in single or multiple modules, making them suitable for a variety of application, including industrial use and remote areas with limited grid capacity.
  - o Safety. Many SMR designs incorporate passive safety features, which rely on natural physical processes rather than active controls to ensure safety.

#### Articles Links:

- *Nuclear Power Plan Licensing Process*
  - o <https://www.nrc.gov/reading-rm/doc-collections/fact-sheets/licensing-process-fs.html>
- *Office of Nuclear Material Safety and Safeguards*
  - o <https://scp.nrc.gov/>
- *Governing Legislation*
  - o [www.nrc.gov/about-nrc/governing-laws.html](http://www.nrc.gov/about-nrc/governing-laws.html)
- *Fact Sheet: Biden-Harris Administration Announces New Steps to Bolster Domestic Nuclear Industry and Advance America's Clean Energy Future*
  - o <https://www.whitehouse.gov/briefing-room/statements-releases/2024/05/29/fact-sheet-biden-harris-administration-announces-new-steps-to-bolster-domestic-nuclear-industry-and-advance-americas-clean-energy-future/>
- *Without a plant currently operating in Iowa, does nuclear energy have a future in the state?*
  - o <https://www.weareiowa.com/article/tech/science/climate-change/nuclear-energy-in-iowa-future-developments-midamerican/524-aaed2ac4-7c3b-406a-a84b-c6e356b181ee>
- *Newly Signed Bill Will Boost Nuclear Reactor Deployment in the United States*
  - o <https://www.energy.gov/ne/articles/newly-signed-bill-will-boost-nuclear-reactor-deployment-united-states#:~:text=President%20Biden%20signed%20the%20Fire,t%20seen%20since%20the%201970s.>
- *What is a Nuclear Microreactor?*
  - o <https://www.energy.gov/ne/articles/what-nuclear-microreactor>
- *Micro-reactor Pilot Program*
  - o <https://www.eielson.af.mil/microreactor/>
- *Project PELE Mobile Nuclear Reactor*
  - o [https://www.cto.mil/pele\\_eis/](https://www.cto.mil/pele_eis/)
- *NRC Dockets Construction Permit Application for TerraPower's Sodium Reactor*
  - o <https://www.energy.gov/ne/articles/nrc-dockets-construction-permit-application-terrapowers-sodium-reactor>
- *What is High-Assay Low-Enriched Uranium (HALEU)?*
  - o <https://www.energy.gov/ne/articles/what-high-assay-low-enriched-uranium-haleu>
- *4 Crucial Steps the Biden-Harris Administration is Taking to Secure a Nuclear Fuel Supply Chain*
  - o <https://www.energy.gov/ne/articles/4-crucial-steps-biden-harris-administration-taking-secure-nuclear-fuel-supply-chain>
- *New DOE and NRC Agreement Will Lead to Faster Deployment and Licensing of U.S. Nuclear Technologies*
  - o <https://www.energy.gov/ne/articles/new-doe-and-nrc-agreement-will-lead-faster-deployment-and-licensing-us-nuclear>
- *What are Small Modular Reactors (SMRs)?*
  - o <https://www.iaea.org/newscenter/news/what-are-small-modular-reactors-smrs>
- *Small modular reactors*
  - o <https://www.iaea.org/topics/small-modular-reactors>

## **Nuclear Energy Discussion**

Nuclear energy power plants including their establishment is primarily governed by the United States Nuclear Regulatory Commission (NRC). The NRC has a significant amount of control over the permitting and operation of such plants. Companies who wish to get involved in nuclear must directly work with the NRC through the process of obtaining an “Early site permit (ESP).” An example of this process can be found at the following NRC website:

<https://www.nrc.gov/reactors/new-reactors/large-lwr/esp/north-anna.html>

This website illustrates the process for the North Anna Site that was submitted by Dominion Nuclear North Anna, LLC. It includes application information, a review schedule, a safety evaluation report, a final environmental impact statement, the North Anna Early Site Permit, and contacts. There is also a “combined license process” which includes construction and operation approvals. The applicants must provide detailed plans for the plant’s design, construction, and operation as well as safety measures. It is the duty of the NRC to thoroughly review the submissions. The following website includes a list of combined license applications for new reactors: <https://www.nrc.gov/reactors/new-reactors/large-lwr/col.html>

An example of a combined license can be found at this link for the North Anna, Unit 3 site: <https://www.nrc.gov/reactors/new-reactors/large-lwr/col/north-anna.html>. The application materials include: referenced documents; application information; review schedule; safety evaluations; early site permit; final supplemental environmental impact statement; combined licenses; related application information; and contacts. In the combined license process, the application is reviewed and includes a public participation process, safety and environmental reviews and compliance with the National Environmental Policy Act (NEPA). The NRC also is involved in design certification, construction and operation, and post-license oversight.

