

WOODBURY COUNTY ZONING COMMISSION

Monday, July 22, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday**, **July 22**, **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 7th 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

- 1 CALL TO ORDER
- 2 ROLL CALL
- **3** PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
- 4 **APPROVAL OF MINUTES:** June 24, 2024
- 5 ITEM(S) OF BUSINESS
- PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION SANDPORT ADDITION. PARCEL #874730400007. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as Sandport Addition, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 9.66-acre portion of T87N R47W (Liberty Township) in Section 30 in the SE ¼ of the SE ¼ on Parcel #874730400007. The property is approximately 1.4 miles west of the City of Salix. The property is located in the General Industrial (GI) Zoning District. Property Address: 2683 Port Neal Road., Salix, IA 51052. Owner/Applicant: Sandra J. Heilman.
- REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A DATA PROCESSING BUSINESS ON PARCEL #88440340009 (ACTION ITEM) SUMMARY: The consideration of a Conditional Use Permit application for a recommendation to the Board of Adjustment. 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 in T88N R44W (Wolf Creek Township) in Section 3 in the SE ¼ of the SE ¼. The property is located around 6.2 miles southeast of Moville and around 7.7 miles southwest of Correctionville. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Owner(s)/Applicant(s): Ashley Acres Family Limited Partnership, 3356 170th St., Correctionville, IA 51016 (Owners) and AUR Correctionville LLC, 15988 230th St., Grundy Center, IA 50638.
- » NUCLEAR ENERGY REVIEW OF ZONING REGULATIONS 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 for a preliminary discussion on how to proceed with future work sessions and public hearings.
- 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.
- 6 PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
- 7 STAFF UPDATE
- 8 COMMISSIONER COMMENT OR INQUIRY
- 9 ADJOURN

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Minutes - Woodbury County Zoning Commission – June 24, 2024

The Zoning Commission (ZC) meeting convened on the 24th of June, 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:
 - https://www.youtube.com/watch?v=T8mbpubn07g

ZC Members Present: County Staff Present: Public Present: Barb Parker, Jeff Hanson, Corey Meister, Tom Bride Dan Priestley, Dawn Norton William Walker, Mark Walker, Kathy Walker, Justin Walker

Call to Order:

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

Public Comment on Matters Not on the Agenda:

William (Kyle) Walker addressed the Commission regarding compliance issues with the dimensions of his home occupation advertising sign located on his property that is 10' x 10'. The Woodbury County ordinance regarding home occupation states one unlighted sign no more than 25 square foot is allowed. Mr. Walker presented photos to Commission for review including a previous lighted ground sign that was added to the site approximately 13 ½ years ago and the ground sign that was added about three years ago. Motion to receive into record: Hanson. Second; Parker. Carried; 4-0. (Received materials contained within the appendix.) Priestley suggested Commission consider reviewing the ordinance and possibly consider a conditional use process for a case-by-case review signs proposals that are greater than 25 square feet. Bride inquired if the current sign could remain in place until amendment to ordinance is decided. Priestley stated a conditional use and building permit would need to be approved to mitigate the issue with Mr. Walker's sign. Hanson, Meiser, Parker, and Bride agreed to look into a potential amendment to the zoning ordinance to include a case-by-case consideration of home occupation signs through a conditional use permit process. If changes are proposed, the amendments would be sent to the Board of Supervisors for consideration.

Approval Of Minutes: 04/22/2024 & 05/29/2024

Motion by Hanson to approve the minutes from April 22, 2024. Second by Parker. Meister abstained. Approved 3-0. Motion by Meister to approve the minutes from May 29, 2024. Seconded by Hanson. Parker abstained. Approved 3-0.

Public Hearing (Action Item) for Proposed Minor Subdivision – Second Chance Addition:

Priestley read summary of the proposed Second Chance Addition Subdivision comprehensive plan into the record. Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned Agricultural Estates (AE) which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised – their extraterritorial review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Meister motioned to close public hearing. Second by Hanson. Carried 4-0. Frontage on main parcel will remain at 60'. Meister motioned to recommend

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approval of the Second Chance Addition final plat to the Woodbury County Board of Supervisors. Parker second. Carried 4-0.

Public Comment on Matters not on the Agenda: None.

Staff Update:

Priestley stated at a recent Board of Supervisors meeting, Supervisor Radig brought up the possibility of nuclear energy as a power source to explore. Although it is not a formal request from the Board of Supervisors at this time, the Planning & Zoning Department and Zoning Commission have been asked to research what steps would need to be taken if nuclear were to be an option for Woodbury County.

The Board of Supervisors voted to approve the Husen 2nd Addition subdivision and rezone that was presented to the Commission at the last meeting. Subsequently, an issue of soil testing was raised by a concerned citizen. Priestley asked the Commission if they recall soil testing being a consideration for subdivision approval in previous years, Commission indicated they had not. Bride added testing responsibilities would fall to builder and homeowner. Priestley stated the Siouxland District Health department permit wells and septic systems in Woodbury County.

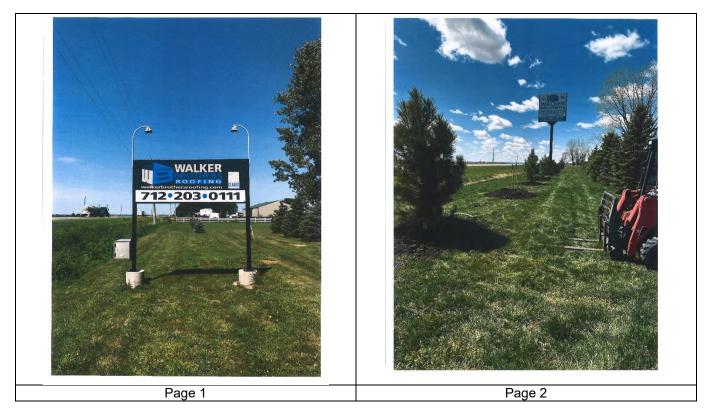
Commissioner Comment or Inquiry:

None

Motion to Adjourn:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:39 PM.

Appendix – Received Materials





WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101 712.279.6609 - 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator dpriestley@woodburycountyiowa.gov

Dawn Norton - Senior Clerk dnorton@woodburycountyiowa.gov

Excerpt, Recommendation, &

Responses

PRELIMINARY REPORT – JULY 17, 2024 SANDPORT ADDITION - MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DET	NLS	CONTENTS
Applicant(s)/Owner(s):	Sandra J. Heilman	Parcel(s):	874730400007	Summary, Aerial Map, Plat
Application Type:	Minor Subdivision	Township/Range:	T87N R47W (Liberty)	Suggested Motion
Name of Subdivision:	Sandport Addition	Section:	30	
Application Date:	July 1, 2024	Quarter:	SE ¼ of the SE ¼	Legal Notification
Number of Lots:	1	Zoning District:	General Industrial	
Total Acres:	9.66	Floodplain:	Zone X	Neighbor(s) Notification
Extraterritorial Review:	Waived by Salix Resolution #2024-05	Property Address:	2683 Port Neal Road, Salix, IA 51052	
Legal Notice Date:	July 11, 2024			Stakeholder(s) Comments
Neighbor(s) Notice Date:	July 8, 2024			
Stakeholder(s) Notice Date:	TBD			Review Criteria / Applicant
ZC Public Hearing Date:	July 22, 2024			
BIS Agenda Date:	TBD			Application
Attorney:	Gregg Stroschein			
Surveyor:	Dale Smith			Supporting Documentation

SUMMARY

Sandra J. Heilman has filed for a one (1) lot minor subdivision on the property identified as Parcel #874730400007 and referenced above. This subdivision is being completed to establish a lot for the potential uses 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. The Woodbury County Engineer's review memo for compliance with Iowa Code closure requirements and access will be provided at or before the meeting on July 22, 2024. As noted, this property is located in the General Industrial (GI) Zoning District and portions are located in the Zone X 0.2 percent floodplain but will be removed on July 17, 2024 when the new Flood Insurance Rate Map (FIRM) goes 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.



STAFF RECOMMENDATION

Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval pending confirmed compliance with closure and access as per the Woodbury County Engineer's review memo. Staff recommends approval contingent on the contents of the review memo being in compliance.

SUGGESTED MOTION AFTER RECEIPT OF THE REVIEW MEMO

Motion to recommend approval of the Sandport Addition final plat to the Woodbury County Board of Supervisors.

MINO	OODBURY COUNT R SUBDIVISION AF		JUL	E I V E D - 1 2024 URY COUNTY
Applicant: Sandra J. Heilm	an	COMN	MUNITY & ECO	ONOMIC DEVELOPMENT
	Name of Owner			
Mailing Address: 2683 Port	Neal Road Sa City or Town	lix	Lowa	51052 State and Zip + 4
Property Address:	Port Neal Road	Salix	Iowa	51052
Street	City or Town		\$	State and Zip + 4
Ph Cell #: 712-943-7123			n@midame	rican.com
To subdivide land located in the SE	Quarter of Section	30	51111111111111111111111111111111111111	
Civil Township Liberty	GIS Parcel #	874	7304	100007
Name of Subdivision: Sandpe	at Addition			
Subdivision Area in Acres 9.0	oloNumb	er of Lots	1	
Attachments:				

- 1. Eight (8) copies of grading plans; if required.
- 2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
- 3. An attorney's opinion of the abstract.

- 4. A Certified abstractor's certificate to include:
 a. Legal description of proposed subdivision.
 b. Plat showing clearly the boundaries of the subdivision.
 c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

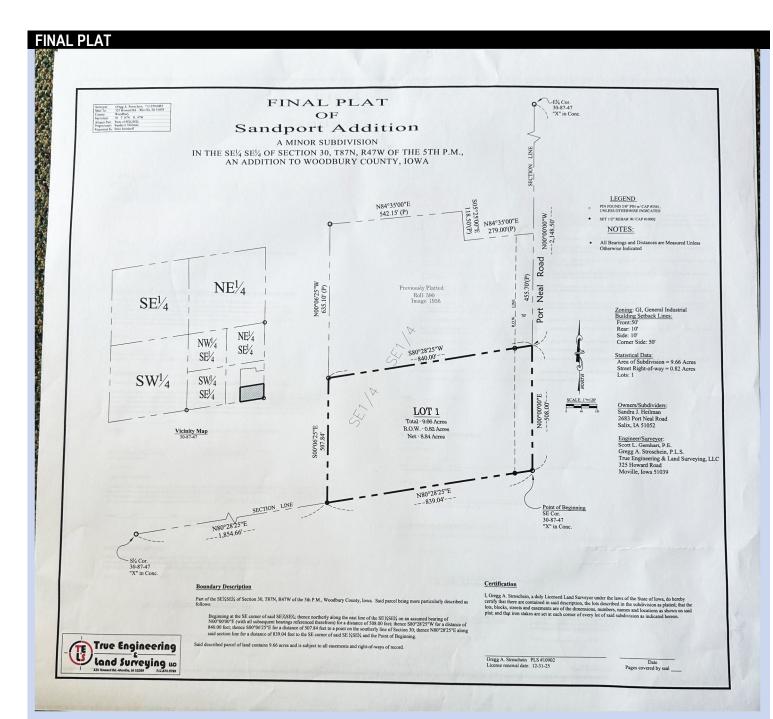
Surveyor: Gregg Streschein	Ph/cell: (712)	259-0483
Allorney: Dale Smith	Ph/Cell: (712)	1428-3822

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections. 1

	Owner's Signature: Do the O. His more
	Zoning Director: Parte
For Office Use Only:	
Zoning District UL	Flood District X Date 7/1/24 No. 6998
Application Fee	4 Lots or less (\$300*+) Additional Fees) $\# 300^{10} + 4285^{10}$
	5 Lots or more (\$300* plus \$5 per lot + Additional Fees)
and and the set of and the set of the set	

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s) applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100,00.

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FINAL PLAT OF

Sandport Addition

A MINOR SUBDIVISION IN THE SE¼ SE¼ OF SECTION 30, T87N, R47W OF THE 5TH P.M., AN ADDITION TO WOODBURY COUNTY, IOWA ITLEOFINEN

CONSENT OF OWNER	. 2024
Sandra J. Heilman, is the Owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the	
Sandra J. Helinan, It, Mo Dener of the null nature discriment in the unitable discriment of Contribute has in the guarance of the mix-context and discriment of end tasks to be surpress, tasked and platerin to this, could has and discriment, as a particular shown and at the torth in the attached for the and Contribute of Orega Structure, all Learned Surveys and discriment of the torth of the bitmen as a Subodia. The discriment of the Wooding County, faunce, and that the same is the structure of the torthogonal structure of the structure of the structure of the torthogonal torthogona torthogonal torthogonal torthogonal torthogonal torthogonal t	County Auditor and Recorder
platted the real estate to be known as Sandport Addition, an addition to Woodbury County, lowa, and that the same is prepared with the free consent and in accordance with the desires as owners and proprietors thereof.	Woodbury County, Iowa
and a second	Dear Sir/Madam:
Sandra J. Heilman Date	We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the
Sandra J. Helman Date	certificate on the plat of Sandpert Addition, a Minor Subdivision in the SEV/6 SEV/6 Section 30, TR7N, R4TW of the 50 P.M. an Addition to Woodbury County, Jowa Luat Engleson Abstract Co., Iac., dated2024 at 8-59 a.m. and from said abstract find good and merchantable title to said premises vested in Sandpa J. Helman, following, Ilens, Imiliations and exeptions:
STATE OF 10WA, COUNTY OF WOODBURY	1. Entry #15 shows the real estate taxes for 2022/23 payable in two installments on GIS #874730400007 in the amount of \$1,602.00 payable in two installments, as all paid.
On this day of , 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sandra J. Heilman, to me personally known	 Entry #14 shows Ordinance No. 74 for Woodbury County, Iowa filed August 18, 2023 as Instrument #2023-07899 to amend persists of the table of contents, Section 3.03.4 emided: Land use su allowed uses in each zoning district, persists of 6.02 emited definitions and resumbering of definitions and page numbers.
appeared aanders a meentain, to me pendonally known.	 Entry #13 shows Ordinance No. 61 for Woodbury County, Iows filed for record on Feb. 28, 2022 as Inst. #2022-02525 in the office of Woodbury County Recorder to repeal and replace the Planning and Zoning Commission.
Notary Public	4 Entry #12 shows Resolution #10,456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2001 in Rell (99), Image 7313 which creates new subdivision ordinances in uni areas of Woodbury County. For more complete dealls please contact the Woodbury County Zoning Office in the County Countyour.
	5 The cruatitor is avere of Resolution F10.455 sloped by the Woodbury Courty Bload of Supervisors and Field on August 29, 2008 on Pail 699. Image 7211 which adopted new comprehensive ordinances for unincomposated areas of Woodbury Courty and repeals previous aroting ordinances. For maps and further particulars you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty and repeals previous aroting ordinances. For maps and further particulars you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty Courty Courty and repeals previous aroting ordinances. For maps and further particular you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty Courty Courty and repeals previous aroting ordinances. For maps and further particular you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty Courty Courty and repeals previous aroting ordinances. For maps and further particular you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty Courty Courty and repeals previous aroting ordinances. For maps and further particular you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty Courty and repeals previous aroting ordinances. For maps and further particular you are directed to the Office of the Woodbury Courty Zana in the Woodbury Courty and the Particular you are directed to the Office of the Woodbury Courty and the Particular you are directed to the Office of the Woodbury Courty and the Particular you are directed to the Office of the Woodbury Courty and the Particular you are directed to the Office of the Woodbury Courty and the Particular you are directed to the Office of the Woodbury Courty and the Particular you are directed to the Office of the Particular you are directed to the Particular you are dire
ESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY L Christine Zellmer-Zent do hereby certify that L en the Chairman of the Woodbury County Zoning	
Commission of Woodbury Courty, Iawa and do further certify that said commission has hereafole taken notified advectment the Insti Fat of Sandpard Addion, to Woodbury Courty, Iawa ad that said Woodbury Courty Zong Commission of Woodbury Courty, Iawa, sid on the <u>Day of 20</u> porcer the same and does Linter recommends to the Woodbury Courty Board of Supervisor. Woodbury	6. Early st 12 shows Resistances R0322 and R0332 addres by the Woodbary County Board of Stopervision on May 12, 1977 and Roll et al. Roll R2, Images 2118 to 2121 which regulations the use, Image building previous, low constraints in provincing to land designated as Flood Haard Areas. For maps and further particulars you are directed to the Uffloo of the Woodbary Count Administrator in the Woodbary County Count State and Administrator in the Woodbary County Count Administrator in the Woodbary County Count Administrator in the Woodbary County Count Administrator in the Woodbary County Counts and R032 address and R032 address addr
approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.	7 Entry #10 shows Zening Regulations adopted by Woodbury County Board of Supervisors dated January 11, 1971 and Elect March 5, 1971 in Book 1263, pages 9 to 78.
Dated this Day of 20	8 Early 97 Johney a Plat of Survey by Juck D. Venue, L.S. #1561 filled on Red 590, Image 1937 on May 14, 2003 for 10.74 acres in the SE1/4 SE1/4. Early #8 shows the conveyance of the propert Early #7 to High Brain Helman and Stary Linea Helman, tanband and wide.
	 Entry 66 shows a Corner Certificate dated May 12, 2003 and filed May 14, 2003 in Roll 390, Image 1994 in the Office of the Recorder of Woodbury County. Entry 910 shows a Corner Certificate filed Jas. 27, 1992 in Roll 256, Image 198 in the Office of the Recorder of Woodbury County.
Christine Zellmer-Zant, Chairman Woodbury County Zoning Commission of Woodbury County, Iowa	 Entry 64 shows an Exament to Woodbury County dated October 15, 1968 and filed the same date on Book 1194, Page 179 for road purposes of the East 70 fort of the SE1/4 SE1/4 of Sec. 30, TT Woodbury County, Iowa.
	 Extry #2 shows a Patent from the United States of America dated May 10, 1859 and filed in Original Entry, page 144 for the SE 1/4 of the SE 1/4 of Section 30, Township 87, Range 47.
BOARD RESOLUTION NO.	13. A Special Certificate shows that there are no unsatisfied judgments, hens or uspaid personal taxes against High B. Heilman.
Whereas, the Planning and Zoning Commission and the Woodbury County Board of Supervisors have reviewed and approved the Final	
Plat of Sandport Addition to Woodbury County, lowa, and whereas approval of the Final Plat of Sandport Addition to Woodbury County, lowa has been recommended to the Woodbury County Board of Supervisory by the Planning and Zong Connission Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, thut said Final Plat of Sandport Addition to Woodbury County, lowa, as here in starticked and Geneming part of the Resolution be, and the same hereby is, acepted and approved.	Dated 2024 Date B. Smuth
Dated, 2024	ATTORNEY AT LAW
ATTEST: WOODBURY COUNTY BOARD OF SUPERVISORS	AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING
	STATE OF IDWA
	COUNTY OF WOODBURY
Patrick F. Gill, Woodbury County Matthew Ung, Chairperson Auditor and Recorder	COUNTY OF WODDBURY
Auditor and Recorder	COUNTY OF WODDBURY
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PL	.AN	NING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)
		ounty's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. See requirements, Planning and Zoning staff:
		shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per lowa Code.
		Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
		shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
		Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
		shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
		The County Engineer's review memo is expected to be available at or before the meeting. The proposal will meet the appropriate criteria for approval pending confirmed compliance with closure and access as per the Woodbury County Engineer's review memo.
		shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
		Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
		shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
		Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval contingent on the contents of the Count Engineer's review memo stating compliance with closure, access, etc.

