



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, May 6, 2024 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, May 6, 2024 at 6:00 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** 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 THE MINUTES: 3/4/24
5	ITEM(S) OF ACTION / BUSINESS
»	ACTION ITEM: PUBLIC HEARING – CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION: PROPOSED WASTE COMPOSTING SITE ON PARCEL #864505400001 and PARCEL #864505400002: Conditional Use Permit application by Natural Fertilizer Products (Applicant – Abe Sandquist) and Timothy A. Ericksen (Property Owner) for a waste composting site on Parcel #864505400001 and Parcel #864505400002. The proposed location is about 3.7 miles north of Hornick, IA and about 6.7 miles northeast of Sloan, IA. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Applicant(s)/Owner(s): Natural Fertilizer Products (Applicant - Abe Sandquist), 414 Walker St., Woodbine, Iowa 51579; Timothy A. Ericksen (Owner), 2369 Buchanan Ave., Sergeant Bluff, IA 51054. Property locations: Parcel #864505400001, T86N R45W (Willow Township), Section 5, NW 1/4 of the SE 1/4 and Parcel #864505400002, T86N R45W (Willow Township), Section 5, NE 1/4 of the SE 1/4. Property Address: 2553 Old Hwy 141, Hornick, IA 51026.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	BOARD MEMBER COMMENT OR INQUIRY
9	ADJOURN

Minutes - Woodbury County Board of Adjustment – March 4, 2024

The Board of Adjustment meeting convened on the 4th of March 2024 at 6:06 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

Meeting Audio:

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

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
- YouTube Direct Link:
 - o <https://youtu.be/CB5-SP1eUPo?si=RDRbHEJL3OWK5Fe9&t=7>

BA Members Present :	Daniel Hair, Doyle Turner, Pam Clark, Tom Thiesen
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Andrew Orr, Dakin Schultz, Adam Larson, Jason Klemme

Call to Order

Chair Daniel Hair formally called the meeting to order at 6:06 PM.

Public Comment on Matters Not on the Agenda

None

Approval of Minutes

The October 2, 2023, minutes were approved. Motion by Turner to approve; Second by Thiesen. Motion passed 4-0.

Public Hearing: To Consider for Approval, A Conditional Use Permit Application – Conditional Use Permit Application: Disturbance of Earthen Materials, Import of Earthen Materials, Crushing Aggregate Materials, Staging Crushed Aggregate Temporarily, Exporting Crushed Aggregate, and Rectifying the Site: Parcel #894632300022

Priestley read staff report into record. JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the west bound Highway 20 project by using the site for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site." The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary). The Woodbury County Zoning Commission met February 26th, 2024, voting to forward CUP to Board of Adjustment with a 4-0 vote. The Zoning Commission recommended clear hours of operation, communication with neighboring church, and to include dust control mitigation. Staff recommended compliance with all Federal, State, and Local laws. Staff would recommend approval. Hair asked Adam Larson from JB Holland about hours of operation, and line of communication with the church. Clark inquired about dust mitigation. Adam Larson from JB Holland stated a contracted company will be doing the crushing. He expects they will begin crushing within 2-3 weeks. Crusher has a watering mechanism on it to reduce dust. They will work with the church to work with any activities, will not be crushing on Saturday or Sundays. Hours of operation will be 6:30 AM – 6:00 PM. Dakin Schultz from IDOT spoke of similar project last year with JB Holland, there were no complaints with the work done. IDOT will have day by day communication with operations. Priestley has received a couple dust control and noise questions. Staff recommends approval with conditions. Motion by Clark to close public hearing: Second by Turner. Carried 4-0. Hair made a motion to approve the conditional use permit application with the conditions to include reasonable clear hours of operation from 6:30 AM to 7:00 PM, reasonable dust control mitigation, and the establishment of a line of communication for any possible interference with church events. The applicants must also comply with all federal, state, and local laws and requirements applicable to this conditional use permit which will conclude March 31, 2025. Second by Clark. Carried 4-0.

Information Item: Proposed Amendments to Section 5.03: Floodplain Management Ordinance in the Woodbury County Zoning Ordinance

Priestley gave an overview of the new FEMA floodplain maps that will go into effect July 17, 2024. Five parcels within Woodbury County will be new to the floodplain. Staff will reach out to landowners about the change. Lending institutions require flood insurance for any new buildings in floodplain areas.

Information Item – Discussion About the Woodbury County Comprehensive Plan 2024

Priestley summarized the work and gathering of information done for the new 2040 Comprehensive Plan, which will replace the current plan from 2005. The plan is not an ordinance, but with public input, prioritizes and guides aspects of Woodbury County for future growth. The Zoning Commission will hold a public hearing to collect any additional information. Dates have not been set yet; the public will be informed. Following the Zoning Commission public hearing, a recommendation will be sent to the Board of Supervisors. The BOS will then hold up to three public hearings for more public input.

Public Comment on Matters Not on the Agenda

None

Staff Update

The Woodbury County Zoning Commission has held several work sessions and meetings regarding the county's utility solar policy. The Commission voted to recommend commercial/utility solar remain in General Commercial Zoning Districts with a CUP process that could place certain conditions on permitting. The recommendation has been sent to the county attorney's Office for legal review. It will return to the Zoning Commission before being sent to the Board of Supervisors for three public hearings.

Board Member Comment of Inquiry

None

Motion to Adjourn

Motion by Clark. Second: Turner. Carried: 4-0. Meeting adjourned 6:53 PM.



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
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Dawn Norton – Senior Clerk
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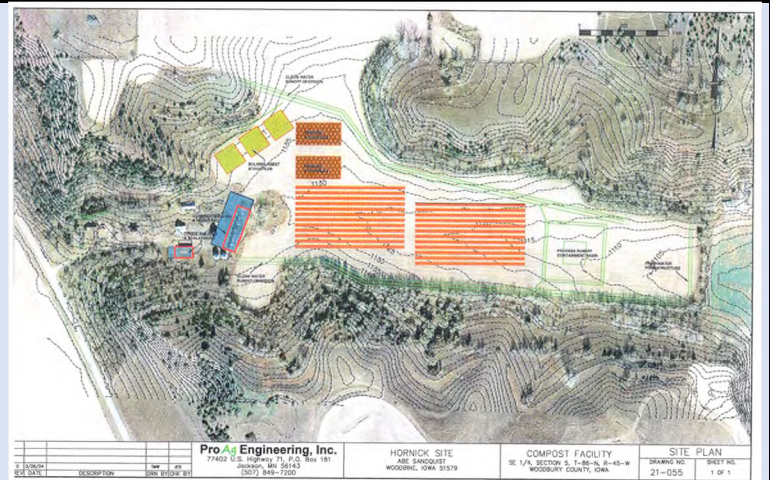
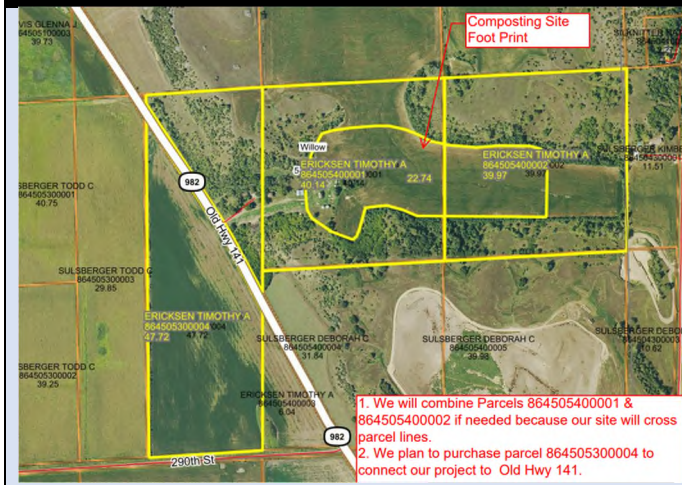
ZONING COMMISSION AND STAFF REPORT TO BOARD OF ADJUSTMENT – MAY 2, 2024 WASTE COMPOSTING – CONDITIONAL USE PERMIT PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Natural Fertilizer Products / Timothy A. Ericksen	Parcel(s):	864505400001 & 864505400002	Zoning Commission Recommendation	
Application Type:	Conditional Use Permit for Waste Composting	Township/Range:	T86N R45W (Willow Township)	Specific Description and Project Narrative	
Zoning District:	Agricultural Preservation (AP)	Section:	Section 5 – 864505400001 Section 5 - 864505400002	Zoning Ordinance Criteria for Board Approval	
Total Acres:	80	Quarter:	NWSE - 864505400001 NESE - 864505400002	Application	
Current Use:	Farm Land	Zoning District:	Agricultural Preservation (AP)	Public Notification Information / Comments	
Proposed Use:	Organics Composting Site	Floodplain:	Not in Floodplain – Zone X	Supplemental Information	
Pre-application Meeting:	March 20, 2024	Property Address:	2553 Old Hwy 141, Hornick, IA 51026		
Application Date:	March 28, 2023				
Legal Notice Date:	April 18, 2024				
Neighbor(s) Notice Date:	April 17, 2024				
Stakeholder(s) Notice Date:	April 5, 2024				
Zoning Commission Review:	April 22, 2024				
Board of Adjustment Public Hearing:	May 6, 2024				

SUMMARY

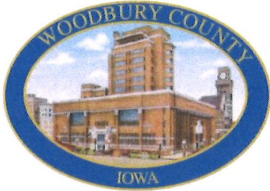
Natural Fertilizer Products (Applicant – Abe Sanquist) and Timothy A. Ericksen (Property Owner) have filed a conditional use permit application to request to use the parcels designated as Parcel #864505400001 and Parcel #864505400002 as a waste composting site. The proposed location is on the east side of Old Highway 141 about 0.25 miles north of the point where 290th Street intersects with Old Highway 141. This proposal has been noticed in the Sioux City Journals legal section on April 18, 2024. The neighbors within 500 feet were duly notified via a April 17, 2024 letter about the May 6, 2024 Board of Adjustment public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been requested to comment. This property is located in the Agricultural Preservation (AP) Zoning District. Under Section 3.03.4: Land Use Table of Allowed Uses in each Zoning District in the Zoning Ordinance, “Waste composting” is authorized for consideration of a conditional use permit. At the review session on April 22, 2024, the Woodbury County Zoning Commission voted 3-0 not to recommend approval of this Conditional Use Permit. The draft minutes are included in the packet and the video/audio may be accessed at: https://www.woodburycountyiowa.gov/committees/zoning_commission/

AERIAL MAP



ZONING COMMISSION RECOMMENDATION

The Woodbury County Zoning Commission voted 3-0 to **not recommend** approval for the conditional use permit application. The draft minutes are included below which includes a summary of the Commission’s review session proceedings that occurred on **Monday, April 22, 2024** at the meeting beginning at 5:00 PM. The video/audio may be accessed at: https://www.woodburycountyiowa.gov/committees/zoning_commission/



**WOODBURY COUNTY
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

RE: Zoning Commission 4/22/24 Recommendation to the Board of Adjustment:

Conditional Use Permit Application

Natural Fertilizer Products (Applicant – Abe Sanquist) and Timothy A. Ericksen (Property Owner) have filed a conditional use permit application to request to use the parcels designated as Parcel #864505400001 and Parcel #864505400002 as a waste composting site.

Parcel(s):	864505400001 & 864505400002
Township/Range:	T86N R45W (Willow Township)
Section:	Section 5 – 864505400001 Section 5 - 864505400002
Quarter:	NWSE – 864505400001 NESE - 864505400002
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Not in Floodplain – Zone X
Property Address:	2553 Old Hwy 141, Hornick, IA 51026

Dear Board of Adjustment:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the conditional use permit application submitted by Natural Fertilizer Products (Applicant – Abe Sanquist) and Timothy A. Ericksen (Property Owner) to request to use the parcels designated as Parcel #864505400001 and Parcel #864505400002 as a waste composting site at the April 22, 2024 meeting of the Zoning Commission.

The Commission voted 3-0 with the recommendation to deny approval of the conditional use permit application.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation.

Dated this 30 day of April, 2024


 Thomas Bride, Vice-Chair
 Woodbury County Zoning Commission

SEE ENCLOSED ZONING COMMISSION DRAFT MINUTES FROM APRIL 22, 2024

Minutes - Woodbury County Zoning Commission – April 22, 2024

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

Meeting Audio:

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

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=d3dnklmVm0U>

ZC Members Present:

Barb Parker, Jeff Hanson, Tom Bride

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Peggy Yockey, Glenna Tevin, Dennis Boulden, Galen Modlin, Cheryl Tevis, Lynne Boulden, Robin Beem, Merriel Miller, Jesse Beem, Abe Sandquist, Ann Johnston, Kim Sulsberger, Tyler Sulsberger, Deborah Sulsberger, Zachary Greder, Tim Ericksen

Call to Order

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

Public Comment on Matters Not on the Agenda

None

Approval Of Minutes: March 25, 2024 minutes – Motion by Parker. Second by Hanson. Approved 3-0.

Public Hearing (Action Item) For Proposed Minor Subdivision – Yockey Farm Addition. Summary:

Priestley read the report summary of the proposed Yockey Farm Addition subdivision into the record. Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002. The subdivision is being completed to reconfigure the property lines and to establish two (2) lots. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on April 9, 2024. The neighbors within 1000 FT have been duly notified via a April 5, 2024 letter about the April 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 found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Anthon waived their extraterritorial review authority with the approval of Resolution No. 2024-5.564. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Parker motioned to close public hearing. Second by Hanson. Carried 3-0. Hanson motioned to approve and forward to Board of Supervisors. Second by Parker. Carried 3-0.

Review of Conditional Use Permit Application (Action Item): Proposed Waste Composting Site on Parcel #864505400001 and Parcel #864505400002. Disclaimer: Portions of the minutes contain direct conversational information extracted from the audio transcripts as available on YouTube. There may be instances of issues with grammar, punctuation, and sentence syntax issues. Summary:

Priestley read the report summary into record. Natural Fertilizer Products (Applicant – Abe Sanquist) and Timothy A. Ericksen (Property Owner) have filed a conditional use permit application to request to use Parcel #864505400001 and #864505400002 as a waste composting site. The proposed location is on the east side of Old Highway 141 about 0.25 miles north of the point where 290th Street intersects with Old Highway 141. This proposal has been noticed in the Sioux City Journals legal section on April 18, 2024. The neighbors within 500 feet were duly notified via an April 17, 2024 letter about the May 6, 2024 Board of Adjustment public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been requested to comment. This

property is located in the Agricultural Preservation (AP) Zoning District. Under Section 3.03.4: Land Use Summary Table of Allowed Uses in each Zoning District in the Zoning Ordinance, "Waste composting" is authorized for the consideration of a conditional use permit.

Priestley stated additional comments were received after the printing of the agenda and backup materials. Priestley requested that the comments be received into record (Received Materials available in the Appendix):

- Comments from Glenna Tevis received April 18, 2024. Parker motioned to received. Second by Hanson. Carried 3-0.
- Comments from Dianne Blankenship received April 18, 2024. Parker motioned to receive. Second by Hanson. Carried 3-0.
- Comments from Cheryl Tevis received April 18, 2024. Parker motion to receive. Second by Hanson. Carried 3-0.
- Comments received from Kim Sulsberger on April 22, 2024 at 6:00 PM. Parker motioned to receive. Second by Hanson. Carried 3-0.

Priestley indicated that the Zoning Commission's function is to review the application for a recommendation to the Board of Adjustment. The item will go before the Board of Adjustment for a public hearing on May 6, 2024 at 6:00 PM. The applicant, Abe Sandquist submitted additional material to the Commissioners. Motion to receive by Parker. Second by Hanson. Carried 3-0 (Received Materials available in the Appendix).

Mr. Sandquist, an agronomist, and manure broker explained the application. The project would be a grant funded renewable fertilizer composting site. The grant specifies that the end-product be available to farmers for use as a fertilizer, and is contingent on obtaining all federal, state, county, and local permits. Organic byproducts from manufacturing processing that would normally be taken to the landfill would be brought into the site by truck and repurposed as fertilizers, soil conditioners, and soil amendments. Waste composting would be controlled by biological decomposition of plant and animal material. Carbon and nitrogen sources, and waste would be mixed in with the waste byproducts to create an environment for microbes to decompose the material to be used as fertilizer. Sandquist mentioned Iowa State University's compost site that processes food waste, manure, and grass clippings.

Parker asked how many homes are located within 500 feet of proposed site. Sandquist responded that nothing is within 500 feet because he has to be that far away as DNR would not permit it. Parker asked about what type of food waste you get and how do you make sure it is pure-plant based? Sandquist stated food waste from schools, hospitals, may be processed later down the road. Right now it would be food processing. A commercial composting permit is required to process food waste. For now, material such as bone meal and animal byproducts from a food processing plant and those products are high in nitrogen and phosphorus. Bones are calcium, phosphorus, and sulfur. Protein is nitrogen. Sandquist said those byproducts are not harmful. They are a bone product that was harvested from livestock, and they took the products they need out of it. Parker questioned how he processes the recipe to make sure there are no odors, how long will it take to mitigate odors? Sandquist stated there would be software for communication and managers on site to monitor to respond. He will know what they have up front for byproducts. If there is a problem and there is a smell, there would need to be more carbon sources. Sandquist discussed managing the process and said he wishes he could take the Commission to a site to demonstrate the treatment/management. Parker asked if there are other facilities close in the area? Sandquist said not in this area and discussed how this is fairly new and stated he could take the Commission to one of the sites or actually demonstrate the process by mixing samples of the products. Parker asked about the end-product and if its trucked somewhere? Sandquist indicated that the main customers are farmers but there are some who are interested in using it on their yards. Sandquist indicated on the federal FPE grant he is required to sell to farmers for a certain number of years. The product will be transferred as truckloads. The product is marketed similarly to cattle manures. Parker asked about run-off concerns, Sandquist stated it would be similar or less than any feedlot. Manure will not be scattered like on a feedlot. This material will be in rows. Sandquist described the product conversion process of about 6 to 8 weeks as it starts out looking like a pile of wet corn stalks and when it your done it looks like a black fiber product like you buy at Earl May. Parker asked if you can go year-round. Sandquist stated that is why we are putting buildings up to be used for year-round. Sandquist discussed Iowa State University's wind chart in terms of odor. The closest homes would maybe have less than 10% of the wind blowing in that direction and it's going to have to go up a hill anyway so being down in that valley will mitigate smell as well.

Bride asked if neighboring landowners had been approached with plans? Sandquist said just a few as he doesn't know many of them. He said he would definitely have conversations with them. Bride indicated that a lot of times they have valid concerns and if they could be addressed or answered sometimes it helps. Bride asked if there are any other precautions that can be taken or any type of wind breaks to help minimize further? Sandquist said there

are trees already established at this time which made this site appealing. Bride said for ongoing operations I'm assuming you know the DNR is going to be available to address issues down the road? Bride asked if there has been anything in your last eight years of operation you've had issues with address? Sandquist stated no and said we've been called in twice and the DNR has recommended precautionary things like build this berm higher. He said we've had a few complaints but not really any violations. Bride referenced Loess Hills soil and erosion runoff control as was referenced in public comments. Sandquist responded saying they would have to have a storm water pollution permit from the DNR during construction and silt fences. Bride asked about increased truck traffic and what it would amount to? Sandquist said there would somewhere around ten loads a day at 250 days a year without Saturdays or Sundays. The site projected to bring in about 35,000 tons which is about six loads a day but would say probably around ten. Bride asked if that would be normal business hours Monday to Friday. Sandquist said correct and the fall of the year, like any farming operation your going to have more because your' going to be moving stuff out. So a seasonal increase with an average of probably around 10 loads a day.

Bride offered an opportunity for the public to present comments.

Glenna Tevis, an adjacent property owner, presented and described photos to be received into record. Motion by Hanson. Second Parker. Carried 3-0 (Received Materials available in the Appendix). Tevis offered concerns about safety on the scenic-by-way road. Tevis discussed the narrow shoulder and it being a heavily travelled road. An increase in traffic creates a likelihood of problems. Tevis offered concerns about waste and the mitigation of odor and pathogens in manure and food wastes as well as the attraction of coyotes and other wild animals to the area. Tevis stated the Loess Hills are fragile and made reference to the importance of being a good neighbor.

Kim Sulsberger, and adjacent property owner, offered concerns about the project including tearing down the soil and adding a lot of surface such as concrete and questioned the distance of her house and the project site being closer than 500 FT. Sulsberger expressed that this is not similar to a feedlot as other by-products are involved and offered concerns about the Loess Hills Soil.

Cheryl Tevis, from Boone County, Iowa, objects to the approval of the permit sitting that the location of this project is ill conceived. Made reference to the Loess Hills and the scenic by-way. It might be possible to hide the appearance if it is unsightly to passersby with natural barriers. Tevis has doubts about the possibility of completing the project without damaging the soils of the Loess Hills and exposing odors, and water quality issues, and traffic repercussions. Tevis stated that the highway is a narrow road without paved shoulders and is a dangerous stretch of road with the number of truckloads and would impact cyclists, motorcycles, and sightseers. Tevis questioned siting this on the Loess Hill and along the roadway.

Robin Beem, an adjacent property owner, stated her house is about 250 yards from project site property line. Beem offered concerns about odor, property value loss, and health. Beem read information into the record from the National Collaborating Center for Environmental Health regarding commercial composting facilities in terms of living in close proximity to waste composting sites. Beem stated from this source, people who live near these sites may experience systems thought to be caused by exposure to compost emissions. Residents may be at risk of respiratory health systems from exposure to emissions of bio aerosols when near these facilities. Chronic exposure to elevated levels of these bio aerosols is known to affect respiratory health. A study of airborne endotoxins around these composting sites found an association between endotoxin levels and cyto-induction into human cells, so there are health repercussions.

Jesse Beem, and adjacent property owner, asked the Commission how they would feel if this was being built about 1000 feet from their houses. Beem feels it would be better suited in industrial areas.

Parker stated issues like run-off, odor, Loess Hills soil protection, should be looked at closer. She would be in favor of the project. Hanson sees it as a good business approach but not in the correct location. He indicated that he would agree with some of the comments that it is more of a business activity which would be more suitable in an industrial area. Hanson also shared his concerns about missing two commission members and would think it would be fair for all sides to have a full commission present to make this vote but would understand it can be challenging for you to take time off work to travel to these meetings. He asked Priestley about a deferral option and mentioned that it would be up to the rest of the commission members in attendance to make this vote.

Bride agreed and would like to defer recommendation until the full Commission could give input. Priestley stated that any type of deferral is something you would have to work out with the applicant would be his understanding.

He said in the past the Commission and Board of Adjustment have asked applicant whether they wish to proceed or not based on the number of members present. Priestley went on to describe the Zoning Commission recommendation process and how a recommendation is sent to the Board of Adjustment who will ultimately conduct the public hearing and decide on the conditional use permit. He stated that it would be important to consult with the applicant on their timeline. Priestley described the notification time frame in preparation for the May 6 Board of Adjustment meeting. He reiterated that the Commission should ask Mr. Sandquist about his timeline. Bride clarified that if he wants to move forward that we are tasked with a motion yay or nay for a recommendation to approve or deny this to the Board of Adjustment. Priestley indicated that your recommendation can be laid out as you see fit for some of the needs that have been identified. He discussed contingencies or conditions that can be included with the recommendation including the items listed in the packet that can be brought to the Board of Adjustment's attention to set expectations for the applicant. Parker referenced going through the list of conditions as found on page 66 of the packet.