It appears at this time that the permitting process for nuclear power plants including modular is a multi-governmental complex process largely governed by the NRC. The Iowa legislature appears to have considered two study bills (House Study Bill 555 and Senate Study Bill 3075) which would designate modular nuclear as an alternative energy production facility in Iowa. For more information, there is a January 25, 2024 article written by Wally Taylor entitled “Iowa Utilities bill includes a good idea – and a lost cause”

<https://www.bleedingheartland.com/2024/01/25/iowa-utilities-board-bill-includes-a-good-idea-and-a-lost-cause/>

## **Role of the County**

Presently, under Section 3.03.3 of the Zoning Ordinance, nuclear energy generation could be administratively interpreted as a utility use that is eligible for conditional use permit consideration by the Zoning Commission and Board of Adjustment in the General Industrial (GI) Zoning District. However, as the same section reads “the table in subsection 3.03.4 may be updated pursuant to the procedure outlined in Section 2.03 from time to time to reflect legislative acceptance or rejection of the interpretations of the zoning director.” (p. 31).

As nuclear and modular nuclear technological systems are evolving, Woodbury County is in a position to legislatively address the county's nuclear policy for clarification. At this time, in terms of county zoning the question is, do the citizens of Woodbury County view nuclear as a viable alternative energy option for the future? If so, are there areas within the county that would be most appropriate for nuclear power generation? Depending on the input from the public stakeholders and the industry, the Woodbury County Zoning Ordinance could potentially be updated to clearly clarify the permitting of future nuclear projects.

Based on the regulations as presented by the NRC and the State of Iowa including the Iowa Utilities Board, the county could choose to add "Nuclear Energy Generation" as a land use in Section 3.03.4 (Land Use Summary Table of Allowed Uses...) under the "Utilities" category as either a "Conditional Use" or a "Principal Allowed Use" in the General Industrial (GI) Zoning District in the Woodbury County Zoning Ordinance. Regardless of either a conditional use or a principal allowed use, the applicants must go through a rigorous permitting process through other levels of government.

It is apparent that nuclear energy is significant, complex, and consequential. As directed by the Board of Supervisors, the work of the Zoning Commission is to examine nuclear energy as an option for zoning. Hence, a Zoning Commission public hearing process can be employed to seek public comments and consider potential recommendations including possibly legislatively adding "nuclear energy generation" formally as an option to the Zoning Ordinance's land use summary table.

#### **Stakeholder Comments:**

On July 26, 2024, a letter was sent to over 120 Woodbury County stakeholders ranging from state, city, county and township officials, utilities, and other stakeholder organizations. They were requested to offer their initial thoughts about nuclear energy. As of August 22, 2024, a total of five (5) comments have been received for the record. The letter is available on the subsequent page followed by the comments.



## WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. - Sixth Floor - Sioux City, IA 51101 - Phone: 712.279.6609 - Fax: 712.279.6530 - Web: [woodburycountyia.gov](http://woodburycountyia.gov)  
Daniel J. Priestley, MPA - Zoning Coordinator - [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov)  
Dawn Norton - Senior Clerk - [dnorton@woodburycountyia.gov](mailto:dnorton@woodburycountyia.gov)

July 26, 2024

Dear Woodbury County Stakeholder(s):

The Woodbury County Zoning Commission has been tasked to explore the addition of nuclear energy including modular nuclear facilities as a potential land use to the Woodbury County Zoning Ordinance.

Currently, we are requesting your insights, perspective, and input on this matter. Your participation will play a crucial role in shaping the future zoning regulations pertaining to the potential siting of nuclear energy plants in our community. Specifically, we are seeking your comments and recommendations regarding the following aspects:

**Appropriate Locations / Zoning District Designation(s):**

- Where do you believe nuclear energy facilities, including modular nuclear reactors, could be appropriately sited within the unincorporated areas of Woodbury County?
- Which zoning districts do you think would be most suitable for accommodating nuclear energy facilities (General Industrial, Agricultural Preservation, etc.)? See map included.
- Are there any specific considerations or criteria we should prioritize in these areas?