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and

Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.

shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and

Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.

may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and

Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.

shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

The City of Salix waived their extraterritorial review authority with the approval of Resolution No. 2024-05 on June 12, 2024.

CITY OF SALIX COUNCIL MEETING MINUTES 2023

REGULAR MEETING - June 12, 2024

Mayor Pro Tem Burkhart opened the regular meeting of the Salix City Council at 7:00pm on Wednesday, June 12th, 2024. Mayor Nelson was absent. Council members present: Karen Allen, Nick Black, Denise Burkhart, Emily Clayton, and Cindy VanAuken. Others present: Kathy Brouillette, Dty Butler, Sam and Deb Knight, Nick Novotny, Kent Carper.

- The Woodbury County Sheriff Report was reviewed by the council.
- Resolution 2024-4, a resolution to approve end of fiscal year transfers for FY24 was approved on motion from VanAuken, seconded by Allen. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- Resolution 2024-5, a resolution waiving the Salix City Council right to review and approve a minor subdivision to be known as Sandport Addition located outside the city limits was approved on motion from Burkhart, seconded by Allen. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- Resolution 2024-6, a resolution approving the final plat of Aspen Estates Addition was approved on motion from Burkhart, seconded by VanAuken. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- The City of Salix will be receiving an insurance settlement due to damage to the city's electronic sign. Resolution 2024-7 was created to borrow money from the utility fund to purchase a new sign and then immediately pay it back when the insurance check was received. Brouillette believed that since we were near the end of the fiscal year, we should just pay for the sign out of next year's budget. Therefore, Resolution 2024-7, a resolution to borrow against utility fund was dismissed. The council wishes to purchase a higher resolution sign which will be around \$4,000 more than the insurance check settlement.
- May financial reports were approved on motion from Burkhart. Clayton seconded. All ayes, motion carried.
- Colyer was absent due to alarms at the East Lift Station. Water and Wastewater reports were provided for council review.
- Minutes from the May 8th council meeting was approved on motion from Black. VanAuken seconded the motion. All ayes, motion carried.
- VanAuken and Allen expressed that they would review nuisance ordinances and propose a change to the City's ordinance at the next council meeting to address junk and junk vehicles.
- Walker's Cigarette Permit Application was approved on motion from VanAuken and seconded by Black. All ayes, motion carried.
- A tax abatement application for Larry Brockshus was declined on motion from Burkhart and seconded by VanAuken. The reason for denial was because the building will not be used for commercial or residential purpose at this time.
- The council reviewed a proposed 5-year pumping agreement with the Farmer's Drainage District. There were a few unanswered questions that the council would like to research before giving a final answer. Approval tabled until July's council meeting.
- Sam Knight (406 Oak Street) is interested in purchasing a sliver of land owned by the city

CITY OF SALIX COUNCIL MEETING MINUTES 2023

behind her house to extend her backyard. The council, unclear of future development needs of the 5-acre plat behind Oak Street, decided to table the decision until the plat for development is determined. Allen motioned to consider declining offer for the time being, seconded by VanAuken. All ayes, motion carried.

- The council discussed several nuisances and advised Brouillette to send letters to offenders.
- Disaster Preparedness Training will take place in the Salix Community Center on Tuesday, June 18th from 7pm - 9pm.
- The following claims were approved on motion from Burkhart, seconded by Black. All ayes, motion carried. AC'S PC'S..network issues...\$500.00, CHN...garbage...\$2759.16, CINDY VANAUKEN ... reimburse plants and supplies for park ... \$128.01, CRARY HUFF ... legal services ... \$306.00, D&H PLUMBING...hydrant repair...\$1742.00, D.J. GONGOL & ASSOCIATES...east lift station parts...\$192.58, DORSEY & WHITNEY...legal help with new tax abatement...\$5000.00, EFTPS..taxes...\$1319.23, FLOYD RIVER MATERIALS...gravel on Benton...\$3200.16, FOUNDATION ANALYTICAL LAB...testing...\$24.00, IA DEPT OF REVENUE...sales tax...\$500.85, IMWCA...workers SECURITY...door comp...\$1307.00, INTELLIPRÓ lock software...\$500.00, IA FINANCE AUTHORITY...\$40,330.00...principal and interest payments, IA LEAGUE OF CITIES...DUES...\$386.00, IOWA ONE CALL.locates...\$18.00, IPERS..retirement...\$822.88, JBE LLC...water help...\$800.00, JDH SERVICES...spraying at park...\$800.00, LONGLINES...phone...\$34.65, MENARDS...dehumidifiers and shop supplies...\$967.98, MIDAMERICAN...electric...\$1349.22, MIKE'S MINI MART...fuel...\$157.50, MIRACLE equipment...\$10,306.00, MITCHEL RECREATION ... playground CONTRACTING ... building permits/inspections...\$250.00, RICHARDSON TRUCKING...riprap for lagoon...\$4000.00, SALIX FIRE DEPT...city hall electric, gas/diesel...\$307.74, SGT. BLUFF ADVOCATE...publication...\$243.61, SIOUXLAND DISTRICT HEALTH ... testing ... \$14.00, SIOUXLAND WELL CO ... lift station pump out ... \$250.00, SLOAN STATE BANK..loan payment..\$24,156.00, SOOLAND BOBCAT..bobcat maintenance...\$954.97, TREE HEALTH SERVICES...trees for park...\$2,642.00, TRIPLE C PEST CONTROL...fogging...\$131.25, USA BLUEBOOK...chemical supplies and pump...\$1369.80, UTILITY EQUIPMENT CO...parts for fire hydrant...\$52.44, VERIZON...cellphones...\$126.28, VISA...street signs, stamps, mower belts and tire, office supplies...\$1379.05. PAYROLL...\$4824.80 FUND TOTALS: GEN: \$26,724.20, HISTORY CENTER: \$949.00, VETS MEMORIAL: \$4,000.00, ROAD USE: \$4,444.83, WATER: \$7,321.98, WATER SINKING: \$59,619.75, SEWER: \$5,926.03, SEWER SINKING: \$4,866.25

Revenues received by fund for May 2024:

General: \$15,062.80, History Center: \$35.00, Road Use: \$2,544.78, Employee Benefits: \$749.51, Emergency: \$138.50, Local Option Sales Tax: \$5,064.43, Debt Service: \$5,141.73, Water: \$8,050.50, Water Sinking: \$3,541.67, Sewer: \$2,143.55, Sewer Sinking: \$461.67. Total Revenues: \$42,934.14

The meeting was adjourned at 8:39pm on motion from Burkhart and seconded by Allen.

Attest:

7

Kevin Nelson, Mayor

Kathy Brouillette, Clerk

LEGAL NOTIFICATION – ZONING COMMISSION MEETING PUBLISHED IN THE SIOUX CITY JOURNAL – June 11, 2024

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal 2802 Castles Gate Drive Sioux City 51106 (712) 293-4250

State of New Jersey, County of Hudson, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 11, 2024

NOTICE ID: Mdn08LGeUPN9jxCYwE53 PUBLISHER ID: COL-IA-500599 NOTICE NAME: ZC-Sandport_Addition_7-22-24 Publication Fee: \$32.44

Hayden Lipsky

SHANNEA H HOLMES NOTARY PUBLIC STATE OF NEW JERSEY My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey County of Hudson

Subscribed in my presence and sworn to before me on this: 07/15/2024

Jours & Holmes-

Notary Public Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED MINOR SUBDIVISION BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in oftall on July 22, 2024 at 5:00 PM or as soon thereafter as the mafter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sloux Oty, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. How-ever, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas SL; Sioux City, IÁ 51101; Emails should be sent to Daniel Priestiey at: dpriestiey@woodburycountylowa. gov. Only signed comments will be considered and should be received no later than 10:00 AM on Man., July 22, 2024.

Item One (1) MINOR SUBDIVISION

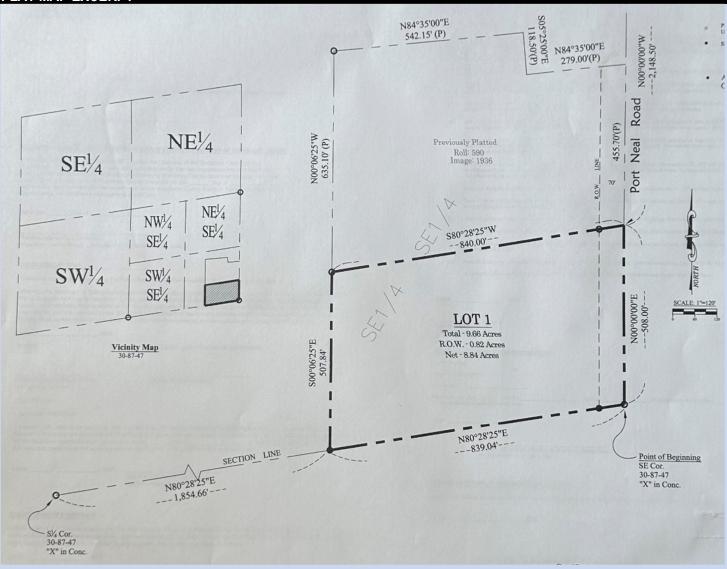
PROPOSED MINOR SUBEIVISION: To be known as Sandport Addition, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 9.65-acre portion of T87N R47W (Liberty Township) in Section 30 in the SE ¼ of the SE ¼ on Paroel #8/4/730400007. The property is approximately 1.4 miles west of the City of Salix. The property is located in the General Industrial (GI) Zoning District. Property Address: 2083 Port Neal Road., Salix, IA 51052. Owner/Applicant: Sandra J. Heiman. COL-14-500599

ZC-Sandport_Addition_7-22-24 - Page 1 of 1

PROPERTY OWNER(S)	NOTIFICATION					
Total Property Owners within 100 Listing:	0 FT via Certified Abstracto	or's 8				
Notification Letter Date:	Notification Letter Date:					
Public Hearing Board:	Zoning Co	Zoning Commission				
Public Hearing Date:		July 22, 20	July 22, 2024			
Phone Inquiries:		0				
Written Inquiries:		0				
The names of the property owner	s are listed below.					
When more comments are receiv	ed after the printing of this	packet, they will	be prov	vided at the meet	ting.	
PROPERTY OWNER(S)	MAILING ADDRESS				COMMENT	S
Sandra J. Heilman	2683 Port Neal Road	Salix	IA	51052-8111	No comments	
Hugh Brian Heilman	2695 Port Neal Road	Salix	IA	51052	No comments	
Mark W. Maupin	705 Winfield Circle	Sergeant Bluff	IA	51054	No comments	
Kimmel Family Farms, LLC and Kent W. Ivener and Michell B. 111 Doral Lane Dakota Dunes SD 57049 No comments. Ivener of the Kent W. Ivener Living Trust Trust 111 Doral Lane Dakota Dunes SD 57049 No comments.						
MidAmerican Energy Company	PO Box 657	Des Moines	IA	50303-0657	No comments	
Iowa Conservation	502 E. 9th St Floor 4	Des Moines	IA	50319-5005	No comments	•
D & H Kimmel Farms, LLC and ML Kimmel Farms, LLC	4110 Floyd Boulevard	Sioux City	IA	51108	No comments	
State of Iowa Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments	

911 COMMUNICATIONS CENTER:	No comments.
CONCORD TOWNSHIP:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LIBERTY TOWNSHIP:	I and the other two Liberty Township trustees give our approval for the Sandport Addition that is being
	proposed by Sandy Heilman. We have no concerns at this time Wade Brown, 7/8/24.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have, no conflicts
	Casey Meinen, 7/3/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 7/15/24.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	THE REVIEW MEMO WILL BE PROVIDED AT OR BEFORE THE MEETING.
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 7/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 7/3/24.
WOODBURY COUNTY TREASURER:	The Treasurer's Office has the following comments:
	1. 2022 certified taxes are paid in full.
	2. If the subdivision / plat is not finalized prior to the certification of the 2023 taxes, these taxes would need to be paid in full prior to Treasurer's certification. – Tina Bertrand, 7/5/24.

PLAT MAP EXCERPT



TITLE OPINION

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Sandport Addition, a Minor Subdivision in the SE¼ SE¼ of Section 30, T87N, R47W of the 5th P.M., an Addition to Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated ________, 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Sandra J. Heilman, subject to the following, liens, limitations and exceptions:

- 1. Entry #15 shows the real estate taxes for 2022/23 payable in two installments on GIS #874730400007 in the amount of \$1,602.00 payable in two installments, as all paid.
- Entry #14 shows Ordinance No. 74 for Woodbury County, Iowa filed August 18, 2023 as Instrument #2023-07899 to amend portions of the table of contents, Section 3.03.4 entitled: Land use summary table of allowed uses in each zoning district; portions of 6.02 entitled definitions and renumbering of definitions and page numbers.
- 3. Entry #13 shows Ordinance No. 61 for Woodbury County, Iowa filed for record on Feb. 28, 2022 as Inst. #2022-02525 in the office of Woodbury County Recorder to repeal and replace the Planning and Zoning Commission with the "Board of Adjustment" with new procedures and duties of the Planning and Zoning Commission.
- 4. Entry #12 shows Resolution #10,456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2008 in Roll 699, Image 7313 which creates new subdivision ordinances in uniscorporated areas of Woodbury County. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
- 5. The examiner is aware of Resolution #10,455 adopted by the Woodbury County Board of Supervisors and filed on August 29, 2008 on Roll 699, Image 7213 which adopted new comprehensive zoning ordinances for unincorporated areas of Woodbury County and repeals previous zoning ordinances. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County County County County and repeals previous zoning ordinances.
- 6. Entry #11 shows Resolutions #6332 and #6333 adopted by the Woodbury County Board of Supervisors on May 12, 1977 and filed on Roll 62, Images 2118 to 2121 which regulates the use, issuance of new building permits, new construction or substantial improvements to land designated as Flood Hazard Areas. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County County County County Zoning.
- 7. Entry #10 shows Zoning Regulations adopted by Woodbury County Board of Supervisors dated January 11, 1971 and filed March 5, 1971 in Book 1263, pages 9 to 78.
- Entry #7 shows a Plat of Survey by Jack D. Virtue, L.S. #3561 filed on Roll 590, Image 1937 on May 14, 2003 for 10.74 acres in the SE1/4 SE1/4. Entry #8 shows the conveyance of the property surveyed at Entry #7 to Hugh Brian Heilman and Stacy Linae Heilman, husband and wife.
- 9. Entry #6 shows a Corner Certificate dated May 12, 2003 and filed May 14, 2003 in Roll 590, Image 1934 in the Office of the Recorder of Woodbury County.
- 10. Entry #10 shows a Corner Certificate filed Jan. 27, 1992 in Roll 256, Image 898 in the Office of the Recorder of Woodbury County.
- 11. Entry #4 shows an Easement to Woodbury County dated October 15, 1968 and filed the same date on Book 1194, Page 179 for road purposes of the East 70 feet of the SE1/4 SE1/4 of Sec. 30, T87N, R47W Woodbury County, Iowa.
- 12. Entry #2 shows a Patent from the United States of America dated May 10, 1859 and filed in Original Entry, page 144 for the SE 1/4 of the S
- 13. A Special Certificate shows that there are no unsatisfied judgments, liens or unpaid personal taxes against Hugh B. Heilman.

Dated: , 2024.

Dale B. Smith

ATTORNEY AT LAW

11

Woodbury County, IA / Sioux City

874730400007

N/A

Summary

Parcel ID Alternate ID Property Address

Sec/Twp/Rng Brief Tax Description

Deed Book/Page Gross Acres Net Acres Adjusted CSR Pts Zoning District School District Neighborhood 763726 2683 PORT NEAL RD SALIX IA 51052 30-87-47 SESE(EX A TCT COM SE COR THEC N 508' TO POB; THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7') (Note: Not to be used on legal documents) 704-2776 (6/11/2009) 27.87 27.87 1631.1 GI - GENERAL INDUSTRIAL 0043 LIBERTY/WESTWOOD WESTWOOD COMM



Owner

Deed Holder HEILMAN SANDRA J 2683 PORT NEAL RD SALIX IA 51052-8111 Contract Holder Mailing Address HEILMAN SANDRA J 2683 PORT NEAL RD SALIX IA 51052-8111

Land

Lot Area 27.87 Acres ;1,214,017 SF

Residential Dwellings

-	
Residential Dweiling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	1947
Condition	Normal
Roof	Mtl / Gable
Flooring	
Foundation	CBlk
Exterior Material	Vinyl
Interior Material	Plas
Brick or Stone Veneer	
Total Gross Living Area	1,296 SF
Main Area Square Feet	1296
Attic Type	None;
Number of Rooms	6 above; 2 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	1/2
Basement Area	648
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi; 1 Sink;
Appliances	1 Range Unit;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	1S Frame Open (144 SF); 1S Frame Enclosed (288 SF);
Decks	
Additions	
Garages	

Agricultural Buildings

Plot #	Туре	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		40	100	1967	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Туре	Multi Parcel	Amount
6/11/2009	HEILMAN GEORGE A & SANDRA J	HEILMAN SANDRA J	704/2776	No consideration	Deed		\$0.00

Valuation

	2024	2023	2022	2021	2020
Classification	Ag Dwelling / Agriculture				
+ Assessed Land Value	\$53,160	\$53,160	\$41,290	\$41,290	\$39,030
+ Assessed Building Value	\$6,940	\$6,940	\$3,930	\$3,930	\$3,590
+ Assessed Dwelling Value	\$95,310	\$95,310	\$73,580	\$73,580	\$66,780
= Gross Assessed Value	\$155,410	\$155,410	\$118,800	\$118,800	\$109,400
- Exempt Value	\$0	\$O	\$0	\$O	\$0
= Net Assessed Value	\$155,410	\$155,410	\$118,800	\$118,800	\$109,400

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

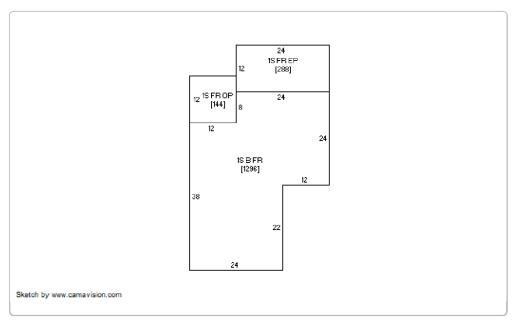
Woodbury County Tax Credit Applications

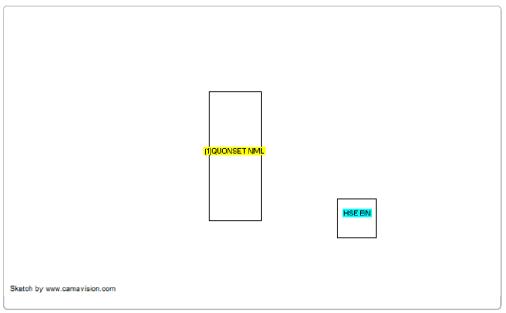
Apply for Homestead, Military or Business Property Tax Credits

