

Minutes - Woodbury County Zoning Commission – March 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of March, 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.

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/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=rpIVdwtKgFM>

ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister, Tom Bride
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Dan Bittinger, Daniel Hair, Peter Widman, Rand Fisher, Corinne Erickson, Christopher Widman, Rebekah Moerer
Telephone:	Tom Treharne

Call to Order:

Chair Chris Zellmer Zant formally called the meeting to order at 5:00 p.m. All members present.

Public Comment on Matters Not on the Agenda:

None

Approval Of Minutes: 2/26/24

Motion by Meister to approve the minutes from February 26, 2024. Second by Parker. Bride abstained. Approved 4-0.

Public Hearing (Action Item) for Proposed Woodbury County Comprehensive Plan 2040:

Priestley read summary of the draft comprehensive plan into the record. The purpose of the comprehensive plan is to establish a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The plan is intended to serve as an advisory document that outlines the county's vision. The purpose of the comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and National Resources, and Disaster Response, Recovery and Resiliency. In December of 2020, the Board of Supervisors entered into an agreement with SIMPCO for development of the plan. The project was funded partially by Cares Act money.

Corinne Erickson spoke on behalf of SIMPCO's work on the project by providing an overview including a historical account of the process. SIMPCO solicited public and stakeholder comments through open house events and surveys, with continuous opportunity for public comment. There have been approximately 450 responses to the survey. In 2021, a steering committee was developed, including several county officials, and overall met five times to establish rules and objectives for the plan.

Daniel Hair stated he was disappointed with the Land Use and Natural Resources section of the plan. He has communicated with residents through the Woodbury County Fair and Facebook regarding landowner rights. He believes the statement regarding Land Use and Natural Resources – Plan for Creation and Use of Alternative and Renewable Energy Sources in Woodbury County, especially the bullet point that includes - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazard and to minimize disruption to surround land uses – is too vague. Daniel presented a document for Commissioner review. Motion by Bride to receive. Second by Hanson. Carried: 5-0. Hair stated that throughout the public meetings residents voiced their desire for utility solar to only be acceptable in industrial areas, not agricultural areas. He suggested the following changes – Utility scale alternative and renewable energy sources should be placed in industrial zoned areas in order to minimize adverse impacts to agricultural and residential living. 1. Preserve

agricultural land for agriculture purposes. 2. Recognize alternative and renewable projects should remain in industrial zoned lands. 3. Respect the beauty of Loess Hills and natural landscapes and the great value of our rural resident's quality of life. 4. Utility Scale alternative and renewable projects should be viewed as industrial activities. 5. Preserve our agriculture land for future generations and protect our conservation areas for hunting, hiking, camping, fishing, and recreation use. He suggested wording supporting landowners individual choice to implement personal or private use of renewable energy infrastructure.

Bride asked Hair to clarify statement. Hair wants to emphasize industrial activity and private use be more defined and separated.

Corrine Ericksen from SIMOC verified the request to be separation between industrial scale and smaller, private scale use. The language could be fine tuned to reference the difference and leave room for future development.

Meister referenced the difference between the general summary of the plan versus the details as presented in the full plan and ordinances for further specifics.

Peter Widman stated there needs to be protection for the future from green energy.

Hanson motioned to close public hearing. Second by Meister. Carried: 5-0.

Hanson made a motion to amend the comprehensive plan as presented to include a statement under the renewable energy infrastructure that states support landowners individual choices to implement renewable energy infrastructure for personal and private use and to recommend the comprehensive plan to the Board of Supervisors. Second by Bride. Carried 5-0.

Public Hearing (Action Item) for Proposed Zoning Ordinance Text Amendments To The Floodplain Management Ordinance Section 5.03 Of The Woodbury County Zoning Ordinance:

Priestley read the summary into record. A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. **Amendment #1** - On page 59, to repeal and replace **Section 5.03.1 AA** with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; **Amendment #2** - On page 62, to repeal and replace **Section 5.03.3 B** with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; **Amendment #3** - On page 72, to repeal and replace **Section 5.03.10 B(4)** with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; **Amendment #4** - On page 73, to repeal and replace **Section 5.03.10 C(2)** with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b). Priestly explained that the amendments are to prepare for the new floodplain maps that will take effect on July 17, 2024, as directed by FEMA and IDNR. No public comment was received. Motion to close public hearing: Bride. Second by Parker. Carried: 5-0. A motion by Hanson to recommend approval to the Board of Supervisors of the amendments to Section 5.03 of the Woodbury County Zoning Ordinance. Second by Parker. Carried: 5-0.

Public Hearing (Action Item) for Proposed Utility-Scale Solar Energy Systems Zoning Ordinance Amendment(s):

Priestley summarized the zoning ordinance text amendment including amendments to the table of contents; to add a new section entitled Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use; and to include the renumbering of page numbers. The draft ordinance was brought back to the Zoning Commission as a result of the direction from the Commission at the January 22nd meeting after review by the County Attorney's office and staff. The US-SES ordinance amendment is meant to regulate the permitting and use of such systems in the General Industrial (GI) Zoning District. The Zoning Commission would be responsible for the review of US-SES conditional use permit (CUP) requests. The Board of Adjustment would be responsible for the consideration of approval of the US-SES CUP requests, and the Board of Supervisors would oversee the building permit process. After the review, the notable changes were to the decommissioning plan and the definition section.