**Impact Assessment:**

- What potential impacts (economic, environmental, social) do you foresee with the introduction of nuclear energy facilities in our community?

**Regulatory Framework:**

- Are there any specific regulatory frameworks or best practices from other jurisdictions that you believe we should consider when updating our zoning ordinance to include nuclear energy?

Your perspective is highly valued in helping us make informed decisions that reflect the interests and concerns of all Woodbury County stakeholders involved. We aim to ensure that any changes to our zoning ordinance are comprehensive, inclusive, and aligned with both community needs and regulatory standards.

Please provide your initial feedback by **August 23, 2024 before 10:00 AM**. You can send your response to [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov), Woodbury County Planning and Zoning, 620 Douglas St., Sixth Floor, Sioux City, IA 51101 or call 712-279-6609 to discuss this matter further.

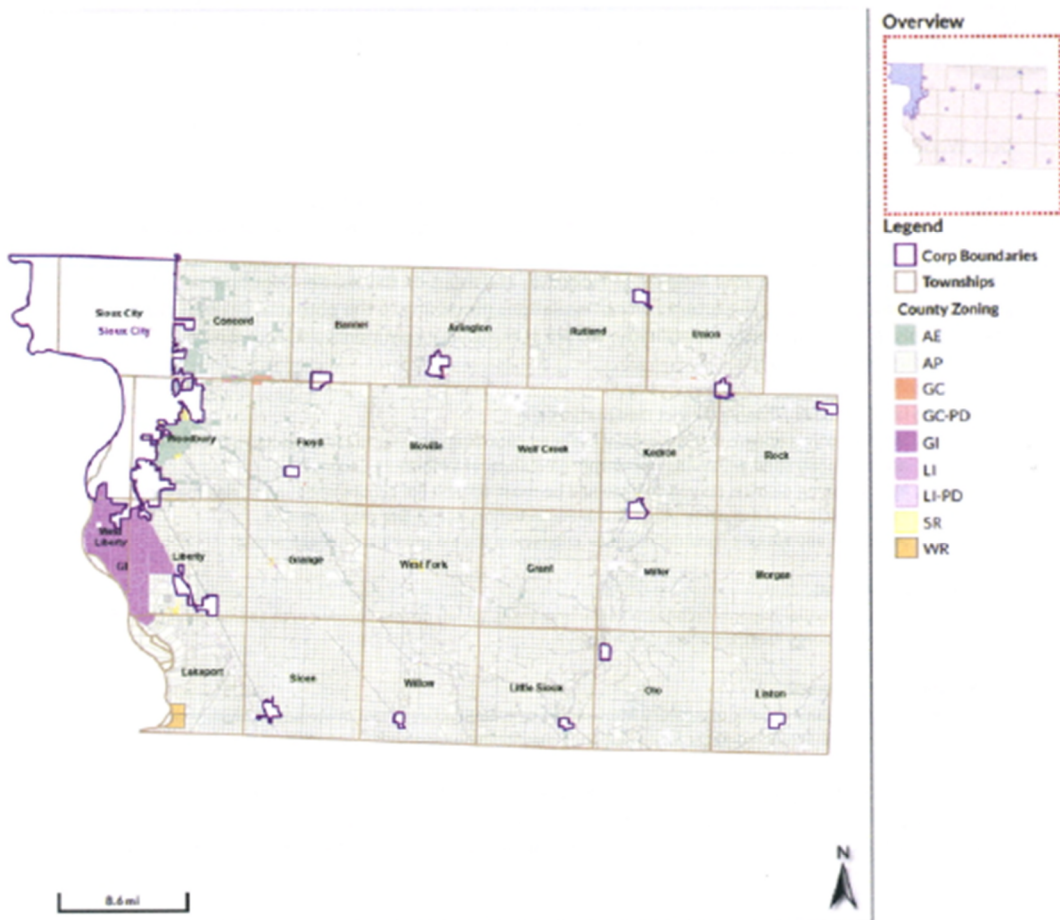
The Woodbury County Zoning Commission is in the introductory stage of this process. There will be an information / discussion agenda item at the next public meeting on **Monday, August 26 at 5:00 PM** at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA, basement meeting area. Subsequently, public hearings and work sessions will be scheduled and announced at a future date.