Photos



Sketches





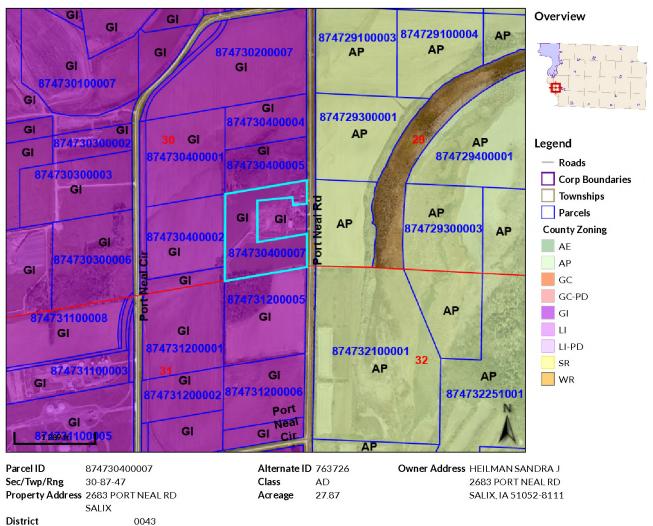
No data available for the following modules: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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Contact Us



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0043

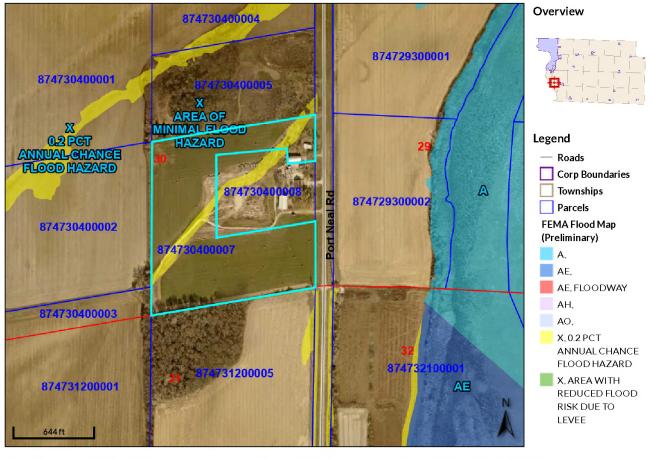
Brief Tax Description

SESE(EX A TCT COM SE COR THEC N 508' TO POB THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7') (Note: Not to be used on legal documents)

Date created: 7/3/2024 Last Data Uploaded: 7/3/2024 12:31:57 AM



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Parcel ID 874730400007 Alternate ID 763726 Owner Address HEILMAN SANDRA J Sec/Twp/Rng 30-87-47 Class 2683 PORT NEAL RD AD Property Address 2683 PORT NEAL RD Acreage 27.87 SALIX, IA 51052-8111 SALIX District 0043 **Brief Tax Description** SESE(EX A TCT COM SE COR THEC N 508' TO POB, THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7') (Note: Not to be used on legal documents)

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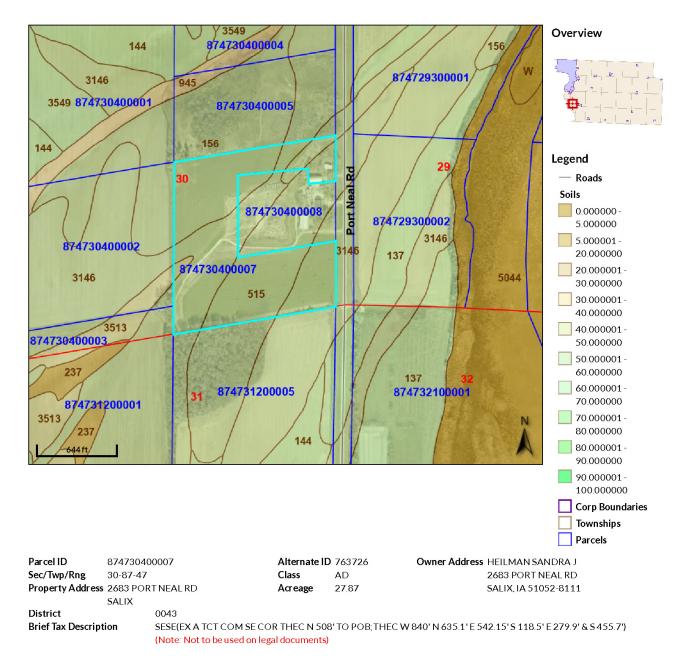


BASE FLOOD ELEVATION DATA Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is not within the Special Flood Hazard Area.

ELEVATION MAP



Beacon[™] Woodbury County, IA / Sioux City



Date created: 7/3/2024 Last Data Uploaded: 7/3/2024 12:31:57 AM



Woodbury County, IA / Sioux City

Summary

Parcel ID	87473040000	7
Gross Acres	27.87	
ROW Acres	0.00	
Gross Taxable Acres	27.87	
Exempt Acres	0.00	
Net Taxable Acres	27.87	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	59.73	(1664.56 CSR2 Points / 27.87 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	25.73	60.36	1,553.00	1,553.00
Non-Crop	2.14	52.13	111.56	78.10
Total	27.87		1,664.56	1,631.10

Soil Summary

	r					
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3146	ONAWA-ALBATON COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	11.00	792.00	792.00
100% Value	156	ALBATON SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	7.55	437.90	437.90
100% Value	3513	GRABLE-MORCONICK COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOO	45.00	0.29	13.05	13.05
100% Value	515	PERCIVAL SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	45.00	6.89	310.05	310.05
Non-Crop	3146	ONAWA-ALBATON COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	0.18	12.96	7.50
Non-Crop	156	ALBATON SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	0.80	46.40	30.42
Non-Crop	515	PERCIVAL SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	45.00	1.16	52.20	40.18
Total				27.87	1,664.56	1,631.10

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Contact Us





WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101 712.279.6609 - 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator dpriestley@woodburycountyiowa.gov

Dawn Norton – Senor Clerk dnorton@woodburycountyiowa.gov

PRELIMINARY REPORT – JULY 17, 2024

DEMAND RESPONSE LOAD RESOURCE - CONDITIONAL USE PERMIT PROPOSAL

APPLICATION D	ETAILS
Applicant(s)/Owner(s):	AUR Correctionville LLC /
	Ashley Acres Family
	Limited Partnership
Application Type:	Conditional Use Permit
Zoning District:	Agricultural Preservation
Total Acres:	1.5
Current Use:	Unspecified
Proposed Use:	Operation of Data
	Processing Business
Pre-application	June 28, 2024
Meeting:	
Application Date:	July 1, 2024
Legal Notice Date:	July 20, 2024
Neighbor(s) Notice	July 18, 2024
Date:	
Stakeholder(s) Notice	July 3, 2024
Date:	
Zoning Commission	July 22, 2024
Review:	
Board of Adjustment	August 5, 2024
Public Hearing:	

PROPERTY I	DETAILS
Parcel(s):	884403400009
Township/Range:	T88N R44W (Wolf Creek)
Section:	3
Quarter:	SE 1/4 SE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in Floodplain)
Property	No address
Address:	

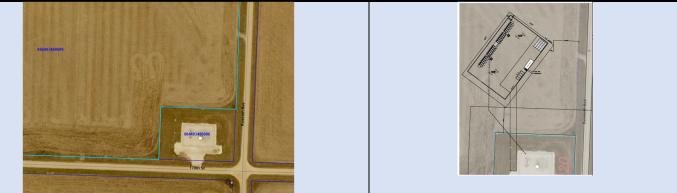
CONTENTS

Staff Recommendation / Suggested Motion	
Specific Description and Project Narrative	
Zoning Ordinance Criteria for Board Approval	
Application	
Public Notification Information	
Supplemental Information	

SUMMARY

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 as referenced above. 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.

AERIAL MAP



STAFF RECOMMENDATION

Staff recommends for the applicants and property owners to provide for the mitigation of any noise generated by the facility that could adversely impact the neighboring properties. Staff also recommends that the facility have adequate security and lighting including the use of security fencing.

SUGGESTED MOTION

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.

1

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.

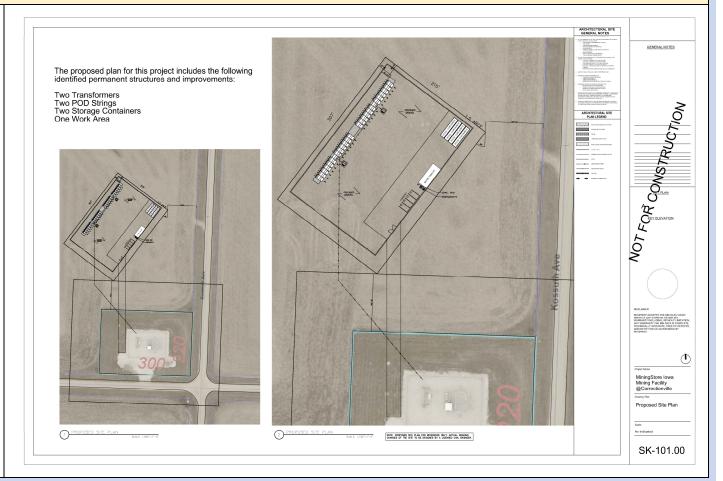
APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

The proposed conditional use will be an Operation of Data Processing Business by placing a Demand Response Load Resource

next to the Substation in conjunction with Local Electric utility to Support Grid Resiliency. The center would even the supply and

demand of power and be located next to a substation under Woodbury Rural Electric Cooperative.

MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDNTIFIED PER STRUCTURE OF IMPROVEMENT, PROVID BY ATTACHMENT



CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

The property is currently zoned as agricultural. The applicant, with a lease from the landowner, has received permission to develop a Data Processing Business on the property. The proposed project will be constructed with slab on grades ensuring minimal disruption to the land and compliance with zoning requirements. Historically, a similar project have successfully utilized special use permit for the past year in Woodbury County, demonstrating their compatibility with agricultural zones.

STAFF ANALYSIS:

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 or comparable to the industrial use of research and development laboratories in the sense of business 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.

CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

The proposed demand response modular data center supports demand side response (DSR), which enhances electricity

market efficiency, reduces costs, and improves supply security by utilizing alternative energy sources. The

development will create local jobs, contributing to the community's economy and blending urban and rural benefits.

Importantly, it will preserve environmental assets, ensuring no waste, runoff, or air pollution, thus maintaining

the area's clean air, water, and land.

STAFF ANALYSIS:

This request can be construed to be compatible with the Economic Development Goals and Objectives of the Woodbury County Comprehensive Plan 2040 including "the encouragement of the diversification of Woodbury County's economy..." (p. 53)

CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

The proposed Data Processing Business will not have a substantial or undue adverse effect on adjacent property,

neighborhood character, traffic conditions, parking, utility facilities, or public health and safety. Situated in an agricultural

area with no nearby neighborhoods, the site is ideal for utilizing excess power from the adjacent substation, which

benefits from competitive market rates. The slab-on-grade construction ensures minimal land disruption, preserving the integrity of

the surrounding area. The business will employ 2 technicians who will park within the premises, ensuring no impact on

local traffic. The site will be securely fenced, further mitigating any potential concerns. This project not only provides additional income

for landowners but also benefits the community by efficiently utilizing excess energy from the utility and substation. On days of high

energy demand, the site can contribute extra power back to the community, supporting local energy needs and enhancing

overall resilience.

STAFF ANALYSIS:

Even though this location has separation distances from single-family dwellings, it will be essential for the applicants to minimize the amount of noise generated from the operations of this facility. The location of this site could discourage future development, however the nearest dwelling is around 1,100 FT north from the site. Other than any potential noise staff does not see any other factor's impacting the neighborhood, traffic, parking, utilities, or other factors affecting health, safety, and welfare. Staff does recommend the use of security fencing and lighting to protect the facility.

CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

The proposed Data Processing Business will be located, designed, constructed, and operated in a manner

that ensures compatibility with the immediate area and does not interfere with the orderly use, development, and

improvement of surrounding property. Located in an agricultural area with no nearby neighborhoods, the

business will use slab-on-grade construction, ensuring minimal disruption to the land and surrounding properties.

STAFF ANALYSIS:

Measures should be taken to reduce the amount of noise generated from the facility. Staff recommends security fencing and appropriate lighting.

CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

By employing local contractors and small businesses, including electricians, concrete workers, dirt work

specialists, and builders, we ensure that the construction and ongoing operations are supported by the community. Each site will support two full-time technicians earning an average of \$26 per hour, who will also receive health care benefits and company-provided housing and utilities. Additionally, a support staff based in Hardin County will be hired to assist with site development and community relations. This project not only brings in local talent to help build a part of our future but also creates employment opportunities within the community. We plan to offer internships

with local colleges to educate students in the technology field.

STAFF ANALYSIS:

This location was selected due to its proximity to Woodbury County REC's electrical substation.

CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

There will not be disruption to the land, neighborhood, or surrounding property. Although the land is currently zoned as

agricultural (rural area with no neighborhood or historic features), it cannot be utilized to its fullest potential due to the

substation's location. The location of the site is directly beside the substation, land that is not utilized in the farming culture.

Mapping out the site will provide the future farmers with easier access to farming their own land. Healthy balance

with traditional agriculture and other business enterprises. The Data Processing Business needs to be close to a substation

to use the excess power, and the market has competitive rates. There will not be disruption to the land, neighborhood,

or surrounding property.

STAFF ANALYSIS:

This proposal does not appear to significantly impact the items as referenced in Criteria #6.

OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).

STAFF ANALYSIS:

Locating this business at this location could be construed as adding to the tax-base.

OTHER CONSIDRATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

STAFF ANALYSIS:

The applicants/property owners should consider measures to secure the property including security fencing and lighting. Efforts should be implemented to mitigate the impact of noise generated from the facility.

APPLIC	CATIO	Ν	
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WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

A	formation: SHLEY ACRES FAMILY LIMITED PAR	TNERSHIP		nt Information: AUR CORRECTIONVILLE LLC
Owner Address	356 170th St. Correctionville, IA 51016		Applicant Address	15988 230th St. Grundy Center, IA 50638
Phone (712) 898-7902		Phone	877-467-7780
	lersigned, hereby apply to the Woo emand response load resource next to			ustment for permission to: /ith local electric utility to support grid resiliency.
Property	Information:			
Property Ad or Address	dress Range			
Quarter/Qua				np/Range_88-44
Parcel ID #	884403400009G	IS #		Total Acres
Current Use	۱ <u>ــــــــــــــــــــــــــــــــــــ</u>	F	Proposed Us	Operation of Data Processing Business
	ingAgricultural			
	tg. date ^{June 28, 2024}			
Woodbury (Woodbury (County, Iowa, assuring that the info	ormation provid Development s	ed herein is	application, located in the unincorporated area of true and correct. I hereby give my consent for th Commission and Board of Adjustment members t
all applicab	le Woodbury County ordinances,	pject to and sha policies, requi	all be require rements and	ed, as a condition of final approval, to comply wit d standards that are in effect at the time of fina JohnPaul Baric
Owner	78/2024 18/2024		Applicant	
Date	7/8/2024		Date _	July 08, 2024
	\$300*) Case #: 699	7) E C E I V E M
Check #:	CC ending 62.94			
Receipt #:	0			JUL 1 2 2024,
Rentskanskansken andre warrakter van	net 3 den monte generation a la manager de la graditación den constructo den activitador de la constructiva den Nati	ALLANDE DE DER BERECKLEICHER ALLE BERECKLEICHER		WOODBURY COUNTY
			LON	AMUNITY & ECONOMIC DEVELOPMENT

PER SECTION 2.02(9)(C)(2 (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE: (Tab at the end of each line to continue)

The proposed conditional use will be an Operation of Data Processing Business by placing a Demand Response Load Resource next to the Substation in conjunction with Local Electric utility to Support Grid Resiliency. The center would even the supply and demand of power and be located next to a substation under Woodbury Rural Electric Cooperative.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT. PROVIDE BY ATTACHMENT.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITEREA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

(a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

The property is currently zoned as agricultural. The applicant, with a lease from the landowner, has received permission to develop a Data Processing Business on the property. The proposed project will be constructed with slab on grades ensuring minimal disruption to the land and compliance with zoning requirements. Historically, a similar project have successfully utilized special use permit for the past year in Woodbury County, demonstrating their compatibility with agricultural zones.

(b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan. (Tab at the end of each line to continue)

The proposed demand response modular data center supports demand side response (DSR), which enhances electricity market efficiency, reduces costs, and improves supply security by utilizing alternative energy sources. The development will create local jobs, contributing to the community's economy and blending urban and rural benefits. Importantly, it will preserve environmental assets, ensuring no waste, runoff, or air pollution, thus maintaining the area's clean air, water, and land.

7

(c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare. (Tab at the end of each line to continue)

The proposed Data Processing Business will not have a substantial or undue adverse effect on adjacent property, neighborhood character, traffic conditions, parking, utility facilities, or public health and safety. Situated in an agricultural area with no nearby neighborhoods, the site is ideal for utilizing excess power from the adjacent substation, which benefits from competitive market rates. The slab-on-grade construction ensures minimal land disruption, preserving the integrity of the surrounding area. The business will employ 2 technicians who will park within the premises, ensuring no impact on local traffic. The site will be securely fenced, further mitigating any potential concerns. This project not only provides additional income for landowners but also benefits the community by efficiently utilizing excess energy from the utility and substation. On days of high energy demand, the site can contribute extra power back to the community, supporting local energy needs and enhancing overall resilience.

(d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. (Tab at the end of each line to continue)

The proposed Data Processing Business will be located, designed, constructed, and operated in a manner

that ensures compatibility with the immediate area and does not interfere with the orderly use, development, and

improvement of surrounding property. Located in an agricultural area with no nearby neighborhoods, the

business will use slab-on-grade construction, ensuring minimal disruption to the land and surrounding properties.

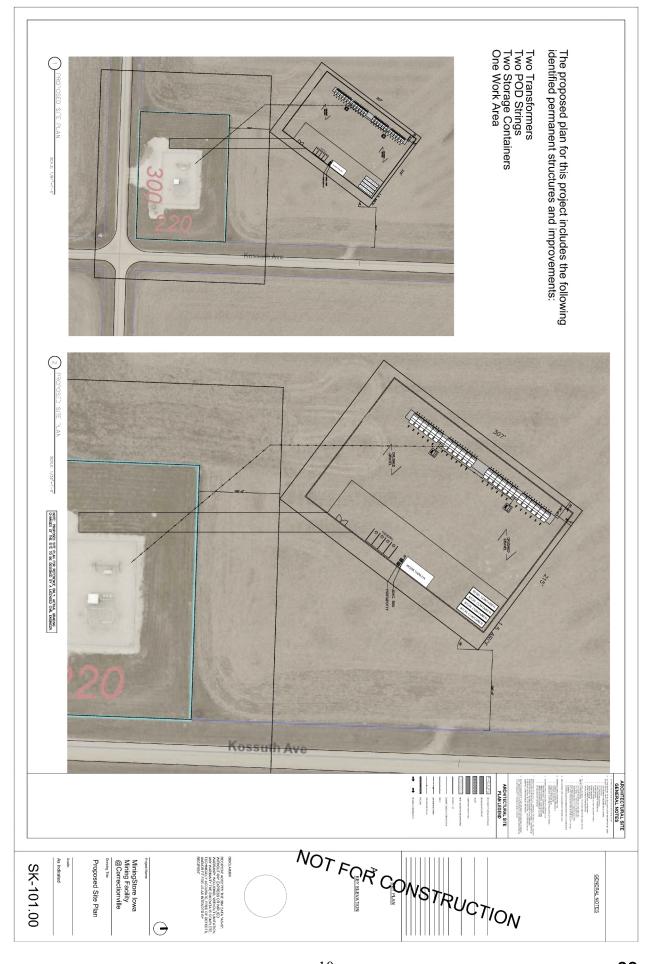
31

(e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development. (Tab at the end of each line to continue)

By employing local contractors and small businesses, including electricians, concrete workers, dirt work specialists, and builders, we ensure that the construction and ongoing operations are supported by the community. Each site will support two full-time technicians earning an average of \$26 per hour, who will also receive health care benefits and company-provided housing and utilities. Additionally, a support staff based in Hardin County will be hired to assist with site development and community relations. This project not only brings in local talent to help build a part of our future but also creates employment opportunities within the community. We plan to offer internships with local colleges to educate students in the technology field.