Parker inquired about the DNR's timeframe to meet their requirements. Priestley discussed using the conditions as a way to verify the application requirements of other agencies such as the DNR. He indicated that he would have to defer to the applicant as they are looking at the prospect of this location and seeing what the contingencies are because they have decisions to make as applicants do about the appropriateness of the site. So the applicants will learn through the application process through the DNR about what those expectations are with submitting the site plans and everything. So as a condition, as we have done in the past, is to be expected to have all the paperwork that is relevant to this project from the different government agencies across the board. Priestley stated that the Board of Adjustment typically puts a condition on most conditional use permits that it is expected to meet all federal, state, and local regulations. In this case, those conditions may need to be specifically defined. Priestley mentioned items such as Storm Water Pollution Prevention Plans (SWPPP), and NPDES permits from the DNR that could be set as conditions that are submitted to staff for verification. He said contingencies or conditions can be put together where the applicant can meet objectives before the conditional use permit could become valid. Priestley stated that the Commission needs to look at these areas that are pointed out where there could possibly be, you know situations, that require conditions whether you looking at operations, screening, etc. to mitigate anything that could possibly be an adverse issue. Thus, the conditional use is meant to identify potential deficiencies and find ways to mitigate. Priestley reiterated that the Board of Adjustment will ultimately make the decision as the Zoning Commission has an advisory role in the conditional use permit process. He noted facts are still coming in and the Board of Adjustment public hearing will be held on May 6.

Bride reiterated that this decision tonight isn't approving or denying the permit that does, like Dan said, fall on the Board of Adjustment. He indicated that the conditions listed here and came up tonight would have to be addressed adequately to approve this. Parker referenced the suggested motion as being general and presented the question of being more specific. Hanson had no comments but said he would have a tough time voting for a recommendation with any conditions because he feels that the site is not adequate to serve this use. Priestley said the public hearing is held at the Board of Adjustment level. The ordinance says within 35 days after the public hearing, the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested conditional use. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in the application which are the criteria or the standards and considerations. Priestley reiterated that discussions regarding timeline be directed with the applicant. Bride discussed the three-member panel and the option to defer if the applicant so chooses until the full Commission is present. That's the option for a deferment for the full commission or proceed with the motion however it falls today or recommendation. Bride asked Sandquist to approach the mic to address the matter.

Sandquist stated so the question is whether I would like you guys to vote today or defer until we have a larger committee? Bride said correct. We could proceed, um its quorum so it's a two to one vote would move the motion and forward the recommendation but like I said that's your option to defer till the full body's here I don't know if you know two more Commissioners two more sets of ears. Sandquist asked how many days would it be then to the next meeting with the full commission? Priestley stated that it depends on scheduling. The Board of Adjustment meeting is already publicized, and it's been noticed and everything of that nature. It would have to be pretty quick if you're to still meet the May 6 meeting. He indicated that this is not a public hearing so it could be an agenda item but it just kind of tightens up the time frame as far as if we were to probably reset, we would probably likely have to run into redoing the Board of Adjustment public hearing possibly so that's kind of the challenge there. Sandquist said it probably would be nice to have a full commission here um so you have more people involved now I know just above everybody here including yourselves I mean I can read a little bit I feel everybody understands that there is this project is a good project and it is a worthy endeavor for the future. I think everybody's kind of at the right

spot or not. So, I mean we probably, so if we vote on this then we move forward to the next the next session if we don't then we have to. We probably would be better to have five commissions involved so you have a five people involved to make a motion.

Bride stated that I guess I'd just like to clarify that this is just a motion for a recommendation to either deny or approve it doesn't mean that the Board of Adjustment has to abide by what this body says if it's three or five so even what we say today doesn't prevent them from doing something differently. Sandquist responded so it just prevents the project from going to the commission two versus one. Bride indicated the deferment would meet the full board and would delay till that time frame if you choose to not elect to go that route then our motion today would be whatever it is and it's just a recommendation it's not for or against/it doesn't approve or deny the permit its just a motion to make a recommendation to the Board of Adjustment. The Board of Adjustment who's going to decide. Sandquist responded so it still goes forward. Bride responded that it would still move forward even if our motion to approve or is to deny it would still move forward to the Board of Adjustment. This is just a recommendation. Priestley said to be clear all conditional use permit applications will go to the Board of Adjustment regardless of the recommendation. A recommendation is a signal that they've looked at this and they have this position on it but the Board of Adjustment would receive that and go with that information and look at the application so depending on this whole thing if you um reschedule I would suggest that the Commission and the applicant be in some type of concurrence on if you want to do that or if you want to move depending on ultimately what you both come to an agreement on as far as if you want to have another one or have them vote and send a recommendation. Sandquist responded I guess then we probably just as well vote and have a recommendation move forward. Bride replied thank you.

Bride asked if there is a motion?

Parker stated that she would like to make a motion to move forward with the project and there are a number of issues that she would like to see addressed including the driveway, traffic and the driveway would need to be built to accommodate the traffic. She also offered concerns about the homes in the area and the odors. Parker inquired about any extra noise that she would like to see addressed. Also, she would like to know about the type of food waste and the amount of odor and waste runoff and how the berms are going to be built. Sandquist asked if you would like to see a site somewhere with some of the products that we're going to use then you guys can physically see them and smell them. Parker offered concerns about the Loess Hills and also referenced the list including the archaeological study, the owner get the appropriate permits from DNR, state, local, federal. Appropriate measures must be in place to mitigate any potential adverse impacts of the waste composition on the adjacent property including measures to address odors and any waste material runoff into adjacent properties. A copy of an access easement through the abutting parcel or clarification of the acquisition of that said parcel must be provided to the county. Activities shall not occur not be expanded onto that abutting parcel without authorization by the Board of Adjustment (a new conditional use permit application will be submitted to the Zoning Commission for the consideration and approval by the Board of Adjustment). The parcels we are talking about must be combined via the county assessor because the site is on two separate parcels. The conditional use permit shall not be authorized until the said conditions have been met by the property owner(s)/applicant(s) including providing Woodbury County with appropriate documentation for verification. That's my motion.

Bride asked if there is a second on that motion?

Parker asked if the public comments were closed. Priestley indicated that questions can be asked. Bride asked Ann Johnson about her question. Ann Johnston would like DNR reports and complaints be submitted to the Zoning Commission as far as the content and results. Johnston offered concerns about the smells that come from animal byproducts that have been used as fertilizer on nearby farm fields characterizing it as putrid.

Bride announced that the motion failed to receive second. Bride asked for another motion.

Hanson made a motion to recommend to the Board of Adjustment not to approve the conditional use permit for the waste composting site on the parcels identified on the application. Parker asked about the procedure with a second. Priestley indicated that it could keep going back and forth. Second by Parker. Discussion. Hanson stated that my only comments would be and I made those earlier but in addition to those anytime we talk about adding all the conditions when we talk about screening requirements to me that just means it's not the right site. If we're looking at screening or odor control then to me we're just trying to put additional conditions to try to get it to fit in the

area and in this case my personal opinion is it doesn't fit and I think any screening that you can require um still does not make it the correct site.

Bride stated I guess my feeling on the conditional use permit is that's what it is its conditions. This one seems like there's a long list that got longer tonight. Part of it's the unknown, I don't know enough about this project to know what conditions need to be in place. I guess um that's all I have to say. Motion carried 3-0.

CoZO Spring Conference 2024 (Information Item):

The yearly state-wide conference will be held in Woodbury County this year, May 22-24 at the Hilton Garden Inn. Commissioners are welcome to attend. Contact Planning and Zoning for details regarding registration.

Public Comment on Matters Not on the Agenda

Lynne Boulden mentioned recent destruction of natural treasures. Thanked the Commission for supporting preservation of Loess Hills.

Staff Update

Priestley stated that the Board of Supervisors will be holding public hearings on the floodplain management ordinance amendments, the proposed comprehensive plan, and utility-scale solar energy systems.

Due to the Memorial Day Holiday falling on the same date that the Zoning Commission would normally meet, it was discussed to potentially move the meeting to May 29 or 30. Priestley will check with the Commissioners.

Commissioner Comment of Inquiry

None

Adjournment

Motion to adjourn: Hanson. Second: Parker. Carried 3-0. Meeting ended 6:39 PM.

APPENDIX – RECEIVED ITEMS

Daniel Priestley

From: gtevis@aol.com
Sent: Thursday, April 18, 2024 6:01 PM
To: Daniel Priestley
Subject: Public Comments for Woodbury County Zoning Commission
Attachments: Comments regarding Organic Composting Facility.docx

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Date: April 18, 2024
To: Daniel Priestley, Woodbury County Zoning Coordinator
From: Glenna Tevis
Re: Comments for the Woodbury County Zoning Commission

Attached please find comments regarding the Conditional Use Permit Application for Waste Composting on Parcels 864505400001 & 864505400002.

Please include these comments in the public record. If you need these comment in a different format, please let me know.

Thank you.

**Comments to the Woodbury County Zoning Commission and
the Woodbury County Board of Adjustment
regarding
Proposed Organic Composting Facility at 2553 Old Highway 141, Hornick, Iowa
April 18, 2024**

My name is Glenna Tevis. Thank you for the opportunity to provide comments related to the proposed organic composting facility to be built at 2553 Old Highway 141, Hornick, Iowa. I own and live on a small Century farm located at 2539 Old Highway 141, Hornick, Iowa. My property adjoins on the north the land on which the waste composting facility is proposed to be built. It is approximately 0.5 mile from my driveway to the driveway of the proposed project. Family members have lived on and farmed this property for nearly 150 years. My brother-in-law, Bruce Tevis, and his wife Carla live in a second house on the property.

The proposed project would be constructed in the Loess Hills of Iowa, the geologic region along the Missouri River in Western Iowa from Plymouth County in the north to Fremont County in the south. As you likely know, the Loess Hills are deep deposits of windblown soil rising several hundred feet above the Missouri River floodplain, cut by many drainage channels into narrow ridge tops, steep slopes, and deep valleys. They are highly permeable and highly erodible and have been referred to as Fragile Giants (Mutel, 1989; Mutel & Swander, 1994). The Loess Hills of Iowa are a unique landscape because of the depth of the loess. Only one other location in the world, near the Yellow River in China, has loess deposits greater than the 100-to-200-foot depths in the Loess Hills of Iowa. They contain one of the last true prairies in Iowa as well as several endangered species of plants and animals. These facts make the Loess Hills unique, globally significant, and important to preserve.

Because of the features of the Loess Hills, Old Highway 141 between the Bronson turnoff and Smithland has been designated as a section of the Loess Hills National Scenic Byway (220 miles of paved and gravel road that received its national recognition in 2000) that is traveled and explored by thousands of motorists, motorcyclists, hikers, and hikers each year. The proposed building site fronts this byway. Trucks getting to and from this site would be traveling at least for a time on the Loess Hills National Scenic Byway either from the north or from the south.

While science and technology can provide the means to address agricultural environmental issues such as enriching the soil "naturally," policy makers and governments must ultimately consider other social and environmental issues when considering land use requests.

Concerns related to this project can be divided into several categories, including Safety, Health, Transportation, and Ecology. Each will be addressed below, followed by a set of miscellaneous questions.

1. Safety

The response in the proposal regarding safety states that there will be “controlled access to the facility” and “general fence and gates will be installed” (p. 16). Safety is a much larger issue than that. The facility is proposed to front a stretch of the Loess Hills National Scenic Byway. Access to the facility will require some travel on an 11.1 mile stretch of that Byway (from the intersection of D38 and Old Highway 141 near Bronson to the intersection of Old Highway 141 and K46 north of Hornick). Because it follows shape of the Loess Hills, that stretch of road includes over 50 curves, dips, and hills that affect traffic speed and prevent a driver or cyclist from seeing traffic ahead. There are only 6 places where there is a passing zone in both directions. In addition, 73 driveways and other roads intersect that stretch of road (see the chart below for additional details). Drivers and cyclists must already be extremely vigilant when they are on this road. Additional heavy-load trucks (ones that might even be spilling small amounts of manure or other biowaste) will lead to more congestion and perhaps more risk-taking in speeding and/or passing. The road is a popular one for motorcyclists and bicyclists. There is greater potential for truck/cycle accidents, particularly with drivers who may not be familiar with the road. Additional truck traffic is a safety concern for those of us living along this stretch of Old Highway 141. Many of us have property on both sides of Old Highway 141 and walk across the road for chores. Speed of travel and the winding nature of the road pose greater risks for tragic accidents.

- How long would it take a heavy-load truck traveling 50 miles an hour (the current speed limit on that road with some restrictions on a few of the curves) to stop after rounding a curve or coming over a rise and seeing someone riding a bicycle or walking across the road?
- How long would it take a heavy-load truck traveling 50 miles an hour to slow down enough to make a 90-degree turn into the proposed driveway?
- How long would it take an empty truck to make a 90-degree turn back onto Old Highway 141 and then attain a safe driving speed?
- How much road construction and reworking will be required to make this stretch of road “safe” for residents, motorists, and cyclists when they share the road with trucks hauling potentially hazardous manure and biowaste?

(this space intentionally left blank to place the complete table on the next page)

Analysis of road sections most likely to be used by trucks hauling manure and biowaste

Section of Loess Hills National Scenic Byway	# of miles	# of curves, hills, dips	# of intersecting driveways, roads	# of passing zones in both directions
Sgt Bluff Road-D48 to facility site	11.1	50	73	6
Luton Road-D51 to facility site	4.7	24	25	2
Hornick (141 at south end of town) to facility site	4.5	2	12 (from the north edge of town)	2

2. Health

Facilities of this nature always raise issues of air pollution and water contamination. There is some evidence that inhaling by-products of manure and composting, particularly high levels of bioaerosols, affects respiratory health, conditions such as asthma and COPD, and eye and skin irritation. It has been suggested that depending on the location of the facility (altitude and terrain) and wind and weather conditions, strong and lasting odors can travel as far as 5 miles. This would include 17 homes north of the facility (all the way to the Luton Road-D51) and all of the homes south of the site along the road to Hornick and the entire town of Hornick. In addition to the issue of odor, without careful planning and management, pathogens such as parasites (*Cryptosporidium parvum* and *Giardia lamblia*) and bacteria (*E coli*, *Salmonella*, *Listeria*, and *Clostridium*) often found in animal manure and disease-causing in humans can work their way into the water system.

- How does the applicant plan to control bioaerosols?
- What odor management plan does the applicant have in place?
- What water management plan is in place? Will run-off end up in the road ditch?
- Will there be any open-to-the-air building or pools or ponds or holding tanks?

3. Transportation

The applicant claims that trucks will have “a wide easy to access driveway with plenty of parking in the production area so no trucks will need to park on the right of way” (p. 8 and p. 16).

- What size of trucks will most likely be used? What capacity will they have? How much will they weigh when fully loaded?
- How will this kind of truck traffic affect roads? Most of Old Highway 141 does not have hard surface shoulders.

- What plans are in place to mitigate manure and other waste spills both at the production site and on the roads?
- Is the applicant planning to widen the existing driveway so trucks will not need to make a 90-degree turn into the driveway? The driveway is not shown on the drawing.
- Is the applicant planning to hard surface the driveway? It is currently mainly dirt and becomes a very messy mudhole where it meets the highway when it is wet.

4. Ecology and the Environment

The applicant says he will level land and construct concrete, gravel, and compacted soil surfaces in addition to build other buildings now and as needed (p. 6). Does this mean that the project may grow and include additional buildings, driveways, parking, and dumping? How will this initial project and any in the future affect the stability of the Loess Hills? Two items from the General Land Use Policies section of the document PLANNING FOR 2025: THE 2005 WOODBURY COUNTY GENERAL DEVELOPMENT PLAN ADOPTED NOVEMBER 22, 2005 are relevant to this issue:

- 1.4 Recognize the Loess Hills from the "front range" to the steeply rolling hills tapering off toward the east as a unique natural resource that should be conserved by good stewardship by the owners of the land involved.
- 1.6 Establish standards and practices for land development to minimize soil erosion and damaging water runoff, particularly in the fragile soils of the Loess Hills area of the county. (pp. 18-19)

- Have standards and practices to minimize soil erosion and damaging water runoff been addressed and met in this proposal?
- Will heavy-load trucks need to travel up and down the current hill to the unloading location? How much of the hills will be leveled and graded?
- What kind of large equipment will be used to level and compact the soil and construct the buildings?
- How long will the building process take?

5. Miscellaneous Questions

- Why does the applicant need to purchase parcel 864505300004 to connect the project to Old Highway 141? Doesn't he already have access on the east side of Old Highway 141? What will that parcel be used for? Will it be taken out of cropland?
- The proposal mentions The Western Iowa Nutrient Center (p. 2). I can find no record of this entity. What is it? Where is it? What kind of relationship does this project have with it?
- What type of composting will take place: Static pile with passive aeration? Static pile with active aeration? Windrow? In vessel? Worm composting?
- How many tons of waste stream would enter the facility per week?

- Will dead animals and animal carcasses be part of the waste stream?
- What plan is in place for removing contaminants such as plastic or metal in the waste stream?
- How long might the waste streams sit in the trucks before dumping?
- How long might it take for one "batch" of materials to be fully composted?
- How long would this composted material sit in storage?
- Will there be 24/7 supervision of the facility? Will it "run" 24/7? Can you do this with just 3 workers?
- How will rats, flies, and wild animals (coyotes, racoons, opossums, badgers, skunks, mountain lions) be kept a distance from the facility?
- Will local workers be employed?
- What local positive economic impacts (that is, positive for the town of Hornick and local residents) do you foresee? Do you plan to purchase manure from your neighbors?

Regardless of what the applicant says in the proposal, the general neighborhood would not support this project because people are "used to the sounds of equipment operating, livestock, and the smell of manure" (p. 10). In fact, most are not supportive because this project would diminish the quality of life in this community. People want to be able to sit on their front porches to read or to watch the sun set or see the stars come out without choking on noxious odors. They want to work in their gardens without inhaling road and truck dust. They want to be able to drive Old Highway 141 and enjoy the scenery without worrying about dangerous truck traffic. They want to walk in the Loess Hills behind or near their homes any day of the year to enjoy that magnificent creation without an industrial composting facility choking their senses.

The proposal to build this facility has come as a complete surprise to the community. If the applicant were a "good neighbor," he would have informed the community in the early stages of the project to get community support. I first heard of the project on April 12, 2024, when someone sent me a copy of a document dated April 5, 2024, that had been sent to the Willow Township Trustees from the Woodbury County Planning & Zoning Office. I received "formal" notification as an adjoining property owner on April 17, 2024 (yesterday, just 2 days before comments were due to the Zoning Commission). In the past few days, I have talked to many of my neighbors along the road and people in Hornick; none of them had any idea that this project was looming. The "quietness" of the application seems somewhat intentional. Even though the applicant (Timothy Ericksen) is my "next door" neighbor, I have never met him. He does not live on the property, and I doubt he will, especially if the project is approved.

The Woodbury County Vision states that "the government exists to serve people and to protect the public health, safety, and welfare" (PLANNING FOR 2025: THE 2005 WOODBURY COUNTY GENERAL DEVELOPMENT PLAN ADOPTED NOVEMBER 22, 2005, p. 17). Further, point 3.6 of the Agriculture Goal in the development plan states: "To the extent that the State of Iowa grants authority to the counties, location of feedlots and livestock confinements in close proximity to existing residential development will be discouraged. Under this same policy avoid locating new livestock operations next to communities and/or residential developments when possible" (p. 20-21). The applicant wants you to consider this facility on par with the feedlot to the south of his property. He says, in effect, "We already have a feedlot in the neighborhood, so let's have something similar" (p. 10). Therefore, consider treating this application as if it were for a feedlot; then consider the health, safety, and welfare of the neighbors and the larger community and not approve it.

Thank you.

Glenna J. Tevis
2539 County Road D25 (Old Highway 141)
Hornick, Iowa 51026

Please enter these comments into the public record.

Daniel Priestley

From: Dianne Blankenship <bennaid@hotmail.com>
Sent: Thursday, April 18, 2024 4:41 PM
To: Daniel Priestley
Subject: Regarding: Conditional Use Permit Proposal for Waste Composting

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To: Woodbury County Zoning Coordinator, Daniel Priestly

Regarding: Conditional Use Permit Proposal for Waste Composting

I am Dianne Blankenship, a resident of Woodbury County. I have served on many boards and been a long-time advocate for prairie, native plants, and our loess hills. I served as coordinator for the Loess Hills Prairie Seminar for over a decade and served on the Sioux City Planning and Zoning Commission and co-chaired the Conservation Committee for the City's Vision 2020 project. I love the loess hills.

I understand that the buildings at the site will mostly not be in the view of neighbors and the highway, but noise of such an industrial site, the number of trucks daily, and the significant concern about odors, can only impact the neighborhood in negative ways. Increased truck traffic on Old Highway 141 is a concern since the highway is narrow and curvy. This is also a Scenic Byway and tourists travel along it and enjoy looking at the hills and farms and may not anticipate the trucks coming out of the drive. An industrial site doesn't seem appropriate. Just because a feedlot is to the south of it and doesn't make it more acceptable in my opinion. Also, the projected lane into the site is going uphill and I fear what could be washed down it during storms. I know the engineer has indicated that the access and turning trucks are deemed safe, but I am still worried about that due to the landscape there – the hills. They might decide that they need to flatten and cut into the hills to increase safety and visibility. That impacts the Scenic Byway.

I admire that it is related to agriculture and is environmentally good. I just don't think this is the right place for it.

Respectfully submitted,

Dianne Blankenship
737 Buckwalter Dr.
Sioux City, IA 51108
bennaid@hotmail.com

Daniel Priestley

From: Cheryl Tevis <cltevis@wccta.net>
Sent: Thursday, April 18, 2024 1:29 PM
To: Daniel Priestley
Subject: Public comment re Proposed Organic Compost Facility at 2553 Old Highway 141
Attachments: Comment to Proposed Waste Composting.docx

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Hello Mr. Priestley:

Please find attached my comments submitted prior to the April 19 deadline. Please enter these comments into the written record.
Would you reply to let me know that my comments have been received, and the attachment can be opened? Thank you very much.

Please let me know if you have any questions. The hearing on Monday is listed as "tentative". When will the final date and time be available so that interested individuals can plan ahead for travel? Thank you!

—Cheryl Tevis
515-240-1785-cell
515-353-4433-home

To: Daniel J. Priestley, Zoning Coordinator
Woodbury County Planning and Zoning; Woodbury County Board of Adjustment
Re: Proposed Organic Compost Facility at 2553 Old Highway 141
April 18, 2024

My name is Cheryl Tevis. Thank you for the opportunity to comment on the conditional use permit for an organic waste composting facility submitted by Tim Ericksen and Abe Sanquist, Natural Fertilizer Products. I grew up on an adjacent farm, and have farmed with my husband in Iowa for 40 years. I also worked as an editor at a national farm magazine based in Des Moines for 36 years. I currently write a weekly Substack column, and my writing has been published by the Iowa Capital Dispatch.

I am writing to object to the approval of this permit. The project may be a worthy effort to produce natural fertilizer. However, the proposed siting of this project is ill-conceived and abusive to the environment. First, the location along Old Highway 141 near Holly Springs is on the Loess Hills Scenic Byway. It may be possible, as the application asserts, to hide the unsightly appearance of this composting facility from passersby, using natural visual barriers. But it's impossible to complete this project without irreparably damaging the fragile soils of the Loess Hills. It's also likely impossible to hide the odors, water quality and traffic repercussions that will exact a toll on the longtime neighbors and residents.

Formed over 125,000 years ago, the Loess Hills are a precious natural asset unique to Iowa. The only other place you'll find loess soils rivaling these hills is northern China. Growing up on a neighboring farm, the Loess Hills formed the backdrop of my childhood. Last year, I climbed the Hills with my family to scatter the ashes of my brother on that same farm. It is his final resting place.