Thank you in advance for your time and contribution to this important investigation. We look forward to hearing from you.

Respectfully and sincerely,

Daniel J. Priestley, MPA  
Zoning Coordinator

Enclosure: Woodbury County Zoning Map





**From:** Wendi Hess  
**Sent:** Wednesday, August 7, 2024 9:22 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dan: In regards to the 911 Dispatch Center- having this type of facility in our response area would potentially create a need for additional training for our staff members along with participating in regular exercises and training related to potential emergencies at the facility. For us that would become a budgetary item needing to add training funds to our annual budget for overtime, etc related to the additional training activity that would be necessary. I am not sure if there are any specific certifications that would be required by our staff.

Thanks,  
Wendi

Wendi Hess  
Communications Center Director/Accreditation Manager  
Woodbury County Communications  
PO Box 447  
Sioux City, IA 51102  
Office: 712-279-6268  
[whess@sioux-city.org](mailto:whess@sioux-city.org)

Aug 6 2024

Woodbury Co. Planning & Zoning

I would like to say NO  
to Any Nuclear facilities in  
Woodbury County. Nuclear Waste  
And Malfunctions can be Catastrophic

Thank You

Jerry Holder  
105 D Street  
Sergeant Bluff IA 51054



**From:** Bob Scott  
**Sent:** Monday, July 29, 2024 9:44 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

I am all four a nuke plant in the area south of town. I am also for wind energy and solar farms. The construction of a nuclear plant would be a boon to our local economy. Nuclear plants are so highly regulated that we should not have to do much locally.

**From:** Mark Nahra  
**Sent:** Friday, July 26, 2024 4:11 PM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dan,

I gave this some thought, but reserve the opportunity to add to these comments at a later date. See my preliminary thoughts in [red](#).

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Merville, IA 51039  
Phone: 712-873-3215 or 712-279-6484  
Fax: 712-873-3235  
Email: [mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)

**From:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Sent:** Friday, July 26, 2024 10:16 AM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** Comments Requested Nuclear Energy in Woodbury County, Iowa  
**Importance:** High

Dear Woodbury County Stakeholder(s):

The Woodbury County Zoning Commission has been tasked to explore the addition of nuclear energy including modular nuclear technology as a potential land use to the Woodbury County Zoning Ordinance.

Currently, we are requesting your insights, perspective, and input on this matter. Your participation will play a crucial role in shaping the future zoning regulations pertaining to the potential siting of nuclear energy plants in our community. Specifically, we are seeking your comments and recommendations regarding the following aspects:

**Appropriate Locations / Zoning District Designation(s):**

- Where do you believe nuclear energy facilities, including modular nuclear reactors, could be appropriately sited within the unincorporated areas of Woodbury County? [I think the General industrial zoning areas are the best for these facilities with the exception of allowing such a facility to be located within a city's two mile jurisdictional area. Communities desiring to control their own power generation should be able to expand into the rural area from their current boundaries to their two mile jurisdictional limits. When we lived in Tipton, IA, we lived in a community with its own electric generation capacity. I don't feel the county ordinance should interfere with communities' efforts to be energy self-sufficient.](#)

- Which zoning districts do you think would be most suitable for accommodating nuclear energy facilities (General Industrial, Agricultural Preservation, etc.)? See map included. **General industrial plus portions of districts bordering cities as noted above.**
- Are there any specific considerations or criteria we should prioritize in these areas? **On site security should be a priority to prevent sabotage to nuclear generation plants. I am not sure what this looks like as I sit here today, but feel it should be noted as a consideration in developing site selection standards. Additional concerns may include items like standoff from existing/future housing, distances from water or wastewater treatment facilities, land drainage characteristics, offsets from highways and public properties.**

**Impact Assessment:**

- What potential impacts (economic, environmental, social) do you foresee with the introduction of nuclear energy facilities in our community? **Less costly, clean energy for county residents and our city dwellers. I don't see a downside to allowing nuclear to develop within the county. I think public perception of the safety of such plants will be a huge issue for entities seeking to develop nuclear power generation.**