(f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties. (Tab at the end of each line to continue)

There will not be disruption to the land, neighborhood, or surrounding property. Although the land is currently zoned as agricultural (rural area with no neighborhood or historic features), it cannot be utilized to its fullest potential due to the substation's location. The location of the site is directly beside the substation, land that is not utilized in the farming culture. Mapping out the site will provide the future farmers with easier access to farming their own land. Healthy balance with traditional agriculture and other business enterprises. The Data Processing Business needs to be close to a substation to use the excess power, and the market has competitive rates. There will not be disruption to the land, neighborhood, or surrounding property.



LEGAL NOTIFICATION

The Woodbury County Zoning Commission meeting is a regular agenda item for review of the application for a recommendation to the Board of Adjustment. The public hearing is to be held before the Board of Adjustment on August 5, 2024 at 5:00 PM. The public hearing notice is to be published in the Sioux City Journal Legal's Section on July 20, 2024.

	PROPERTY OWNER(S)	NOTIFICATION									
	Total Property Owners within 500 Listing:		s 5				Р	AP	AP	AP	AF
	Notification Letter Date:		July 18, 20	July 18, 2024			7	-			
	Public Hearing Board:		Board of A	Board of Adjustment			-	AP		AP	AP
	Public Hearing Date:		August 5, 2	August 5, 2024						2	
	Phone Inquiries:			0 'AP			1	AP	AP		
	Written Inquiries:			0			0-0			-	P
The names of the property owners are listed below.				APAP			AP	AP	AP		
When more comments are received after the printing of this pack			packet, they will	be prov	ided at the meet	ing.	_		AP		75
	PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS			II.		
	Brian & Jo Ann Sadler Joint Revocable Living Trust	3448 160th St.	Correctionville	IA	51016-8113	No comments.					
F	Bruce B. & Shelly Dawn Sadler	3417 170th St.	Correctionville	IA	51016-8116	No comments					
	Ashley Acres Family Limited Partnership	3356 170th St.	Correctionville	IAA	51016-8115	No comments					
	Northwest Iowa Power Cooperative	PO Box 240	Le Mars	IA	51031	No comments					
	Kendall & Lisa Ashley	1665 Kossuth Ave.	Correctionville	IA	51016	No comments					

STAKEHOLDER COMMENTS

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached conditional use permit for MEC electric and we have, no conflicts
	Casey Meinen, 7/5/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 7/15/24.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	I have no issues with this proposed land use at this location. The change would appear to be
	consistent with the location of the existing facility already in place. – Mark Nahra, 7/17/24.
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 7/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION	The WCSWCD has no comments regarding this application. – Neil Stockfleth, 7/3/24.
DISTRICT:	
WOODBURY COUNTY TREASURER:	The Treasurer's office has no comments. – Tina Bertrand, 7/5/24.

Woodbury County, IA / Sioux City

Summary Parci

Parcel ID Alternate ID	884403400009
Property Address	N/A
Sec/Twp/Rng	3-88-44
Brief	WOLF CREEK TOWNSHIP E 1/2 OF SE 1/4 OF 3-88-44 (EX TCT IN SE COR OF E ½ OF SE ¾ BEING 300 FT BY 200 FT) AND (EX AN IRREG TCT
Tax Description	DESCRIBED AS COM AT NE COR OF E ½ OF SE ¼ THNC S 552.99 FT TO POB; THNC S 773.97 FT, THNC NW 582.29 FT, THNC NW 314.91 FT, THNC
	(Note: Not to be used on legal documents)
Deed Book/Page	<u>(6/16/2023)</u>
Gross Acres	70.62
Net Acres	70.62
Zoning	[EMPTY] - [EMPTY]
District	0056 WOLF CREEK/WD-C
School District	WOODBURY CENTRAL
Neighborhood	N/A

Owner

Deed Holder ASHLEY ACRES FAMILY LIMITED PARTNERSHIP 3356 170TH ST CORRCTIONVILLE IA 51016-8115 Contract Holder Mailing Address ASHLEY ACRES FAMILY LIMITED PARTNERSHIP 3356 170TH ST CORRCTIONVILLE IA 51016-8115

Land

Lot Area 70.62 Acres ;3,076,207 SF

Agricultural Buildings

Plot#	Туре	Description	Width	Length	Year Built	Building Count
	Barn - Pole		18	72	2006	1

Valuation

	2024	2023
Classification	Agriculture	Agriculture
+ Assessed Land Value	\$151,370	\$129,660
+ Assessed Building Value	\$3,040	\$0
+ Assessed Dwelling Value	\$O	\$0
= Gross Assessed Value	\$154,410	\$129,660
- Exempt Value	\$0	\$0
Net Assessed Value	\$154,410	\$129,660

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

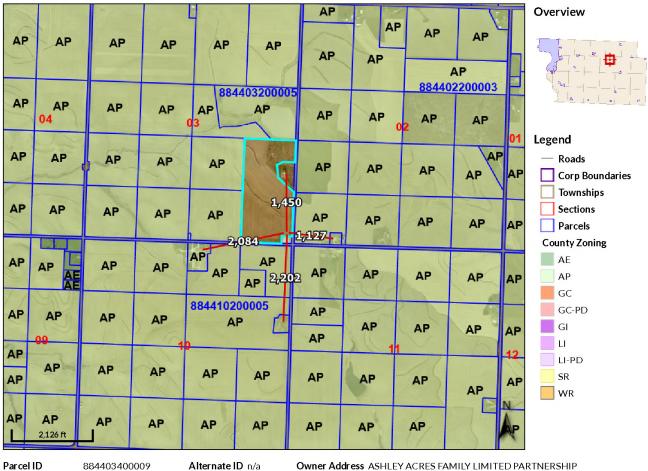
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Contact Us



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Beacon[™] Woodbury County, IA / Sioux City



ParcelID	88440340
Sec/Twp/Rng	03-88-44
Property Address	
District	
Brief Tax Descript	ion

Alternate ID n/a Class A Acreage 70.62 Owner Address ASHLEY ACRES FAMILY LIMITED PARTNERSHIP 3356 170TH ST CORRCTIONVILLE, IA 51016-8115

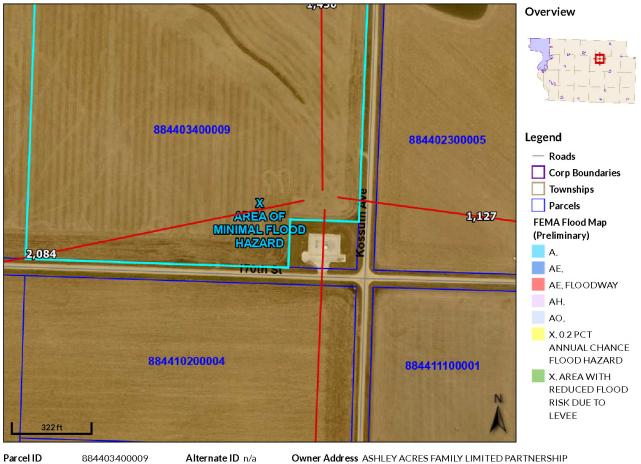
WOLF CREEK TOWNSHIP E 1/2 OF SE 1/4 OF 3-88-44 (EX TCT IN SE COR OF E ½ OF SE ½ BEING 300 FT BY 200 FT) AND (EX AN IRREG TCT DESCRIBED AS COM AT NE COR OF E ½ OF SE ½ THNC S 552.99 FT TO POB; THNC S 773.97 FT, THNC NW 582.29 FT, THNC NW 314.91 FT, THNC (Note: Not to be used on legal documents)

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Developed by Schneider

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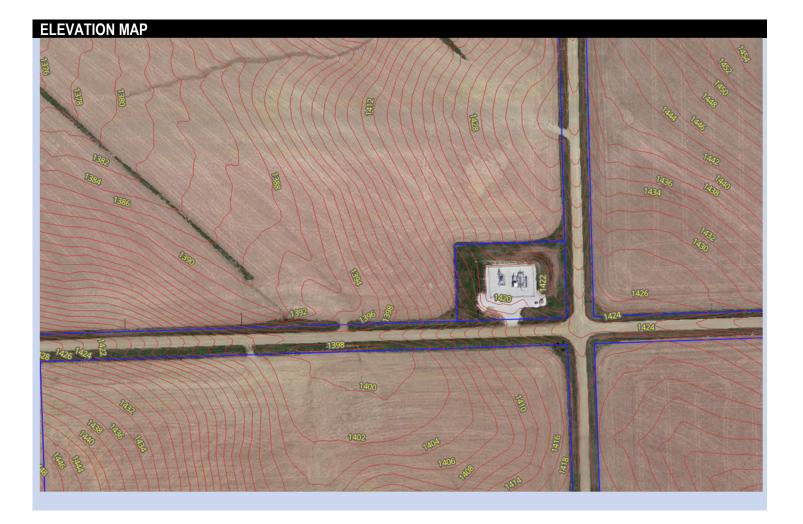
Parcel ID 88440340 Sec/Twp/Rng 03-88-44 Property Address District Brief Tax Description Alternate ID n/a Class A Acreage 70.62 Owner Address ASHLEY ACRES FAMILY LIMITED PARTNERSHIP 3356 170TH ST CORRCTIONVILLE, IA 51016-8115

WOLF CREEK TOWNSHIP E 1/2 OF SE 1/4 OF 3-88-44 (EX TCT IN SE COR OF E ½ OF SE ¼ BEING 300 FT BY 200 FT) AND (EX AN IRREG TCT DESCRIBED AS COM AT NE COR OF E ½ OF SE ¼ THNC S 552.99 FT TO POB; THNC S 773.97 FT, THNC NW 582.29 FT, THNC NW 314.91 FT, THNC (Note: Not to be used on legal documents)

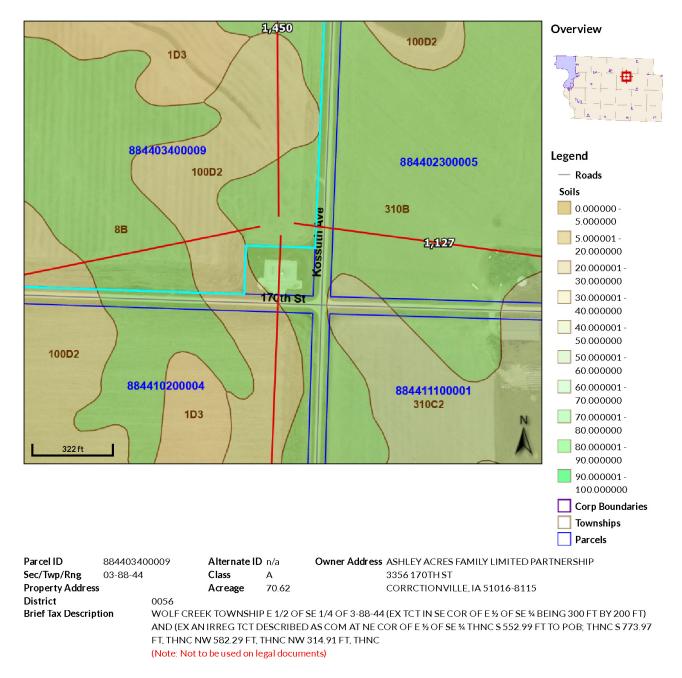
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SOIL REPORT(S)

Currently, no soil report is on file for this parcel on the Beacon Assessor's site. Based on the mapping, the property is composed of the following soils:

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	60	
310B	Galva silty clay loam, 2 to 5 percent slopes	95	

Excerpt from Natural Resources Conservation Services (NRCS) Source: https://websoilsurvey.sc.egov.usda.gov/WssProduct/m0xjoogycpt4nnmiixblsnsc/m0xjoogycpt4nnmiixblsnsc/20240702_11171611628_56_lowa_Corn_Suitability_Rating_CSR2_IA.pdf

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 for a preliminary discussion on how to proceed with future work sessions and public hearings.

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. The following articles are again provided to begin the exploration of nuclear technology.

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:
 - 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.
 - Modular Construction. These reactors are designed to be factory-assembled and transported to the site for installation.
 - 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.
 - Safety. Many SMR designs incorporate passive safety features, which rely on natural physical processes rather than active controls to ensure safety.

Articles Enclosed:

- 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 <u>https://scp.nrc.gov/</u>
- Governing Legislation
 - o <u>www.nrc.gov/about-nrc/governing-laws.html</u>
- Fact Sheet: Biden-Harris Administration Announces New Steps to Bolster Domestic Nuclear Industry and Advance America's Clean Energy Future
 - <u>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/</u>
 - Without a plant currently operating in Iowa, does nuclear energy have a future in the state?
 - https://www.weareiowa.com/article/tech/science/climate-change/nuclear-energy-in-iowa-future-developments-midamerican/524aaed2ac4-7c3b-406a-a84b-c6e356b181ee
- Newly Signed Bill Will Boost Nuclear Reactor Deployment in the United States
 - 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 <u>https://www.energy.gov/ne/articles/what-nuclear-microreactor</u>
- Micro-reactor Pilot Program
 - o <u>https://www.eielson.af.mil/microreactor/</u>
- Project PELE Mobile Nuclear Reactor
- o <u>https://www.cto.mil/pele_eis/</u>
- NRC Dockets Construction Permit Application for TerraPower's Natrium Reactor
 - o https://www.energy.gov/ne/articles/nrc-dockets-construction-permit-application-terrapowers-natrium-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
- <u>https://www.energy.gov/ne/articles/4-crucial-steps-biden-harris-administration-taking-secure-nuclear-fuel-supply-chain</u>
 New DOE and NRC Agreement Will Lead to Faster Deployment and Licensing of U.S. Nuclear Technologies
- <u>https://www.energy.gov/ne/articles/new-doe-and-nrc-agreement-will-lead-faster-deployment-and-licensing-us-nuclear</u>
 What are Small Modular Reactors (SMRs)?
- o https://www.iaea.org/newscenter/news/what-are-small-modular-reactors-smrs
- Small modular reactors
 - o <u>https://www.iaea.org/topics/small-modular-reactors</u>

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Intercy. The Nuclear Regulatory Communication for the Code of Figure 1 of the	WORDING FOR AGENDA ITEM:	Nuclear Power Plant Licensing Process
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Image: Construction permit and an oper to construction permit and an oper to potential energy option in the Improver permit provides a construction permit provides and permit provides a construction permit provides and permit provides a construction permit provides and permit provides and permit provides and permit permit permit per	ACTION REQUIRED:	The Nuclear Regulatory Commission licenses and regulates the operation of U.S. commercial nuclear power plants. Currently operating nuclear power plants were licensed under a two-step process
The NRC worked to improve resultating an alternative licensity is stabilishing an alternative licensity is rensering option. a potential energy option. a potential option. construction performed in the provides a construction performed in the provides and an antitutust review. UBMITTED AT LEAST ONE WEEK All nuclear power plant applies and an antitutust review. In order to construct on operate and comprehensive data on the propose and the safety features of the plant that application must contrain a comprehensive data on the propose and the safety features of the plant that application must contrain a comprehensive data on the propose and the safety features of the plant that application must contrain a comprehensive data on the propose and the safety features of the plant that application must contrain a comprehensive data on the propose and the safety features of the plant that application must contrain a comprehensive data on the propose and the safety features and comprehensive data on the propose and the safety features and comprehensive data on the propose and the safety features and comprehensive data on the propose and the safety features are plant that application must contain a comprehensive data on the propose and the safety features are plant that application contains a comprehensive data on the propose and the safety features are plant and application contains a comprehensive data on the propose and comprehensive data on the propose a	Approve Resolution Approve Mation	described in Trite 10 of the Code of Federal Regulations (10 CFR) under Part 50. This process requires both a construction permit and an operating license,
a potential energy option in s a potential option. s a potential option. Deministry option. a potential option. Deministry option	Other: Informational 🛛 Attachments	The NRC worked to improve regulatory efficiency and add greater predictability to the process
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UBMITTED AT LEAST ONE WEEK Construction aversight Construction aversight Construction aversight In order to aversight In order to construct on operate and an antitrust review. In order to construct on operate and the safety features of the protos and the safet	Zoning Commission shall explore the zoning potential of nuclear energy as a potential option.	pro-approved designs. In cither Part 50 or 52, NRC approval is necessary before
Construction oversight Construction oversight Construction oversight Two-Step Licensing Process (10 All nuclear power plant applic and an antitrust review. In order to construct or operate Analysis Report. This document conta and comprehensive data on the propos and the safety features of the plant the application must contain a comprehen plant. A prospective licensee also mus When a company applies for p determines whether the application con		a nuclear power plant can be built and operated. The NKC maintains oversight of the construction and operation of a facility throughout its lifetime to ensure the plant complies with the
Construction oversight UBMITTED AT LEAST ONE WEEK UIT nuclear power plant applica and an antitrust review. In order to construct or operate and an autitrust review. When a comprehentar plant. A prospective licensee also mus whether the application con determines whether the application con	INANCIAL IMPACT:	agency's regulations for the protection of public health and safety,
UBMITTED AT LEAST ONE WEEK		
	THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK RIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?	Two-Step Licensing Process (10 CFR Part 50)
	Ñ	All nuclear power plant applications must undergo an NRC safety review, environmental review
	ECOMMENDATION:	and an antitrust review.
	ve the motion.	In order to construct or operate a nuclear power plant, an applicant must submit a Safety Analysis Report. This document contains the design information and criteria for the proposed reactor, and comprehensive data on the proposed site. It also discusses various hypothetical accident situations and the safety features of the plant that would prevent accidents or lessen their effects. In addition, the
	ACTION REQUIRED / PROPOSED MOTION:	application must contain a comprehensive assessment of the environmental impact of the proposed plant. A prospective licensee also must submit information for antitrust reviews of the proposed plant,
	n to direct the Zoning Commission to look at the zoning of nuclear energy.	When a company applies for permission to construct a nuclear plant, the NRC staff first determines whether the application contains enough information to accept it and begin a detailed review.

familiarize the public with the safety and environmental aspects of the proposed application, including the planned location and type of plant, the regulatory process, and the terms for public participation in the licensing process. Several public meetings of this type are held during reactor licensing reviews. If the NRC accepts the application, the agency holds a public meeting near the proposed site to

All documents and correspondence related to the application are placed in the agency document database, ADAMS, and in the NRC Public Document Room located in Rockville, Md. The NRC uses outlets near the proposed plant, about receipt of the application. The agency also publishes a notice of press releases and social media to inform relevant federal, state, and local officials, as well as news receipt of the application in the Federal Register.