It is up to us to care for and protect the Loess Hills for future generations. But the Loess Hills are endangered. According to the United States Geological Survey, the Iowa Loess Hills have one of the highest erosion rates in the U.S. They're endangered by intrusions into their ecosystem, including development, invasive red cedars, and row-crop agriculture.

Under Criteria 6 of the Zoning Ordinance for Board Approval: *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).

Yet the applicants state: "We will level land and construct some concrete, gravel and compacted soil surface to receive organic waste year round to mix, manage, and create compost." If leveling the landscape of the Loess Hills, and in the process destroying its fragile soil structure isn't indicative of the applicants' failure to address the "adverse effects to the natural, scenic features," what else would be needed?

If protecting the integrity and beauty of the Loess Hills does not constitute a sufficient rationale for denial of this permit, there are many other reasons that the location of this project is ill-

conceived, and does not meet the zoning ordinance criteria for board approval. I would like to raise the following questions:

1. What experience does the applicant or the property owner have in operating an organic waste composting facility? As the application states, when Mr. Sandquist began looking into feed and food processing waste, he found: "These items are hard to handle, and if not managed correctly, can cause harmful environmental impacts of these organic nutrients being concentrated and deposited in one location." Does Mr. Sanquist offer any relevant experience to demonstrate his management skills in preventing "harmful environmental impacts"? What training and experience will the 2-3 hired site operators have, and what oversight will the applicant, Mr. Sanquist, provide to them from his distant home base?

2. Under Criteria 3 of the Zoning Ordinance for Board Approval: *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).*

Has adequate consideration been focused on public safety and hazard mitigation of this site? Old Highway 141 is a narrow, two-lane paved road without paved shoulders. This proposed site is sandwiched between a curve around a protruding bluff to the south and a hill immediately to the north. It is a dangerous .7 of a mile stretch of road, and this facility would create a potentially lethal mix with 10 to 20 truckloads per day, combined with bicycle and motorcycle traffic, and sightseers looking for a leisurely drive along the Loess Hills Scenic Byway. As a child, my parents did not allow my siblings and me to own bicycles because it was too risky to ride the mile between our farm and this proposed site on Old Highway 141.

3. What distance is the manure and other wastes being hauled from, and what are the sources? The applicants mention "Our business model is to retain agreements with organic waste streams like Gelita, Tyson, AGP, truck washes, municipalities and others to compost their processed organic solid wastes." Tyson, Cargill, the Andersons, Gelita, and AGP are huge corporations. Who will monitor the unsafe and possibly contaminated residues that will be solicited from them, or hauled in from truck washes? What wastes from "municipalities and others" are included? Will there be PFAS (forever chemicals), biohazards, or sludge in this alarming list of waste streams? Is the Iowa Dept. of Natural Resources up to task of closely monitoring this facility?

How would members of the Woodbury County Board of Planning and Zoning or the Board of Adjustment like to live next door to these wastes? What is the Western Iowa Nutrient Recycling Center mentioned in this application? I cannot find it listed as a current business. Does it have a track record or reputation? Is it the name of this newly created business entity?

4. Will any small economic value to the community be overshadowed by environmental, economic, and social costs? A couple of employees will be hired, and truck drivers and waste

haulers will be contracted. Will these people be hired from the local community? The application asserts there will be some taxable revenue. On the other hand, what damage will result from this volume of truck traffic on Old Highway 141? This repair will cost county taxpayers. What about the declining property values of neighboring properties? What is the length of the grant financing this project? Five years? What happens to the site after that? The modus operandi for many companies is to outsource their costs of doing business to local residents, local government, and the natural environment. Please take a hard look at these factors.

What about 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).*

I urge you as board members to avoid being taken in by the greenwashing effect posed by this project. **Greenwashing, i.e., the act or practice of making a product, policy, activity, etc. appear to be more environmentally friendly or less environmentally damaging than it really is.** Natural fertilizers may be a worthy effort, but siting this facility in the Loess Hills along an inadequate, dangerous roadway and with only a cursory nod to human health and safety, is not the approach that a company truly interested in improving the environment would pursue.

OTHER CONSIDERATION 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).* I see no response to Consideration 2 by the applicants.

5. Finally, the applicants assert that the facility adheres to and will "fall right in play" with the Rural Woodbury County Vision, i.e., "*strong sense of community, good people live freely without fear or want. . . where stewardship of natural resources is a matter of individual and community pride and ownership. . .*" The applicants' assertion requires a huge leap of the imagination. I would point out that adjoining neighbors were **provided zero notice** of this waste composting facility proposal. How neighborly is this? How does the effort to sneak it under the radar into this rural neighborhood under the cover of darkness promote a sense of community? How many other comments may have been submitted if actual stakeholders would have received a timely notification?

Mr. Sanquist has no history or relationships or community pride in this community. He lives near Woodbine. A cursory inquiry would reveal that the property owner, Mr. Ericksen, has few close ties to the community, either, despite the property being held by his parents for years. Does he plan to move back and live there? "The good people" who live as neighbors to this facility appear to mean nothing to either one of them. The cattle feedlot to the south has operated for many decades, and I'm assured that it's not subjected its neighbors to odors and equipment noise, as the application implies.

I strongly urge the board to deny this permit. It would be difficult to find a less suitable site.
Please enter my comments into the public record.

Cheryl Tevis
187 H. Ave.
Pilot Mound, IA 50223

Daniel Priestley

From: Kim Sulsberger <ksulsberger@gmail.com>
Sent: Monday, April 22, 2024 12:25 PM
To: Daniel Priestley
Subject: Statement regarding Conditional Use Permit- Waste Composting Site
Attachments: Statement to Zoning Commission.docx

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

Dan

Please see attached statement I would like submitted into the record of the Woodbury County Zoning Commission public meeting April 22, 2024.

Thank you,
Kim Sulsberger
2853 Grundy Ave
Hornick, IA 51026

My name is Kim Sulsberger, my family and I own and live directly east to the proposed facility, at 2853 Grundy Ave Hornick, IA. I am opposed to this project and ask the zoning commission to recommend denial of the conditional use permit because it does not satisfy the requirements of the Woodbury County zoning ordinance. If this commission does recommend approving the permit, I request more safeguards be put in place.

My biggest concern is that this project will have a substantial adverse effect on my adjacent property. My house and some of my farmland share a property line with the proposed site. The only thing between my land and the proposed composting site is a berm that has already failed in the past. The compost facility is also being built uphill of my property, meaning any water runoff will flow towards my property. Yet, the Applicant never addressed that in their application. This Commission's staff analysis suggested that appropriate measures must be put in place to address waste material runoff and odors. I request that the Commission either recommend denial of the application or only recommend the conditional use permit with some additional conditions, such as requiring the applicant to line the berm next to my land with rock or concrete, implement appropriate setbacks from the boundary for both the facility itself and the runoff containment basin that is currently proposed, and build the berm higher. I also recommend the Board require a detailed engineering analysis that shows my downhill property will be safe from contamination.

Another major concern I have is that this facility is not compatible with the immediate neighborhood as described in the application under criteria 4. The Applicant suggests that the surrounding neighborhood will not be negatively affected because the facility could be hidden from the Loess Hills Scenic Byway. I would like to remind this commission and the Applicant that there is more than just one road in this area, I live there, as do my neighbors. I will see the facility, as will my neighbors. The proposal mentions changing the current landscape, adding fences, gates, etc. Beyond the mere fact that the facility will be an eyesore, how will this affect property values in the area?

Additionally, the Applicant suggests that the facility will be compatible with the community because there is a feedlot directly south. However, the feedlot is not the entire neighborhood, there are houses, fields, pastures, and timber. To infer that this facility will operate similar to the feedlot is a stretch in my opinion. Furthermore, because there is a feedlot that has operated in this neighborhood since the 1940's one should not assume the general neighborhood would support a composting facility being built here.

Finally, under Criteria 6, this Commission should take a hard look at the proposal and add safeguards to avoid any impacts to the surrounding natural, scenic, and historical area. I am concerned that an industrial composting facility is being considered in the Loess Hills along a scenic byway. The Loess Hills are an incredible piece of Iowa natural history that should not be converted into an industrial facility. Also, the Owego Wetland Complex is less than a mile from this facility, but the Applicant did not submit any engineering showing that stormwater runoff will not reach the wetlands. This commission's staff analysis already recommended that the conditional use permit be granted only with an archeological study that clears the area from any designation of historical significance. While I feel the Commission should recommend denying the permit, if this Commission recommends approving the permit, I request that the Board require the Applicant

conduct a detailed engineering assessment that considers the full impact of the surrounding environment.

In summary, I am opposed to this proposed facility. It would be unsightly, incompatible with our neighborhood, and potentially negatively affect adjacent properties. What's worse, I am directly downhill from the facility and could be impacted by any runoff from the facility particularly following rains and snows. For that reason, I ask this commission to recommend denying the conditional use permit. If the Commission does not recommend denying the permit, I request the following conditions be put in place:

- The Applicant should conduct an engineering analysis showing the hydrology of this project to ensure my property will not be impacted by runoff. This analysis should also include any groundwater impacts.
- The Conditional Use Permit should include provisions with appropriate setbacks from my property line, both for the facility and the stormwater containment basin. Engineering will likely be necessary to determine how far the setbacks should be from my property.
- And finally, the Applicant should modify the berm located near my property line. The berm is currently on the Applicant's parcel and it should be lined with rock or concrete and made taller.

Thank you for your time.

Kimberly Sulsberger
2853 Grundy Ave
Hornick, IA 51026

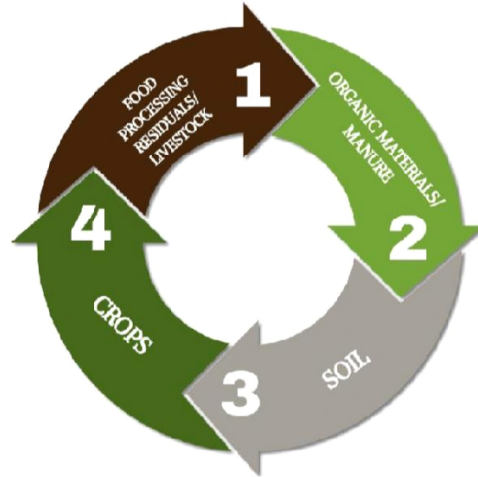
Please enter these comments into the public record.



Completing The Nutrient Cycle

FEBRUARY 7, 2024

ABE SANDQUIST
CCA - USDA TSP



1

Who Am I?



- Northwest Missouri State graduate
- Previous NRCS soil conservationist
- Own and Operate Natural Fertilizer (Woodbine) and Soil Solutions (Onawa)
- We consult with feeding operations on environmental compliance
- Our goal is to repurpose and reuse natural waste

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Creating WINS



"If everyone wins it's impossible to fail."
- Abe Sandquist

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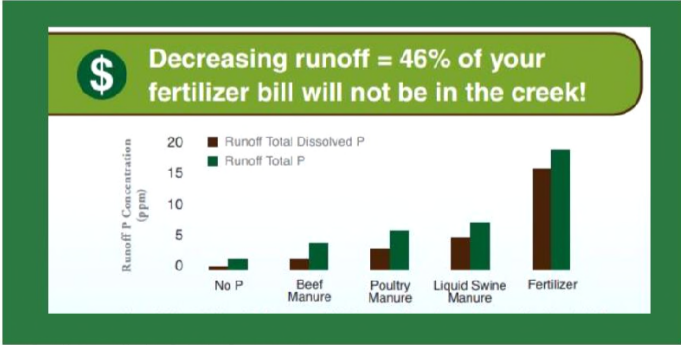
Why is manure popular?



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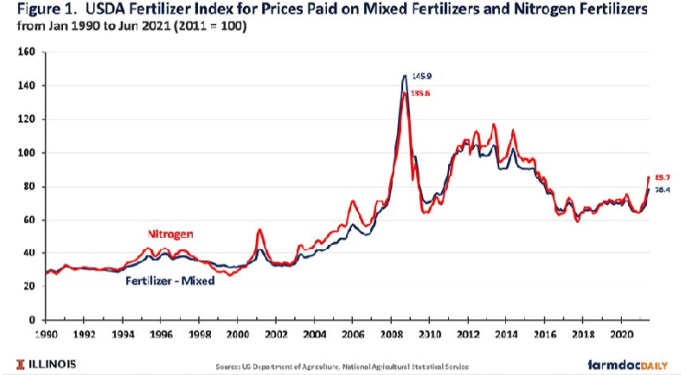
Need for better Environmental Stewardship



Iowa State University Nutrient Reduction Strategy study

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Fertilizer prices have increased

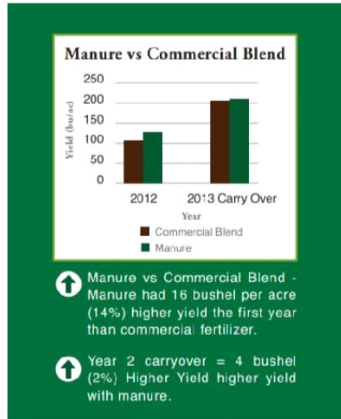


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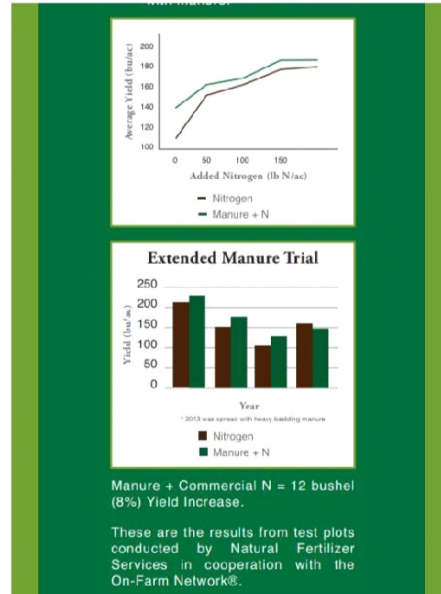
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Improving soils and yields



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Not enough manure to fertilizer the midwest

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By [REUTERS](#) April 6, 2022

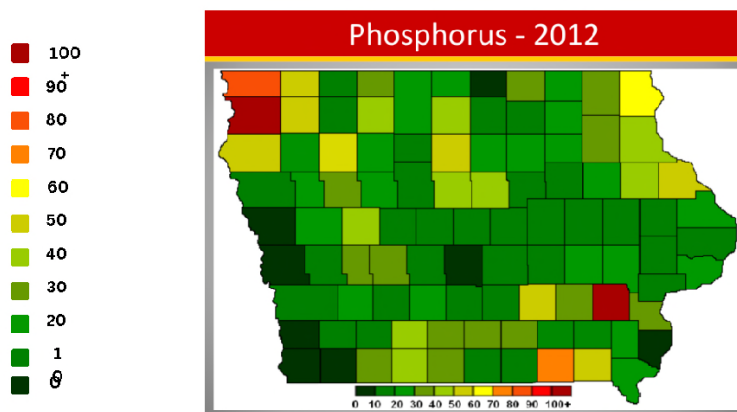
For nearly two decades, Abe Sandquist has used every marketing tool he can think of to sell the back end of a cow. Poop, after all, needs to go somewhere. The Midwestern entrepreneur has worked hard to woo farmers on its benefits for their crops.

Now, facing a global shortage of commercial fertilizers made worse by Russia's invasion of Ukraine, more U.S. growers are knocking on his door. Sandquist says they're clamoring to get their hands on something Old MacDonald would swear by: old-fashioned animal manure.

"I wish we had more to sell," said Sandquist, founder of Natural Fertilizer Services Inc, a nutrient management firm based in the U.S. state of Iowa. **"But there's not enough to meet the demand."**

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% Phosphorus needs obtained from manure.



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**Can the same “wins” and benefits
be created while repurposing
other organic residuals?**

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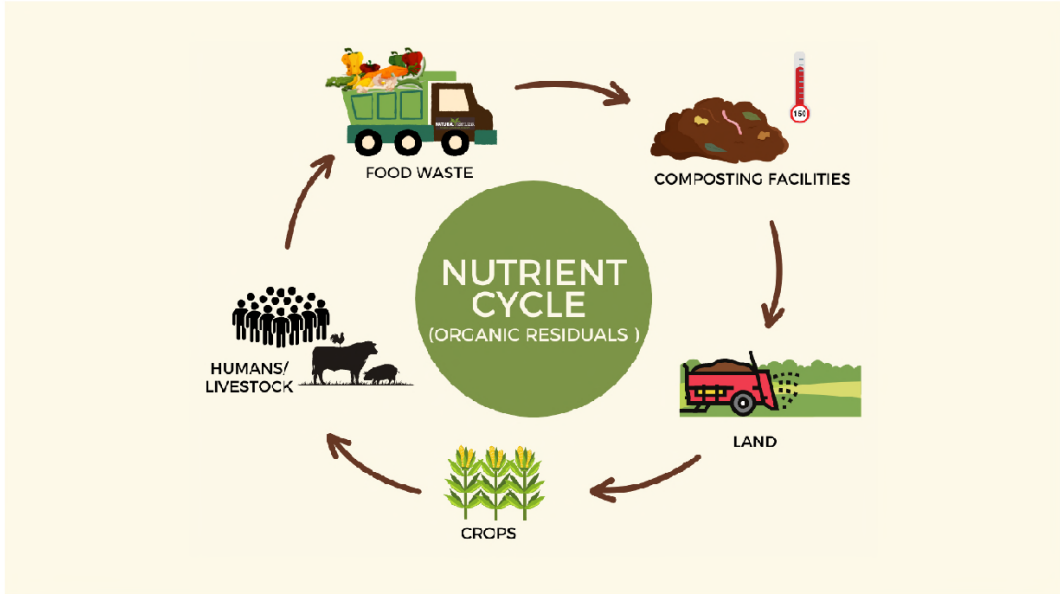
Creating WINS

- Food Waste Supplier
- Crop Producers
- Environment
- Economy

*“If everyone wins it's impossible to fail.”
- Abe Sandquist*

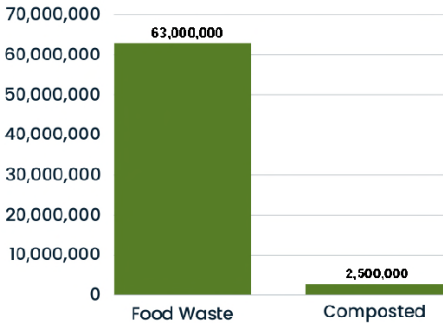
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EPA STUDY 2018 IN US TONS



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Composting of food waste can reduce carbon dioxide emissions by 1.4 million metric tons.

This would be like...



removing emissions from 303,000 passenger vehicles a year



conserving nearly 162 million gallons of gasoline



or not burning 7,700 railcars of coal.

*Iowa DNR 2022 Iowa Outdoor Magazine data

15

Creating **WINS** with the nutrient cycle

-  Suppliers
-  Buyers
-  Environment
-  Economy

"If everyone wins it's impossible to fail."

- Abe Sandquist

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Iowa State University Compost Site



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Natural Fertilizer Products Current Livestock Manure Compost Sites



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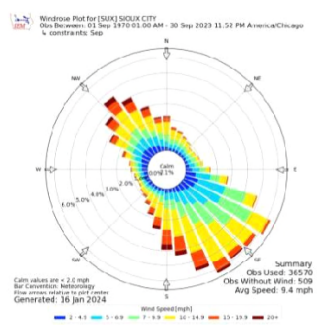
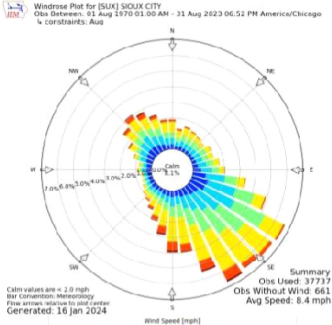
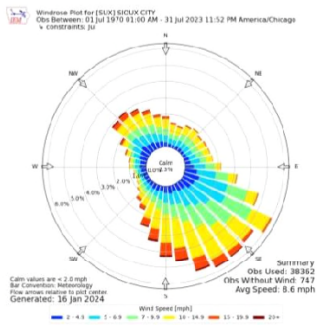
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Natural Fertilizer Products Current Livestock Manure Compost Sites



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ISU Wind Charts



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We Make  Happen!

any questions?

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Thank You

Abe Sandquist
Certified Crop Advisor (CCA)
USDA Technical Service Provider (TSP)

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Abraham Sandquist History

Agriculture has used food waste residuals, manures, and burnt or broken-down plant residues as fertilizers for decades or maybe even centuries. Production agriculture has moved away from and in some cases even forgot about the “old” technologies until the last 20 years. From 2002 to 2006 I was employed by the USDA Natural Resources Conservation Service and assisted farmers with soil conservation and nutrient management planning. Working with many livestock producers to help them better understand the nutrients they already have on their farm was one of my goals as a conservationist. Many farmers were sold to believe “man” could make better fertilizer than what their livestock produce but in many cases all “man” could produce for fertilizer was the concentrated elements, N, P, K and so on. Over the years research has demonstrated time and time again that soil plant available nutrition is more of a process of biological consumption and release of organic matter and the soil parent materials. Fertilizing the soil with elements is like feeding your body by taking supplements. You could live for a while just taking protein and mineral supplement but your body will not have the energy to really thrive without consumption of organic materials.

During my employment with NRCS I realized a need for consulting with livestock producers and offering a service to the livestock producer to gain value from their manure, if in abundance, by creating marketing plans, logistic and application services and agronomy consulting to help sell their excess manure to local farmers to create multiple wins. I always believed that if in a business relationship everyone wins, it would be impossible to fail as all parties see value and pushing for it to work and continue. I like to think that the business I began in 2007 created a quadruple “win”. The livestock producer won as he did not need to spend the time and resources to handle his/her manure and in some cases could create revenue for their manure, the crop farmer who purchased the manure could, in some cases could save money compared to commercial nutrient application and was able to purchase a product that offered more than just nutrients which has increased their crop productivity, the environment won because if the manure was continually applied to the same field as the livestock producer has applied to over the past many years the nutrient concentration in that field could rise to levels where nutrients could detach from the soil exchange and runoff or leach to surface or subsurface waters, and finally the economy won because Natural Fertilizer Products has 12 full time employees and has up to 50 subcontracted employees to help facilitate the transfer and application of the manure. A business-like Natural Fertilizer Products was not needed before the “sale” of manure because the feedlot used his own labor to haul the manure to the closest field possible.

Abe’s Successes

- Abe Sandquist has a Bachelor’s Degree and Agronomy and Ag Business from Northwest Missouri State University and graduated in 2002 with a 3.4 GPA.
- Educated in Nutrient Management and Soil Conservation from the USDA Natural Resources Conservation Service.
- Over the past 20 years Abe has practiced as a Certified Crop Advisor (CCA) and consulted with crop producers on over 100,000 acres.
- Abe is a certified Technical Service Provider (TSP) for the Natural Resources Conservation Service overseeing the development of over 30 Comprehensive Nutrient Management Plans (CNMP) over the state of Iowa.