**Regulatory Framework:**

- Are there any specific regulatory frameworks or best practices from other jurisdictions that you believe we should consider when updating our zoning ordinance to include nuclear energy? **Depending upon the size of the reactor and its construction needs, the county should require a Road agreement to assure restoration of county roads damaged by nuclear plant construction. The road agreement for wind generation can, and should be utilized, for nuclear plant construction to assure taxpayers aren't left holding the bag for energy plant construction.**

**From:** Meinen, Casey (MidAmerican) <Casey.Meinen@midamerican.com>  
**Sent:** Friday, July 26, 2024 10:33 AM  
**To:** Daniel Priestley  
**Subject:** RE: [INTERNET] Comments Requested Nuclear Energy in Woodbury County, Iowa

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Daniel,

I have forwarded this to company Management for their input.

Have a great weekend.

**Casey Meinen**  
**Lead, Electric Distribution Engineering**  
[Casey.meinen@midamerican.com](mailto:Casey.meinen@midamerican.com)

**Phone (712-233-4831)**  

**MIDAMERICAN**  
 ENERGY COMPANY.

## **INFORMATION AND DISCUSSION ITEM ABOUT THE BOARD OF SUPERVISORS' CONSIDERATION OF CHANGES TO THE COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (C-WECS) (INFORMATION / DISCUSSION ITEM)**

### **Summary:**

Following the Woodbury County Fair (2024), the Board of Supervisors (BoS) received a petition from the public to revisit the regulations contained within the C-WECS ordinance (Ordinance #56) on August 6, 2024. Subsequently, the Board of Supervisors directed county staff to review the ordinance and to make recommendations for changes.

This discussion item will include information about the process ahead for the BoS's review and consideration of potential changes. The C-WECS ordinance is a stand-alone ordinance that was originally approved under the home rule provisions of Iowa Code and is not part of the Zoning Ordinance.

### **Background:**

On Wednesday, April 17, 2024, a townhall meeting hosted by the Woodbury County Board of Supervisors and the Lawton City Council members was held in Lawton, IA that covered a range of subjects including the regulations of commercial wind energy conversion systems (C-WECS) in unincorporated Woodbury County. Several members of the public expressed concerns about safety, long-term agreements, and property values (Woodbury "Lawton," 2024).

#### **Lawton Town Hall (Video) – Part 1 (April 17, 2024):**

<https://www.youtube.com/watch?v=vYObe3e8hJk>

#### **Lawton Town Hall (Video) – Part 2 (April 17, 2024):**

<https://www.youtube.com/watch?v=V-WPdTjx6S8>

Subsequently, a petition with over 160 signatures was received into the record on August 6, 2024, asking the Board of Supervisors to revisit the regulations contained within Ordinance #56: An Ordinance Regulating Commercial Wind Energy Conversion Systems in Unincorporated Woodbury County and as amended via Ordinance #67 and Ordinance #72. The petition states the following:

*We the people of Woodbury County demand the county's commercial wind ordinance be relevant based on information readily available. We believe new information makes our current ordinance no longer relevant and needs to be updated. We, the undersigned would like to see, at a minimum, the following issues addressed: ½ mile or at least 4.5x tower height (TH) whichever is greater from a non-participating property line, 2.5x TH from a participating residence, 3 miles from a town, county park, and airports, 40 decibels max for sound, complete removal of all concrete, metal, and wires for decommissioning, and mandatory bolstering of county roads and infrastructure prior to any construction. (Woodbury "Petition," 2024)*

### **Petition Available for Download:**

[https://www.woodburycountyiowa.gov/files/meeting\\_assets/citizens\\_concerns\\_2024-08-06\\_64181.pdf](https://www.woodburycountyiowa.gov/files/meeting_assets/citizens_concerns_2024-08-06_64181.pdf)

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 08/09/2024

Weekly Agenda Date: 08/13/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor Nelson & Bittinger

**WORDING FOR AGENDA ITEM:**

Direct County Staff To Review Wind Energy Conversion Systems (WECS) Ordinance

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The rural residents of Woodbury County have petitioned the Board of Supervisors to review the setbacks, decommissioning requirements and permitting for WECS in Woodbury County.

**BACKGROUND:**

Rural residents have presented new blade-throw information, referenced other counties updated WECS ordinances, and have provided new safety concerns per safety data sheets of WECS.