The NRC staff then reviews the application to determine whether the plant design meets all applicable regulations (10 CFR Parts 20, 50, 73, and 100). The review includes, in part:

- site characteristics, such as surrounding population, seismology, meteorology, geology and hydrology; .
- design of the nuclear plant;
- the plant's anticipated response to hypothetical accidents;
- plant operations, including the applicant's technical qualifications to operate the plant;
 - discharges from the plant into the environment (i.e., radiological effluents); and
 - emergency plans.

The NRC summarizes its review in a Safety Evaluation Report on the proposed facility's anticipated effect on public health and safety The Advisory Committee on Reactor Safeguards, an independent group that provides advice on ACRS has completed its review, it submits the results in a report to the Commission via a fetter to the nuclear power plant. The ACRS review begins early in the licensing process, and a series of meetings with the applicant and the NRC staff are held at appropriate times in the review process. When the reactor safety to the five-member Commission, reviews each application to construct or operate a Chairman of the NRC.

agencies as well as by the public. Afterwards, the agency issues a Final Environmental Impact Statement potential environmental impacts and benefits of the proposed plant. The agency summarizes this review in a Draft Environmental Impact Statement for comment by the appropriate federal, state, and local The NRC follows the National Environmental Policy Act by reviewing and evaluating the that addresses all comments received.

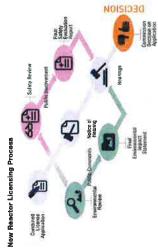
Licconsing Board (one lawyer, who acts as chairperson, and two technically qualified persons). Members of the public may submit written or oral statements to the licensing board to be entered into the hearing The Atomic Energy Act requires that a public hearing be held before a construction permit is issued for a nuclear power plant. This hearing is conducted by a three-member Atomic Safety and record, or they may petition to intervene as full parties in the hearing.

construction permit. This Limited Work Authorization excludes any nuclear safety-related activities and the licensee would have to restore the site if the permit is rejected. This authorization may be granted only after the licensing board acknowledges all of the NEPA findings required by the Commission's regulations for authorizing construction. The board must also determine there is reasonable assurance that the proposed site is a suitable location, from a radiological health and safety standpoint, for a The NRC may authorize the licensee to do some activities at the site prior to the issuance of a nuclcar power reactor of the general size and type proposed

emergency procedures. The NRC prepares a Final Safety Evaluation report for the operating license, and operating license. This report describes the final design of the facility, as well as its operational and The applicant must submit a Final Safety Analysis Report to support its application for an the ACRS makes an independent evaluation and presents its advice to the Commission. A public hearing is not mandatory or automatic for operating license applications. However, the NRC's publication of a *Federal Register* notice on accepting an application for an operating license provides the public an opportunity for those whose interests might be affected by the issuance of the license to request a hearing. If a public hearing is held it follows the process described carlier.

Combined License (10 CFR Part 52)

constructed and will be operated in agreement with the license and applicable regulations. If the application for an operating license assurance that the facility has been combined license application must the inspections, tests, and analyses that the applicant must perform. It A combined license under Part 52 authorizes construction of construction permit would under also specifies acceptance criteria issued under Part 50 and specify nccessary to provide reasonable Part 50's two-step process. A contain essentially the same information required in an the facility much like a



application docs not reference an early site permit or design certification (see below), then the NRC reviews the technical and environmental information as described for the two-step licensing process. fhere is also a mandatory hearing for a combined license.

criteria were met. The NRC publishes notices of these completions in the Federal Register, At least 180 operation of the facility in the *Federal Register*. There is a limited opportunity for a hearing at this time, After issuing a combined license, the Commission authorizes operation of the facility only after days prior to the date scheduled for initial loading of fuel, the NRC will publish a notice of intended only for petitions that demonstrate the licensec has not met or will not meet the acceptance criteria. verifying that the licensee completed required inspections, tests, and analyses and that acceptance

Early Site Permits

An early site permit resolves site safety, environmental protection, and emergency preparedness issues independent of a specific nuclear plant design. The carly site permit application must address the safety and environmental characteristics of the site and evaluate potential obstacles to developing an acceptable emergency plan. The application covers the following information:

- site boundaries;
- scismic, meteorologic, hydraulic and geologic data;
- existing and projected future population of the surrounding area;
 - evaluation of alternative sites;
- proposed general location of each plant planned to be on the site;
 - number, type and power level of the plants planned for the site;
 - maximum discharges from the plant;
- type of plant cooling system to be used;
- radiation dose consequences of hypothetical accidents; and
 - plans for coping with emergencies.

The NRC documents its findings on site safety characteristics and emergency planning in a Safety Evaluation Report and on environmental protection issues in Draft and Final Environmental Impact Statements.



Mandatory hearing conducted by the Commission

Design Certification

An carly site permit can also allow for a limited work authorization to perform non-safety site preparation activities before a combined license is activities before a combined license is sisued. A lter the NRC staff and the ACRS complete their safety reviews, the NRC issues a *Federal Register* notice for a mandatory public hearing. The early site permit is initially valid for no less than 10 permit is initially valid for no less than 10 rand no more than 20 years and can be renewed for 10 to 20 years.

The NRC may approve and cortify a standard nuclear plant design through a rulemaking, independent of a specific site. The design certification is valid for 15 years. A design certification application must contain proposed inspections, tests, analyses, and acceptance criteria for the standard

The NRC bases its safety review of the application primarily on the information submitted by the applicant. An application must contain enough design information for the Commission to reach a final

conclusion on all safety questions associated with the design. In general terms, a design certification application should provide an essentially complete nuclear plant design, with the exception of some site-specific design features.

The application presents the design basis, the limits on operation, and a safety analysis of structures, systems; and components of the facility as a whole. The scope and contents of the application are equivalent to the level of detail found in a Final Safety Analysis Report for a currently operating plant. The NRC's Safety Evaluation Report summarizes its review of the plant design and how the design meets applicable.

The ACRS reviews each application for a standard design certification, together with the NRC staff's safety evaluation report, in a public meeting. Upon determining that the application meets the relevant standards and requirements of the Atomic Energy Act and the Commission's regulations, the Commission drafts a rule to issue the standard design certification as an appendix to the 10 CFR Part 52 regulations. Members of the public may submit written or oral comments on the proposed design certification nue.

The issues resolved in a design certification rulemaking are more difficult to change than issues resolved under other licensing processes. The NRC cannot modify a certified design unless it finds that the design does not meet the applicable regulations in effect at the time of the design certification, or it is necessary to modify the design to easier and equate protection of the public health and safety. An application for a combined license under 10 CFR Part 52 can incorporate by reference a design certification and/or an early site permit, The advantage of this approach is that the issues resolved during the design certification rulemaking and the early site permit hearing processes are precluded from reconsideration later at the combined license stage.

More information about these licensing processes is available on the NRC website.

July 2020

Governing Legislation	The NRC was established by the Energy Reorganization Act of 1974. A summary and a text of this law, as well as other key laws that govern our operations, are provided below. The texts of other laws may be found in Nuclear Remutation Linearianion Linearian-mildio-conlasticions/numeric/textifis/m04001 (NULRFG-00801).			Fundamental Laws Governing Civilian Uses of Nuclear Materials and Facilities [#civilian] Nuclear Waste [#waste] Non-Pendiferation (#connect)		••••	 National Environmental Policy Act (#nathenviron-policy-act) National Environmental Policy Act (#nathenviron-policy-act) Fundamental Laws Governing Civilian Uses of Nuclear Materials and Facilities 	Atomic Energy Act of 1954, as Arnended (summary below [#atomic] , full-text version [/docs/ML1327/ML13274A488.pdf#page=23]) • Energy Reorganization Act of 1974 (summary below [#energy] , full-text version [/docs/ML1327/AL13274A488.pdf#page=241]) • Reorganization Plans (summary below [#reorg-plans] , full-text version [/docs/ML13277ML13274A488.pdf#page=275])	Nuclear Waste	 Nuclear Waste Policy Act of 1982 (summary below [#nwpa-1982], full-text version [/docs/ML1327/ML13274489.pdf#page=419]) Low-Level Radioactive Waste Policy Amendments Act of 1985 (summary below [#llwpaa-1985], full-text version [/docs/ML1327/ML13274489.pdf#page=295]) Uranium Mill Tailings Radiation Control Act of 1978 (summary below [#umfrca-1978], full-text version [/docs/M11327/MB137480.pdf#page=507])
Office of Nuclear Material Safety and Safequards	. > 16	effecture communications and working reviewing the Network that NCL and States, Loos government, wher for approcess and these American Total Governments, IMSS service as the primary contact for pointy makers to will control to these government groups and respit these groups informed of NIC advoluts. It knows the agroup oppraised of the desegovernment govers are strong theory and conveys to NAC management there groups oppraised of the desegovernment set on the may affect INRC and conveys to NAC management there groups toward NAC poinces, June, and extirctions	The Division of Nuclear Materalis Safety, Security, State and Trial Programs (MSST) in NNSS, Johna with oth Headquarters and Regionalis Diness implement day-to-day accivities in the Agreement State L Program, and Thisal Lusion Program.	Agreement State Program The star a dynamere and lises intogram Brotch implements, ble Agreement Star Program (ha) prov program diseased and goodence in the following areasy for integrated Materials Pertermante Evaluation program (INPEP). States network to secome Agreement, Rates or amending their Agreements, Pal-oui program (INPEP).	Federal and State Liaison Programs This scale Apprement and Laws Programs Branch also implements the invited and state (source Programs and works in copresentation with Reach, State, local governments, and impractace organizations the Federal and State Lukison Program, this cooperation ensures that the NRC membrane effective (SLIA).	Tribal Liaison Program The Natural Safety Licensing and Theal Branch Implements the Theal Linkon Program. The Material Safety Licensing and Theal Branch Implements the Sovernieg neighbor of Endernity-recognose Nature American. Theal governments Linkol governments under the Theal Lass, Program, Die NRC ministra government-to-government communications with these Islandul Lass, Program, Die NRC ministra government-to-government communications with these Islandul Lass, Program, Die NRC ministra government-to-government communications with these Islandul Lass, Program, Die NRC and Agreement States		Click on a given state (or state code is to be reference) Code of the refere) Code of the reference)	bage last meddred an Friday lune 16 2023	

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 Nuclear Non-Proliferation Act of 1978 (summary below [#nnpa-1978], full-text version [/docs/ML1327/AM492,pdf#page=19])

Fundamental Laws Governing the Processes of Regulatory Agencies

- Administrative Procedure Act (5 U.S.C. Chapters 5 through 8) (summary below [#apa-5usc-ch3-8], fulltext version [/docs/ML1327/ML13274A490.pdf#page=69])
 - National Environmental Policy Act (summary below [#natl-environ-policy-act], full-text version [/docs/ML13271ML13274A90.pdf#page=488])

Atomic Energy Act of 1954, as Amended in NUREG-0980

This Act is the fundamental U.S. law on both the civilian and the military uses of nuclear materials. On the civilian side, it provides for both the development and the regulation of the uses of nuclear materials and facilities in the United States, declaring the policy that "the development, use, and control of atomic energy shall be directed so as to promote world peace, improve the general welfare, increase the standard of living, and strengthen free competition in private enterprise." The Act requires that civilian uses of nuclear materials and facilities be licensed, and it empowers the NRC to establish by rule or order, and to enforce, such standards to govern these uses as "the Commission may deem necessary or desirable in order to protect health and safety and minimize danger to life or provide an opportunity for hearings and Federal judicial review in many instances.

Under section 274 of the Act, the NRC may enter into an agreement with a State for discontinuance of the NRC's regulatory authority over some materials licensees within the State. The State must first show that its regulatory program is compatible with the NRC's and adequate to protect public health and safety. The NRC retains authority over, among other things, nuclear power plants within the State and exports from the State. A major amendment to the Act established compensation for, and limits on, licensee liability for injury to off-site persons or damage to property caused by nuclear accidents.

(full-text version [/docs/ML1536/ML15364A497.pdf#page=23].)

Energy Reorganization Act of 1974

This Act established the Nuclear Regulatory Commission. Under the Atomic Energy Act of 1954, a single agency, the Atomic Energy Commission, had responsibility for the development and production of nuclear weapons and for both the development and the safety regulation of the civilian uses of nuclear materials. The Act of 1974 split these functions, assigning to one agency, now the Department of Energy, the responsibility for the development and production of nuclear weapons, promotion of nuclear power, and other energy-related work, and assigning to

the NRC the regulatory work, which does not include regulation of defense nuclear facilities. The Act of 1974 gave the Commission its collegial structure and established its major offices. The later amendment to the Act also provided protections for employees who raise nuclear safety concerns.

(full-text version).[/docs/ML1327/ML13274A489.pdf#page=241]

Reorganization Plans

Reorganization Plan No. 3 of 1970 established the U.S. Environmental Protection Agency (EPA) and gave it a role in establishing "generally applicable environmental standards for the protection of the general environment from radioactive material." Reorganization Plan No. 1 of 1980 strengthened the executive and administrative roles of the NRC Chairman, particularly in emergencies, transferring to the Chairman "all the functions vested in the Commission pertaining to an emergency concerning a particular facility or materials ... regulated by the Commission." This Reorganization Plan also provided that all policy formulation, policy-related rulemaking, and orders and adjudications would remain vested with the full Commission.

(full-text version [/docs/ML1327/ML13274A489.pdf#page=275]_)

Nuclear Waste Policy Act of 1982, as Amended

This Act establishes both the Federal government's responsibility to provide a place for the permanent disposal of high-level radioactive waste and spent nuclear fuel, and the generators' responsibility to bear the costs of permanent disposal. Amendments to the Act have focused the Federal government's efforts, through the Department of Energy, regarding a possible site at Yucca Mountain, Nevada.

(full-text version [/docs/ML1327/ML13274A489.pdf#page=419]_)

Low-Level Radioactive Waste Policy Amendments Act of 1985

This Act gives States the responsibility to dispose of low-level radioactive waste generated within their borders and allows them to form compacts to locate facilities to serve a group of States. The Act provides that the facilities will be regulated by the NRC or by States that have entered into Agreements with the NRC under section 274 of the Atomic Energy Act. The Act also requires the NRC to establish standards for determining when radionuclides are present in waste streams in sufficiently low concentrations or quantities as to be "below regulatory concern."

(full-text version [/docs/ML1327/ML13274A489.pdf#page=295]_)

This Act establishes programs for the stabilization and control of mill tailings at uranium or thorium mill sites, both active and inactive, in order to prevent or minimize, among other things, the diffusion of radon into the environment. Title II of the Act gives the NRC regulatory authority over mill tailing at sites under NRC license on or after January 1, 1978.

(full-text version [/docs/ML1327/ML13274A489.pd阱page=507].)

Nuclear Non-Proliferation Act of 1978

This Act seeks to limit the spread of nuclear weapons by, among other things, establishing criteria governing U.S. nuclear exports licensed by the NRC and taking steps to strengthen the international safeguards system.

full-text version [/docs/ML1327//ML13274A492.pdt#page=19].)

Administrative Procedure Act (5 U.S.C. Chapters 5 through 8)

This Act is the fundamental law governing the processes of Federal administrative agencies. Its original focus was on rulemaking and adjudication. It requires, for example, that affected persons be given adequate notice of proposed rules and an opportunity to comment on the proposed rules and that, in cases in which another statute requires that the agency provide a hearing "on the record," the parties are given adequate opportunity to present facts and argument and the hearing officer is impartial. The Act gives interested persons the right to petition an agency for the issuance, amendment, or repeal of a rule, it also provides standards for judicial review of agency actions. The Act has been arrended often and now incorporates several other acts that cover a great range of processes. Three of these incorporated acts deal with access to information. The Freedom of Information Act requires that agencies make public their rules, adjudicatory decisions, statements of policy, instructions to staff that affect a member of the public, and, upon request, such other material as does not fall into one of the Act's exceptions for material dealing with national security, trade secrets, and the like. The Government in the Sunshine Act requires that collegial bodies such as the Commission hold their meetings in public, with certain exceptions for meetings on matters such as, again, national security. The Privacy Act limits release of certain information about individuals.

Two of the acts incorporated into the Administrative Procedure Act provide for alternative mechanisms for resolving differences. The Negotiated Rulemaking Act allows agencies to develop rules in certain situations by negotiations among a limited number of parties, negotiations aimed at reaching a consensus on the proposed rule and avoiding fitigation over the final rule. The Administrative Dispute Resolution Act urges agencies to use negotiation, mediation, arbitration, and related techniques in place of adjudication, enforcement, rulemaking, or court litigation.

Two other incorporated acts are noteworthy. The Regulatory Flexibility Act requires that agencies consider the special needs and concerns of small entities in conducting rulemaking. The Congressional Review Act requires that every agency rule be submitted to Congress before being made effective, and that every "major" rule sit before Congress for 60 days before being made effective, during which time the rule can be subjected to an accelerated process that can lead to a statutory modification or disapproval of the rule.

[full-text version [/docs/ML1327/ML13274A490.pdf#page=69].)

National Environmental Policy Act

Every proposal for a major Federal action significantly affecting the quality of the human environment requires a detailed statement on, among other things, the environmental impact of the proposed action and alternatives to the proposed action. The statement is to accompany the proposal through the agency review process. The Act also established in the Executive Office of the President a Council on Environmental Quality, which has issued regulations on the preparation of environmental impact statements and on public participation in the preparation of the statements...