- Abe has designed two business models to consult, and implement best management practices for crop and livestock producers pertaining to nutrient management.
- Abe has designed a web-based software tool called Ag Simplified to manage all aspects of his agricultural business and is used by their clients to manager their environmental compliance documents, logistics, and organize the distributions and sales of products.
- Abe was recommended by Iowa State University and was asked by the upper Midwest manure expo committee to have him speak in Norfolk Nebraska in 2011 about the value of manure.
- Abe has been interviewed by Reuters, Progressive Beef Magazine, Bloomberg's, Manure Manager Magazine, Germanys DW News, and other news networks throughout.
- Abe has worked with his local high school to fund and design a curriculum that prepares youth for careers in agriculture though Woodbine Community Schools Ignite Pathways.
- Abe has been composting manures on a smaller scale for the past 6 years to perfect his practices and recipes. Abe's compost is sold through his Natural Fertilizer Products company and been on over 15000 acres over the past 6 years. Every year NFP has sold out of material and they have a waiting list to get product.
- Abe is currently the Vise Chair of the Iowa Composting Council and sits on a committee with the Iowa Department of Natural Resources to help direct the Iowa Chapter 105 Composting Rules for the State of Iowa.
- Abe owns 300 acres of farm land which he farms as a hobby to learn how to be a better agronomist.

The Businesses

Abraham Sandquist has three different businesses that all work together to come goals, create and offer sustainable natural fertilizer products to improve the environment, improve soil health, and improve the bottom line of its customers and clients. Natural Fertilizer Services, Inc or (NFS) was incorporated in 2006 as Abe began consulting with large livestock producers on their facilities environmental compliance and crop producers on managing their soil fertility. Pretty much we like to say we "Make Sh't Happen" by offering services to both crop and livestock producers to complete the nutrient cycle. Livestock producers want to feed animals so NFS works with each producer to help coach them through there DNR and EPA compliance permits and acts as a liaison between the livestock producer and the regulatory agency. Crop producers want to improve their soils and raise the best crops possible with the least funds spent. Some of the services NFS offers producers with its 6 full time employees are manure and soil testing and creating Manure and Nutrient Management Plans. NFS work with over 100 livestock facilities over the state of Iowa. NFS also consults with over 200 crop producers sampling their soil and providing recommendation to improve their soils profitability. In most cases natural fertilizers are part of that recommendation.

Natural Fertilizer Products, Inc. (NFP) was incorporated in 2007 and owns material handling equipment and employees' people to clean feedlot pens, haul to the fields, and apply manure, lime, and other soil amendments to NFS's customers fields. NFP also contracts with over 30 different subcontracted trucking and manure application business to get all of its work done which are hired from the local area of the operation. Natural Fertilizer Products, Inc, applies over 160000 tons over about 32000 acres of land. Manure availably is becoming limited with the livestock industry shrinking to less interest with

young livestock producers and livestock producers retiring. This reduction in livestock numbers is lowering our natural fertilizer supply in areas of the state and over the nation.

On December 15th 2021 Abe Sandquist purchase Soil Solutions, LLC of Onawa Iowa. Soil Solutions offers products and services to improve soil productivity. Soil Solutions also retains contracts with many large Processors to remove gypsums, biomasses, and filter cakes which are by-products that used to be hauled to the landfills and now are sold as fertilizers, soil conditioners, and soil amendments. Soil Solutions has retained these removal contracts for many years and applies its products to over 50000 acres for more than 100 plus crop producers.

The Expansion Plans

Natural Fertilizer Products, Inc is being awarded a FPEP grant from the USDA to build a facility to work with its sister companies to offer products and services to crop producers, animal feeding operations, organics by-products and food processing industries. There will be 2 sites, one will be around Harlan Iowa which can service Des Moines, Omaha, Council Bluffs, Denison and other related areas and the other is planning to be around Sioux City Iowa which will mainly source materials from the Sioux City area. All of these larger cities have food processing facilities which create organic waste products that are more than likely going to the land fill.

These facilities will be constructed with the environment in mind. Roof structures, concrete and impervious surfacing will need to be installed to mitigate the potential environmental impacts of these organic nutrients being concentrated and processed in one location. Organic wastes and food processing wastes have grown with a growing population. Many of these food manufacturing companies are forced to use land fill as their means of disposal because other options are slim or not available in Iowa. Some companies have begun to use raw land application as their disposal method but although that process keeps the organic materials from the land fill, that means of disposal creates other potential concerns and are less appealing as far as odors and such are concerned. Another issue with sending organic materials to the land fill is if organic materials are broken down anaerobically, methane is a lot of time produced which is a greenhouse gas that has negative potential affects to climate change. If these same organic materials are composted and processed aerobically, they will be converted back to plant available nutrient and carbon to feed the soil. If this business model is scaled this process will complete the nutrient cycle and bring a sustainable and renewable fertilizer for hundreds of thousands of acres across Iowa and other agricultural states. Natural Fertilizer Products plans to build this site and perfect and repeat this business model over the state and the Midwest over time.



Received from Glenna Tevis



Received from Glenna Tevis

STAFF RECOMMENDATION

Based on the information received up to this point and the requirements set forth in the Zoning Ordinance, the proposal has the ability to meet the criteria for approval of the conditional use request with appropriate conditions. It is apparent there are contingencies that must be achieved including the receipt of permits from the state including the Iowa Department of Natural Resources. Therefore, it is the recommendation that this conditional use permit could be authorized based on the following conditions: 1) An archeological study for the project area must be conducted and the report must be submitted to Woodbury County that clears the location and the abutting area from a designation of historical significance; 2) The property owner(s)/applicant(s) must receive all the appropriate permits associated with the waste composting site as required by federal, state, and local governments and copies must be submitted to Woodbury County; 3) Any and all applicable federal, state, and local government laws and ordinances must be followed throughout the lifetime of the project; 4) Appropriate measures must be in place to mitigate any potential adverse impacts of the waste composition site on adjacent property including measures to address odors and any material runoff onto adjacent properties and those measures must remain in place through the lifetime of the project; 5) A copy of an access easement through Parcel #864505300004 or clarification of the acquisition of the said parcel must be provided to Woodbury County; 6) The waste composting site activity shall not occur nor be expanded onto Parcel #864505300004 without authorization by the Board of Adjustment. (A new conditional use permit application shall be submitted for review by the Zoning Commission and the consideration for approval by the Board of Adjustment); 7) The parcels within the project area including Parcel #864505400001 and Parcel #864505400002 must be combined via the Woodbury County Assessor; 8) This conditional use permit shall not be authorized until the said conditions have been met by the property owner(s)/applicant(s) including providing Woodbury County with appropriate documentation for verification.

Specific Description and Project Narrative

Executive Summary and Background

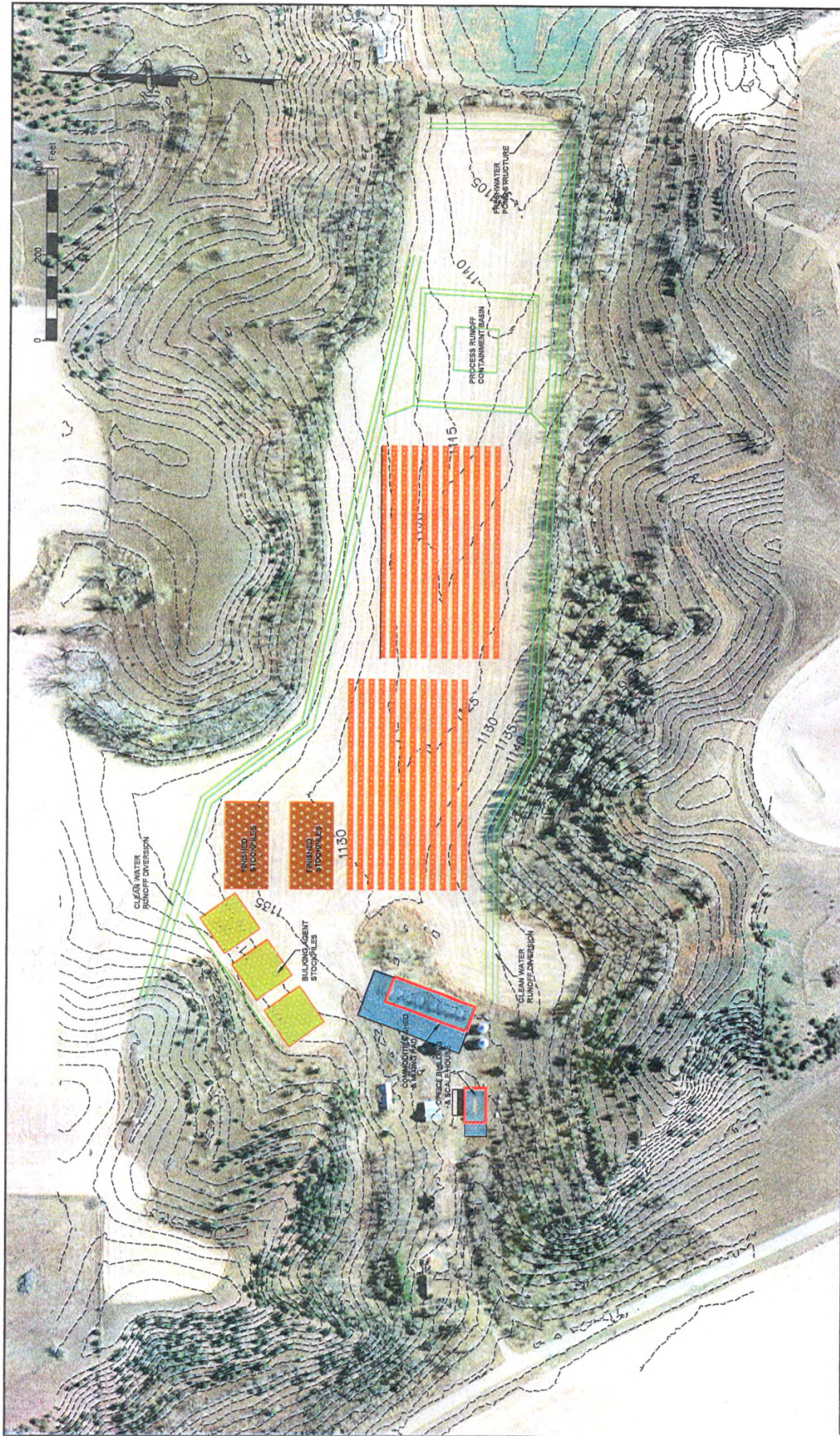
Agricultural practices have used plant and animal food waste materials, manures, and burnt or broken-down plant residues as fertilizers for centuries – even as far back as 300 BC in Egypt. Modern production agriculture has moved away from, and in some cases forgotten about, these “old” techniques until fairly recently. Abe Sandquist was employed with the USDA Natural Resources Conservation Service from 2002 to 2006, where he assisted farmers with soil conservation and nutrient management planning, when he realized a disconnect in the system. Many farmers were sold to believe that synthetic fertilizer was better than what their livestock generated. In many cases, all man could produce was a concentrated version of the elements N, P, K and so on. Over the years, research has demonstrated time and time again that plant-available nutrients in the soil are dependent on the process of biological consumption and release of organic matter in the soil. Sandquist operates three different businesses that all work together towards the common goal of offering sustainable natural fertilizer products which will improve the environment, improve soil health, and improve the bottom line of its customers and clients. Natural Fertilizer Services, Inc. (NFS) was incorporated in 2006 as Sandquist began consulting with large livestock producers for environmental compliance of their facilities and crop producers for management of their soil fertility. Sandquist then founded Natural Fertilizer Products (NFP) in 2007 to bridge the gap between livestock producers with excess manure and crop producers desiring a natural fertilizer alternative, adding value to a potentially problematic waste product. In 2021, Sandquist purchased Soil Solutions, LLC of Onawa, Iowa, which offers additional products to improve soil productivity. Soil Solutions retains contracts with Cargill, The Andersons, and other agricultural processors to remove gypsums, biomasses, and filter cakes – byproducts that used to be hauled to the landfill but now are repurposed as fertilizers, soil conditioners, and soil amendments. Through NFS, NFP, and Soil Solutions, Sandquist helps livestock and crop producers navigate compliance with environmental regulations and take advantage of agricultural waste products through agronomic advice, by-product processing, accurate handling, and field application. As a result, crop performance is improved while environmental impacts are reduced. About 6 years ago, Sandquist had more demand for his natural fertilizer than supply – an ongoing problem. As he was researching other sources of natural fertilizers, he began looking into feed and food processing waste. These items are hard to handle, and if not managed correctly can cause harmful environmental impacts. Most waste stream providers currently haul these organic wastes to the landfill as the easiest option. When these products are hauled to the landfill and buried, anaerobic microbes begin to break down the organic material and release methane, a greenhouse gas that contributes to global warming. To help alleviate this problem, while also creating more natural fertilizer options, NFP is poised to expand into the realm of waste compost manufacturing with the Western Iowa Nutrient Recycling Center. Waste composting is a controlled biological decomposition of plant and animal materials. **Composting is when carbon sources (leaves, wood debris, plant residues) and Nitrogen sources (grass and lawn clippings, green manures, food waste such as plant and animal materials, livestock manures, and other Nitrogen sources) are mixed together to achieve a desired Carbon to Nitrogen ratio and moisture content to create an environment for microbes to biologically decompose these materials back to plant available nutrients and humus.** The end product will not only be nutrient-rich and locally produced, but also has less market volatility and is more environmentally friendly and sustainable than synthetic fertilizers. The facility itself will also be constructed with the environment in mind. Roof structures, concrete and impervious surfacing will be designed and installed in a manner that will mitigate the potential environmental impacts of these organic nutrients being concentrated and deposited in one location. The facility design will go above and beyond permitting requirements.

Organic food processing wastes which are mainly plant and animal materials have grown with a growing population. Many of these food manufacturing companies are forced to use the landfill as their means of disposal because other options are slim or not available for composting in Iowa. Some companies have begun to experiment with raw land application as an alternate disposal method. Although that process keeps the organic materials from the landfill, it creates other potential concerns such as, nutrient runoff, unappealing odors and other concerns related to handling, storage and application.

Economic and Financial Impact

NFP plans to hire 2 or 3 site operators which have a starting pay at \$25 to \$30 per hour. Health insurance, 5% employer matched 401k retirement plans, and performance bonuses are included with full-time positions, and these amounts are figured into the budget. NFP, NFS, and Soil Solutions are all committed to providing safe and healthy workplaces, contributing to essential benefits like health insurance and retirement plans, and protections from workplace harassment and other forms of discrimination for workers in the rural Midwest. There will also be many opportunities for sub-contractors and employers that are already in the county. We will need many contracted trucks and waste handlers to assist in the relocation of the waste stream and the finished product.

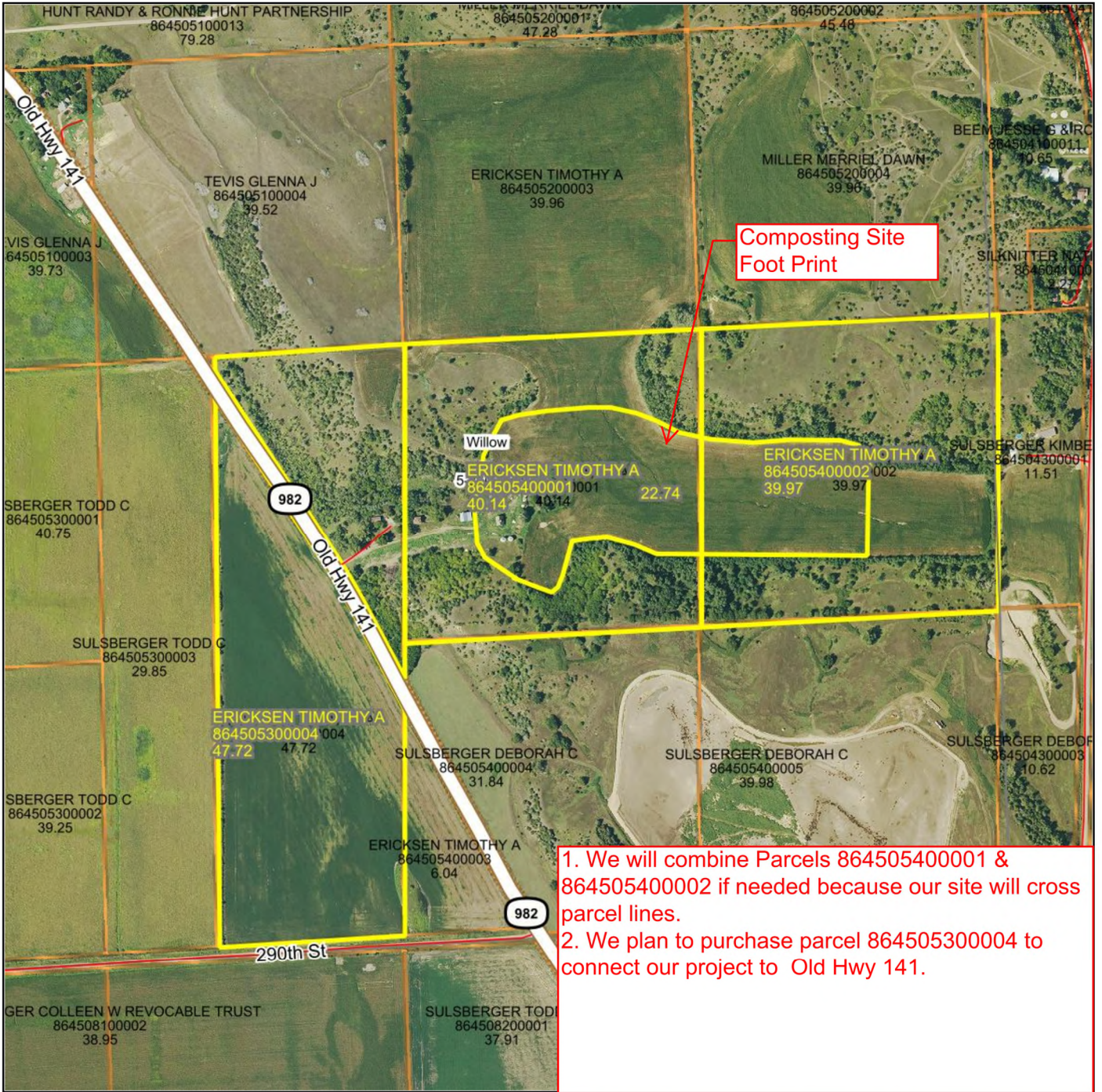
In addition to creating good paying jobs and agronomy careers the potential economic impact from composting is also a benefit to the county and local economy. If wastes are sent to the land fill or land application, they get handle once and as cheap as possible which will generate less tax revenue. If organic wastes are composted, they will be handled a few more times which will create revenue from the operations of the compost yard and create a whole new revenue stream to generate tax dollars from the sale of the new product. There will be more economy involvement in a compost facility as far as fuel, repairs, machinery sales and more to generate more tax revenue as well.



REV	DATE	DESCRIPTION	TW	JDS	DRN BY	CHK BY
0	3/28/24					

Pro Ag Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200		HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579		COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA		SITE PLAN DRAWING NO. 21-055		SHEET NO. 1 OF 1	
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Aerial Map



Natural Fertilizer Products

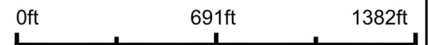
Maps Provided By:



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www.AgrIDataInc.com

Boundary Center: 42° 17' 19.32, -96° 6' 11.97



5-86N-45W
Woodbury County
Iowa



3/29/2024

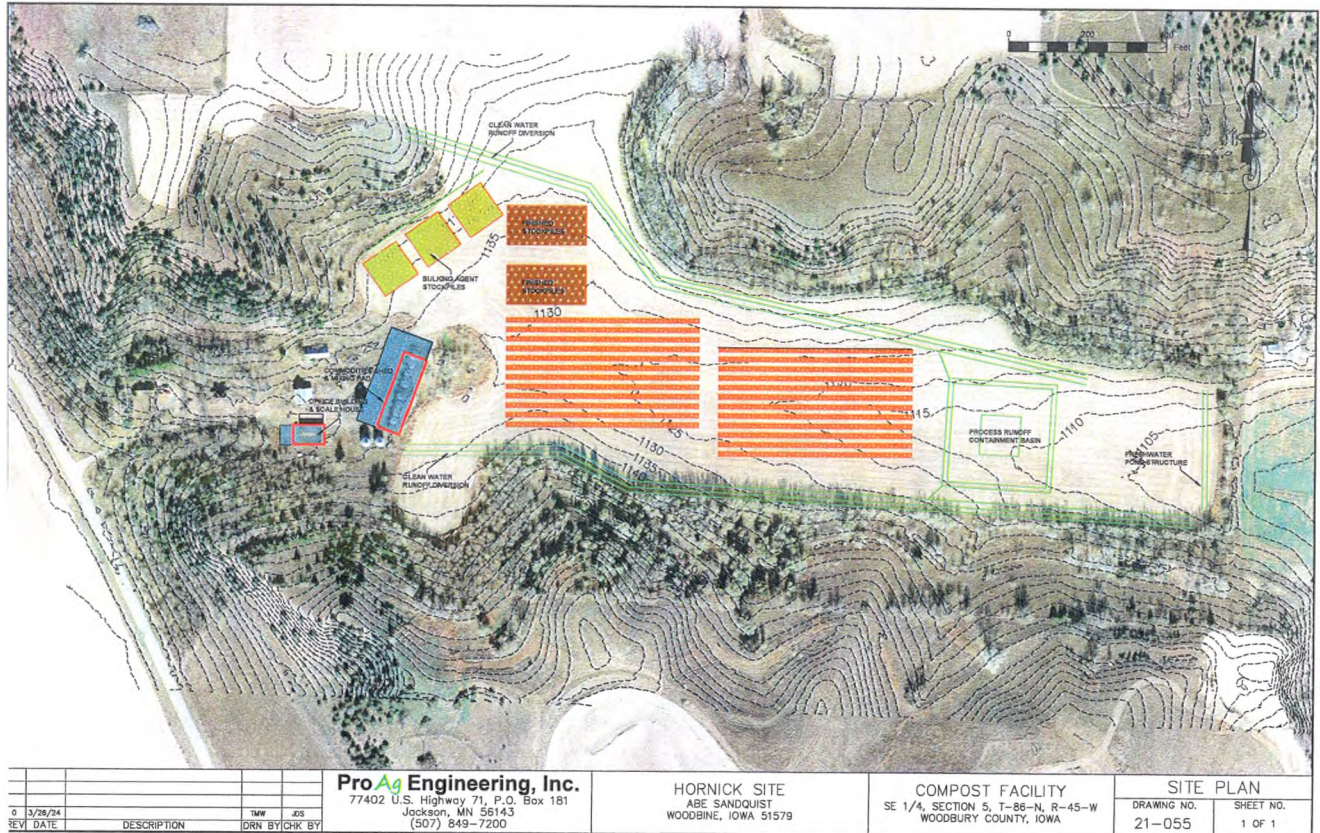
ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

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:

I plan to construct a site meeting Iowa DNR requirements for a Permitted Organics Waste Composting Facility. We will level land and construct some concrete, gravel, and compacted soil surface to receive organic waste year around to mix, manage, and create compost. We will have commodities buildings, truck scale and other buildings as needed. The finished compost product will be use by farmers as fertilizer and soil amendmets. Our business model is to retain agreements with organic waste streams like Gelfta, Tyson, AGP, trucks washes, municipalities and others to compost their processed organic solid wastes. Anything that grows decomposes eventually; composting simply speeds up the process by providing an ideal environment for bacteria, fungi, and other decomposing organisms to do their work.

MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED 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:

1. On page 38 of the Woodbury County Zoning Ordinance document "Waste Composting" is labeled as a conditional use in AP land designation.
2. Compost is a mixture of ingredients that were grown from the earth and decomposed by natural microbes to create a product that is used as a plant fertilizer and soil amendment. It is commonly prepared by decomposing plants, animals, food waste, bi-products from food processors, organic materials, and manure. <https://en.wikipedia.org/wiki/Compost#>
3. Compost is one of the most well know soil conditioning and fertilizer product in history, it is not a new thing it is just coming back.
4. Our compost products will be conditioned for the use in the agricultural crop production markets.
5. Our project was awarded The Fertilizer Product Expansion Program (FPEP) grant to help increase or expand the manufacturing and processing of fertilizer and nutrient alternatives in the United States. <https://www.rd.usda.gov/programs-services/business-programs/fertilizer-production-expansion-program>
6. The requirement of the FPEP Grant is that the project is independently owned, made in america, innovative, sustainable, and Farmer Focused.

STAFF ANALYSIS:

This conditional use permit requested is authorized in the Agricultural Preservation (AP) Zoning District. This request has the potential to satisfy the requirements of this ordinance as referenced in the staff recommendation.

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:

See attachment. G. preserving the availability of agricultural land - Compost improves agricultural soil health, production and resiliency.
H. considering the protection of soil from wind and water erosion - Compost helps to reduce soil erosion in a number of ways, including by binding soil together to reduce wind and water erosion, increasing water infiltration, and slowing the surface flow of water.
J. promoting conservation of energy resources - Composts can replace or reduce the use of some commercial fertilizers which are more energy consuming to make and leave a larger carbon foot print when compaired to compost.
K. fostering the State's agricultural and other industries - Our Compost facility will create a more cost effective and sustainable use for many of the agricultural waste (bi-products) produced from the agricultural commodity processors in Sioux City and Iowa.

Section B. Attachment

How Natural Fertilizer Products Waste Composting Project meets the General Development Plan.

A VISION FOR RURAL WOODBURY COUNTY Where, sharing a strong sense of community, good people live freely without fear or want; Where all people and businesses prosper, rooted in a diverse agriculturally-based economy; Where stewardship of natural resources is a matter of individual and community pride and ownership; Where government exists to serve people and to protect the public health, safety and welfare.

We love this vision and feel like we fall right in play.

Our company vision is:

Unifying the Agriculture Industry to improve soil health and productivity by completing the nutrient cycle.

Agricultural Goal – Recognize agriculture as a principal economic sector in Woodbury County and the primary economic sector in the rural portion of the county lying outside Sioux City based on the natural resource of fertile, tillable soil to be found in Woodbury County,

3. Agricultural Policies

3.1 Promote agriculture as the main industry in the rural portion of the county.

Our waste compost project supports agricultural producers by supplying a much need soil amendment that is not easily accessible in our local area. It also supports the processing industry that purchases agricultural commodities from farmers but helping them

3.2 Recognize the exemption of agriculture from regulation by county zoning as provided by the Code of Iowa, to wit, "except to the extent required to implement section 335.27, no ordinance adopted under this chapter applies to land, farm houses, farm barns, farm outbuildings or other buildings or structures which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used." However, the ordinances may apply to any structure, building, dam, obstruction, deposit or excavation in or on the flood plains of any river or stream.

3.3 Establish a procedure and test for determining that a use is eligible for the agricultural farming exemption from zoning. A use that is not clearly non-agricultural in nature (i.e., not an industrial or commercial use) conducted on a site larger than a specified minimum tract should be assumed to be a "farm" and therefore exempt from zoning. A use conducted on a site of less than a specified minimum tract may be determined to be a "farm" and therefore exempt from zoning based on information describing the nature of the "farming" activity.

3.4 Protect prime farmland as determined by high corn suitability ratings (i.e. over 65 CSR) from conversion to other land uses. Discourage non-agricultural uses in prime farmland areas and other

agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

3.5 Recognize the importance of livestock production and related agricultural businesses as part of the agricultural economy of Woodbury County.

We feel like our project would fall under the related agricultural businesses. We purchase some manure directly with livestock producers as part of our waste compost recipe. We sell all or our products to support the improvement of agricultural land.

3.6 To the extent that the State of Iowa grants authority to the counties, location of feedlots and livestock confinements in close proximity to existing residential development will be discouraged. Un-PLANNING FOR 2025 PAGE 21 THE 2005 WOODBURY COUNTY GENERAL DEVELOPMENT PLAN ADOPTED NOVEMBER 22, 2005 der this same policy avoid locating new livestock operations next to communities and/or residential developments when possible.

STAFF ANALYSIS:

The proposed use appears to show compatibility with the Woodbury County Development Plan (2005) including the "Agricultural Goal." In particular, Agricultural Policy 3.5 is to "recognize the importance of livestock production and related agricultural businesses as part of the agricultural economy of Woodbury County" (p. 20). It is also important to note that the property is within the Loess Hills and the "Conservation and Environmental Goal" does point out that "growth and development will be managed in a manner that conserves and protects all natural resources while allowing opportunities for appropriate development..." (p. 23). Thus, with the conditional use permit opportunity available at this location as noted in the zoning ordinance, it is imperative to find an appropriate balance for the use to fit within the neighborhood if the permit is to be considered for approval.

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:

1. The production area and facilities will be no less than 500 ft off road and adjacent property so it will be difficult to see.
2. Although we could average 10 to 20 loads per day in and out we will have a wide easy to access driveway with plenty of parking in the production area so no trucks will need to park on the right of way.
3. We will not need any more power or utilities than are already access able at this location.
4. For public safety we plan to have controlled access to our compost facilities. A general fence and gates will be installed.
5. The general hours of operations (outside agricultural seasonal peaks) will be 7 am to 5 pm.

STAFF ANALYSIS:

Conditions should be instituted that offer protections to the adjacent properties and to retain the character of the neighborhood. As noted in the staff recommendation, appropriate measures must be in place to mitigate any potential adverse impacts of the waste composition site on adjacent property including measures to address odors and any waste material runoff onto adjacent properties and those measures must remain in place through the lifetime of the project. Additionally, the property owner(s)/applicant(s) must receive all the appropriate permits associated with the waste composting site as required by federal, state, and local governments and copies must be submitted to Woodbury County. This would include any appropriate permitting from the Iowa Department of Natural Resources. As noted by the County Engineer, the driveway exceeds minimum site distance requirements. It should be expected that all parking be on site and the property have appropriate security measures in place.

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:

1. This location was picked because it has natural visual barriers (trees, hills, etc.). One can not see the site very easy from the road but yet it is located just off a hard surface road so truck traffic will not damage soft unpaved roads and create dust.
2. The facility is also located far enough back that you will not see the facility easy from neighboring properties.
3. The adjacent property to the south is a large permitted beef cattle open feedlot so the general neighborhood is already used to the sounds of equipment operating, livestock, and smells of manure
4. The facilities we plan to construct will consist of a 80 x 100 pole building shop, a 80 x 200 mono slope commodities building, a truck scale, concrete surfacing, a compacted clay surface pad, terraces and a runoff storage pond. All of these structures are commonly found on farms and some of which are currently constructed on the neighboring open feedlot property to the south.

STAFF ANALYSIS:

Based on the information received about this proposal, it appears the proposed use and development will be located, designed, constructed and operated in such a manner that can be compatible with the immediate neighborhood and not interfere with the orderly use, development and improvement of surrounding property if appropriate conditions can be met to mitigate any adverse impacts from waste composition. The staff recommendation includes several points that could be considered.

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:

1. Our proposed compost facility will not need any additional public facilities or services that what is normally found on any large livestock facility. Normal power supply and utilities will be sufficient.
2. Our proposed compost facility will be governed by the Iowa Department of Natural Resources. We will need to file for a construction permit to meet all environmental requirements. This conditional use application could be contingent upon the approval of the Iowa DNRs permit to build. A Iowa DNR permit will require annual record keeping and compliance reviews.

STAFF ANALYSIS:

Staff concurs with the applicant's response.

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:

1. Again, the Iowa Department of Natural Resources requires a design of the facility before construction takes place. Many requires will need to be met for construction and annually. These requirements are so that we can insure environmental protection.
2. Part of the FPEP Grant requirements are to complete a Federal Archeological Survey to be sure we are not disturbing any historic artifacts. If there are concerns from the survey the project may need to move to another site to utilize the FPEP funding.

STAFF ANALYSIS:

One of the conditions of this conditional use permit application should include the requirement for the submission of an archeological study that clears the area from any designation of historical significance. At this time, there have not been other features that have been identified. Staff recommends conditions that address any potential odors as well as measures for screening to address any potential impacts to adjacent neighbors. All parking related to this conditional use shall occur on the footprint of the parcels within this conditional use permit request. This request has the potential to satisfy the requirements of the zoning ordinance as referenced in the staff recommendation.

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:

As described herein, the proposed use at this particular location can be construed as a service or offering to the agricultural community.

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:

Staff recommends conditions that address any potential odors as well as measures for screening to address any potential impacts to adjacent neighbors. All parking related to this conditional use shall occur on the footprint of the parcels within this conditional use permit request.



414 Walker St, Woodbine, IA 51579

Conditional Use
Permit Application
March 28, 2024

Natural Fertilizer Products, Inc.
Abe Sandquist
712-592-1905

Office 712.647.2810

Fax 712.647.2834

www.nfsvc.com



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

Owner Information:	Applicant Information:
Owner <u>ERICKSEN TIMOTHY A</u>	Applicant <u>Natural Fertilizer Products</u>
Address <u>2369 BUCHANAN AVE</u> <u>SERGEANT BLUFF IA 51054</u>	Address <u>414 Walker St</u> <u>Woodbine, Iowa 51579</u>
Phone <u>712-212-2464</u>	Phone <u>712-592-1905</u>

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: use Agricultural Preservation land as a Waste Composting Site.

Property Information:

Property Address or Address Range 2553 OLD HWY 141 HORNICK IA 51026

Quarter/Quarter NWSE 5-86-45 Sec 5 Twnshp/Range 86-45 AP Willow

Parcel ID # 864505400001 GIS # _____ Total Acres 80

Current Use Farm Land Proposed Use Organics Composting Site

Current Zoning AP-AGRICULTURAL PRESERVATION

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date March 20, 2024 Staff present Dan Prosser

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.

This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

DocuSigned by:

Owner _____ Applicant Natural Fertilizer Products by *abe Sandquist*

Date 3/28/2024 Date 3/28/24

Fee: \$300* Case #: 6965

Check #: 1358

Receipt #: _____



**COMMUNITY AND ECONOMIC DEVELOPMENT
FEE SCHEDULE**

BUILDING PERMITS	FEE
New Dwelling	\$250
New Dwelling with Attached/Detached Garage under 300 sq. ft.	\$300
New Dwelling with Attached/Detached Garage over 300 sq. ft.	\$500
Accessory Structure under 300 sq. ft.	\$50
Accessory Structure over 300 sq. ft.	\$250
Commercial/Industrial Building (0-10,000 sq. ft.)	\$500
Commercial/Industrial Building over 10,000 sq. ft. – (\$50 for each additional 1,000 sq. ft. over 10,000).....	\$500+

SUBDIVISIONS	FEE
Final Plat for Minor Subdivision 4 Lots or Less	\$300*
Final Plat for Minor Subdivision more than 4 Lots (\$5 for each additional lot)	\$300+*
Preliminary Plat for Major Subdivision 4 Lots or Less	\$350*
Preliminary Plat for Major Subdivision more than 4 Lots (\$5 for each additional lot)	\$350+*
Final Plat for Major Subdivision 4 Lots or Less	\$350*
Final Plat for Major Subdivision More than 4 Lots (\$5 for each additional lot)	\$350+*

OTHER LAND USE PERMITS	FEE
Conditional Use Permit	\$300*
Floodplain Development Permit	\$110
Grading Permit	\$0
Sign Permit	\$50
Fence	\$50

TELECOMMUNICATION TOWERS	FEE
Tower Development Permit	\$500*

ADMINISTRATIVE REQUESTS/ACTIONS	FEE
Zoning Ordinance Amendment (text or map)	\$400*
Planned Development	\$400*
Variance	\$300*
Appeal of Administrator’s Decision	\$300*
Research and Staff Investigation Time (\$40.00 per hour – minimum charge 2 hours)	
Photocopies (\$0.50 per page)	

***ADDITIONAL FEES**

*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.

Application review including the public hearing(s) shall not commence until all necessary documents and payments have been received.

The Zoning Director may reserve the right to waive permit fees for other political subdivisions or governmental bodies.

Fees will be doubled if construction commences prior to obtaining a permit.

Adopted on August 2, 2022

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)

I plan to construct a site meeting Iowa DNR requirements for a Permitted Organics Waste Composting Facility. We will level land and construct some concrete, gravel, and compacted soil surface to receive organic waste year around to mix, manage, and create compost. We will have commodities buildings, truck scale and other buildings as needed. The finished compost product will be use by farmers as fertilizer and soil amendments. Our business model is to retain agreements with organic waste streams like Gelfta, Tyson, AGP, trucks washes, municipalities and others to compost their processed organic solid wastes. Anything that grows decomposes eventually; composting simply speeds up the process by providing an ideal environment for bacteria, fungi, and other decomposing organisms to do their work.

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.

1. On page 38 of the Woodbury County Zoning Ordinance document "Waste Composting" is labeled as a conditional use in AP land designation.
2. Compost is a mixture of ingredients that were grown from the earth and decomposed by natural microbes to create a product that is used as a plant fertilizer and soil amendment. It is commonly prepared by decomposing plants, animals, food waste, bi-products from food processors, organic materials, and manure. <https://en.wikipedia.org/wiki/Compost#>
3. Compost is one of the most well know soil conditioning and fertilizer product in history, it is not a new thing it is just coming back.
4. Our compost products will be conditioned for the use in the agricultural crop production markets.
5. Our project was awarded The Fertilizer Product Expansion Program (FPEP) grant to help increase or expand the manufacturing and processing of fertilizer and nutrient alternatives in the United States. <https://www.rd.usda.gov/programs-services/business-programs/fertilizer-production-expansion-program>
6. The requirement of the FPEP Grant is that the project is independently owned, made in america, innovative, sustainable, and Farmer Focused.

(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)

- G. preserving the availability of agricultural land - Compost improves agricultural soil health, production and resiliency.
- H. considering the protection of soil from wind and water erosion - Compost helps to reduce soil erosion in a number of ways, including by binding soil together to reduce wind and water erosion, increasing water infiltration, and slowing the surface flow of water.
- J. promoting conservation of energy resources - Composts can replace or reduce the use of some commercial fertilizers which are more energy consuming to make and leave a larger carbon foot print when compared to compost.
- K. fostering the State's agricultural and other industries - Our Compost facility will create a more cost effective and sustainable use for many of the agricultural waste (bi-products) produced from the agricultural commodity processors in Sioux City and Iowa.

(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)

1. The production area and facilities will be no less than 500 ft off road and adjacent property so it will be difficult to see.
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5. The general hours of operations (outside agricultural seasonal peaks) will be 7 am to 5 pm.

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1. This location was picked because it has natural visual barriers (trees, hills, etc.). One can not see the site very easy from the road but yet it is located just off a hard surface road so truck traffic will not damage soft unpaved roads and create dust.
2. The facility is also located far enough back that you will not see the facility easy from neighboring properties.
3. The adjacent property to the south is a large permitted beef cattle open feedlot so the general neighborhood is already used to the sounds of equipment operating, livestock, and smells of manure
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How Natural Fertilizer Products Waste Composting Project meets the General Development Plan.

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**CONDITIONAL USE PERMIT APPLICATION
INSTRUCTIONS AND DOCUMENTATION REQUIRED**

WOODBURY COUNTY ZONING ORDINANCE 2.02-9-C REQUIRES THE FOLLOWING DOCUMENTATION BE SUBMITTED AS PART OF A CONDITIONAL USE PERMIT APPLICATION:

1. SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE.
2. MAPPING DRAWN TO SCALE SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS WITH THE PROPOSED CONDITIONAL USE IDENTIFIED THEREON.
3. A STATEMENT IN RESPONSE TO THE CRITERIA AND STANDARDS FOR APPROVAL OF CONDITIONAL USE WITHIN SUBSECTION 2.02-9.F OF WOODBURY COUNTY ZONING ORDINANCES.
4. A CERTIFIED ABTRACTOR'S LISTING OF NAMES AND MAILING ADDRESSES OF ALL OWNERS OF REAL PROPERTY LYING WITHIN 500 FEET OF THE SUBJECT PROPERTY.
5. A FILING FEE OF \$300.00 PAYABLE TO THE WOODBURY COUNTY TREASURER

*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.

APPLICATIONS RECEIVED WITHOUT ALL THE AFOREMENTIONED DOCUMENTATION WILL BE RETURNED.

The Steps taken within the conditional use permit process are as follows:

1. Application for conditional use permit is filed with Planning and Zoning Office
2. Application is placed upon the Zoning Commission agenda for review and recommendation.
3. Zoning Commission submits findings and recommendation report to the Board of Adjustment.
4. The Board of Adjustment holds a public hearing.
5. Board of adjustment renders decision on conditional use application based upon criteria within 2.02-9.F

The Woodbury County Zoning Commission meets on the 4th Monday of each month. The Woodbury County Board of Adjustment meets on the 1st Monday of each month. The conditional use permit application filing deadline is the 1st day of the month to be placed upon that month's Zoning Commission meeting agenda. See attached the specific ordinances referred to within this conditional use permit application.

Specific Description and Project Narrative

Executive Summary and Background

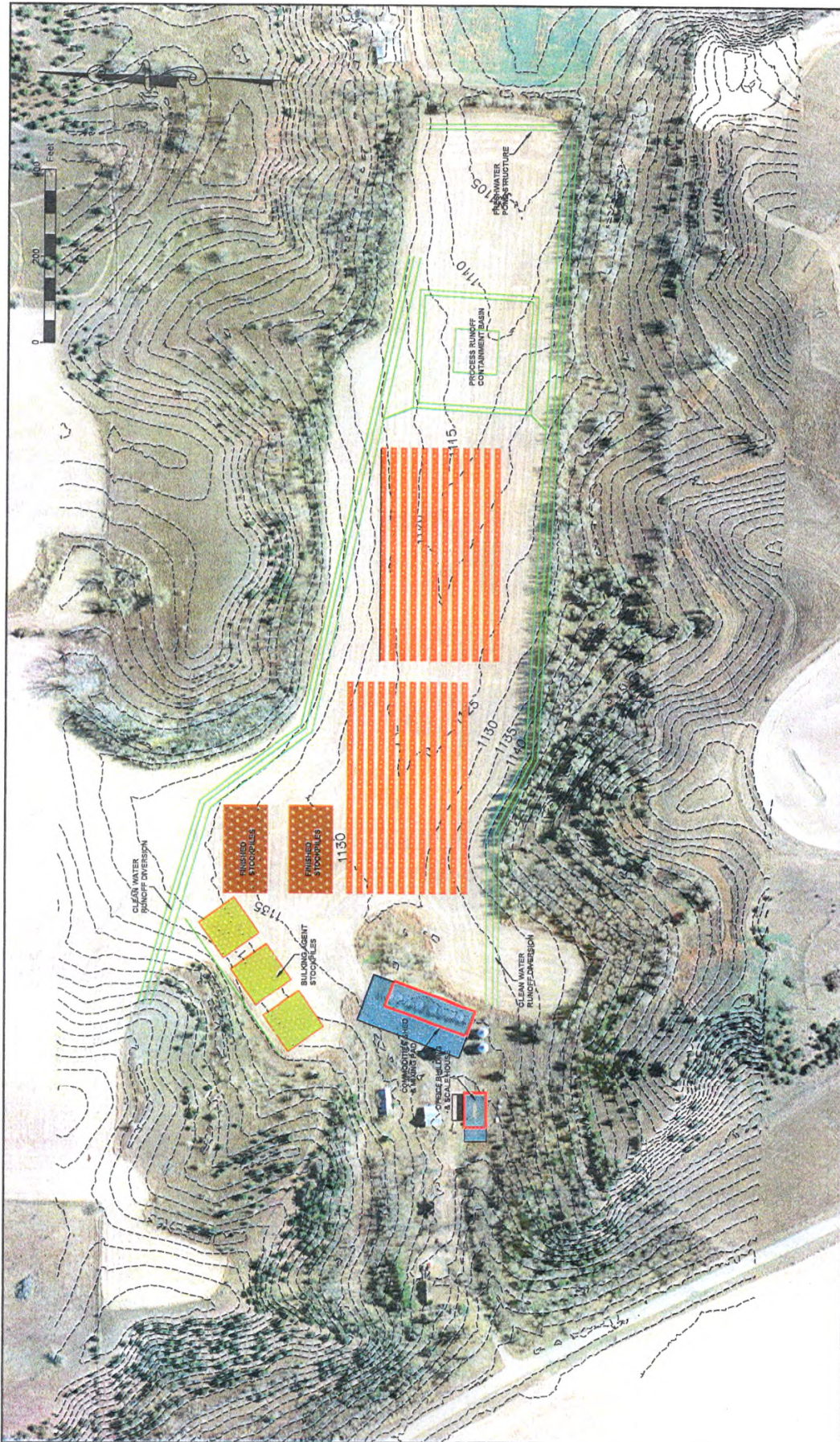
Agricultural practices have used plant and animal food waste materials, manures, and burnt or broken-down plant residues as fertilizers for centuries – even as far back as 300 BC in Egypt. Modern production agriculture has moved away from, and in some cases forgotten about, these “old” techniques until fairly recently. Abe Sandquist was employed with the USDA Natural Resources Conservation Service from 2002 to 2006, where he assisted farmers with soil conservation and nutrient management planning, when he realized a disconnect in the system. Many farmers were sold to believe that synthetic fertilizer was better than what their livestock generated. In many cases, all man could produce was a concentrated version of the elements N, P, K and so on. Over the years, research has demonstrated time and time again that plant-available nutrients in the soil are dependent on the process of biological consumption and release of organic matter in the soil. Sandquist operates three different businesses that all work together towards the common goal of offering sustainable natural fertilizer products which will improve the environment, improve soil health, and improve the bottom line of its customers and clients. Natural Fertilizer Services, Inc. (NFS) was incorporated in 2006 as Sandquist began consulting with large livestock producers for environmental compliance of their facilities and crop producers for management of their soil fertility. Sandquist then founded Natural Fertilizer Products (NFP) in 2007 to bridge the gap between livestock producers with excess manure and crop producers desiring a natural fertilizer alternative, adding value to a potentially problematic waste product. In 2021, Sandquist purchased Soil Solutions, LLC of Onawa, Iowa, which offers additional products to improve soil productivity. Soil Solutions retains contracts with Cargill, The Andersons, and other agricultural processors to remove gypsums, biomasses, and filter cakes – byproducts that used to be hauled to the landfill but now are repurposed as fertilizers, soil conditioners, and soil amendments. Through NFS, NFP, and Soil Solutions, Sandquist helps livestock and crop producers navigate compliance with environmental regulations and take advantage of agricultural waste products through agronomic advice, by-product processing, accurate handling, and field application. As a result, crop performance is improved while environmental impacts are reduced. About 6 years ago, Sandquist had more demand for his natural fertilizer than supply – an ongoing problem. As he was researching other sources of natural fertilizers, he began looking into feed and food processing waste. These items are hard to handle, and if not managed correctly can cause harmful environmental impacts. Most waste stream providers currently haul these organic wastes to the landfill as the easiest option. When these products are hauled to the landfill and buried, anaerobic microbes begin to break down the organic material and release methane, a greenhouse gas that contributes to global warming. To help alleviate this problem, while also creating more natural fertilizer options, NFP is poised to expand into the realm of waste compost manufacturing with the Western Iowa Nutrient Recycling Center. Waste composting is a controlled biological decomposition of plant and animal materials. **Composting is when carbon sources (leaves, wood debris, plant residues) and Nitrogen sources (grass and lawn clippings, green manures, food waste such as plant and animal materials, livestock manures, and other Nitrogen sources) are mixed together to achieve a desired Carbon to Nitrogen ratio and moisture content to create an environment for microbes to biologically decompose these materials back to plant available nutrients and humus.** The end product will not only be nutrient-rich and locally produced, but also has less market volatility and is more environmentally friendly and sustainable than synthetic fertilizers. The facility itself will also be constructed with the environment in mind. Roof structures, concrete and impervious surfacing will be designed and installed in a manner that will mitigate the potential environmental impacts of these organic nutrients being concentrated and deposited in one location. The facility design will go above and beyond permitting requirements.