Priestley stated that the office received comments from the public. Priestley asked for the consideration of a motion to receive an email received after packet was complete from Robert Wilson, Range Land Energy Management. Motion to receive: Meister. Second: Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Priestley asked for the consideration of a motion to receive a letter received after the packet was complete from Mayor Robert Scott, City of Sioux City. Motion to receive by Meister. Second by Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Rand Fisher, Center for Infrastructure and Economic Development, spoke on the benefits of renewable energy and the current restriction of allowing industrial solar only in General Industrial Zoning Districts. Fisher indicated that valuable existing infrastructure in that area would not be needed for industrial solar. Industrial solar in agricultural areas, if limited to certain areas, would be a more feasible approach. Fisher provided informational handouts to be received by the Commissioners. Motion to receive by Bride. Second by Hanson. Carried: 5-0. *Received Materials Available in the Appendix.*

Chris Madsen, City of Sioux City offered concerns with placement of utility solar within the corporate boundaries of the City and allowing utility solar in the Southbridge Industrial Park, which would not utilize the installed infrastructure that could be used for future development.

Daniel Hair stated industrial solar should only be allowed in industrial areas. Other areas of the state do not compare to Woodbury County.

Peter Widman stated we should not allow the mayor of the City of Sioux City to dictate what we do with land inside the County.

Tom Treiner, Nexstar Energy, spoke by telephone stating there should be another look at utility solar in agricultural areas with a conditional use permit process. Projects are voluntary to landowners, screening and buffering would address some issues. He thinks there are many landowners that support utility solar in agricultural areas, as seen by comments to the comprehensive plan, but some are hesitant to speak in support because it's a contentious issue.

Christopher Widman states no other location than industrial should be considered, pointed out only businesses, not residents, have spoken out in support tonight.

Parker motioned to close public hearing. Second by Bride. Carried: 5-0.

Priestley emphasized this ordinance is similar to what has been in place since 2008 but adds additional features and specifications. He cited MidAmerican's solar project that went through the conditional use permit process in the General Industrial (GI) Zoning District. Priestley pointed out that the Zoning Commission is responsible for reviewing the application and the Board of Adjustment is responsible for the consideration of the CUP application for approval. Additionally, the Board of Supervisors would be responsible for the consideration of the building permits.

Bride asked Priestley if there was any activity that would trigger extraterritorial review from the City of Sioux City. Priestley indicated that the city would be notified as a landowner under the typical process if they fall within the notification territory. However, the county will notify the city as a stakeholder and ask for comment regardless in the future. The certified abstractor listing notification area is one (1) mile under this proposal. The only extraterritorial review authority the city has is through the subdivision process.

Bride asked if there was anything in ordinance pertaining to setbacks that would prevent a solar project in an industrial area being placed near to conservation area. Priestley indicated that he is not aware of any provision in the zoning ordinance that would place a restriction or buffer between conservation areas and projects such as solar. The conservation board would be a stakeholder that would be asked to make comments on future projects.

Bride indicated that the zoning district setbacks along with the conditional use permit process could handle separation issues.

Hanson stated he would be against utility solar in industrial areas because there are only a small number of areas, and infrastructure has been placed and wouldn't be utilized with solar. Hansen stated under regulated standards he would support an overlay district which would allow placement in other zoning districts and landowners would have the opportunity of use property rights to place Utility Solar in agricultural areas.

Zellmer Zant stated there hasn't been a setback requirement on conditional use permits in industrial areas since 2008. She is concerned about setback that restricts useable General Industrial areas; public comment should be heard.

Meister agrees that the GI areas are restricted with setbacks.

Parker asked if the setbacks should be taken out of the requirements.

Bride agrees setbacks could prevent areas from developing and conditional use application allows each area to be looked at. Don't want to limit industrial areas.

Priestley stated setback zoning dimensional standards are in place for structures relative to property lines. The conditional use process would allow for stakeholder and public comment regarding placement. This draft is a process for Zoning Commission, Board of Adjustment and Board of Supervisors.

Zellmer Zant commented this language has been seen throughout other meetings, other counties and our County Attorney's Office.

Bride offered to include language that setbacks currently in zoning districts apply and not expanding other, such as conservation area setbacks, and others.

Motion by Bride to recommend the ordinance to the Board of Supervisors excluding the setbacks that are within it and just reverting to the General Industrial setbacks and to strike the definitions for the public conservation area and to remove Section J and definition R, and all definitions pertaining to the chart (occupied residences, cemeteries, public right-of-way, public drainage district right-of-way, and airports). Second by Parker. Carried 4-1.

No public comment on matters not on the agenda:

Staff Update:

Priestley mentioned upcoming CoZO conference to be hosted by Woodbury County in May.

No Commissioner Comment of Inquiry:

Daniel Priestley

From: Daniel Priestley
Sent: Monday, March 25, 2024 11:27 AM
To: Robert Wilson
Subject: RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I will ask the Zoning Commission to consider receiving your email and attachment into the record at tonight's Zoning Commission meeting.