[full-text version [/docs/ML1327/ML13274A490.pdf#page=488]_)

Page Last Reviewed/Updated Friday, September 10, 2021

MAY 29, 2024

Fact Sheet: Biden-Harris Administration Announces New Steps to Bolster Domestic Nuclear Industry and Advance America's Clean Energy Future

solar, a new generation of nuclear reactors is now capturing the attention of a Prcsident Biden's Investing in America agenda and manufacturing boom. The For decades, nuclear power has been the largest source of clean energy in the continuing to build on President Biden's unprecedented goal of a carbon free country have access to affordable, reliable electric power, and creating goodpaying clean energy jobs. Alongside renewable power sources like wind and represents a pivotal challenge requiring all the expertise and ingenuity our maintains these jobs for decades, and supports hundreds of thousands of reliable energy and meet the needs of a fast-growing economy, driven by United States, accounting for 19% of total energy produced last year. The electricity sector by 2035 while also ensuring that consumers across the wide range of stakeholders for nuclear energy's ability to produce clean, Administration recognizes that decarbonizing our power system, which throughout the U.S. energy system, the Biden-Harris Administration is other workers. In the midst of transformational changes taking place industry directly employs nearly 60,000 workers in good paying jobs, accounts for a quarter of all the nation's greenhouse gas emissions, nation can deliver. The Biden-Harris Administration is today hosting a White House Summit on Domestic Nuclear Deployment, highlighting the collective progress being made from across the public and private sectors. Under President Biden's leadership, the Administration has taken a number of actions to strengthen our nation's energy and economic security by reducing – and putting us on the path to eliminating – our reliance on Russian uranium for civil nuclear power and building a new supply chain for nuclear fuel, including: signing on to last year's multi-country declaration at COP28 to

triple nuclear energy capacity globally by 2050; developing new reactor designs; extending the service lives of existing nuclear reactors; and growing the momentum behind new deployments. Recognizing the importance of both the existing U.S. nuclear fleet and continued build out of large nuclear power plants, the U.S. is also taking steps to mitigate project risks associated with large nuclear builds and position U.S. industry to support an aggressive deployment target.

group members will be made up of federal government entities, including the working group that will draw on leading experts from across the nuclear Science and Technology Policy, and the Department of Energy. The working and cost-effective deployment of clean, reliable nuclear energy and ensuring and megaproject construction industry to help identify opportunities to proactively mitigate sources of cost and schedule overrun risk. Working stakeholders are better protected, theAdministration is announcing today organizations, academics, and NGOs, which will each offer individual views engineering, procurement and construction firms, utilities, investors, labor White House Office of Domestic Climate Policy, the White House Office of on how to help further the Administration's goal of delivering an efficient To help drive reactor deployment while ensuring ratepayers and project group will engage a range of stakeholders, including project developers, Clean Energy Innovation & Implementation, the White House Office of the creation of a Nuclear Power Project Management and Delivery that learnings translate to cost savings for future construction and deployment. The United States Army is also announcing that it will soon release a Request for Information to inform a deployment program for advanced reactors to power multiple Army sites in the United States. Small modular nuclear reactors and microreactors can provide defense installations resilient energy for several years amid the threat of physical or cyberattacks, extreme weather, pandemic biothreats, and other emerging challenges that can all disrupt commercial energy networks. Alongside the current defense programs through the Department of the Air Force microreactor pathfinder at Eleson AFB and the Office of the Secretary of Defense (OSD) Strategic Capabilities Office (SCO) Project Pele prototype transportable microreactor protype, the Army is taking a kcy role in exploring the deployment of advanced reactors that help meet their energy needs. These efforts will help

Plant and upgrade it to produce clean, baseload power through at least 2050.	Diablo Canyon in California is leveraging DOE's Civil Nuclear Credit	program to fund the plant's life extension.	 The Inflation Reduction Act created a production tax credit (Internal Revenue Code (TRC) section 45(1) for existing nuclear plants, giving 	them more economic security to keep operating.	<u>Demonstrating and deploying new nuclear technologies</u>	DOE's Advanced Reactor Demonstration Program (ARDP) provides	significant funding for nuclear demonstration and risk reduction	projects. Awardees include Gen IV reactor vendors and developers	TerraPower, A-energy, Kairos Fower, westinghouse, DWA. Technologies,	and Southern Company.	 The President signed a Congressional appropriations package providing 	\$800 million to fund up to two Gen III+ SMR demonstration projects.	The implementation of this will be announced later this year. This	package also appropriated \$100 Million for Gen III+ SMR design,	licensing, supplier development, and site preparation.		 The Inflation Reduction Act enacted the Clean Electricity Production tax 	credit (IRC section 45Y) and Clean Electricity Investment tax credit	(IRC section 48E) to support the deployment of all zero-greenhouse gas-	emitting electricity generation, including from new nuclear electric	generators.	 DOE released a coal-to-nuclear technical study and information guide, 	highlighting the potential for more than 300 plant conversions and their	ability to transition jobs and can be an economic boom for the	communities they support	 The Department of Defense (DOD) is funding Project Pele to develop a prototype microreactor (Gen IV) design for future use at defense installations. 		 The Export-Import Bank of the United States (EXIM) and U.S. Department of State announced the "EXIM SMR Financing Toolkit," a
inform the regulatory and supply chain pathways that will pave the path for additional deployments of advanced nuclear technology to provide clean,	reliable energy for federal installations and other critical infrastructure.	Additionally, the Department of Energy released today a new primer	inginigrung une expected einanteeu satety of auvanceu nuchear reactors including passive core cooling capabilities and advanced fuel designs. Idaho	National Laboratory is also releasing a new advanced nuclear reactor capital cost reduction pathway tool that will help developers and	stakeholders to assess cost drivers for new projects.	The Administration notes the completion of units 3 and 4 of the Vogtle	nuclear power plant in Georgia, the first new reactors built in the United	States in over 30 years, and a result of the efforts and collaboration between	utilities, developers, and end users to finance new nuclear projects, as well as	the over 9,000 workers, many of whom were union, and the residents of	Georgia to help the project reach a successful outcome. The Vogtle site is	now the largest source of clean power in America, with four operating	nuclear reactors. DOE financing and support made this project possible. The	DOE Loan Programs Office (LPO) has committed \$12 billion in loan	guarantees for the construction as well as technical expertise, project	monitoring, and issue mitigation support that would have been otherwise	unavailable in the private sector. LPO's low rates also means hundreds of	millions of dollars in annual cost savings for Georgians.		The U.S. government will continue to take action to enable first movers to	deploy advanced and innovative technologies. These announcements build	upon a wide range of actions the Biden-Harris Administration has already	taken, which include:	<u>Reviving and revitalizing existing nuclear, while preserving jobs</u>		 The Palisades nuclear plant in Michigan would be the first U.S. nuclear plant to restart after shutting down. It is supported by a \$1.5 billion conditional loan commitment from the DOE Loan Programs Office to 	Holtec Palisades, LLC, to finance the restoration and resumption of	service for an 800 MW nuclear generation station in Covert Township, Michigan. The project aims to bring back online the Palisades Nuclear

suite of financial tools to support SMR deployments and help U.S. exporters compete in the global SMR market. DOE, with support from our multidisciplinary national labs is working with, and providing resources for, industry partners to evaluate how international safeguards obligations and security can be integrated better early into the design process of new nuclear facilities from initial planning through deployment.

Streamlining licensing processes for building new reactors, extending the life of existing reactors, and expanding capacity of existing reactors

In anticipation of the growing interest in reactor deployment, the Nuclear Regulatory Commission (NRC) continues to make strides in reforming its licensing and permitting processes to ensure that its reviews and analyses can be performed efficiently without compromising safety.

- Demonstrating efficient licensing: NRC issued a construction permit to Kairos for the Hermes test reactor this past December; the first non-light water reactor (non-LWR) construction permit issued in the United States in 56 years. NRC completed its safety and environmental reviews of the Kairos Hermes test reactor construction permit application ahead of schedule and on-budget.
- New technology-neutral licensing pathway: The NRC Commission took important steps to improve the proposed draft rule for the new 10 CFR Part 53 technology-neutral licensing pathway in response to stakeholder feedback and to make it more useful to applicants.
- Reducing regulatory uncertainty: NRC issued licensing guidance for applicants seeking to use the existing Part 50 and 52 licensing pathways before the new optional Part 53 is completed. This guidance reduces the regulatory uncertainty for new reactor concepts that do not fit the mold of conventional reactor technologies.
- Streamlining environmental reviews: NRC staff approved a proposed rule for Commission approval which would utilize an advanced reactor generic environmental impact statement (GEIS) to streamline environmental reviews for licensing new reactors. NRC staff also expects

to soon issue a GEIS for license renewal to streamline environmental reviews for extending the operating license for existing reactors.

- Preparing for factory-built microreactors: NRC staff identified potential regulatory solutions to enable licensing of microreactors that would be factory-built and then transported to a deployment site.
- Leveraging cooperation with international partners: NRC recently signed a memorandum of cooperation with the Canadian Nuclear Safety Commission and the UK Office for Nuclear Regulation to increase collaboration on the technical reviews of advanced reactor and SMR technologies.
- Modernizing safety and security reviews: NRC has initiated several process improvements for new reactor licensing such as the proposed rule for alternative physical security and new rule for emergency preparedness requirements for SMRs and non-LWRs that would provide regulatory stability, predictability, and clarity and minimize or eliminate uncertainty for applicants.
- Increasing transparency and accountability: NRC launched its licensing status dashboards to better enable stakeholders to track licensing review progress.

Advancing the supply chain and workforce

- The Biden-Harris Administration is delivering on its promise to ensure a supply chain for reliable energy security and to reduce dependencies on Russian energy. On May 13, President Biden signed into law the "Prohibiting Russian Uranium Imports Act" which imposes a ban on imported enriched uranium from Russia unless importers receive a waiver granted by the Secretary of Energy. It also unlocks up to \$2.72 billion made available at the President's request by the Consolidated Appropriations Act of 2024 to jumpstart new enrichment capacity in the United States for LEU and HALEU.
- Centrus Energy Corporation produced the nation's first 100 kilograms of high-assay low-enriched uranium, a crucial material required by many advanced reactor designs. The production was the first of its kind in the United States in more than 70 years and completed a key milestone in

Without a plant currently operating in lowa, does nuclear	energy have a future in the state?	As of 2020, no nuclear power plants were operating in lowa. With new technology emerging, could it make a comeback?	Author: Taylor Kanost, Brandon Lawrence Published: 6:23 PM CDT May 19, 2022 Updated: 6:53 PM CDT May 19, 2022	DES MOINES, Iowa — Iowa's largest power provider wants to explore the possibility of using new nuclear power technology to heat and light our homes. MidAmerican Energy is seeking approval on a \$3.9 billion renewable energy project in lowa called Wind PRIME in hopes of achieving net-zero greenhouse gas emissions. Along with further investment in wind and solar energy, MidAmerican is looking to use the funds to explore new, green technologies such as energy storage, carbon capture and small modular nuclear reactors.	Since renewable sources like wind and solar do not consistently generate energy, the company is requesting permission from the lowa Utilities Board to explore these
DOE's HALEU Demonstration project in Piketon, Ohio. Centrus is expected to ramp up its production rate of HALEU material to 900 kilograms per year starting in 2024. The Inflation Reduction Act of 2022 also provided \$700 million to help establish a reliable domestic supply of fuels for advanced reactors using HALEU.	 X-Energy was allocated \$148 million in tax credits under the Qualifying Advanced Energy Project Credit program (IRC section 48C) for an advanced nuclear fuel fabrication facility, which will make TRISO particle fuel. 	 The Consolidated Appropriations Act of 2024 made available \$100 million for nuclear workforce training programs at universities, 2-year colleges, trade schools. 	 The Department of Energy's Advanced Research Program Agency- Energy (ARPA-E) is also hosting several earlier stage R&D programs for advanced nuclear, including \$87 million of funding to 30 projects with the aims of lower capital costs, lower O&M costs, and reducing spent fuel. 	Taken together, these actions represent the largest sustained push to accelerate civil nuclear deployment in the United States in nearly five decades. President Biden will continue to take steps to reestablish U.S. leadership in the industry, including continuing to keep existing nuclear plants operational, supporting the demonstration and deployment of advanced reactor technologies, making permitting processes more efficient and effective, securing and expanding the nuclear fuel supply, strengthening nuclear safety, security, and safeguards, and supporting an ambitious strategy to ensure the nation's nuclear leadership. ###	

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"It's the first step in determining if any would be feasible," said MidAmerican Energy spokesman Geoff Greenwood. "It is not a commitment to utilize one over another or any at all."

In the proposal, MidAmerican requested a decision from the lowa Utilities Board by October. MidAmerican has never operated a nuclear facility, but does own a 25% stake in the Quad Cities Generating Station in Cordova, Illinois which supplied just under 4% of MidAmerican's generating capacity in 2021.

Click here for more climate change stories

Credit: WOI-TV

MidAmerican Energy provides electricity and natural gas to over 1.6 million customers in Iowa, Illinois, Nebraska and South Dakota.

RELATED: The pros and cons of a longer growing season

Nuclear energy is created through fission, a process where the splitting of uranium creates heat that boils water. This forms steam which spins turbines and generates electricity.

This process emits no carbon dioxide. But safety concerns, high costs and a large physical footprint have stifled its popularity. Now a scaled-down version of this nuclear technology is emerging called small modular reactors (SMRs).

Unlike traditional nuclear plants, SMRs are built off-site which helps save on costs.

"Instead of having to build a huge plan out in the field, you could manufacture most of the pieces of it, like Boeing would an aircraft, in a factory and then send it to site and basically plug it in," said senior nuclear engineer Tim Cahill.

SMRs have a power capacity of up to 300 megawatts: enough to power up to 200,000 homes. That's comparable to the capacity of an average U.S. coal plant.

"We're atternpting to size these units such that they could effectively be a replacement for these older, dirtier forms of fossil fuel power," Cahill added.

With nuclear energy, safety is always top of mind. Nuclear accidents are rare, but can happen. Traditional reactors pump water to cool radioactive material, and backup generators are on site to power the pumps when electricity goes down at the plant.

In the case of Fukushima in 2011, the backup generators failed, leading to nuclear meltdown fears.

Because of their size, SMRs rely on natural forces, not pumps, to circulate water. This is a significant safety improvement nuclear energy proponents say increases its feasibility in the U.S.

"I would say the United States is the gold standard when it comes to nuclear safety," Cahill said.

Despite all of this, some environmentalists aren't convinced nuclear is the way to go.

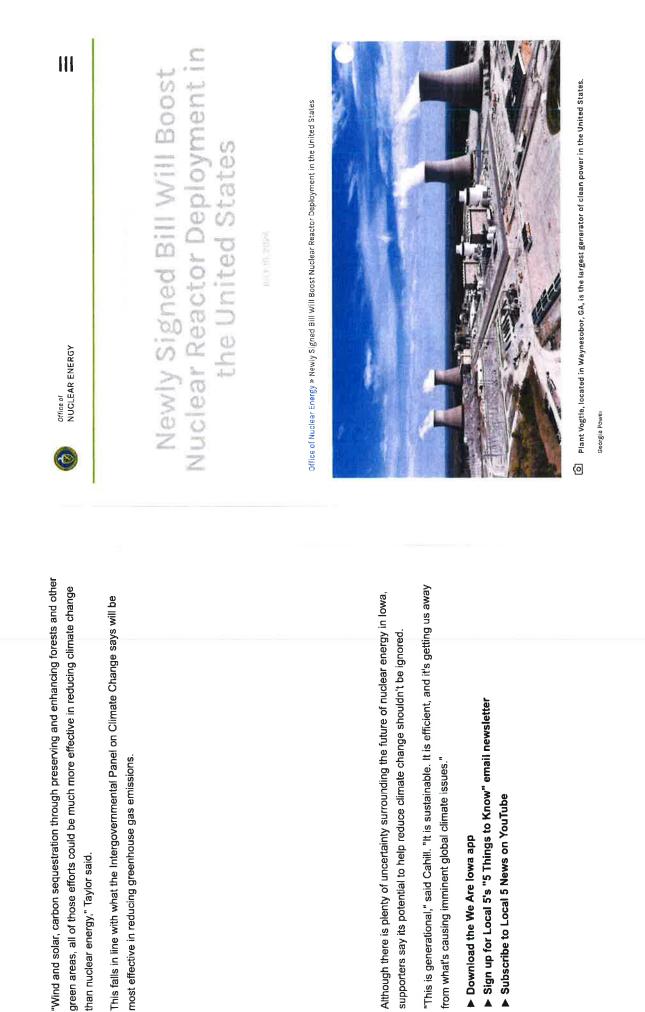
"We say nuclear power is dirty, dangerous and expensive," said Wally Taylor from the lowa Chapter of the Sierra Club. "Dirty because of the uranium extraction. Dirty because of the spent fuel that was radioactive for hundreds of thousands of years, and we don't know what to do with it."

The Duane Arnold Energy Center in Palo was the last operating nuclear power plant in lowa until high winds from the Aug. 10, 2020 derecho caused damage and forced it to shut down.

Now, it will take decades to properly dispose of toxic waste at the site.

The Sierra Club has been fighting against nuclear energy in lowa since the 1970s, lobbying at the statehouse to prevent nuclear initiatives from moving forward.

RELATED: Earth given 50-50 chance of hitting key warming mark by 2026



	start building more domestic reactors.
Included in the bill is bipartisan legislation known as the ADVANCE Act that will help us	We've already seen some incredible progress in this area.
DUILD HEW FERCIOLS AT A CHIP THAT WE HAVEN L SEEN SHICE THE STORE THE STORE	This past year, the NRC certified the nation's first small modular reactor. It also issued
And there is no time like the present to get started.	its first construction permit for a non-light water design as part of a project that we are
Energy demand is expected to grow over the next decade as data centers, electric	supporting through our Advanced Reactor Demonstration program.
vehicles, and industrial processes all search for a clean and reliable source of power.	
Nuclear will be part of that solution, which is why the United States has already committed to tripling our nuclear capacity and is making moves to help secure our clean energy future.	MILESTONE NRC approves first construction permit application for Generation IV reactor.
But in order to do that, we need legislation like the ADVANCE Act to help speed up the deployment and licensing of new reactors and fuels, and our office stands ready to support this effort.	ADVANCEs in Microreactor Deployments
Incentivizing Competition	Another development in this bill is its focus on small reactor technologies, known as microreactors.
The ADVANCE Act builds on the successes of previous legislation to develop a	These compact reactors will be small enough to fit on a semi-truck and can be deployed
modernized approach to licensing new reactor technologies.	around the country, including remote locations and military bases for reliable heat and
Many of the advanced reactors under development use different coolants than what is	power.
currently used in our commercial light-water reactors—making the regulatory process	The ADVANCE Act directs the NRC to develop guidance to license and regulate
more of a chailenge.	microreactor designs within 18 months. It also eliminates costs associated with pre-
The ADVANCE Act directs the U.S. Nuclear Regulatory Commission (NRC) to reduce certain licensing application fees and authorizes increased staffing for NRC reviews to	application activities and early site permits at DOE sites or other locations that are critical to our national security.
expedite the process.	Both should expedite the demonstration and deployment of two microreactor projects
It also introduces prize competitions that the U.S. Department of Energy (DOE) can	that are being pursued by our military.
award to incentivize deployment.	Alaska's Eielson Air Force Base plans to build a microreactor at its site as early as 2027,
These awards are subject to Congressional appropriations but will cover the total costs assessed by the NRC for first movers in a variety of areas, including the first advanced	The Defense Department is also gearing up to demonstrate a high-temperature gas reactor design at Idaho National Laboratory around the same timeframe.

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What is a Microreactor?	Microsoftee to a could help solve

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Office of Nuclear Energy

Repowering Coal Sites with Nuclear

The ADVANCE Act also enables the cleanup and reuse of brownfield sites, including retired or retiring coal plants.

power plants to help keep high-paying jobs and economic opportunities in these energy Our analysis shows that hundreds of these coal sites could be converted into nuclear communities.

The NRC will examine and streamline licensing processes for nuclear facilities at these sites and will also take into account the associated infrastructure as part of the process.

The NRC is currently reviewing TerraPower's construction permit application to build its Natrium reactor near a retiring coal plant in Kemmerer, Wyoming. If approved, it would be the first one issued by the NRC for a commercial non-light water reactor and will pave the way for other designs looking to do the same at similar brownfield sites.

Coal-to-Nuclear

Repowering coal plants with nuclear power can lead to several economic and environmental advantages.

Fueling the Future

Many of these new reactor designs will also require high-assay low-enriched uranium. known as HALEU, which is not yet commercially available in the United States.

nuclear fuel supply chain and grow our domestic capabilities to produce low-enriched The Biden-Harris Administration has taken several steps to strengthen our domestic uranium, including HALEU. The ADVANCE Act bill builds on this work and Congress' recent ban on Russian uranium imports by also prohibiting certain fuel products made in China.