Organic food processing wastes which are mainly plant and animal materials have grown with a growing population. Many of these food manufacturing companies are forced to use the landfill as their means of disposal because other options are slim or not available for composting in Iowa. Some companies have begun to experiment with raw land application as an alternate disposal method. Although that process keeps the organic materials from the landfill, it creates other potential concerns such as, nutrient runoff, unappealing odors and other concerns related to handling, storage and application.

Economic and Financial Impact

NFP plans to hire 2 or 3 site operators which have a starting pay at \$25 to \$30 per hour. Health insurance, 5% employer matched 401k retirement plans, and performance bonuses are included with full-time positions, and these amounts are figured into the budget. NFP, NFS, and Soil Solutions are all committed to providing safe and healthy workplaces, contributing to essential benefits like health insurance and retirement plans, and protections from workplace harassment and other forms of discrimination for workers in the rural Midwest. There will also be many opportunities for sub-contractors and employers that are already in the county. We will need many contracted trucks and waste handlers to assist in the relocation of the waste stream and the finished product.

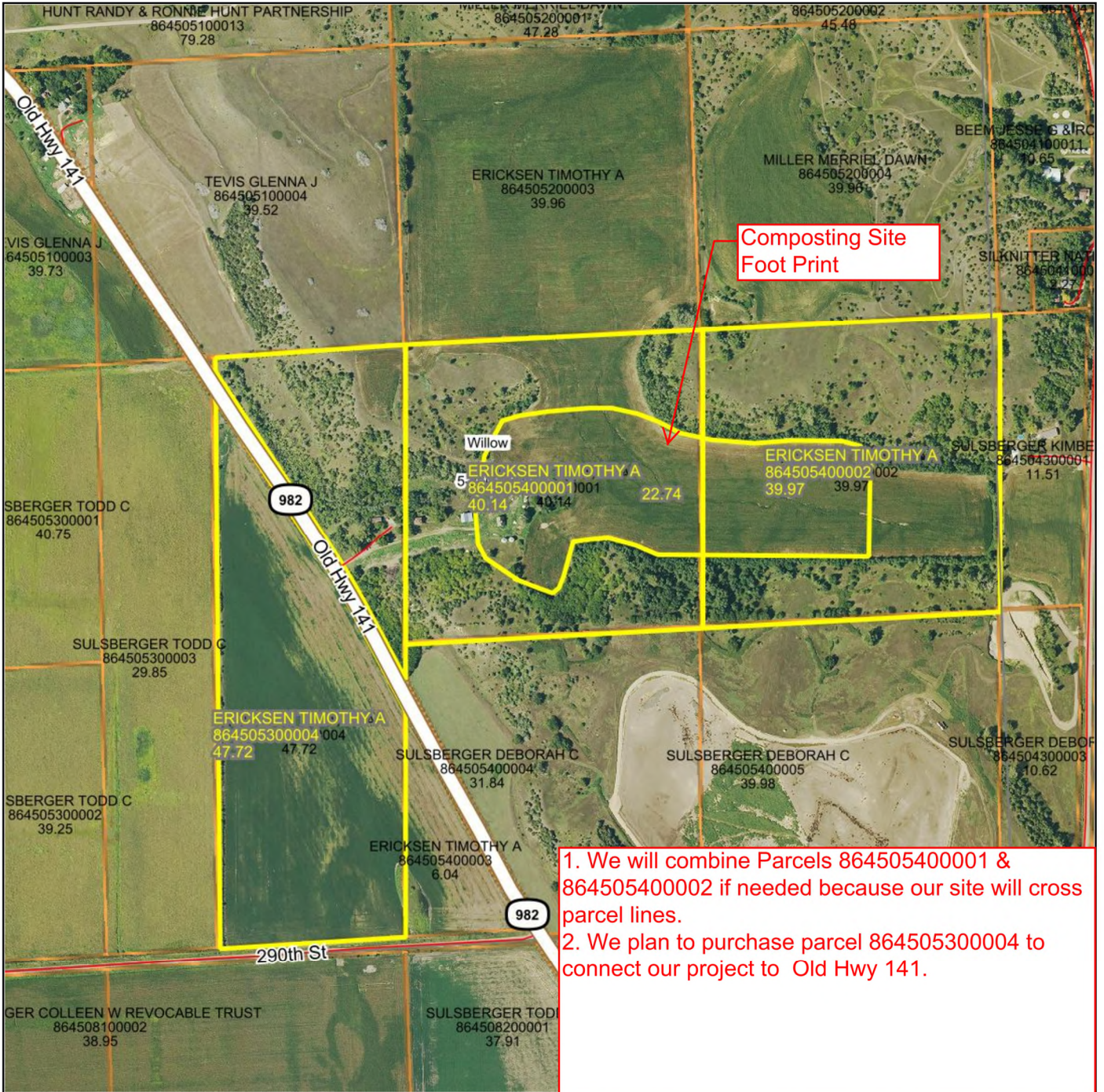
In addition to creating good paying jobs and agronomy careers the potential economic impact from composting is also a benefit to the county and local economy. If wastes are sent to the land fill or land application, they get handle once and as cheap as possible which will generate less tax revenue. If organic wastes are composted, they will be handled a few more times which will create revenue from the operations of the compost yard and create a whole new revenue stream to generate tax dollars from the sale of the new product. There will be more economy involvement in a compost facility as far as fuel, repairs, machinery sales and more to generate more tax revenue as well.



REV	DATE	DESCRIPTION	DRN BY	CHK BY
0	3/28/24		TWP	ES

ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200		HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579		COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA		SITE PLAN DRAWING NO. 21-055		SHEET NO. 1 OF 1	
--	--	--	--	---	--	---	--	---------------------	--

Aerial Map



Natural Fertilizer Products

Maps Provided By:



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www.AgrIDataInc.com

Boundary Center: 42° 17' 19.32, -96° 6' 11.97



5-86N-45W
 Woodbury County
 Iowa



3/29/2024

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Charlotte, ss:

Laquansay Nickson Watkins, 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:

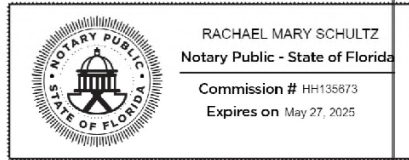
PUBLICATION DATES:
Apr. 20, 2024

NOTICE ID: VyriPJZ2ebRYoLazzKLb
PUBLISHER ID: COL-IA-500236
NOTICE NAME: BOA_CUP_Natural_Fertilizer
Publication Fee: \$36.11

Laquansay Nickson Watkins
(Signed) _____

VERIFICATION

State of Florida
County of Charlotte



Subscribed in my presence and sworn to before me on this: 04/22/2024

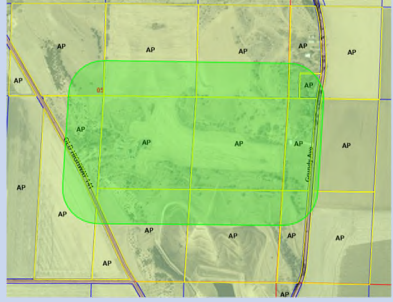
Rachael Mary Schultz
Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
BEFORE THE WOODBURY
COUNTY BOARD OF ADJUSTMENT
REGARDING A CONDITIONAL USE
PERMIT FOR A WASTE COMPOSTING
SITE**

The Woodbury County Board of Adjustment will hold a public hearing on the following item hereafter described in detail on May 6, 2024 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearing will be held in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, 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 the matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 742 346 123# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

Item One (1)
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application by Natural Fertilizer Products (Applicant - Abe Sandquist) and Timothy A. Ericksen (Property Owner) for a waste composting site on Parcel #864505400001 and Parcel #864505400002. The proposed location is about 3.7 miles north of Hornick, IA and about 6.7 miles northeast of Sloan, IA. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Applicant(s)/Owner(s): Natural Fertilizer Products (Applicant - Abe Sandquist), 414 Walker St., Woodbine, Iowa 51579; Timothy A. Ericksen (Property Owner), 2369 Buchanan Ave., Sergeant Bluff, IA 51054. Property locations: Parcel #864505400001, T86N R45W (Willow Township), Section 5, NW 1/4 of the SE 1/4 and Parcel #864505400002, T86N R45W (Willow Township), Section 5, NE 1/4 of the SE 1/4. Property Address: 2553 Old Hwy 141, Hornick, IA 51026.
COL-IA-500236

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	8	
Notification Letter Date:	April 17, 2024	
Public Hearing Board:	Board of Adjustment	
Public Hearing Date:	May 6, 2024	
Phone Inquiries:	4	
Written Inquiries/Comments:	9	
The names of the property owners are listed below.		
When more comments are received after the printing of this packet, they will be provided at the meeting.		

PROPERTY OWNER(S)	MAILING ADDRESS	WRITTEN COMMENTS			
Glenna J. Tevis	2539 County Rd. D25	Hornick	IA	51026-8024	Received two phone inquiries and eight emails about the process. WRITTEN COMMENTS PROVIDED BELOW:
Timothy A. Ericksen	2369 Bachanan Ave.	Sergeant Bluff	IA	51054	No comments.
Timothy A. Ericksen	2551 Old Hwy 141	Hornick	IA	51026	No comments.
Merriel Dawn Miller	409 S. Pearl St.	Moville	IA	51039	No comments.
Deborah C. Sulsberger	2595 Old Hwy 141	Hornick	IA	51026-8024	No comments.
Jesse G. Beem & Robin Beem	2829 Grundy Ave.	Hornick	IA	51026-8069	No comments.
Nathan K. Silknitter & Patricia J. Silknitter	2835 Grundy Ave.	Hornick	IA	51026	No comments.
Kimberly E. Sulsberger	2853 Grundy Ave.	Hornick	IA	51026	WRITTEN COMMENTS PROVIDED BELOW:
Dennis Gallagher & Lori Gallagher	2663 298th St.	Hornick	IA	51026	No 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 following proposed conditional use permit for MEC electric and we have, no conflicts. If you have any questions or concerns feel free to reach out. Have a great weekend. – Casey Meinen, 4/5/24.
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, 4/5/24.
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 reviewed the site and driveway proposed for the waste composting facility. The driveway exceeds minimum sight distance requirements for access to a business. I have no other concerns or comments concerning this proposed conditional use request. Thank you for the opportunity to review the permit request. – Mark Nagra, PE, 4/11/24.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD does not have any comments regarding this proposal. – Neil Stockfleth, 4/8/24.

Daniel Priestley

From: Glen Thompson <gthompson@wiatel.net>
Sent: Wednesday, April 10, 2024 8:13 AM
To: Daniel Priestley
Subject: Conditional Use Permit Application For Waste Composting

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To: Woodbury County Zoning Coordinator
Here are a few of my Questions & Concerns I would have or ask:

1. Has the applicant been working with the DNR & EPA with the proposed project?
2. What effect will this have on the land boarding neighbors?
3. Are the surrounding neighbors aware of this and their thoughts?
4. How much truck traffic will be generated on the Old Highway 141 (How many trucks estimated a day)
5. How will this additional traffic effect Old Highway 141?
6. Will this create an odor in the area? Yes, there is a feed lot neighboring, but some organic materials have extreme odors compared to others.
7. Will runoff be contained within limits? (DNR question)
8. Has the need for this type of facility in the area been fully researched?

These are some questions and concerns I would have as a Willow Trustee, along with If I was a boarding land neighbor, I would want to be aware of this potential project.

I am always for growth and industry in our county and township

(Willow) along as it fits the needs and is communicated well to all potentially effected neighbors.

As a part time farmer/cattleman I feel this does have a need, just needs to be transparent to all in the effected surrounding area.

Glen Thompson
(712)870-1114

Daniel Priestley

From: Abe Sandquist <abesandquist@gmail.com>
Sent: Wednesday, April 10, 2024 11:14 AM
To: Daniel Priestley
Subject: Re: Project Questions - CUP

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Woodbury County Zoning Coordinator

Here are a few of my Questions & Concerns I would have or ask:

1. Has the applicant been working with the DNR & EPA with the proposed project?

Yes, we will need to meet all DNR and EPA Regulations. We are currently visiting with them but I would like to know if this land can be used before we engage into the permitting process.

2. What effect will this have on the land boarding neighbors?

This site will operate and have a similar appearance of a large cattle feedlot. It should not have a lot more effect on the area than the feedlot south of it.

3. Are the surrounding neighbors aware of this and their thoughts?

We have not told very many neighbors as I figured they would be notified through the process. I was visiting with Mr Sulsberger last summer before the accident but have not visited with others yet. Todd was good with it at the time and we had plans to work together but with management changes I am not sure. Not everyone will always agree with progressive projects at first but coming to release over time progression can be good.

4. How much truck traffic will be generated on the Old Highway 141 (How many trucks estimated a day)

When estimating traffic in and out with the product it could average 5 to 10 loads per day.

5. How will this additional traffic effect Old Highway 141?

Legal weight loads will be hauled so not sure on the effects other than a little more traffic per day.

6. Will this create an odor in the area? Yes, there is a feed

lot neighboring, but some organic materials have extreme odors compared to others.

Yes, other materials will have different smells. It will be required by the DNR permit to have the incoming products mixed with carbon materials within a day or two to mitigate odors. If operated according to DNR regulations odors should be minimal.

7. Will runoff be contained within limits? (DNR question)

Yes, DNR will require a runoff prevention plan with their permit processes.

8. Has the need for this type of facility in the area been fully researched?

The need for the end product is great. Manure and natural fertilizers are in high demand for improving soil health and manures are not in abundant supply in this local area. Organic waste streams are abundant in Sioux City and other areas in NW Iowa. Many manufacturers are looking for a sustainable location to deliver their organic wastes. This will be a relatively small compost facility compared to larger cities so in our opinion it will be sized about right.

These are some questions and concerns I would have as a Willow Trustee, along with If I was a boarding land neighbor, I would want to be aware of this potential project.

I am always for growth and industry in our county and township

(Willow) along as it fits the needs and is communicated well to all potentially effected neighbors.
As a part time farmer/cattleman I feel this does have a need, just needs to be transparent to all in the effected surrounding area.

Glen Thompson
(712)870-1114

Daniel Priestley

From: Cheryl Tevis <dtevis@wccta.net>
Sent: Thursday, April 18, 2024 1:29 PM
To: Daniel Priestley
Subject: Public comment re Proposed Organic Compost Facility at 2553 Old Highway 141
Attachments: Comment to Proposed Waste Composting.docx

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Hello Mr. Priestley:

Please find attached my comments submitted prior to the April 19 deadline. Please enter these comments into the written record.

Would you reply to let me know that my comments have been received, and the attachment can be opened? Thank you very much.

Please let me know if you have any questions. The hearing on Monday is listed as "tentative". When will the final date and time be available so that interested individuals can plan ahead for travel? Thank you!

—Cheryl Tevis
515-240-1785-cell
515-353-4433-home

To: Daniel J. Priestley, Zoning Coordinator
Woodbury County Planning and Zoning; Woodbury County Board of Adjustment
Re: Proposed Organic Compost Facility at 2553 Old Highway 141
April 18, 2024

My name is Cheryl Tevis. Thank you for the opportunity to comment on the conditional use permit for an organic waste composting facility submitted by Tim Ericksen and Abe Sanquist, Natural Fertilizer Products. I grew up on an adjacent farm, and have farmed with my husband in Iowa for 40 years. I also worked as an editor at a national farm magazine based in Des Moines for 36 years. I currently write a weekly Substack column, and my writing has been published by the Iowa Capital Dispatch.

I am writing to object to the approval of this permit. The project may be a worthy effort to produce natural fertilizer. However, the proposed siting of this project is ill-conceived and abusive to the environment. First, the location along Old Highway 141 near Holly Springs is on the Loess Hills Scenic Byway. It may be possible, as the application asserts, to hide the unsightly appearance of this composting facility from passersby, using natural visual barriers. But it's impossible to complete this project without irreparably damaging the fragile soils of the Loess Hills. It's also likely impossible to hide the odors, water quality and traffic repercussions that will exact a toll on the longtime neighbors and residents.

Formed over 125,000 years ago, the Loess Hills are a precious natural asset unique to Iowa. The only other place you'll find loess soils rivalling these hills is northern China. Growing up on a neighboring farm, the Loess Hills formed the backdrop of my childhood. Last year, I climbed the Hills with my family to scatter the ashes of my brother on that same farm. It is his final resting place.

It is up to us to care for and protect the Loess Hills for future generations. But the Loess Hills are endangered. According to the United States Geological Survey, the Iowa Loess Hills have one of the highest erosion rates in the U.S. They're endangered by intrusions into their ecosystem, including development, invasive red cedars, and row-crop agriculture.

Under Criteria 6 of the Zoning Ordinance for Board Approval: *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).

Yet the applicants state: "We will level land and construct some concrete, gravel and compacted soil surface to receive organic waste year round to mix, manage, and create compost." If leveling the landscape of the Loess Hills, and in the process destroying its fragile soil structure isn't indicative of the applicants' failure to address the "adverse effects to the natural, scenic features," what else would be needed?

If protecting the integrity and beauty of the Loess Hills does not constitute a sufficient rationale for denial of this permit, there are many other reasons that the location of this project is ill-

conceived, and does not meet the zoning ordinance criteria for board approval. I would like to raise the following questions:

1. What experience does the applicant or the property owner have in operating an organic waste composting facility? As the application states, when Mr. Sandquist began looking into feed and food processing waste, he found: "These items are hard to handle, and if not managed correctly, can cause harmful environmental impacts of these organic nutrients being concentrated and deposited in one location." Does Mr. Sanquist offer any relevant experience to demonstrate his management skills in preventing "harmful environmental impacts"? What training and experience will the 2-3 hired site operators have, and what oversight will the applicant, Mr. Sanquist, provide to them from his distant home base?

2. Under Criteria 3 of the Zoning Ordinance for Board Approval: *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).*

Has adequate consideration been focused on public safety and hazard mitigation of this site? Old Highway 141 is a narrow, two-lane paved road without paved shoulders. This proposed site is sandwiched between a curve around a protruding bluff to the south and a hill immediately to the north. It is a dangerous .7 of a mile stretch of road, and this facility would create a potentially lethal mix with 10 to 20 truckloads per day, combined with bicycle and motorcycle traffic, and sightseers looking for a leisurely drive along the Loess Hills Scenic Byway. As a child, my parents did not allow my siblings and me to own bicycles because it was too risky to ride the mile between our farm and this proposed site on Old Highway 141.

3. What distance is the manure and other wastes being hauled from, and what are the sources? The applicants mention "Our business model is to retain agreements with organic waste streams like Gelita, Tyson, AGP, truck washes, municipalities and others to compost their processed organic solid wastes." Tyson, Cargill, the Andersons, Gelita, and AGP are huge corporations. Who will monitor the unsafe and possibly contaminated residues that will be solicited from them, or hauled in from truck washes? What wastes from "municipalities and others" are included? Will there be PFAS (forever chemicals), biohazards, or sludge in this alarming list of waste streams? Is the Iowa Dept. of Natural Resources up to task of closely monitoring this facility?

How would members of the Woodbury County Board of Planning and Zoning or the Board of Adjustment like to live next door to these wastes? What is the Western Iowa Nutrient Recycling Center mentioned in this application? I cannot find it listed as a current business. Does it have a track record or reputation? Is it the name of this newly created business entity?

4. Will any small economic value to the community be overshadowed by environmental, economic, and social costs? A couple of employees will be hired, and truck drivers and waste

haulers will be contracted. Will these people be hired from the local community? The application asserts there will be some taxable revenue. On the other hand, what damage will result from this volume of truck traffic on Old Highway 141? This repair will cost county taxpayers. What about the declining property values of neighboring properties? What is the length of the grant financing this project? Five years? What happens to the site after that? The modus operandi for many companies is to outsource their costs of doing business to local residents, local government, and the natural environment. Please take a hard look at these factors.

What about 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).*

I urge you as board members to avoid being taken in by the greenwashing effect posed by this project. **Greenwashing, i.e., the act or practice of making a product, policy, activity, etc. appear to be more environmentally friendly or less environmentally damaging than it really is.** Natural fertilizers may be a worthy effort, but siting this facility in the Loess Hills along an inadequate, dangerous roadway and with only a cursory nod to human health and safety, is not the approach that a company truly interested in improving the environment would pursue.

OTHER CONSIDERATION 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).* I see no response to Consideration 2 by the applicants.

5. Finally, the applicants assert that the facility adheres to and will "fall right in play" with the Rural Woodbury County Vision, i.e., "*strong sense of community, good people live freely without fear or want. . . where stewardship of natural resources is a matter of individual and community pride and ownership. . .*" The applicants' assertion requires a huge leap of the imagination. I would point out that adjoining neighbors were **provided zero notice** of this waste composting facility proposal. How neighborly is this? How does the effort to sneak it under the radar into this rural neighborhood under the cover of darkness promote a sense of community? How many other comments may have been submitted if actual stakeholders would have received a timely notification?

Mr. Sanquist has no history or relationships or community pride in this community. He lives near Woodbine. A cursory inquiry would reveal that the property owner, Mr. Ericksen, has few close ties to the community, either, despite the property being held by his parents for years. Does he plan to move back and live there? "The good people" who live as neighbors to this facility appear to mean nothing to either one of them. The cattle feedlot to the south has operated for many decades, and I'm assured that it's not subjected its neighbors to odors and equipment noise, as the application implies.

I strongly urge the board to deny this permit. It would be difficult to find a less suitable site.
Please enter my comments into the public record.

Cheryl Tevis
187 H. Ave.
Pilot Mound, IA 50223

Daniel Priestley

From: Dianne Blankenship <bennaid@hotmail.com>
Sent: Thursday, April 18, 2024 4:41 PM
To: Daniel Priestley
Subject: Regarding: Conditional Use Permit Proposal for Waste Composting

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To: Woodbury County Zoning Coordinator, Daniel Priestley

Regarding: Conditional Use Permit Proposal for Waste Composting

I am Dianne Blankenship, a resident of Woodbury County. I have served on many boards and been a long-time advocate for prairie, native plants, and our loess hills. I served as coordinator for the Loess Hills Prairie Seminar for over a decade and served on the Sioux City Planning and Zoning Commission and co-chaired the Conservation Committee for the City's Vision 2020 project. I love the loess hills.

I understand that the buildings at the site will mostly not be in the view of neighbors and the highway, but noise of such an industrial site, the number of trucks daily, and the significant concern about odors, can only impact the neighborhood in negative ways. Increased truck traffic on Old Highway 141 is a concern since the highway is narrow and curvy. This is also a Scenic Byway and tourists travel along it and enjoy looking at the hills and farms and may not anticipate the trucks coming out of the drive. An industrial site doesn't seem appropriate. Just because a feedlot is to the south of it and doesn't make it more acceptable in my opinion. Also, the projected lane into the site is going uphill and I fear what could be washed down it during storms. I know the engineer has indicated that the access and turning trucks are deemed safe, but I am still worried about that due to the landscape there – the hills. They might decide that they need to flatten and cut into the hills to increase safety and visibility. That impacts the Scenic Byway.