**FINANCIAL IMPACT:**

N/A

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Direct county staff to review the current WECS ordinance in light of the newly presented information.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to direct county staff to study & review for potential changes to the WECS ordinance.

*Approved by Board of Supervisors April 5, 2016.*

ZONING DISTRICTS

ok Principal allowed use C Conditional use A Accessory use TU Temporary use -- Prohibited use		AP	AE	NR	SR	GC	HC	LI	GI
Hospice facility		C	C	C	C	--	--	--	--
Hospice services		--	--	--	--	ok	--	--	--
Substance abuse counseling		C	C	--	--	ok	--	--	--
Soup kitchens		--	--	--	--	ok	--	--	--
<b>Transportation, communication and public services</b>									
<b>Air transportation</b>									
Airport and heliport		C	C	--	--	--	--	--	--
Bus garage		C	--	--	--	ok	--	ok	--
<b>Pipelines</b>									
Pipelines		C	C	C	C	C	C	C	C
Pipeline terminals, pumping stations, etc.		C	--	--	--	--	--	C	C
<b>Public services</b>									
Ambulance stations		C	C	C	C	ok	--	--	--
Fire stations		C	C	C	C	ok	--	--	--
Police stations		C	C	C	C	ok	--	--	--
Public service garage		--	--	--	--	C	C	ok	C
<b>Railroads</b>									
Rail lines		C	C	C	C	C	C	C	C
Rail switch yards, equipment repair & maint.		C	--	--	--	--	--	C	C
<b>Signs</b>									
Off-premise		--	--	--	--	C	C	--	--
On-premise		A	A	A	A	A	A	A	A
<b>Telecommunication towers and facilities</b>									
Antennas on existing structures		ok	ok	ok	ok	ok	ok	ok	ok
Telecommunication towers		C	C	C	C	C	C	C	C
<b>Utilities</b>									
Electrical energy generation (not incl. wind)		--	--	--	--	--	--	--	C
Electrical energy wind generation (Commercial)		C	--	--	--	--	--	--	C
Sewage treatment plants		C	C	C	C	C	C	C	C
Utility substations		ok	ok	--	--	ok	--	--	ok
Electric wind generator (Private use)		C	C	C	C	C	C	C	C
Solar Energy Systems (Private use)		A	A	A	A	A	A	A	A
Solar Energy Systems, Utility Scale		--	--	--	--	--	--	--	C
Sewage treatment for subdivision		C	C	C	C	C	C	C	C
Sewage lagoon		C	C	C	C	C	C	C	C
Water storage tanks		C	C	C	C	C	C	C	C



4. No detached accessory building or structure shall exceed the height of the principal building or structure.
5. Detached accessory structures shall not be located closer to any other accessory or principal building than ten feet.

**Section 4.13: Building prohibited.**

The Natural Resources Conservation Service (NRCS) has identified areas that are potentially subject to inundation by waters released due to partial or complete failure of a dam or other water retention or detention facility. No building shall be constructed in such identified potential water inundation areas.

**Section 4.14: Home Occupation Uses.**

“Home occupation” is defined as any business, occupation or activity conducted for gain within a residential building, or an accessory building, which is incidental or secondary to the use of such building for dwelling purposes and which does not change the essential residential character of the property. The regulations of this section dealing with home occupations are designed to protect and maintain the residential character of a neighborhood while permitting certain limited commercial activities.

1. The home occupation must be the enterprise of a person living on the premises.
2. Only three persons who do not reside on the premises may be employed in the home occupation.
3. The home occupation shall be conducted entirely within an enclosed building and there shall be no display or outdoor storage that would indicate from the exterior that the building is being used in part for any purpose other than residential.
4. Home occupation and employee vehicles shall be stored either in a building or screened from view from a public or private road or from an adjacent property.
5. Only one on-premise unlighted sign not more than 25 square foot in area shall be allowed.
6. No equipment or process shall be used in a home occupation that produces noise, vibration, glare, fumes, odors, or electromagnetic interference detectable beyond the premises to the extent that the home occupation is determined to be noxious, offensive or hazardous.
7. Prohibited home occupations: The following uses are specifically prohibited as home occupations:
  - A. Adult uses.