Respectfully,

Daniel J. Priestley, MPA
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609
Fax: 712-279-6530
Website: WoodburyCountyIowa.gov

RECEIVED FROM ROBERT WILSON, 3-25-24

From: Robert Wilson <r.wilson@rangeland-energy.com>
Sent: Saturday, March 23, 2024 9:51 AM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Subject: RE: Email from the Woodbury County Website

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.**

Hey Dan, is there any way to request that the attached is included to Monday's packet for the record?

Unfortunately, due to flight schedules from where we're located, nothing quite works for us to make the meeting in person on Monday, but we'll be calling in. We have some major concerns that we'd like to discuss with the Commission, and I'm not sure the best venue to do that.

Robert Wilson – Managing Member
E: r.wilson@rangeland-energy.com
C: 435-901-9236



From: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Sent: Thursday, February 1, 2024 3:27 PM
To: Robert Wilson <r.wilson@rangeland-energy.com>
Subject: RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I am available to answer questions you might have about the Woodbury County Zoning Commission's recent recommendation. As referenced in your message, the comprehensive plan adoption process will likely commence this spring at dates to be announced. The comp plan requires a Zoning Commission recommendation and the approval of the Board of Supervisors. Information regarding the activities of the Commission can be obtained on the Woodbury County website at: https://www.woodburycountyiowa.gov/committees/zoning_commission/. I am available to speak with you tomorrow if you have questions. The phone number is 712-279-6609.

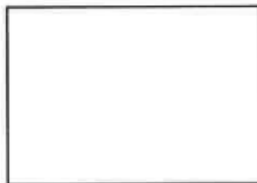
Respectfully,

Daniel J. Priestley, MPA - Zoning Coordinator
Woodbury County Community & Economic Development
620 Douglas Street, 6th Floor
Sioux City, IA 51101
Office: (712) 279-6609
Fax: (712) 279-6530
Email: dpriestley@woodburycountyiowa.gov
Web: www.WoodburyCountyCED.com

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From: Woodbury County Website <no-reply@woodburycountyiowa.gov>
Sent: Wednesday, January 31, 2024 2:37 PM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Subject: Email from the Woodbury County Website

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.**



Email from the Woodbury County Website

Name: Robert Wilson

Email: r.wilson@rangeland-energy.com

Comments:

Hey Dan,

I'd like to introduce myself and our company. We're the developer that is working with Leo Jochum and his family as well as other individuals that chose to participate in our solar project. I attended last weeks meeting and think it'd be good for us to discuss our project, the process, and what facilities like ours typically look like during operations. I'd also like to answer any questions you or the commission has for us, to better inform you as discussions around the 2040 comprehensive plan progress.

RECEIVED FROM ROBERT WILSON, 3-25-24

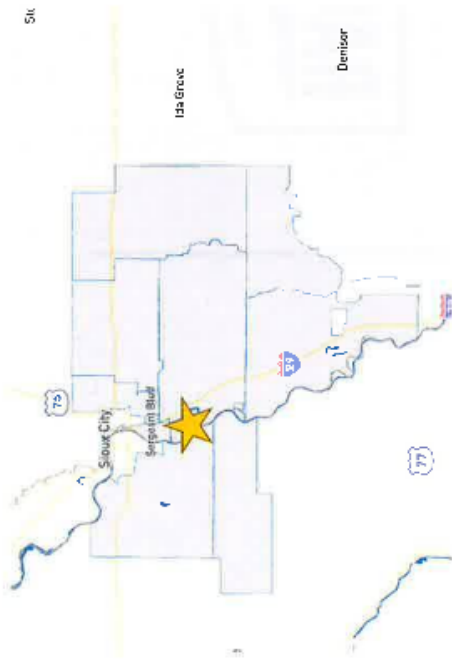


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U.S. Treasury Department's Coal Closure Energy Community Designation



Woodbury County Census Tracts designated as Energy Communities:

- 19193003302 – State Tract 33.02
- 19193003200 – State Tract 32
- 19193003100 – State Tract 31
- 19193003500 – State Tract 35

Retired Thermal Units – George Neal

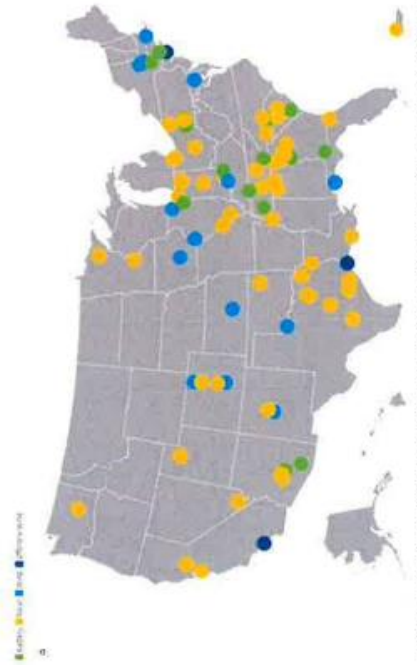
Energy Communities were designated in 2023 to encourage economic growth, tax revenue and job creation in areas impacted by retired thermal generators, coal mining operations, and high fossil fuel employment.