This move further strengthens our domestic nuclear fuel supply chain as we work to build up an adequate fuel supply for the United States and its allies. DOE recently made up to \$2.7 billion available to purchase low-enriched uranium from domestic sources to build capacity here in the states. We also plan to award contracts this summer through our HALEU Availability Program to ensure there is enough material to support the development, demonstration, and deployment of new reactors.

Finally, we'll continue working with the NRC to help develop, qualify, and license new fuel concepts such as accident tolerant fuels for the commercial fleet, along with

TRISO fuels that can be used in future molten salt and high-temperature gas reactor designs.	Dr. Michael Goff is the Acting Assistant Secretary for the U.S. Department of Energy's Office of Nuclear Energy.
Investing in America	MORE BY THIS AUTHOR
Overall, this is yet another wave of momentum that the United States continues to ride to advance nuclear power under President Biden's Investing in America agenda.	
The ADVANCE Act, along with the historic investments and tax incentives provided by the Bipartisan Infrastructure Law and Inflation Reduction Act , have truly reenergized our domestic nuclear power sector and repositioned us as a global leader on the technology we first developed.	
We're excited to build on our established collaborations with the NRC to accelerate new reactor deployments in the United States and look forward to streamlining our efforts across the government to help build a new secure, clean energy economy that brings everyone along for the ride.	5
Let's get to work!	
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Office of Nuclear Energy

Nuclear is getting smaller ... and it's opening up some big opportunities for the industry.

A handful of microreactor designs are under development in the United States, and they could be ready to roll out within the next decade.

These compact reactors will be small enough to transport by truck and could help solve energy challenges in a number of areas, ranging from remote commercial or residential locations to military bases.

Features

Microreactors are not defined by their fuel form or coolant. Instead, they have three main features:

- Factory fabricated: All components of a microreactor would be fully assembled in a factory and shipped out to location. This eliminates difficulties associated with large-scale construction, reduces capital costs and would help get the reactor up and running quickly.
- 2. Transportable: Smaller unit designs will make microreactors very transportable. This would make it easy for vendors to ship the entire reactor by truck, shipping vessel, airplane or railcar.
- 3. Self-adjusting: Simple and responsive design concepts will allow microreactors to self-adjust. They won't require a large number of specialized operators and would utilize passive safety systems that prevent any potential for overheating or reactor meltdown.

Benefits

Microreactor designs vary, but most would be able to produce 1-20 megawatts of thermal energy that could be used directly as heat or converted to electric power. They can be used to generate clean and reliable electricity for commercial use or for non-electric applications such as district heating, water desalination and hydrogen fuel production.

Other benefits:

- Seamless integration with renewables within microgrids
- Can be used for emergency response to help restore power to areas hit by natural disasters
- A longer core life, operating for up to 10 years without refueling
- Can be quickly removed from sites and exchanged for new ones

Most designs will require fuel with a higher concentration of uranium-235 that's not currently used in today's reactors, although some may benefit from use of high temperature moderating materials that would reduce fuel enrichment requirements while maintaining the small system size.

The U.S. Department of Energy supports a variety of advanced reactor designs. including gas, liquid metal. molten salt and heat pipe-cooled concepts. American microreactor developers are currently focused on gas and heat pipe-cooled designs that could debut as early as the mid-2020s.

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EIELSON AIR FORCE BASE



MICRO-REACTOR PILOT PROGRAM

Eleison Air Force Base (AFB) is the Department of the Air Force's (DAF) preferred location to pilot fice first micro-reactor. The next-generation energy technology has the potential to provide the installation with a clean, reliable, and resilient energy supply for critical national security infrastructure. Micro-reactors are small nuclear reactors that can produce clean energy and are equipped with bult-in actey features that self-adjust to prevent overheating. The technology's ability to operate independently from the commercial grid and reduce greenhouse gas emissions make microreactors a promising power source for remote domeation military installations criticial to national security.

The Department of the Air Force Micro-Reactor pliot was initiated in response to the Fiscal Year 2019 National Defense Authorization Act requirement to identify potential locations to site, construct, and operate a micro-reactor. The department is partnering with the Defense Logistics Agency (DLA) Energy Office to execute a power purchase agreement with a third-party developet. The procurement process is currently paused, following a bid protest filed with the Government Accountability office. The pause will allow for additional proposal review, which is anticipated to conducte by end of Summer 2024. Unanticipated milestone shifts have not halted our efforts and the department remains steadfast in our exploration of this innovative technology to assure resilience at mission critical locations and to meet the evolving challengase of case Power Competition. As the first pilot program of its kind, the micro-reactor pilot program must undergo significant scrutiny and coordination from all agencies involved. The Department of the Air Force is partnered with key regulatory universities to ensure the pilot is secured statery and is committed to frequent, clear, and framparent communication with all local stateholders - including Fairbarks North Star Borough. Tanana Chiefs Conference, and University of Alaska, and many other community groups - to ensure this project benefits both the installation and the broader local community.

CONTACT US

Questions regarding the pilot can be directed to SAF.IEE Micro-Reactor Pilot@us af mil,

MICRO-REACTOR QUARTERLY NEWSLETTER

February 2022 Newsletter

August 2022 Newsletter

September 2022 Newslener

February 2023 Newsletter

July 2023 Newsletter

BIELSON ATA FORCE BASE

NEWS



Eleisan AFB Amounced an Site for AFB Amounced an Site for AFF Force Micro-Reactor Piloi The Department of the Air Force has selected Eleison Air Force Base (AFB) to pilot its first micro-reactor. The next-generation energy capability will provide the installation with a clean, reliable, and resilient energy supply fechnology for critical national security infrastructure... (<u>Read more</u>)



Request for proposal retensed for Eletion Air Force Base Micro-Resorder Pilot Program The Department of the Air Force, in partnership with the Defense Logistics Agency Energy, released a request for proposal for the Eleison Air

Force Base Micro-Reactor Pilot Program today... (Read more)

PILOT PROJECT STATUS



The procursment process is currently peused to allow for additional proposal review. Raview is enticipated to correlate by the end of Summer 2024.

EDUCATIONAL VIDEOS

Eielson Air Force Base Micro-reactor

<u>Micro-reactor Priot Program - Increasing Resilience. Through Carbon Pollution-Free Technology</u>

<u>Ready to Go at 50 Betow</u>

REQUEST FOR PROPOSAL (RFP)

Elelson, AFB Micro-Reactor BFP

RESOURCES

Fact Sheet FAQs adamme: the abgenerate of hoer last seen of eventuale eventualement by the 364th Figher Wing the United States AF Force, or the Oppartment of Defense of the external Web site, or the

information, products, or services contained therein

PROJECT PELE

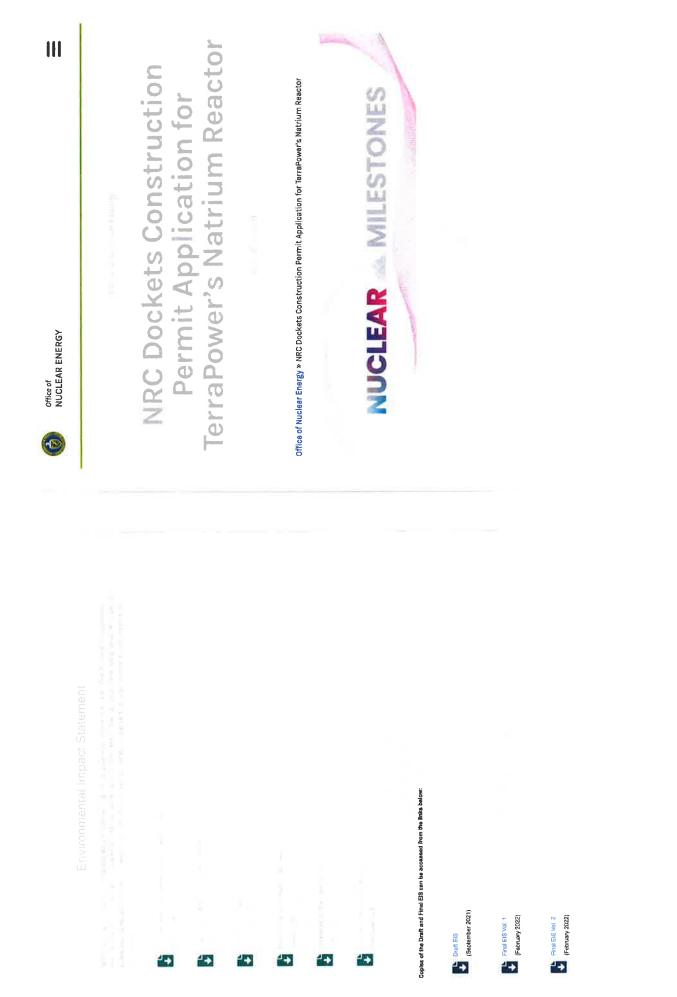
MOBLE NUCLEAR REACTOR



Background

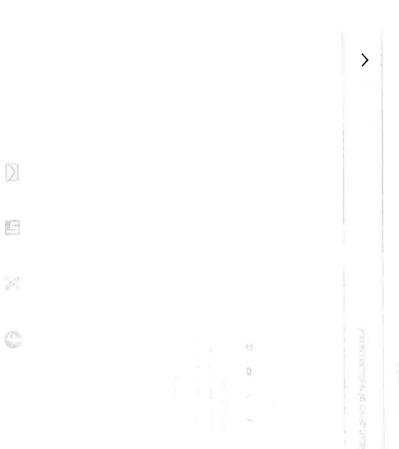
In 2015 the Defense Science Board (DSB) identified energy as a critical enabler of Lulue mittary operations. The study noted that batterield energy usage will kickly increases significantly over the next few decades with energy needs of currents and operatives and operatives and expression is leavy usagenergy interventies to anergy efficiency and management, The DSB found that information character of may alternate energy sources do not appear able to keep pace with the growth of the Department of Department of Department of nuclear energy needs of a sources on the terrelicance of reliable, abundant, and confinuous energy through the deployment of nuclear energy power systems. Consequently, the DoD's Starking capabilities Office (SCC) launched Project Pele. The project's objective is to design, and demonstrate a protokype mobile materia reador with revisions. The start of the start of the effort will be regard as between the provide and record advances in nuclear engineering to deliver an inhomonal year, and the reador will be designed to provide roleble and readient power, while minimizing rate of nuclear providention, environmental damage, or harm to nearby personnel or provide to provide roleble and readient power, while minimizing rate of nuclear providention, environmental damage, or harm to nearby personnel or propulations.

Project Pele is led by SCD in close colleboration with the Department of Energy. Nuclear Regulatory Commission, U.S. Army Corps of Engineers, as well as with industry partners.



The project is an important next step in implementing the licensing modernization project , which was supported by DOE and also involves collaboration with industry and the NRC.	"We're excited to have our construction permit application docketed for review by the NRC," said Jeff Navin, the director of external affairs for TerraPower. "By implementing the licensing modernization project framework, TerraPower is helping to demonstrate a more streamlined approach to licensing non-light water advanced	reactors." A Win for Wyoming	The Natrium reactor is a 345-megawatt electric sodium-cooled fast reactor with a molten salt energy storage system that is being designed to flexibly operate with renewable power generators to help decarbonize the electric grid.	The first Natrium reactor will be built in Lincoln County, Wyoming, near the retiring Naughton coal plant—a transition to nuclear power that could bring new economic and environmental benefits to the community.	Non-nuclear construction on the project is expected to start later this summer.	Natrium is one of two clean energy projects supported by the U.S. Department Energy through President Bidens' Bipartisan Infrastructure Law to demonstrate first-of-a-kind reactor technologies.	Both projects are managed through the Office of Clean Energy Demonstrations and are implementing the licensing modernization project methodology.	Subscribe for Updates	Enter Email Address
			Rendering of TerraPower's Natrium power plant	The U.S. Nuclear Regulatory Commission (NRC) accepted TerraPower's construction permit application for review, marking the first time in more than 40 years that the	NKC has docketed a Part 5U-based application for a commercial non-light water reactor.	The advanced reactor company, based in Bellevue, Washington, is seeking permission to build its Natrium reactor in Kemmerer, Wyoming, as part of a demonstration project supported by the U.S. Department of Energy (DOE).	If approved, the construction permit will be the first ever issued by the NRC for a commercial non-light water power reactor.	A Step Foward for Advanced Reactor Licensing	TerraPower's application applied new technology-inclusive guidance that was recently issued by the NRC to ensure consistency, quality, and uniformity of reviews

The new guidance included an endorsement of the industry-led TICAP project to deliver a more risk-informed review of the safety analysis report. for non-light water reactor applicants.



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ALCOLOGY A DESIGN AND A DESIGN

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	More than 20 U.S. companies are developing advanced reactors that will completely change the way we think about the nuclear industry.
2000 and 24 millions (12 million)	Most of these new reactor designs will be smaller, more flexible and less expensive to build and operate. Some of them may consume used nuclear fuel or help bring clean water and reliable power to communities never thought possible.
What is High-Assay Low-	The majority of these designs will require a fuel that isn't yet available at a commercial scale.
Enriched Uranium (HALEU)?	lt's what the industry calls high-assay low-enriched uranium, or HALEU for short, and these companies can't bring their reactors to life without it.
metting of theorem	What is High-Assay Low-Enriched Uranium?
Office of Nuclear Energy » What is High-Assay Low-Enriched Uranium (HALEU)?	Our existing fleet of reactors runs on uranium fuel that is enriched up to 5% with uranium-235—the main fissile isotope that produces energy during a chain reaction.
What is High-Assay Low-Enriched Uranium (HALEU)?	By definition, HALEU is enriched between 5% and 20% and is required for most U.S. advanced reactors to achieve smaller designs that get more power per unit of volume. HALEU will also allow developers to optimize their systems for longer life cores, increased efficiencies and better fuel utilization.
ANIMATION: Learn the basics on high-assay low-enriched uranium. Video courtesy of the Department of Energy	

	enriched uranium (greater than 20%) that can then be downblended to make HALEU fuel.
	Electrochemical Processing
	Irradiated fuel from DOE-research reactors is prepared and placed into a high- temperature molten salt chemical bath. An electric current is then used to separate the highly enriched uranium metal from the fission products. The recovered uranium is cleaned and mixed with lower enriched uranium to create HALEU. The uranium is then fabricated into new fuel in a high-temperature furnace.
	Idaho National Laboratory is working to make up to 10 metric tons of HALEU using this process in the near-term to support current testing and demonstration projects.
	Hybrid Zirconium Extraction Process (ZIRCEX)
Click to view or download our HALEU infographic.	Irradiated fuels are dissolved in hydrochloric acid gas to remove the aluminum or zirconium cladding. The fuel is then passed through a modular solvent extraction system to separate the uranium from its fission products. The uranium is then
The Growing Need for HALEU	downblended with lower enriched uranium and returned to its solid form to produce HALEU.
There's a pressing need for HALEU now that could force some companies to reevaluate their plans if they can't access this fuel.	Idaho National Laboratory is currently testing a small-scale pilot facility on unirradiated materials to research and scale-up a new ZIRCEX process. Argonne, Oak
The U.S. Department of Energy (DOE) projects that more than 40 metric tons of HALEU will be needed before the end of the decade, with additional amounts required each year, to deploy a new fleet of advanced reactors.	Ridge and Pacific Northwest national laboratories are collaborating on this project. The Long-Term Solution
To help mitigate that risk, DOE is exploring three options to support the testing and demonstration of these advanced reactors with HALEU fuel.	A three-year demonstration project is underway to send a strong signal to potential vendors that there will be a proven domestic capability to produce HALEU when the market demands it.
Near-Term Solutions DOE and its national labs are working on two chemical processes to provide small	DOE is partnering with Centrus to manufacture 16 advanced centrifuges for deployment at an enrichment facility in Piketon, Ohio.
amounts of HALEU to vendors in the near-future. Both methods involve the recycling of used nuclear fuel from government-owned research reactors to recover highly	The company's AC-100M machine was developed through the years with support from DOE and will demonstrate enrichment of uranium hexafluoride gas to produce HALEU.

The HALEU will be used for advanced reactor fuel qualification testing and reactor demonstration projects. The AC-100M technology will be available for commercial deployment at the conclusion of the demonstration.

Learn more about the Office of Nuclear Energy's work with HALEU.

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4 Crucial Steps the Biden-Harris Secure a Nuclear Fuel Supply Administration is Taking to Chain

Office of Nuclear Energy »

t Crucial Steps the Biden-Harris Administration is Taking to Secure a Nuclear Fuel Supply Chair

Over the last several years, the Biden-Harris Administration has taken decisive action to establish a U.S. nuclear fuel supply chain to strengthen the nation's economic, climate, and national security priorities. A reliable uranium supply chain is essential to powering the world's largest fleet of deploying new advanced reactors that can spark job creation and reduce carbon 93 commercial reactors in the U.S., producing life-saving medical isotopes, and dioxide emissions in communities across the country.

undermines the security of this supply chain, which is why the Administration has taken the following actions to sever these ties and expand the nation's capacity to However, current U.S. dependence on Russian-sourced nuclear materials and fuels produce low-enriched uranium - including high-assay low-enriched uranium (HALEU) for advanced reactors.

Nuclear Fuel Supply Chain Securing a Domestic

secure a domestic nuclear fuel supply chain free from Decisive steps by the Biden-Harris Administration to Russian-influence:



uranium (HALEU) supply chain in support of advanced reactors deconversion services to establish a high-assay low-enriched Award contracts in 2024 to purchase enrichment and



enriched more than 100 kgs of HALEU in Piketon, OH with Demonstrate the American Centrifuge Project, which has future plans to expand to 900 kgs.



partnership between the U.S., Canada, France, Japan, and U.K. Mobilized more than \$4 billion in pledged funding to expand enrichment and conversion services through the Sapporo 5



Reduction Act and FY24 spending bill to support domestic Appropriated more than \$3.4 billion through the Inflation uranium enrichment capabilities

uranium, including HALEU, is essential to fueling Expanding domestic enrichment of low-enriched existing and new advanced reactors that can:







			 \$800 million to demonstrate two advanced light-water small modular reactor
Reduce emissions across all sectors	Deliver high-paying jobs across the country	Secure our energy security	systems
			Explore more nuclear energy wins from the Biden-Harris Administration over the last year HERE .
Reestablishing the Domest	ing the D	omestic	See what's coming up next with our FY25 budget request HERE.
Nuclear Industry	ustry		Learn more about the Biden-Harris Administration's actions to secure a U.S. nuclear fuel supply chain HERE.
Establishing a reliable, domestic nuclear fuel supply chain is a key part to the Administration's larger efforts to reassert leadership in the nuclear energy sector both at home and abroad.	ic nuclear fuel supply cl to reassert leadership i	hain is a key part to the n the nuclear energy sector	Subscribe for Updates
Through the Bipartisan Infrastructure Law (BIL), along with tax incentives and programs through the Inflation Reduction Act (IRA), the U.S. has built a wave of momentum that will swiftly and competitively help meet President Biden's clean energy objectives, which includes tripling nuclear energy capacity by 2050.	ucture Law (BIL), along I Reduction Act (IRA), t d competitively help me es tripling nuclear ene	with tax incentives and he U.S. has built a wave of set President Biden's clean s rgy capacity b y 2050.	Enter Email Address
Some major highlights include:			
 \$6 billion in BlL funding to prevent the premature retirement of operating reactors across the country. This includes a \$1.1 billion conditional awarc 	prevent the premature y. This includes a \$1.1 b	: retirement of operating illion conditional award of	
credits to extend operations at the Diablo Canyon nuclear power plant an additional 5 years. preserving hundreds of jobs at the plant.	ing hundreds of jobs at	nuclear power plant an t the plant.	
 \$2.5 billion in BIL funding t 	to support the demonst	\$2.5 billion in BIL funding to support the demonstration of X-energy's Xe-100	
high temperature gas rea	ctor and TerraPower's N	high temperature gas reactor and TerraPower's Natrium sodium-cooled fast	
 reactor by the early 2030s. \$1.52 billion in a conditional commitment loan guarantee through the IRA- 	al commitment loan g	uarantee through the IRA-	
created Energy Infrastructure Reinvestment program to help upgrade nower the Palisades Nuclear Generating Station in Michigan by 2025.	ure Reinvestment progr ar Generating Station ir	created Energy Infrastructure Reinvestment program to help upgrade and re- nower the Palisades Nuclear Generating Station in Michigan by 2025.	
 \$2.72 billion appropriated 	in the FY24 spending t	\$2.72 billion appropriated in the FY24 spending bill to establish and expand	
enrichment and conversio	n services to meet nucl	enrichment and conversion services to meet nuclear fuel requirements for the	
U.S. and its allies.			