I admire that it is related to agriculture and is environmentally good. I just don't think this is the right place for it.

Respectfully submitted,

Dianne Blankenship
737 Buckwalter Dr.
Sioux City, IA 51108
bennaid@hotmail.com

Daniel Priestley

From: gtevis@aol.com
Sent: Thursday, April 18, 2024 6:01 PM
To: Daniel Priestley
Subject: Public Comments for Woodbury County Zoning Commission
Attachments: Comments regarding Organic Composting Facility.docx

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Date: April 18, 2024
To: Daniel Priestley, Woodbury County Zoning Coordinator
From: Glenna Tevis
Re: Comments for the Woodbury County Zoning Commission

Attached please find comments regarding the Conditional Use Permit Application for Waste Composting on Parcels 864505400001 & 864505400002.

Please include these comments in the public record. If you need these comment in a different format, please let me know.

Thank you.

**Comments to the Woodbury County Zoning Commission and
the Woodbury County Board of Adjustment
regarding
Proposed Organic Composting Facility at 2553 Old Highway 141, Hornick, Iowa
April 18, 2024**

My name is Glenna Tevis. Thank you for the opportunity to provide comments related to the proposed organic composting facility to be built at 2553 Old Highway 141, Hornick, Iowa. I own and live on a small Century farm located at 2539 Old Highway 141, Hornick, Iowa. My property adjoins on the north the land on which the waste composting facility is proposed to be built. It is approximately 0.5 mile from my driveway to the driveway of the proposed project. Family members have lived on and farmed this property for nearly 150 years. My brother-in-law, Bruce Tevis, and his wife Carla live in a second house on the property.

The proposed project would be constructed in the Loess Hills of Iowa, the geologic region along the Missouri River in Western Iowa from Plymouth County in the north to Fremont County in the south. As you likely know, the Loess Hills are deep deposits of windblown soil rising several hundred feet above the Missouri River floodplain, cut by many drainage channels into narrow ridge tops, steep slopes, and deep valleys. They are highly permeable and highly erodible and have been referred to as Fragile Giants (Mutel, 1989; Mutel & Swander, 1994). The Loess Hills of Iowa are a unique landscape because of the depth of the loess. Only one other location in the world, near the Yellow River in China, has loess deposits greater than the 100-to-200-foot depths in the Loess Hills of Iowa. They contain one of the last true prairies in Iowa as well as several endangered species of plants and animals. These facts make the Loess Hills unique, globally significant, and important to preserve.

Because of the features of the Loess Hills, Old Highway 141 between the Bronson turnoff and Smithland has been designated as a section of the Loess Hills National Scenic Byway (220 miles of paved and gravel road that received its national recognition in 2000) that is traveled and explored by thousands of motorists, motorcyclists, bikers, and hikers each year. The proposed building site fronts this byway. Trucks getting to and from this site would be traveling at least for a time on the Loess Hills National Scenic Byway either from the north or from the south.

While science and technology can provide the means to address agricultural environmental issues such as enriching the soil "naturally," policy makers and governments must ultimately consider other social and environmental issues when considering land use requests.

Concerns related to this project can be divided into several categories, including Safety, Health, Transportation, and Ecology. Each will be addressed below, followed by a set of miscellaneous questions.

1. Safety

The response in the proposal regarding safety states that there will be “controlled access to the facility” and “general fence and gates will be installed” (p. 16). Safety is a much larger issue than that. The facility is proposed to front a stretch of the Loess Hills National Scenic Byway. Access to the facility will require some travel on an 11.1 mile stretch of that Byway (from the intersection of D38 and Old Highway 141 near Bronson to the intersection of Old Highway 141 and K46 north of Hornick). Because it follows shape of the Loess Hills, that stretch of road includes over 50 curves, dips, and hills that affect traffic speed and prevent a driver or cyclist from seeing traffic ahead. There are only 6 places where there is a passing zone in both directions. In addition, 73 driveways and other roads intersect that stretch of road (see the chart below for additional details). Drivers and cyclists must already be extremely vigilant when they are on this road. Additional heavy-load trucks (ones that might even be spilling small amounts of manure or other biowaste) will lead to more congestion and perhaps more risk-taking in speeding and/or passing. The road is a popular one for motorcyclists and bicyclists. There is greater potential for truck/cycle accidents, particularly with drivers who may not be familiar with the road. Additional truck traffic is a safety concern for those of us living along this stretch of Old Highway 141. Many of us have property on both sides of Old Highway 141 and walk across the road for chores. Speed of travel and the winding nature of the road pose greater risks for tragic accidents.

- How long would it take a heavy-load truck traveling 50 miles an hour (the current speed limit on that road with some restrictions on a few of the curves) to stop after rounding a curve or coming over a rise and seeing someone riding a bicycle or walking across the road?
- How long would it take a heavy-load truck traveling 50 miles an hour to slow down enough to make a 90-degree turn into the proposed driveway?
- How long would it take an empty truck to make a 90-degree turn back onto Old Highway 141 and then attain a safe driving speed?
- How much road construction and reworking will be required to make this stretch of road “safe” for residents, motorists, and cyclists when they share the road with trucks hauling potentially hazardous manure and biowaste?

(this space intentionally left blank to place the complete table on the next page)

Analysis of road sections most likely to be used by trucks hauling manure and biowaste

Section of Loess Hills National Scenic Byway	# of miles	# of curves, hills, dips	# of intersecting driveways, roads	# of passing zones in both directions
Sgt Bluff Road-D48 to facility site	11.1	50	73	6
Luton Road-D51 to facility site	4.7	24	25	2
Hornick (141 at south end of town) to facility site	4.5	2	12 (from the north edge of town)	2

2. Health

Facilities of this nature always raise issues of air pollution and water contamination. There is some evidence that inhaling by-products of manure and composting, particularly high levels of bioaerosols, affects respiratory health, conditions such as asthma and COPD, and eye and skin irritation. It has been suggested that depending on the location of the facility (altitude and terrain) and wind and weather conditions, strong and lasting odors can travel as far as 5 miles. This would include 17 homes north of the facility (all the way to the Luton Road-D51) and all of the homes south of the site along the road to Hornick and the entire town of Hornick. In addition to the issue of odor, without careful planning and management, pathogens such as parasites (*Cryptosporidium parvum* and *Giardia lamblia*) and bacteria (*E coli*, *Salmonella*, *Listeria*, and *Clostridium*) often found in animal manure and disease-causing in humans can work their way into the water system.

- How does the applicant plan to control bioaerosols?
- What odor management plan does the applicant have in place?
- What water management plan is in place? Will run-off end up in the road ditch?
- Will there be any open-to-the-air building or pools or ponds or holding tanks?

3. Transportation

The applicant claims that trucks will have “a wide easy to access driveway with plenty of parking in the production area so no trucks will need to park on the right of way” (p. 8 and p. 16).

- What size of trucks will most likely be used? What capacity will they have? How much will they weigh when fully loaded?
- How will this kind of truck traffic affect roads? Most of Old Highway 141 does not have hard surface shoulders.

- What plans are in place to mitigate manure and other waste spills both at the production site and on the roads?
- Is the applicant planning to widen the existing driveway so trucks will not need to make a 90-degree turn into the driveway? The driveway is not shown on the drawing.
- Is the applicant planning to hard surface the driveway? It is currently mainly dirt and becomes a very messy mudhole where it meets the highway when it is wet.

4. Ecology and the Environment

The applicant says he will level land and construct concrete, gravel, and compacted soil surfaces in addition to build other buildings now and as needed (p. 6). Does this mean that the project may grow and include additional buildings, driveways, parking, and dumping? How will this initial project and any in the future affect the stability of the Loess Hills? Two items from the General Land Use Policies section of the document PLANNING FOR 2025: THE 2005 WOODBURY COUNTY GENERAL DEVELOPMENT PLAN ADOPTED NOVEMBER 22, 2005 are relevant to this issue:

1.4 Recognize the Loess Hills from the “front range” to the steeply rolling hills tapering off toward the east as a unique natural resource that should be conserved by good stewardship by the owners of the land involved.

1.6 Establish standards and practices for land development to minimize soil erosion and damaging water runoff, particularly in the fragile soils of the Loess Hills area of the county. (pp. 18-19)

- Have standards and practices to minimize soil erosion and damaging water runoff been addressed and met in this proposal?
- Will heavy-load trucks need to travel up and down the current hill to the unloading location? How much of the hills will be leveled and graded?
- What kind of large equipment will be used to level and compact the soil and construct the buildings?
- How long will the building process take?

5. Miscellaneous Questions

- Why does the applicant need to purchase parcel 864505300004 to connect the project to Old Highway 141? Doesn't he already have access on the east side of Old Highway 141? What will that parcel be used for? Will it be taken out of cropland?
- The proposal mentions The Western Iowa Nutrient Center (p. 2). I can find no record of this entity. What is it? Where is it? What kind of relationship does this project have with it?
- What type of composting will take place: Static pile with passive aeration? Static pile with active aeration? Windrow? In vessel? Worm composting?
- How many tons of waste stream would enter the facility per week?

- Will dead animals and animal carcasses be part of the waste stream?
- What plan is in place for removing contaminants such as plastic or metal in the waste stream?
- How long might the waste streams sit in the trucks before dumping?
- How long might it take for one “batch” of materials to be fully composted?
- How long would this composted material sit in storage?
- Will there be 24/7 supervision of the facility? Will it “run” 24/7? Can you do this with just 3 workers?
- How will rats, flies, and wild animals (coyotes, racoons, opossums, badgers, skunks, mountain lions) be kept a distance from the facility?
- Will local workers be employed?
- What local positive economic impacts (that is, positive for the town of Hornick and local residents) do you foresee? Do you plan to purchase manure from your neighbors?

Regardless of what the applicant says in the proposal, the general neighborhood would not support this project because people are “used to the sounds of equipment operating, livestock, and the smell of manure” (p. 10). In fact, most are not supportive because this project would diminish the quality of life in this community. People want to be able to sit on their front porches to read or to watch the sun set or see the stars come out without choking on noxious odors. They want to work in their gardens without inhaling road and truck dust. They want to be able to drive Old Highway 141 and enjoy the scenery without worrying about dangerous truck traffic. They want to walk in the Loess Hills behind or near their homes any day of the year to enjoy that magnificent creation without an industrial composting facility choking their senses.

The proposal to build this facility has come as a complete surprise to the community. If the applicant were a “good neighbor,” he would have informed the community in the early stages of the project to get community support. I first heard of the project on April 12, 2024, when someone sent me a copy of a document dated April 5, 2024, that had been sent to the Willow Township Trustees from the Woodbury County Planning & Zoning Office. I received “formal” notification as an adjoining property owner on April 17, 2024 (yesterday, just 2 days before comments were due to the Zoning Commission). In the past few days, I have talked to many of my neighbors along the road and people in Hornick; none of them had any idea that this project was looming. The “quietness” of the application seems somewhat intentional. Even though the applicant (Timothy Ericksen) is my “next door” neighbor, I have never met him. He does not live on the property, and I doubt he will, especially if the project is approved.

The Woodbury County Vision states that "the government exists to serve people and to protect the public health, safety, and welfare" (PLANNING FOR 2025: THE 2005 WOODBURY COUNTY GENERAL DEVELOPMENT PLAN ADOPTED NOVEMBER 22, 2005, p. 17). Further, point 3.6 of the Agriculture Goal in the development plan states: "To the extent that the State of Iowa grants authority to the counties, location of feedlots and livestock confinements in close proximity to existing residential development will be discouraged. Under this same policy avoid locating new livestock operations next to communities and/or residential developments when possible" (p. 20-21). The applicant wants you to consider this facility on par with the feedlot to the south of his property. He says, in effect, "We already have a feedlot in the neighborhood, so let's have something similar" (p. 10). Therefore, consider treating this application as if it were for a feedlot; then consider the health, safety, and welfare of the neighbors and the larger community and not approve it.

Thank you.

Glenna J. Tevis

2539 County Road D25 (Old Highway 141)

Hornick, Iowa 51026

Please enter these comments into the public record.

Daniel Priestley

From: Kim Sulsberger <ksulsberger@gmail.com>
Sent: Monday, April 22, 2024 12:25 PM
To: Daniel Priestley
Subject: Statement regarding Conditional Use Permit- Waste Composting Site
Attachments: Statement to Zoning Commission.docx

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

Dan

Please see attached statement I would like submitted into the record of the Woodbury County Zoning Commission public meeting April 22, 2024.

Thank you,
Kim Sulsberger
2853 Grundy Ave
Hornick, IA 51026

My name is Kim Sulsberger, my family and I own and live directly east to the proposed facility, at 2853 Grundy Ave Hornick, IA. I am opposed to this project and ask the zoning commission to recommend denial of the conditional use permit because it does not satisfy the requirements of the Woodbury County zoning ordinance. If this commission does recommend approving the permit, I request more safeguards be put in place.

My biggest concern is that this project will have a substantial adverse effect on my adjacent property. My house and some of my farmland share a property line with the proposed site. The only thing between my land and the proposed composting site is a berm that has already failed in the past. The compost facility is also being built uphill of my property, meaning any water runoff will flow towards my property. Yet, the Applicant never addressed that in their application. This Commission's staff analysis suggested that appropriate measures must be put in place to address waste material runoff and odors. I request that the Commission either recommend denial of the application or only recommend the conditional use permit with some additional conditions, such as requiring the applicant to line the berm next to my land with rock or concrete, implement appropriate setbacks from the boundary for both the facility itself and the runoff containment basin that is currently proposed, and build the berm higher. I also recommend the Board require a detailed engineering analysis that shows my downhill property will be safe from contamination.

Another major concern I have is that this facility is not compatible with the immediate neighborhood as described in the application under criteria 4. The Applicant suggests that the surrounding neighborhood will not be negatively affected because the facility could be hidden from the Loess Hills Scenic Byway. I would like to remind this commission and the Applicant that there is more than just one road in this area, I live there, as do my neighbors. I will see the facility, as will my neighbors. The proposal mentions changing the current landscape, adding fences, gates, etc. Beyond the mere fact that the facility will be an eyesore, how will this affect property values in the area?

Additionally, the Applicant suggests that the facility will be compatible with the community because there is a feedlot directly south. However, the feedlot is not the entire neighborhood, there are houses, fields, pastures, and timber. To infer that this facility will operate similar to the feedlot is a stretch in my opinion. Furthermore, because there is a feedlot that has operated in this neighborhood since the 1940's one should not assume the general neighborhood would support a composting facility being built here.

Finally, under Criteria 6, this Commission should take a hard look at the proposal and add safeguards to avoid any impacts to the surrounding natural, scenic, and historical area. I am concerned that an industrial composting facility is being considered in the Loess Hills along a scenic byway. The Loess Hills are an incredible piece of Iowa natural history that should not be converted into an industrial facility. Also, the Owego Wetland Complex is less than a mile from this facility, but the Applicant did not submit any engineering showing that stormwater runoff will not reach the wetlands. This commission's staff analysis already recommended that the conditional use permit be granted only with an archeological study that clears the area from any designation of historical significance. While I feel the Commission should recommend denying the permit, if this Commission recommends approving the permit, I request that the Board require the Applicant

conduct a detailed engineering assessment that considers the full impact of the surrounding environment.

In summary, I am opposed to this proposed facility. It would be unsightly, incompatible with our neighborhood, and potentially negatively affect adjacent properties. What's worse, I am directly downhill from the facility and could be impacted by any runoff from the facility particularly following rains and snows. For that reason, I ask this commission to recommend denying the conditional use permit. If the Commission does not recommend denying the permit, I request the following conditions be put in place:

- The Applicant should conduct an engineering analysis showing the hydrology of this project to ensure my property will not be impacted by runoff. This analysis should also include any groundwater impacts.
- The Conditional Use Permit should include provisions with appropriate setbacks from my property line, both for the facility and the stormwater containment basin. Engineering will likely be necessary to determine how far the setbacks should be from my property.
- And finally, the Applicant should modify the berm located near my property line. The berm is currently on the Applicant's parcel and it should be lined with rock or concrete and made taller.

Thank you for your time.

Kimberly Sulsberger
2853 Grundy Ave
Hornick, IA 51026

Please enter these comments into the public record.

Received from Abe Sandquist
5/1/24

A.L. Goldberg
Des Moines, Iowa
algae@post.com 515-480-9323

Iowa Administrative Rules Chapter 105
“Organic Materials Composting Facilities”
In part states:

The following is a brief summary of the requirements that Abe Sandquist will need to obtain a compost permit from the DNR. An operating permit assures that the plans of a composting site are well thought out, protect the environment and prevent nuisance complaints.

“*Compostable material*” means an organic material that undergoes degradation by biological processes during composting to yield carbon dioxide, water, inorganic compounds and biomass

General Requirements

- The composting facility shall be 500 feet from any existing inhabited residence
- Composting must be done outside of wetlands, at least 200 feet from public wells, 100 feet from private wells, 50 feet from property lines, and 100 feet from flowing or intermittent streams, lakes, or ponds
- Measures shall be taken to prevent water from running onto the facility from adjacent land and to prevent compost leachate and runoff from leaving the composting facility
- Composting must be done on an all-weather surface

The Design and operation documents must be prepared by an Iowa-licensed professional engineer and must include the following:

- Design calculations justifying the size of the composting areas
- Method of composting
- Equipment, litter control devices, pollution control devices, fire control devices, landscaping, gates, personnel and maintenance facilities, processing, production, curing, and storage areas
- Descriptions, specifications, and capacities of proposed equipment to be used
- Flow diagram of all operating steps
- Duration of composting with a time frame for completing the process
- Description of storage of raw materials including quantity and types
- Description of the aeration method to be used to maintain aerobic conditions
- Dimensions, details, and capacities of storm water run-on and runoff management systems
- Description of the methods to minimize and manage odors, dust, vectors, noise and litter
- Plans for using or marketing the finished compost
- Proof of the applicant’s ownership of the site and legal entitlement to use the site as a composting facility

Other permit requirements for composting facilities

- The facility must be inspected & approved by the department before it begins operation
- Access to the facility shall be restricted with a lockable gate at the entrance to the facility
- Access to the facility shall be allowed only when an employee is on duty
- Composting facility permits shall be issued for a period of three years

Received from Abe Sandquist
5/1/24

A.L. Goldberg
Des Moines, Iowa
algae@post.com 515-480-9323

In support of Natural Fertilizer Products, Inc proposed compost site
5-86N-45W, Woodbury County, Iowa

I am a retired DNR Field Office #6 Supervisor of the Environmental Protection Division, located in Southeast Iowa. Currently I consult for clients that have environmental concerns.

- Practical hands-on experience regulating, inspecting and approving locations of compost sites, sanitary landfills and other waste management facilities.
- Prepared briefs that include sampling results, photos and inspection reports of sanitary landfills and compost sites that failed to meet DNR permit or operating requirements, resulting in enforcement action and fines.
- I am qualified to give a professional opinion of a potential compost site from my DNR field experience and education.

My consulting referrals are primarily by word of mouth and I research potential clients before accepting a client/consultant relationship. Abe Sandquist of Natural Fertilizer, Woodbine, IA contacted me because I was referred by an ISU professor that Abe was working with regarding composting waste.

I researched Abe's business and there have been **NO** notices of violation or any sort of enforcement action in all the years of his business. I agreed to make this short introduction because I believe Abe is the sort of business owner that is going to comply with the permit and operating conditions of his composting permit.

Abe Sandquist founded Natural Fertilizer Services, Inc. (NFS) in 2007, on the heels of his employment with the USDA Natural Resources Conservation Service. While developing Nutrient Management Plans as a soil conservationist, he learned that there were many agricultural waste products not being used to their maximum potential by crop and livestock producers.

I met Abe and visited the potential compost site in Woodbury County. Below are some of the reasons why I recommend the site:

- The boundaries of the site are surrounded by trees making it invisible from the road
- The entrance to site will be easy to secure
- Separation distances mandated by the DNR to nearby residences and other items of concern will be addressed and exceeded
- There is a paved road to the entrance of the proposed site, preventing gravel dust complaints
- Although the site is currently zoned agricultural and reportedly needs to be rezoned, all of the materials in the compost piles will be ag related
- Composting materials at this site will divert solid waste from the sanitary landfill, therefore increasing the life span of the local landfill
- Abe is a person of purpose; his whole career has been successfully changing waste streams to resources

TABLE OF CONTENTS

SHEET 1- SITE MAP
ROAD MAP

SHEET 2- HALF MILE RADIUS

SHEET 3- SITE PLAN

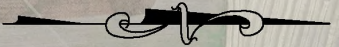
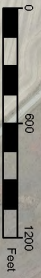
SHEET 4- GRADING PLAN



Received from Abe Sandquist
5/1/24

REV	DATE	DESCRIPTION	DRN BY	CHEK BY	JDS
0	5/01/24				
<p>ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200</p>					
<p>HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579</p>			<p>COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA</p>		
<p>COVER PAGE</p>			PROJECT NO.	SHEET NO.	
			21-055	1 OF 4	

Received from Abe Sandquist
5/1/24



KEY FOR AERIAL PHOTO

PROPOSED EARTHEN WASTEWATER STORAGE BASIN

- A. BASIN LOCATION
- B. DISTANCES TO NEAREST RESIDENCES - 680', 1073', 1149', 1520'
- C. DISTANCE TO NEAREST WATER SOURCE - 2357'
- D. DISTANCE TO R.O.W. - 841'
- E. DISTANCE TO NEAREST WELL - 1132'

THERE ARE NO AG DRAINAGE WELLS, NO SURFACE INTAKES FOR AG DRAINAGE WELLS, OR NO DESIGNATED WETLANDS WITHIN ONE HALF MILE OF THE SITE. (NO BUSINESS, SCHOOL, CHURCH, OR PUBLIC AREA WITHIN ONE HALF MILE)

- DNR Siting Requirements
- Separation Distance
- *500ft from existing inhabited residence
- *200ft from Public and 100ft from Private Wells
- *50ft from Property Lines
- *100ft from a water source