With extensive experience in large-scale development, BANGELAND expertly sources greenfield opportunities across the country. **We believe that by establishing a CUP process to allow for utility-scale solar development in AP districts, Woodbury County can utilize existing federal incentives and local energy infrastructure to create long-term tax revenue and source private capital from the renewable energy industry. A CUP Process with common-sense and informed guidelines approved on a case-by-case basis can allow for future development of renewable energy projects while mitigating any adverse affects to landowners that choose not to participate.**

RECEIVED FROM ROBERT WILSON, 3-25-24

2023 Inflation Reduction Act Domestic Content Tax Credit

New Manufacturing Facility Announcements
Explore the 17 new manufacturing facility announcements in the US below.



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Under the Inflation Reduction Act, projects receive an additional 10% investment tax credit when the following attributes are met:

- Prevailing Wage & Apprenticeship Requirements - **high paying jobs, career growth and creation for rural communities with apprenticeship programs**
- Steel and Iron Requirements: products that are primarily steel and iron must be **100% produced in the United States**
- Manufactured Product Requirements: all components that are "manufactured products" are produced in the United States. This includes components **such as solar panels, transformers, trackers, etc.**

By utilizing components that are produced in the United States, utility-scale solar farms are more economically competitive after achieving the Domestic Content Investment Tax Credit. Further, utilizing steel, modules, and transformers produced in the United States mitigates supply chain risk while creating jobs and domestic innovation.

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2023 Inflation Reduction Act

Domestic Content Tax Credit

First Solar to Build \$1.1 Billion US Manufacturing Facility First Solar Inc. is investing up to \$1.1 billion to construct its fifth manufacturing facility in the USA, further expanding America's capacity to produce its own photovoltaic (PV) solar modules.



Qcells will manufacture every part of a silicon solar panel in the United States

Qcells has announced it plans to invest more than \$2.5 billion to establish a complete solar supply chain in the United States. In addition to its existing two solar module assembly facilities in Dalton, Georgia, the company will build a new factory in the state that will manufacture 3.3 GW of silicon ingots, wafers, cells and more finished panels.



PVH to open 6 GW U.S. solar tracker manufacturing site

PV Hardware expects the plant to be operational in 2023. This is the first in a wave of solar supply chain onshoring in the wake of the Inflation Reduction Act.



Not only are projects more competitive after utilizing domestic content and meeting prevailing wage and apprenticeship requirements, but utilizing steel and components that are manufactured in the United States has become an industry "best practice" because of the value added with job creation and domestic supply chain reliability.

System height and attributes:



Modern solar energy systems are between 8'-12' max height depending on the angle of modules. **No concrete** is poured to secure our I-beams upon which modules and trackers are mounted. Minimal gravel roads would be used for typical maintenance and vegetation control.



Source: NextTracker: <https://nexttracker.com/horizon-xtr/>



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Other common facilities in AP districts:

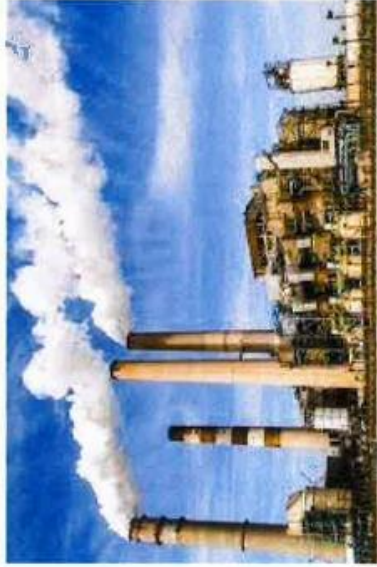
Modern solar energy systems are similar in height to center-pivot irrigation systems common in AP districts...



HANGLAND ENERGY MANAGEMENT

... and shorter than most modern crop sprayers.

What is "industrial"?



Woodbury County Ordinance:

7. LI Limited Industrial Zoning District

- A. Purpose and Intent. The purpose of the Limited Industrial Zoning District is to provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites for the LI Zoning District should have excellent infrastructure especially transportation access via highways.

8. GI General Industrial Zoning District

- A. Purpose and Intent. The purpose of the GI, General Industrial Zoning District is to provide for the orderly development of heavy commercial and industrial uses. Appropriate sites for the GI Zoning District should have excellent infrastructure including transportation access via highways, railroad, airports, or barge, sanitary sewerage, water service, and power supply.



What is "industrial"?

Other "Conditional" uses permitted in Woodbury County AP Districts: Racetracks, RV Parks, Laboratories, Crackers, Landfills...



KANSASLAND ENERGY MANAGEMENT

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What is "industrial"?

Other "Conditional" uses permitted in Woodbury County AP Districts: Airports, sanitation facilities, railyards, wind turbines, wind turbines....



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RANGELAND ENERGY MANAGEMENT

Utility-scale Solar Parks:

- No expansion of municipal water, sewer or electrical services required
- No installation of new paved roads required
- No emissions, waste, or noise during operations



Due to the low impact that our projects have on air quality, noise, and viewshed in areas suitable for PV development, we feel that they are better qualified for a conditional use permit in AP districts than many of the other conditional uses currently allowed in AP districts.

No Emissions

No Noise

No Traffic

During Operations



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LAND USE & NATURAL RESOURCES

Goals

Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agriculture businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open spaces for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen existing control policies and grade and excavation limitations for development in the Lucas Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Continue working to the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the clogging of waste.

Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Lucas Hills.
- Discourage leap-frog development outside of incorporated areas and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by erosion and economic expansion of public infrastructure.

Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about invasive identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

Reduce contaminants in surface water runoff.



Image source: iowaagriculture.com

- Provide resources for farmers to adopt best management practices.
- Provide resources for farmers to accept BMPs such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.

- Continue sensible zoning policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells and planting nitrate-remediating plants near active well heads.

Identify potential sources of air quality hazards in Woodbury County.

- Maintain a network of low-cost air quality monitors throughout the rural county.

Maintain safe distances between industrial land use activities and residential commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railway air hazards.

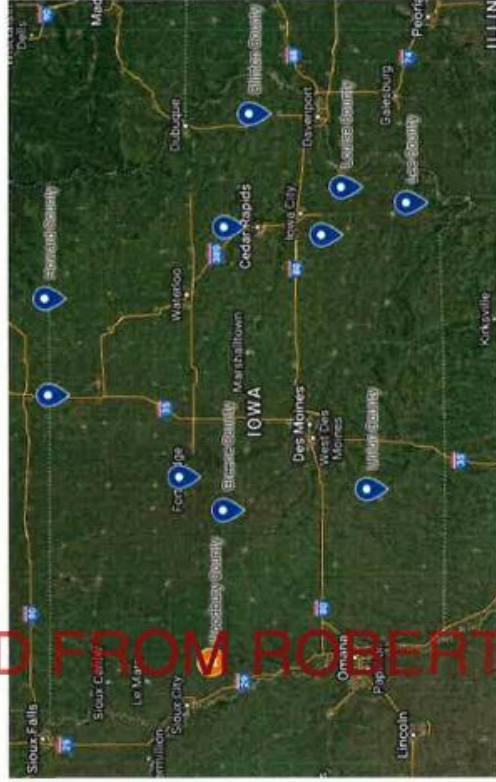
Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

- Support landowners' individual choices to implement renewable energy infrastructure.
- Continually update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.

RECEIVED FROM ROBERT WILSON 3-25-24

Economic Benefit of Comparable Projects

Project	County	Technology & MWac	Docket #
Big Dave Solar	Howard/Mitchell	PV 200 MWac	SCU-2019-0003
Cogson	Linn	PV 100 MWac	SCU-2021-0001
Creston	Union	PV-storage 75 MWac	SCU-2022-0005
Duane Arnold Solar	Linn	PV 50 MWac	SCU-2021-0002
Duane Arnold Solar II	Linn	PV 150 MWac	SCU-2021-0005
Soldfried	Washington	PV 200 MWac	60U-2022-0002
Grand Junction	Greene	PV-storage 150 MWac	60U-2022-0001
Hatchling	Clinton	PV 50 MWac	60U-2021-0006
Hawkeye	Clinton	PV 200 MWac	60U-2021-0005
Holiday Crest Solar	WeaVer-	PV 100 MWac	60U-2020-0001
Magello Solar	Louis	PV 100 MWac	60U-2019-0001
Neveer	Lee	PV 150 MWac	60U-2022-0003
Worthme Solar Farm East	Worth	PV 149 MWac	27U-2319-0004
Worthme Solar Farm West	Worth	PV 500 MWac	60U-2018-0002

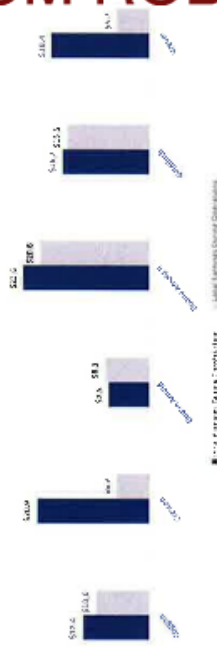


Restricting the CUP process to solely General Industrial zoning districts limits the ability of county officials to assess the potential positive impacts of utility-scale solar development that would otherwise be proposed under a broader CUP application. **By allowing for a CUP process for utility-scale solar development in AP districts, Woodbury County can assess long-term tax revenue and job creation on a case-by-case basis. A CUP Process** would also allow county officials to designate setback requirements and viewshed buffers, negotiate road-use agreements, and establish requirements for projects that alleviate the concerns of non-participating landowners. All while allowing participating landowners to see long-term lease revenue that doesn't fluctuate with commodity prices or adverse weather events – a stated component of the Land Use Goals in SIMPCO's 2040 Comprehensive Plan.

RECEIVED FROM ROBERT WILSON, 3-25-24

Economic Benefit of Comparable Projects

Local Earnings Impact (\$mm)



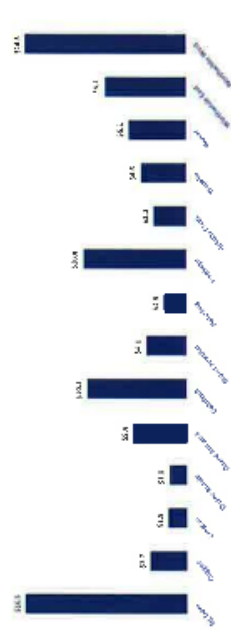
- 6 projects analyzed showing net local earnings impact and they showed an average of \$26.5mm in local earnings during construction and an average \$13.1 mm over the projects' lifetime operations
- Generally speaking, larger projects show greater local earnings impact

The ability for projects to propose job-creation, tax revenue projections, and community benefits packages to Woodbury County is preconditioned by a CUP process being permitting on lands in addition to GI districts. If projects can't demonstrate a net-benefit to the county in the CUP process, they can always be denied.