**Section 4.15: Junk vehicles.**

1. Junk vehicles may not be stored outside an enclosed building except
  - A. In a properly screened storage area as part of either an automotive salvage business or an automotive towing business as allowed in the Land Use Summary Table in Section 3.03-4.
  - B. Not more than two junk vehicles may be stored outside an enclosed building in a location adequately screened from view from a public roadway or adjacent property.
2. Parts removed from vehicles may not be stored outside an enclosed building.

**SUPPLEMENTAL REQUIREMENTS**

Abbreviations – DU – Dwelling unit GFA – Gross floor area GLA – Gross land area		<b>Required Number of Parking spaces</b>	<b>Required Number of Loading spaces</b>
	Churches, synagogues, temples and religious shrines	1 per 4 seats	None
	Schools (unless otherwise noted below)	1 per employee + 1 per 4 seats in assembly	One
	Secondary schools	1 per employee + 1 per 3 students	One
	Social services (unless otherwise noted below)	1 per employee	None
	Hospice facility	1 ½ per employee	
	Substance abuse counseling	2 per employee	
	<b>Transp., Comm., &amp; Pub. Svc.</b> (unless otherwise noted below)	1 per employee	None
	Pipeline (incl. terminals, pump station,	None	None
	Rail lines	None	None
	Signs	None	None
	Telecommunication towers and facilities	None	None
	Utilities		
	Electrical wind generation (Commer-	None	None
	Utility substations	None	None
	Electric wind generator (Private use)	None	None
	Sewage treatment for subdivision	None	None
	Sewage lagoon	None	None
	Water storage tanks	None	None

**Section 5.02: Sign Requirements**

1. **Purpose.** The purpose of this section is to set forth minimum requirements for use, size and location of signs in order to ensure public health safety and welfare and promote implementation of the comprehensive plan.
2. **Scope of regulations.** The regulations contained in this section apply to signs in all zoning districts. No sign may be located, erected or maintained except in compliance with the regulations of this section.
3. **Nonconformities.** Any sign legally in existence on the effective date of this ordinance that is made nonconforming by these regulations or any amendments thereto may continue subject to the requirements of Section 4.02, including provisions for amortization of nonconformities in subsection 4.02-4. C.
4. **Permit required.** A sign permit, issued by the Zoning Director in response to an application containing information needed to determine compliance with the requirements of this Section, shall be required prior to erection of any sign, except exempt signs as described in subsection 6 below.
5. **Prohibited signs.**

## SUPPLEMENTAL REQUIREMENTS

- A. No sign shall be placed on or over any road right-of-way other than an official traffic or street sign and such other signs approved for placement by the controlling public agency.
  - B. No sign shall be placed on any public or private party without the consent of the owner or authorized agent of the owner of the property.
  - C. No sign shall be placed at any location where it may, by reason of its size, shape, design, location, content, coloring, manner of illumination or changing display capability, constitute a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers by obscuring or otherwise physically interfering with any official traffic control device, or that may be confused with an official traffic control device. Signs must conform to the corner visual clearance requirements of section 4.09.
- 6. Exempt signs.** The following signs are exempt from the regulations of this section.
- A. Traffic control signs approved by the controlling public agency for placement on the public right-of-way and other signs required by law or government order.
  - B. Display of any official flag or emblem of the nation or state.
  - C. Any sign located within a building that is not visible from a public right-of-way.
  - D. Grave markers, memorials and statues of persons or events that are non-commercial.
  - E. Temporary holiday decorations and displays.
  - F. Community event notices.
  - G. Signs attached to or applied directly to a motor vehicle that is used in the normal course of business. A sign-bearing vehicle that is parked more or less permanently in a location visible from a traveled road may be determined to be a sign and therefore subject to the requirements of this section.
  - H. Information signs to provide direction, safety or convenience of the public to assist in finding entrances, exits, parking, rest rooms, telephones, etc.
  - I. Address signs containing only the address of the premises.
  - J. Political signs promoting a public issue or a candidate for public office.
  - K. Real estate for sale or rent signs that comply with the size and location standards for on-premise signs in the zoning district.
  - L. Construction site signs identifying a development, developer, principal contractors, designers, etc.
  - M. Incidental signs serving the interest of the property owner, such as “No Hunting”, “No Trespassing”, etc.
- 7. Standards for on-premise advertising signs.** Standards for on-premise advertising signs are set forth in the following tables.