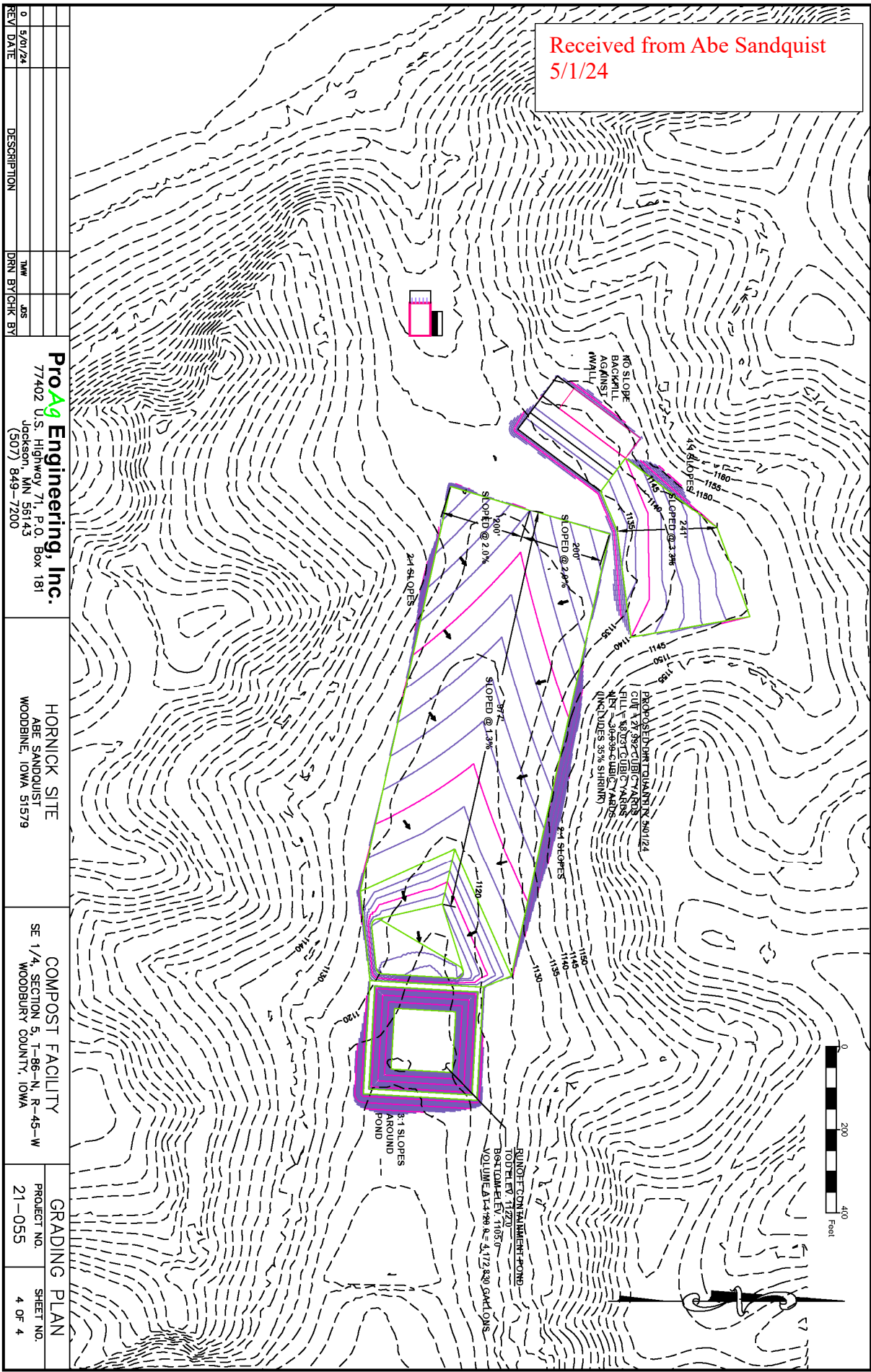
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0	5/01/24				
ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-1200			HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579		
COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA			HALF MILE RADIUS PROJECT NO. 21-055 SHEET NO. 2 OF 4		

Received from Abe Sandquist
5/1/24



REV	DATE	DESCRIPTION	DATE	BY
0	5/01/24			
		DRN BY	CHK BY	
ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200				
HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579			COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA	
SITE PLAN			PROJECT NO.	SHEET NO.
21-055			3 OF 4	

Received from Abe Sandquist
5/1/24



REV	DATE	DESCRIPTION	DRN	BY	CHEK	BY
0	5/01/24					

ProA9 Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200	HORNICK SITE ABE SANDQUIST WOODBINE, IOWA 51579	COMPOST FACILITY SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA	GRADING PLAN PROJECT NO. 21-055	SHEET NO. 4 OF 4

Woodbury County, IA / Sioux City

Summary

Parcel ID 864505400001
Alternate ID 684705
Property Address 2553 OLD HWY 141
 HORNICK IA 51026
Sec/Twp/Rng 5-86-45
Brief Tax Description NWSE 5-86-45
 (Note: Not to be used on legal documents)
Deed Book/Page [2023-03922 \(5/5/2023\)](#)
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 1246.91
Zoning AP - AGRICULTURAL PRESERVATION
District 0048 WILLOW/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
[ERICKSEN TIMOTHY A](#)
[2369 BACHANAN AVE](#)
 SERGEANT BLUFF IA 51054
Contract Holder
Mailing Address
 ERICKSEN TIMOTHY A
 2369 BACHANAN AVE
 SERGEANT BLUFF IA 51054

Land

Lot Area 40.00 Acres ; 1,742,400 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style N/A
Year Built 1900
Condition Below Normal
Roof Asph / Hip
Flooring
Foundation C Blk
Exterior Material WOOD
Interior Material Plas
Brick or Stone Veneer
Total Gross Living Area 1,792 SF
Main Area Square Feet 840
Attic Type Floor & Stairs;
Number of Rooms 9 above; 1 below
Number of Bedrooms 5 above; 0 below
Basement Area Type Full
Basement Area 840
Basement Finished Area
Plumbing 1 Shower Stall Bath -3; 1 Standard Bath - 3 Fi;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (192 SF); 1S Frame Enclosed (128 SF);
Decks
Additions 1 Story Frame (112 SF);
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	GP BARN	28	34	1950	1
0	Lean-To	LEAN TO	18	34	1950	1
0	Crib	CRIB	32	40	1950	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	24	60	1950	1
0	Bin - Grain Storage (Bushel)	BIN 9 EA	0	0	1960	9
0	Bin - Grain Storage (Bushel)	BIN	24	20	1980	1
0	Bin - Grain Storage (Bushel)	BIN	24	20	1980	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/6/2023	ERICKSEN CLAUDIA M TRUST	ERICKSEN TIMOTHY A	2023-03922	No consideration	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

Valuation

Classification	2024	2023	2022	2021	2020
	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$40,450	\$40,450	\$31,420	\$31,420	\$29,840
+ Assessed Building Value	\$26,120	\$26,120	\$15,610	\$16,380	\$14,960
+ Assessed Dwelling Value	\$78,600	\$78,600	\$59,890	\$59,890	\$55,370
= Gross Assessed Value	\$145,170	\$145,170	\$106,920	\$107,690	\$100,170
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$145,170	\$145,170	\$106,920	\$107,690	\$100,170

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: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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 Schneider
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Woodbury County, IA / Sioux City

Summary

Parcel ID 864505400002
Alternate ID 684690
Property Address N/A
Sec/Twp/Rng 5-86-45
Brief Tax Description NESE 5-86-45
(Note: Not to be used on legal documents)
Deed Book/Page [2023-03922 \(5/5/2023\)](#)
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 1738.53
Zoning AP - AGRICULTURAL PRESERVATION
District 0048 WILLOW/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A

Owner

Deed Holder
[ERICKSEN TIMOTHY A](#)
[2369 BACHANAN AVE](#)
 SERGEANT BLUFF IA 51054
Contract Holder
Mailing Address
 ERICKSEN TIMOTHY A
 2369 BACHANAN AVE
 SERGEANT BLUFF IA 51054

Land

Lot Area 40.00 Acres ; 1,742,400 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/6/2023	ERICKSEN CLAUDIA M TRUST	ERICKSEN TIMOTHY A	2023-03922	No consideration	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

Valuation

	2024	2023	2022	2021	2020
Classi cation	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$56,240	\$56,240	\$43,690	\$43,690	\$41,300
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$56,240	\$56,240	\$43,690	\$43,690	\$41,300
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$56,240	\$56,240	\$43,690	\$43,690	\$41,300

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, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

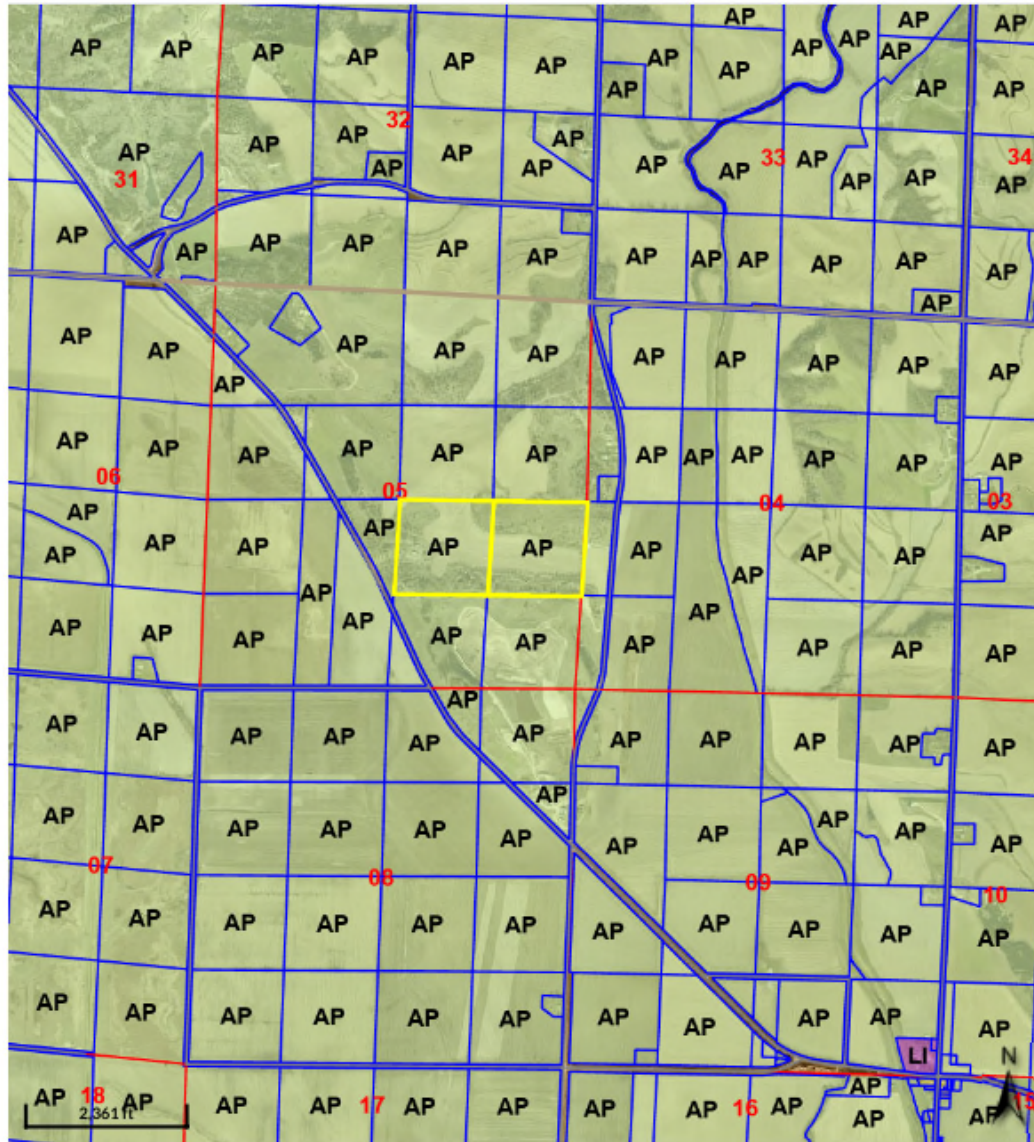
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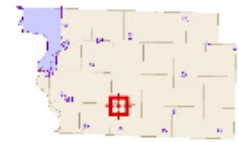
[Contact Us](#)

Developed by


Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

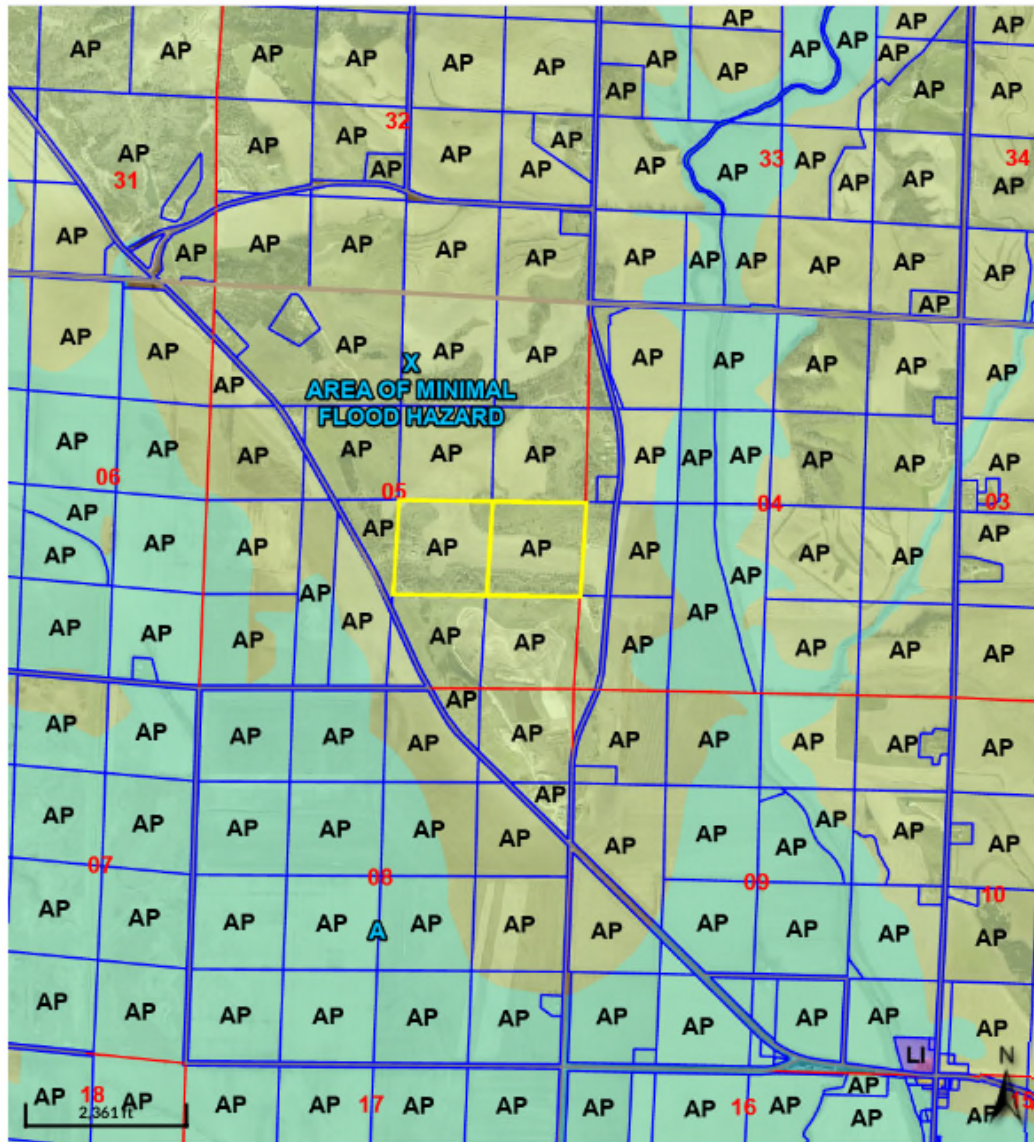
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Date created: 3/31/2024

Last Data Uploaded: 3/30/2024 1:10:42 AM

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GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP

2553 Old Highway 141, Hornick, IA, USA

IOWA
FLOOD
MAPS

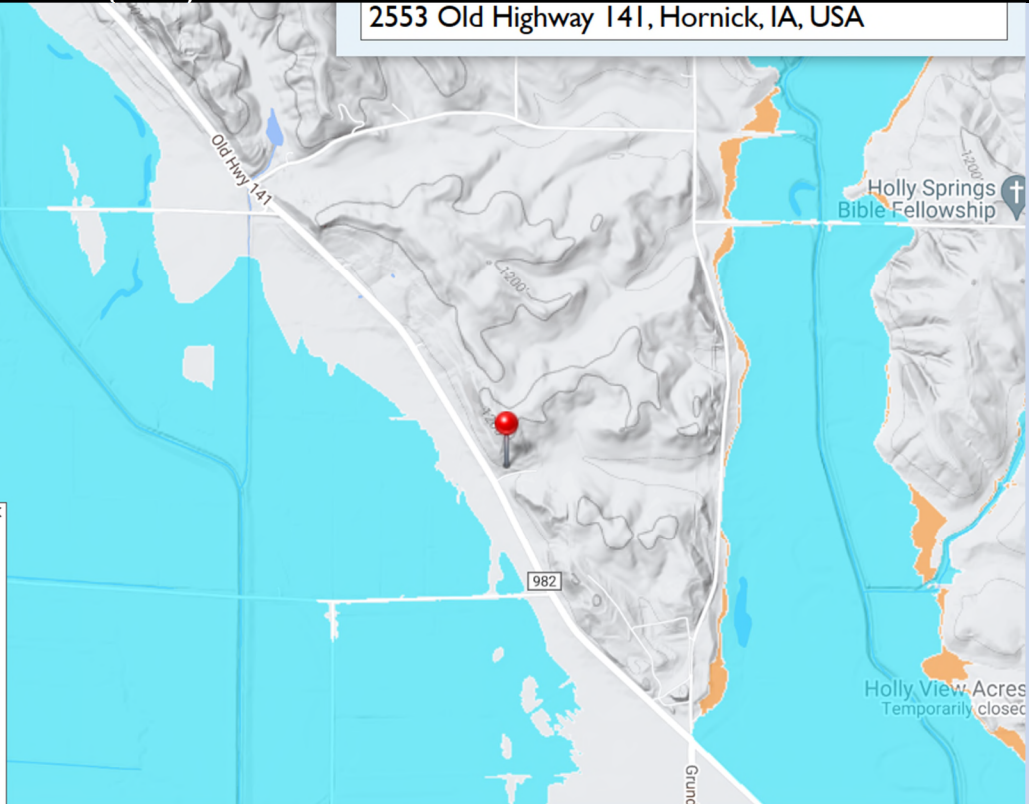


Map

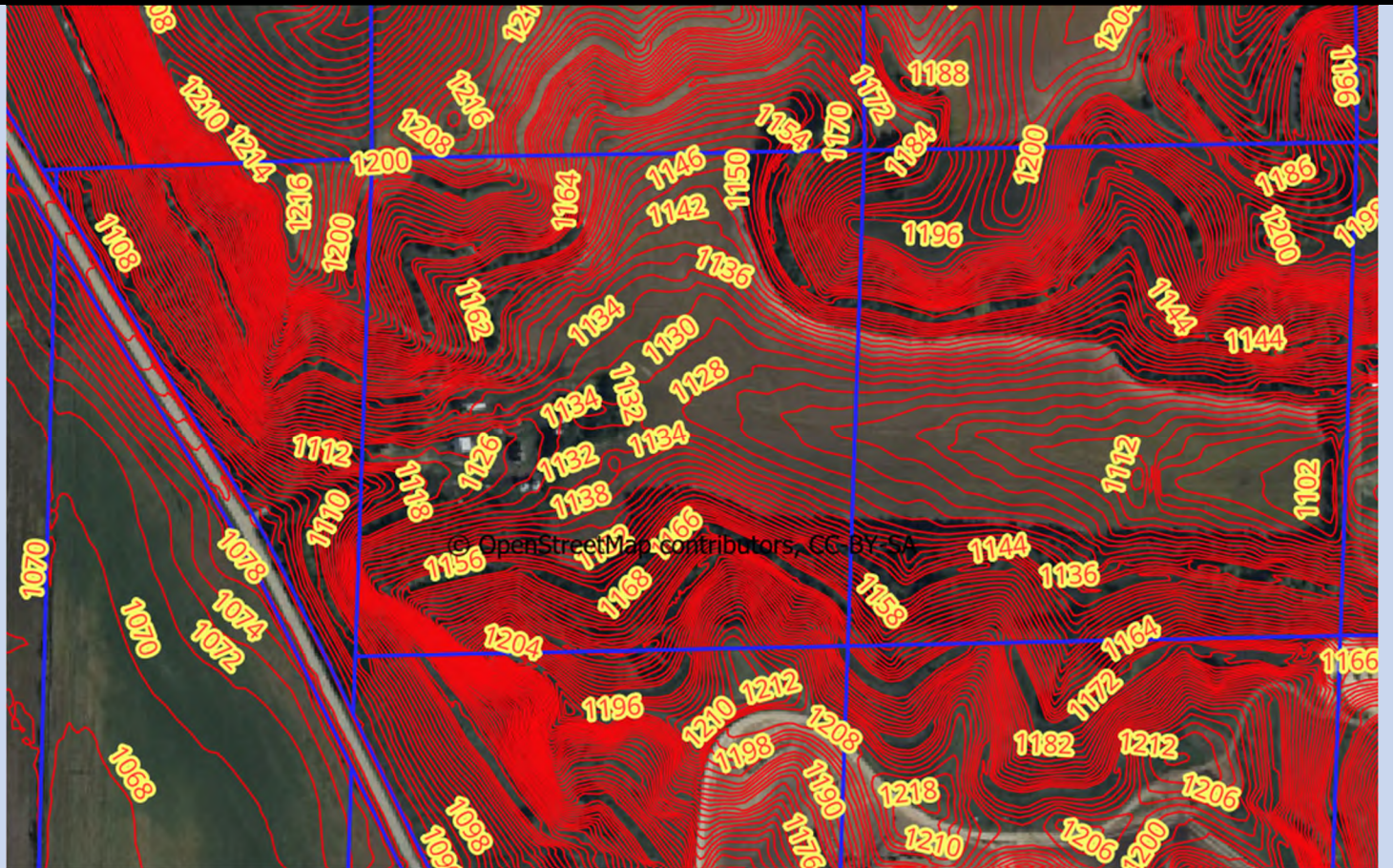
MAP DESCRIPTION

- A - 1 PCT ANNUAL CHANCE FLOOD HAZARD
- AE - 1 PCT ANNUAL CHANCE FLOOD HAZARD
- AE - FLOODWAY
- AO, RIVERINE
- AH, RIVERINE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, RIVERINE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, PROTECTED BY LEVEE
- X AREA OF SPECIAL CONSIDERATION, RIVERINE
- X AREA OF SPECIAL CONSIDERATION, PROTECTED BY LEVEE
- D, AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

Woodbury



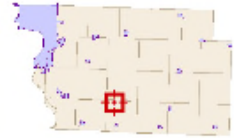
ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Soils
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Date created: 3/31/2024
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Woodbury County, IA / Sioux City

Summary

Parcel ID	864505400001		
Gross Acres	40.00		
ROW Acres	0.00		
Gross Taxable Acres	40.00		
Exempt Acres	0.00		
Net Taxable Acres	40.00	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	32.84	(1313.55 CSR2 Points / 40 Gross Taxable Acres)	

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.44	35.40	1,042.14	1,042.14
Non-Crop	10.56	25.70	271.41	204.77
Total	40.00		1,313.55	1,246.91

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	6.21	552.69	552.69
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.50	29.00	29.00
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	5.07	288.99	288.99
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.26	40.32	40.32
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	16.38	131.04	131.04
100% Value	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	0.02	0.10	0.10
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.03	2.67	1.38
Non-Crop	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	3.36	191.52	126.87
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.94	30.08	29.38
Non-Crop	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	5.33	42.64	42.64
Non-Crop	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	0.90	4.50	4.50
Total				40.00	1,313.55	1,246.91

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Woodbury County, IA / Sioux City

Summary

Parcel ID	864505400002	
Gross Acres	40.00	
ROW Acres	0.00	
Gross Taxable Acres	40.00	
Exempt Acres	0.00	
Net Taxable Acres	40.00	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	44.80	(1791.82 CSR2 Points / 40 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.33	48.28	1,609.09	1,609.09
Non-Crop	6.67	27.40	182.73	129.44
Total	40.00		1,791.82	1,738.53

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	8.93	794.77	794.77
100% Value	10C2	MONONA SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	86.00	1.20	103.20	103.20
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	10.21	581.97	581.97
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.49	47.68	47.68
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	7.99	63.92	63.92
100% Value	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	3.51	17.55	17.55
Non-Crop	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	2.77	157.89	104.60
Non-Crop	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	1.78	14.24	14.24
Non-Crop	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	2.12	10.60	10.60
Total				40.00	1,791.82	1,738.53

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