Parcels utilized in utility-scale PV projects contribute nearly 10x real and personal property tax revenue after the facility is in operation when compared to assessed taxes on agriculture parcels.

General Industrial parcels could contribute greater tax revenue to the county when developed by mixed-use or industrial developers by way of sales tax, fuel tax, etc. In addition, GI parcels are generally priced much greater, making PV development cost-prohibitive.

Property Tax Revenue (\$mm)



- This chart projects an average of \$6.7mm in property tax revenue total per parcel over their lifetime (35-40 years) to all the local entities involved
- This average is approximately \$266 per year in property tax revenue
- There is significant variance in the amount of property tax estimates, most of which is likely due to the "best" project size and project probability as well as local property tax rates

RECEIVED FROM ROBERT WILSON, 3-25-24

Appendix

ROBERT WILSON, 3-25-24



Dear Dan Priestley,

I am writing on behalf of the City of Sioux City. The City of Sioux City opposes the proposed utility-scale solar energy system Zoning Ordinance Amendment dated March 21, 2024.

The City of Sioux City's concern is the lack of a required setback from City corporate boundaries. The City of Sioux City would support the creation of a protected area of two (2) miles from a City's corporate boundary. These protected areas would be similar to the recently approved requirements for wind turbines located in Woodbury County. The City of Sioux City also supports solar energy systems as an accessory use to industrial development.

The City of Sioux City has reviewed the draft Woodbury County Comprehensive Plan 2024, and agree with a number of the findings in the plan. Goal T5.7 states:

Support efficient development of commercial and industrial operations in the Southbridge Interchange region.

The City of Sioux City and Woodbury County have been working extensively to promote the Southbridge Industrial Park. The City and County have partnered to construct a new interchange that would increase access and marketability of the Southbridge area. The City is concerned that large Utility-Scale Solar Energy Systems would hamper these efforts and create an obstacle to further industrial development in the area.

The City of Sioux City supports the efforts of Woodbury County to provide renewable energy sources. However, the proposal would have a substantial negative impact on the potential growth of the City of Sioux City's industrial areas. Therefore, I urge you to consider a revised version of the proposal that includes the protected area from a City's corporate boundary. If City Staff can be of any assistance as you work on the proposal, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "R. Scott".

Robert E. Scott
Mayor

RECEIVED FROM RAND FISHER, 3-25-24



CENTER

for Infrastructure & Economic
Development

RECEIVED FROM RAND FISHER, 3-25-24

**Renewable Energy Policy
Resource for Local Leaders**

www.centerforlocalpolicy.org

**Remarks and Input from Jonjon Infrastructure and Economic Development (*The Center*) at the
Woodbury County Planning and Zoning Solar Ordinance Hearing March 25, 2024**

Good evening! Rand Fisher, 15237 Woodcrest Drive, Clive, Iowa. I'm speaking this evening in my role as Director of The Center for Infrastructure and Economic Development. I will leave behind additional information and contact data that will more fully introduce the mission of our organization and its focus on local preparation, planning, and policies for facilitating renewable energy. When done thoughtfully, we believe renewable energy provides financial and quality of life improvements; creates good jobs; provides farmers and landowners income diversification and security; attracts new businesses and industries; and returns millions of dollars to local government and the regional economy.

At *The Center*, we have been following your work and deliberations. Like you, we know *good policy* is essential to *good projects*. Balancing individual choices, land owner rights, and necessary community protections isn't easy. Your commitment to citizen input, as well as policy research and discovery has been truly commendable.

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That said, this evening we're here to clearly express our concern over the current status of your ordinance restricting conditional use application and authority for utility scale solar, singularly to industrial zoned property. Industrial property typically provides for sewer, water, natural gas, multi-modal transportation, and other, often expensive infrastructure demanding services. In stark contrast, utility scale renewable energy sites do not require the investment, readiness, and marketing that accompany industrial sites and parks. We would urge you, and the Board of Supervisors to further confer with all the parties and organizations involved in county and regional economic development before restricting utility solar to this one zoning category.

By prudently allowing conditional use permits in the agricultural zoned area of the county you can avoid many issues while knowing the land will still be preserved to agriculture. Such would not be the case if land gets permanently moved to industrial. Other process inefficiencies and problems seem likely in only allowing industrial property for solar investment.

For these policy reasons, we strongly urge you to take a second look at how a limited use of agricultural property for utility scale solar energy could maintain and strengthen your agricultural heritage, quality of life, and individual freedom.

Respectfully submitted,

Rand Fisher

Center for Infrastructure and Economic Development

rfisher@centerforpolicy.org

515 577 5900

www.centerforlocalpolicy.org

RECEIVED FROM RAND FISHER, 3-25-24



CENTER
for Infrastructure & Economic
Development

Our Mission

The Center for Infrastructure and Economic Development works with local leaders seeking to transition their communities to adapt to and realize benefits from emerging infrastructure and energy technologies. Our goal is to help counties and municipalities stay centered on their core community identities while enabling sustainable, long-term economic growth that benefits local residents and businesses.