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Will Lead to Faster Deployment New DOE and NRC Agreement and Licensing of U.S. Nuclear Technologies

Office of Nuclear Energy »

New DOE and NRC Agreement Will Lead to Faster Deployment and Licensing of U.S. Nuclear Technologies

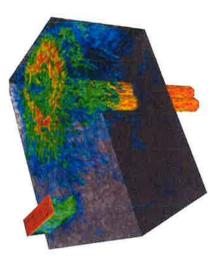
The United States needs to move with a sense of urgency to deploy advanced nuclear energy technologies to meet our energy, environmental, and national security needs.

smaller and more affordable to build and operate. Advanced reactors have enormous potential to lower emissions, create new jobs and build an even stronger economy. More than 50 U.S. companies are currently working on new designs that will be

But if we don't act soon, we will lose ground to countries like China and Russia in deploying the same technologies that we developed.

Nuclear Regulatory Commission (NRC) to accelerate the deployment and licensing of That's why the U.S. Department of Energy (DOE) recently agreed to work with the U.S. these world-changing technologies.

Understanding Advanced Nuclear



This image simulates flow into an advanced recycling nuclear reactor.

Argonne National Laboratory

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Innovation Capabilities Act of 2017 and is designed to help private developers test DOE will work with the NRC through the Department's National Reactor Innovation Center, or NRIC. This new initiative was established under the Nuclear Energy and demonstrate their reactor concepts at DOE-owned sites.

expertise needed to develop the knowledge, data, skills and capacity to perform This is an excellent opportunity for both federal agencies to share the technical safety reviews of advanced reactor concepts.

broaden NRC's understanding of advanced technology and inform its approach to DOE will also open its sites up to NRC regulators to see these reactors in action. including the development of our proposed fast test reactor. This will further icensing new technologies.

Advanced Modeling Capabilities

Goolant-flow pressure distribution simulation.

Argonne National Laboratory

In addition to information sharing, DOE will also provide the NRC access to state-ofthe-art computing capabilities and modeling codes to support licensing of advanced nuclear reactors.

These updated codes can help expedite the review process and can be used to predict expected reactor operations, including fuel and material performance.

These capabilities will ultimately reduce the time it takes to validate and certify new designs, enabling a faster commercialization process.

Navigating the Review Process

Finally, the NRC will provide DOE and the nuclear energy community with accurate, current information on the NRC's regulations and licensing processes. This knowledge will elimínate any surprises further down the road as these technologies are applying for design certification and licenses.

By keeping everyone on the same page, expectations will be clear throughout the process, allowing the United States to quickly deploy our technologies domestically and globally to more places than ever before.

l look forward to working with industry and the NRC to make advanced nuclear a reality, much sooner rather than later.

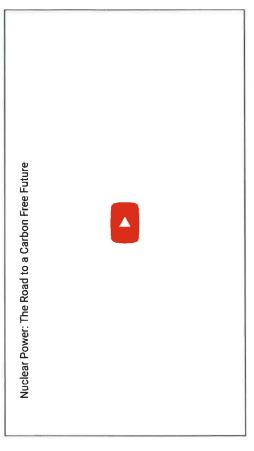
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Annual Transport	(a) (b) a construction for a set of a set of the probability of the set of a set of the probability		Adiume demos: de recisturáles seditorent		sedenal continues of	 Testing a straight of the straigh	and and approximately a straight of the second seco

Small modular reactors (SMRs) are advanced nuclear reactors that have a power capacity of up to 300 MW(e) per unit, which is about one-third of the generating capacity of traditional nuclear power reactors. SMRs, which can produce a large amount of low-carbon electricity, are:	 Small – physically a fraction of the size of a conventional nuclear power reactor. Modular – making it possible for systems and components to be factory-assembled and transported as a unit to a location for installation. Reactors – harnessing nuclear fission to generate heat to produce energy. 	Learn more about nuclear fission and energy (/newscenter/news/what-is-nuclear-energy- the-science-of-nuclear-power). Advantages of SMRs	Many of the benefits of SMRs are inherently linked to the nature of their design – small and modular. Given their smaller footprint, SMRs can be sited on locations not suitable for larger nuclear power plants. Prefabricated units of SMRs can be manufactured and then shipped and installed on site, making them more affordable to build than large power reactors, which are often custom designed for a particular location, sometimes leading to construction delays. SMRs offer savings in cost and construction time, and they can be deployed incrementally to match increasing energy demand.	One of the challenges to accelerating access to energy is infrastructure – limited grid coverage in rural areas – and the costs of grid connection for rural electrification. A single power plant should represent no more than 10 per cent of the total installed grid capacity. In areas lacking sufficient lines of transmission and grid capacity, SMRs can be installed into an existing grid or remotely off-grid, as a function of its smaller electrical output, providing low-carbon power for industry and the population. This is particularly relevant for microreactors, which are a subset of SMRs designed to generate electrical power typically up to 10 MW(e). Microreactors have smaller footprints than other SMRs and will be better suited for regions inaccessible to clean,
English (/newscenter/news/what-are-small-modular-reactors-smrs) (ایر بین Français (/fr/newscenter/news/que-sont-les-petits-reacteurs-modulaires-prm) Pycoxwā (/ru/newscenter/news/chto-takoe-malye-modulnye-reaktory-mmr) Español //es/newscenter/news/cuue-son-los-reactores-modulares-peruers-smr)	Mhat are Small Modular Reactors (SMRs)?	Nuclear Explained 13 Sep 2023 Joanne Liou, IAEA Office of Public Information and Communication		Ittps://www.iaea.org/sites/default/files/styles/original_image_size/public/smr-vs-npp-v5_0.png? Ittps://wwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwww

reliable and affordable energy. Furthermore, microreactors could serve as a backup power supply in emergency situations or replace power generators that are often fuelled by diesel, for example, in rural communities or remote businesses. In comparison to existing reactors, proposed SMR designs are generally simpler, and the safety concept for SMRs often relies more on passive systems and inherent safety characteristics of the reactor, such as low power and operating pressure. This means that in such cases no human intervention or external power or force is required to shut down systems, because passive systems rely on physical phenomena, such as natural circulation, convection, gravity and self-pressurization. These increased safety margins, in some cases, eliminate or significantly lower the potential for unsafe releases of radioactivity to the environment and the public in case of an accident.

SMRs have reduced fuel requirements. Power plants based on SMRs may require less frequent refuelling, every 3 to 7 years, in comparison to between 1 and 2 years for conventional plants. Some SMRs are designed to operate for up to 30 years without refuelling.

Nuclear Power: The Road to a Carbon Free Future



Nuclear power provides 10 per cent of the world's electricity, but to stem climate change, far greater amounts of clean and reliable energy are needed. Thirty countries currently operate nuclear power plants. More than two dozen others are looking at nuclear energy to meet their power and climate needs. In the western United States, more than 30 towns and cities are also looking to the future. They want to go carbon free, and they are betting on SMRs to get there.

What is the status of SMRs?

Both public and private institutions are actively participating in efforts to bring SMR technology to fruition within this decade. Russia's Akademik Lomonosov, the world's first floating nuclear power plant that began commercial operation in May 2020, is producing energy from two 35 MW(e) SMRs. Other SMRs are under construction or in the licensing stage in Argentina, Canada, China, Russia, South Korea and the United States of America.

More than 80 commercial SMR

(https://aris.iaea.org/Publications/SMR_booklet_2022.pdf) designs being developed around the world target varied outputs and different applications, such as electricity,

hybrid energy systems, heating, water desalinisation and steam for industrial applications. Though SMRs have lower upfront capital cost per unit, their economic competitiveness is still to be proven in practice once they are deployed.

Read how international collaboration (/newscenter/news/international-collaboration-keyto-effective-microreactor-development-deployment) will help bring SMRs, including microreactors, to fruition.

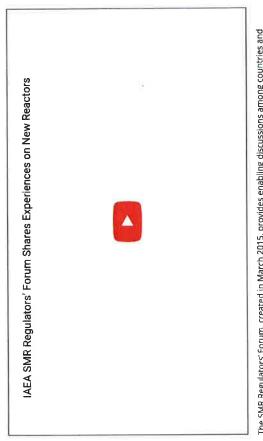
SMRs and sustainable development

SMRs and nuclear power plants offer unique attributes in terms of efficiency, economics and flexibility. While nuclear reactors provide dispatchable sources of energy - they can adjust output accordingly to electricity demand - some renewables, such as wind and solar, are variable energy sources that depend on the weather and time of day. SMRs could be paired with and increase the efficiency of renewable sources in a hybrid energy system (/newscenter/news/nuclear-andrenewables-modelling-tool-to-evaluate-hybrid-energy-systems). These characteristics position SMRs to play a key role in the clean energy transition, while also helping countries address the Sustainable Development Goals (https://sdgs.un.org/goals) (SDGs).

Efforts to achieve the target of universal access to energy, SDG 7 (https://sdgs.un.org/goals/goal7), has made visible progress; however, gaps are still prevalent, mainly concentrated in remote and rural regions. As global efforts seek to implement clean and innovative solutions, the increased use of renewable energy coupled with the introduction of SMRs has the potential to fill such gaps.

Find out how nuclear can replace coal as part of the clean energy transition (/newscenter/news/how-can-nuclear-replace-coal-as-part-of-the-clean-energy-transition).

What is the role of the IAEA?



The SMR Regulators' Forum, created in March 2015, provides enabiling discussions among countries and stakeholders to share SMR regulatory knowledge and experience.

- The IAEA has established the Platform on SMRs and their Applications (/newscenter/news/iaea-presents-new-platform-on-small-modular-reactors-and-theirapplications), a one-stop shop for countries to coordinate support related to all aspects of SMR development, deployment, oversight and their electric and non-electric applications, such as use in district heating and desalination systems.
- The IAEA is assessing the level to which existing IAEA safety standards (/resources/safetystandards) can be applied to innovative technologies. The IAEA expects to publish a Safety Report on the applicability of IAEA safety standards to SMR technologies in 2022.
 - The iAEAs Technical Working Group on Small and Medium Sized or Modular Reactors (/topics/small-modular-reactors/technical-working-group-on-small-and-medium-sized-ormodular-reactors-twg-smr) (TWG-SMR) and the SMR Regulators' Forum (/topics/smallmodular-reactors/smr-regulators-forum) unites experts to discuss challenges and share experiences related to the development and future deployment of SMRs.
 - The IAEA fosters sustainable nuclear energy development (/about/organizationalstructure/department-of-nuclear-energy). The IAEA hosts technical meetings (/events/evt2000098), produces scientific and technical publications

(/publications/search/topics/small-modular-reactors) and facilitates coordinated research projects (/projects/coordinated-research-projects?type=3720&status=5017&topics=2936).

This article was first published on 4 November 2021.

Related resources

- Small modular reactors (SMR) (https://www.iaea.org/topics/small-modular-reactors)
- The SMR Platform and Nuclear Harmonization and Standardization initiative (NHSI) (https://www.iaea.org/services/key-programmes/smr-platforms-nhsl)
- Advances in Small Modular Reactor Technology Developments (https://aris.iaea.org/Publications/SMR_booklet_2022.pdf)
- Nuclear Energy for a Net Zero World (https://www.jaea.org/sites/default/files/21/10/nuclear-energy-fora-net-zero-world.pdf)
- Nuclear Explained Nuclear Reactors and the Future of Nuclear Power, Part II (https://www.iaea.org/podcasts/nuclear-explained-nuclear-reactors-and-the-future-of-nuclear-powerpart-ii)
- Nuclear Power: The Road to a Carbon Free Future (https://www.iaea.org/newscenter/multimedia/videos/nuclear-power-the-road-to-a-carbon-free-future)

More

Last update: 14 Sep 2023

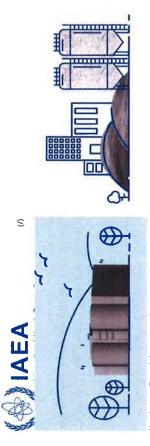
International Atomic Energy Agency

Vienna International Centre, PO Box 100 A-1400 Vienna, Austria Telephone: +43 (1) 2600-0, Facsimile +43 (1) 2600-7

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English (/topics/small-modular-reactors) الرسية (/ar/almawadie/almufaealar-alnamtiat-alsaghira) جلاً (/zh/zhu-ti/xiao-xing-mo-kuai-dui) Français (/fr/themes/petits-reacteurs-modulaires) Pycowiń (/ru/temy/malye-modulnye-reaktory) Español (/tes/temas/reactores-modulares-pequenos)



(/topics/small-modular-reactors) Small modular reactors Small and medium-sized or modular reactors are an option to fulfil the need for flexible power generation for a wider range of users and applications. Small modular reactors, deployable either as single or multi-module plant, offer the possibility to combine nuclear with alternative energy sources, including renewables.

Small modular reactors: flexible and affordable power generation

Global interest in small and medium sized or modular reactors has been increasing due to their ability to meet the need for flexible power generation for a wider range of users and applications and replace ageing fossil fuel-fired power plants. They also display an enhanced safety performance through inherent and passive safety features, offer better upfront capital cost affordability and are suitable for cogeneration and non-electric applications. In addition, they offer options for remote regions with less developed infrastructures and the possibility for synergetic hybrid energy systems that combine nuclear and alternate energy sources, including renewables. Many Member States are focusing on the development of small modular reactors, which are defined as advanced reactors that produce electricity of up to 300 MW(e) per module. These reactors have advanced engineered features, are deployable either as a single or multi-module plant, and are designed to be built in factories and shipped to utilities for installation as demand arises.

There are more than 80 SMR designs and concepts globally. Most of them are in various developmental stages and some are claimed as being near-term deployable. There are currently four SMRs in advanced stages of construction in Argentina, China and Russia, and several existing and newcomer nuclear energy countries are conducting SMR research and development.

The IAEA is co	The IAEA is coordinating the efforts of its Member States to develop SMRs of various types by taking a contenent of key analysing technologies, with the goal	IAEA Initiative Examines Role of Non-Nuclear Codes in Standardizing SMR Deployment (/newscenter/news/iaea-initiative-examines-role-of-non-nuclear-codes-in-standardizing-smr-deployment)
to achieve co	systematic approach to the retraintiction and developments of regional sectors. The Agency also helps them to achieve competitiveness and reliable performance of such reactors. The Agency also helps them	(/newscenter/news/international-conference-on-spent-fuel-management-starts-today)
address com	address common infrastructure issues that could facilitate the SMRs' deployment.	International Conference on Spent Fuel Management Starts Today (/newscenter/news/international-conference-on-spent-fuel-management-starts-today)
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		Related resources
	Considerations for the Back End of the Fuel Cycle of Small Modular Reactors	& Advanced Reactor Information System (ARIS) (https://aris.laea.org/)
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News

(/newscenter/news/iaea-initiative-examines-role-of-non-nuclear-codes-in-standardizing-smr-deployment)

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.

The following pages include Zoning Ordinance excerpts that contain the sign regulations which include the "Section 3.03.4: Land Use Summary Table of Allowed Uses," "Section 4.14: Home Occupation Uses," and "Section 5.02: Sign Requirements."

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.

ok Principal allowed use								
C Conditional use								
A Accessory use	AP	AE	NR	SR	B	유		Ū
TU Temporary use								
Prohibited use								
Hospice facility	С	С	С	С				
Hospice services					ok			-
Substance abuse counseling	С	С			ok			-
Soup kitchens					ok			-
ansportation, communication and public servi	ces	•	•	•		•	•	
Air transportation								
Airport and heliport	С	С						-
Bus garage	С				ok		ok	-
Pipelines								
Pipelines	С	С	С	С	С	С	С	C
Pipeline terminals, pumping stations, etc.	С						С	C
Public services			•			•		
Ambulance stations	С	С	С	С	ok			-
Fire stations	С	С	С	С	ok			-
Police stations	С	С	С	С	ok			-
Public service garage					С	С	ok	C
Railroads				1	1	•	1	
Rail lines	С	С	С	С	С	С	С	C
Rail switch yards, equipment repair & maint.	С						С	C
Signs			•	•		•	•	
Off-premise					С	С		-
On-premise	Α	Α	Α	Α	Α	Α	Α	A
Telecommunication towers and facilities								
Antennas on existing structures	ok	ok	ok	ok	ok	ok	ok	ok
Telecommunication towers	С	С	С	С	С	С	С	C
Utilities			•	•		•	•	
Electrical energy generation (not incl. wind)								C
Electrical energy wind generation (Commercial)	С							C
Sewage treatment plants	С	С	С	С	С	С	С	C
Utility substations	ok	ok			ok			0
Electric wind generator (Private use)	С	С	С	С	С	С	С	C
Solar Energy Systems (Private use)	Α	Α	Α	Α	Α	Α	Α	A
Solar Energy Systems, Utility Scale								C
Sewage treatment for subdivision	С	С	С	С	С	С	С	C
Sewage lagoon	С	С	С	С	С	С	С	C
Water storage tanks	С	С	С	С	С	С	С	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.

Abbreviations – DU – Dwelling unit GFA – Gross floor area GLA – Gross land area	Required Number of Parking spaces	Required Number of Loading spaces
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	
Transp., Comm., & Pub. Svc. (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.

- 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.

A. Free-standing signs.

(1) Pylon signs

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

(2) Ground signs

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

B. Building signs.

((1) Wall signs						
		Allowed?	Maximum Size	Maximum Height			
	AP		25 sq. ft.				
	AE	Home Occupation Signs					
	NR	2.9					
	SR	Home Occupation Signs Apt. Ident. Signs	10 sq. ft.	Not above eave or parapet			
	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					
AE	No	N/A			
NR					
SR					
GC	Yes	12 sq. ft	Not above eave or par-	6 ft.	8 ft. over walkway
HC			apet	• • •	14' over driveway
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		N/A	N/A	N/A	N/A
AE	No				
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. sepa- ration 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 rightof-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.