**SUPPLEMENTAL REQUIREMENTS**

A. Free-standing signs.

(1) Pylon signs

	Allowed?	Maximum Size	Required Setbacks	Maximum Height	Minimum Clearance from Grade
AP	No	N/A			
AE					
NR					
SR					
GC	Yes	100 sq. ft.	10 ft. Front 5 ft. Side	45 ft.	12 ft.
HC		200 sq. ft.			
LI		100 sq. ft.			
GI					

(2) Ground signs

	Allowed?	Maximum Size	Required Setbacks	Maximum Height	Minimum Clearance from Grade
AP	Home Occupation Signs	25 sq. ft.	10 ft. Front 5 ft. Side	6 feet	None
AE					
NR					
SR	Home Occupation Signs & Apt. Ident. Signs				
GC	Yes	100 sq. ft.		10 feet	
HC		200 sq. ft.			
LI		100 sq. ft.			
GI					

**SUPPLEMENTAL REQUIREMENTS**

**B. Building signs.**

**(1) Wall signs**

	Allowed?	Maximum Size	Maximum Height
AP	Home Occupation Signs	25 sq. ft.	Not above eave or parapet
AE			
NR			
SR	Home Occupation Signs Apt. Ident. Signs	10 sq. ft.	
GC	Yes	20% of wall area	
HC			
LI		10% of wall area	
GI			

**(2) Window signs**

	Allowed?	Maximum Size	Maximum Number of Signs
AP	No	N/A	
AE			
NR			
SR			
GC	Yes	25% of window area	2 per building side
HC			
LI	No	N/A	
GI			

**(3) Projecting signs**

	Allowed?	Maximum Size	Maximum Height	Maximum Projection from Bldg	Minimum Clearance
AP	No	N/A			
AE					
NR					
SR					
GC	Yes	12 sq. ft.	Not above eave or parapet	6 ft.	8 ft. over walkway 14' over driveway
HC					
LI	No	N/A			
GI					

**8. Standards for off-premise advertising signs.**

A. Standards for off-premise advertising signs (e.g. billboards) are set forth in the following table:

	Allowed?	Required Separation	Maximum Size	Required Setbacks	Maximum Height
AP	No	N/A	N/A	N/A	N/A
AE					
NR					
SR					
GC	Conditional Use approved by Board of Adjustment	1000 ft. between off-premise signs; 1000 ft. from AE, NR, SR zones	500 sq. ft. + 1 addl. sq.ft. per 1' addl. separation up to 672 sq.ft.	Zoning district setbacks	35 ft.
HC					
LI	No	N/A	N/A	N/A	N/A
GI					

B. No off-premise advertising signs shall be located within 660 feet of the nearest right-of-way line or in a location visible from the nearest right-of-way line of U.S. Highway 75 between its intersection with U.S. Highway 20 and the Plymouth County line.

**Section 5.03: Floodplain Management Ordinance**

**1. Definitions**

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

- A. Appurtenant Structure** – A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
- B. Base Flood** - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the “100-year flood”).
- C. Base Flood Elevation (BFE)** – The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
- D. Basement** - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
- E. Development** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. “Development” does not include “minor projects” or “routine maintenance of existing buildings and facilities” as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.

County	Home Occupation Sign Dimensions
Audubon County	3 SF
Black Hawk County	32 SF
Boone County	2 SF
Buchanan County	16 SF
Buena Vista County	2 SF
Butler County	32 SF
Calhoun County	10 SF
Carroll County	16 SF
Cass County	16 SF
Cedar County	32 SF
Cerro Gordo County	24 SF Residential/
Cherokee County	3 sf
Delaware County	12 SF
Des Moines County	16 SF
Dubuque County	2 SF
Grundy County	16 SF
Hancock County	2 SF
Linn County	CUP Based on Acres < 2 – 8 SF, <5 12 SF, <10 16 SF, > 10 32 SF
Lyon County	2 allowed: 1 – 6 SF, 1 – 12 SF
Monona County	2 SF
Plymouth County	25 SF
Pottawattamie County	2 SF
Scott County	6 SF
Story County	32 SF (AG); 24 SF (Cons) 12 SF (AR); 300 SF (Com)
Woodbury County	25 SF