Our Approach

At The Center, we believe the best policies are those that balance citizen concerns, energy needs and economic benefits. These policies will help local communities grow and prosper in an era of energy diversification and help lower energy costs during economic uncertainty.

Issues



Supporting Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that sponsor them. Many major manufacturers consider access to renewable energy as a key factor in locating new facilities, providing beneficial local economic ripple effects.



Wind Energy

We value the safe installation and operation of wind energy developments. We work with local governments and communities to develop the best policies to meet that goal while achieving emission reduction targets and delivering reliable and cost-effective energy.



Solar Energy

We understand community concerns of large-scale solar projects and we strive to highlight policies that address them while supporting reliable solar energy to meet customer demand.

RECEIVED FROM RAND FISHER, 3-25-24

How Renewables Can Benefit Your Community?



New Property Tax Revenue

Money that can be used to improve local services or infrastructure

New Jobs

Well-paid jobs in a rapidly growing industry

New Business

Businesses are increasingly looking to locate in places with access to renewable energy

Reduce Carbon Emissions

Meet local emission reduction targets with clean renewable energy



Our Services



Ordinance Database

Our ordinance database provides you with quality examples from around the country of ordinances adopted by other local governments that both protect their communities and spur economic growth. Learn from your peers and see what's best for your county, city, or town.



Case Studies

Go beyond numbers and data; hear from real results and real people.

The Center provides case studies and real world examples of how renewable energy projects, guided by sound policy, produce benefits for constituents and the greater community local officials are responsible for.



Access to Experts & Research

The Center aims to be the one-stop shop for all of your policy needs. We provide your staff with access to world class experts in policy, energy, environment, and economic development. Get in the know with research from industry leading institutions about the ordinance for you.



Governor Mike Johanns
National Co-Chairman and
Nebraska State Chairman

Governor Terry Branstad
National Co-Chairman and
Iowa State Chairman

RECEIVED FROM RAND FISHER, 3-25-24

Governors Terry Branstad and Mike Johanns serve as National Co-Chairs of the Center and State Chairs of their respective states.

Former Iowa Governor Terry Branstad is the nation's longest serving Governor and served as America's Ambassador to China. Governor Branstad has a strong history of working with leaders at the local, state and federal levels to advocate the benefits of renewable energy development. While Governor he signed the first renewable energy portfolio standard.

Former Nebraska Governor Mike Johanns has 30 years of service at every level of government, including serving as Secretary of the U.S. Department of Agriculture. Through decades of work with farmers and ranchers, Governor Johanns learned firsthand that harvesting wind and solar energy works in tandem with current agricultural methods while providing new sources of income for landowners.

Get in Touch

Visit our website at:
www.centerforlocalpolicy.org

Call us by phone:
202-708-4963

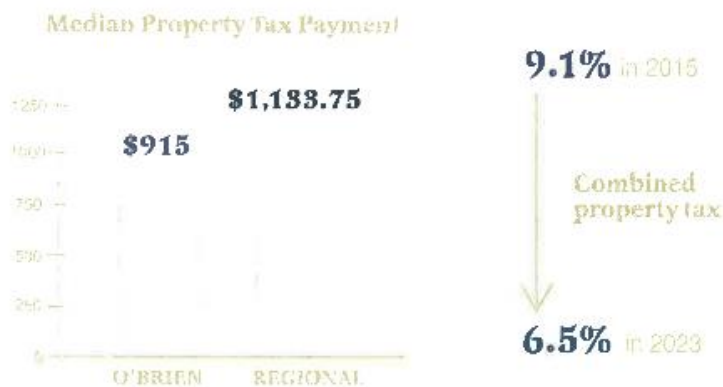
Or send us an email:
rtanison@centerforlocalpolicy.org



Reducing Taxes while Funding Additional County Services – How O’Brien County Iowa Thrives with Wind Energy

Other Iowa Counties had to raise taxes. Wind Energy Meant O’Brien County Could Lower Them.

RECEIVED FROM RAND FISHER, 3-25-24



www.CenterForLocalPolicy.org

With Lower Taxes, Revenue from Wind Fills County Coffers



Revenue from Wind Farms Fund Essential County Services and Infrastructure



RECEIVED FROM RAND FISHER, 3-25-24

The Wind Farms Strengthened the County Budget during COVID



Between the added valuation and increased taxes, we were able to actually reduce tax rates when many counties in Iowa were having to raise taxes immensely to cover increased costs.



Nancy McDowell
O'Brien County Supervisor



O'Brien Has The 3rd Lowest Median Property Tax Payment Of Surrounding Counties

The Center Services -- Providing Fact-Based Expertise:



Ordinance Database

Our ordinance database provides you with quality examples for the number of ordinances adopted by state local government's in the market. Their content, timing, and how they were adopted.



Case Studies

The Center provides case studies showing real world examples of how renewable energy projects can produce benefits to constituents.



Access to Experts & Research

We provide your staff with access to world class experts in policy, energy, environment, economic development, and research from industry leading institutions.



Governor Terry Branstad
National Co-Chairman and
Iowa State Chairman



Governor Mike Johanns
National Co-Chairman and
Nebraska State Chairman

Get in Touch

Phone: 202-709-4008 | [Web: www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Email: info@centerforlocalpolicy.org

CenterILL Center of Local Policy

Center of Infrastructure and Economic Development

RECEIVED FROM RAND FISHER, 3-25-24



CENTER
for Infrastructure & Economic
Development

The Renewable Energy Resource for Local Leaders

Issues We Support

Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that seek for them.

Solar Energy

We strive to provide up-to-date information to address any concerns regarding large-scale solar projects.

Wind Energy

We value the safe installation and operation of wind energy to achieve emission reduction goals and deliver reliable and cost-effective energy.

How Renewables Can Benefit Your Community?

New Property Tax Revenue

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Reduce Carbon Emissions

Reduce emissions to meet local reduction targets with clean renewable energy.

New Jobs

Well-paid jobs in a steadily growing industry.

New Business

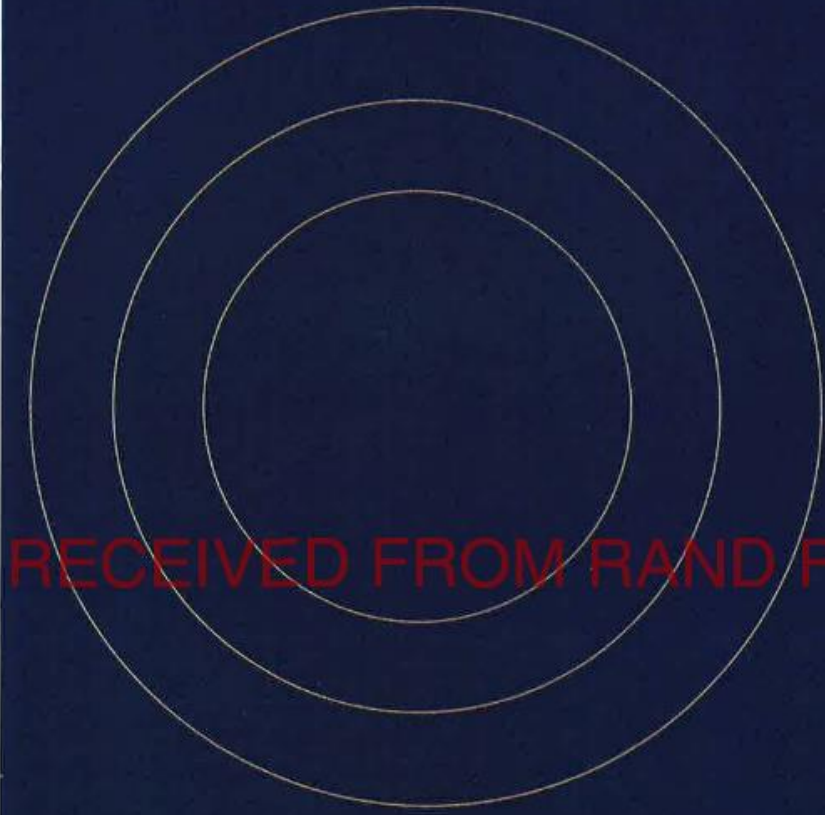
Attract businesses looking to locate in places with access to renewable energy.

www.centerforlocalpolicy.org

RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24





RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24

You can help protect Woodbury County from future alternative energy abuses such as industrial wind turbines being zoned in agricultural lands, which in our case, would allow them to be placed near our homes.

Woodbury County is in the drafting phase of our new Comprehensive Plan, which gives the *Board of Supervisors, Planning and Zoning*, and the *Board of Adjustment*, direction when considering new ordinances and projects. A company called SIMPCO is in charge of taking public comments during this drafting phase. It is **very important** that they hear from you!

Please call Erin Berzina (the planning director) and dictate to her the following changes we want to see in the Land Use & Natural Resources portion of the new Development Plan.

RECEIVED FROM DANIEL HAIR, 3-25-24

simpco
Erin Berzina, AICP
Regional Planning Director

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

P: 712.224.8906
C: 712.223.8687
F: 712.279.6920
1122 Pierce Street, Sioux City, IA 51105
erinb@simpco.org
www.simpco.org
f /simpcocog @simpcocog

Ask Erin to remove: *Plan for the creation and use of alternative and renewable energy sources in Woodbury County. Support landowners' individual choices to implement renewable energy infrastructure.*

Ask Erin to implement the following: *Utility scale alternative and renewable energy sources should be zoned and placed in Industrial Districts in order to minimize adverse impacts to agricultural and residential living.*

- 1. Preserve agricultural land for agricultural purposes.*
- 2. Recognize that alternative and renewable energy projects should remain on industrial zoned land.*
- 3. Respect the intrinsic beauty of our Loess Hills, natural landscapes, and the great value of rural resident's quality of life.*
- 4. Utility scale alternative and renewable energy projects should be viewed as industrial activities.*
- 5. Preserve our agricultural land for future generations and protect our conservation areas for hunting, hiking, camping, and recreational use.*

RECEIVED FROM DANIEL HAIR, 3-25-24