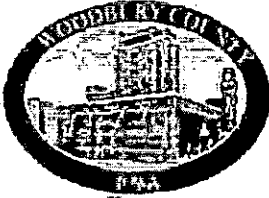


11d



Woodbury County Board of Supervisors

Courthouse • Room 104
620 Douglas Street • Sioux City, Iowa 51101
Telephone (712) 279-6525 • Fax (712) 279-6577

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HEATHER SATTERWHITE

Woodbury County Master Matrix Scoring and Recommendation

The Woodbury County Board of Supervisors have reviewed the Master Matrix and Construction Permit Application for Salix Farms, LLC.

Public Notice was published on 2/22/23 and proof of publication is attached.

Matrix as scored by Woodbury County = 460 points. **Passing** / Failing (Circle One)

If the County scored matrix is different than submitted then the County scored matrix is attached with justifications

Supplemental letters or documentation is being sent to DNR

Upon review and inspection of construction site and documents provided, we the Woodbury County Board of Supervisors recommend the permit application be **Approved** / Disapproved (Circle One)

Comments or Reasons for Disapproval:

Signed:

Date:



3-14-23

***** Proof of Publication *****

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday


Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 56706

Subscribed and sworn before me in Sioux City, in said County,

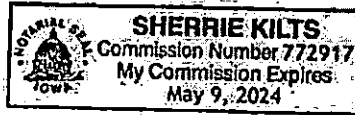
this 24th day of February, 2023.



Sherrie Kilts

Notary Public

In and for Woodbury County.



Section: Legal

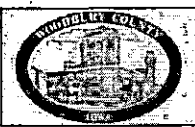
Category: 015 Attorneys & Legals

PUBLISHED ON: 02/22/2023

TOTAL AD COST: 16.98

FILED ON: 2/24/2023

PUBLIC NOTICE
The Woodbury County Board of Supervisors, has received a construction permit application for a confinement feeding operation, more specifically described as follows:
Name of Applicant: Solix Farms, LLC
Location of the proposed construction: Section 3 of Sloan Township.
Type of confinement feeding operation structure proposed: A new Anaerobic Digester system consisting of one steel 2.1MG digester tank, sand separator building and gas processing building, all on existing dairy cattle confinement facility.
Animal Unit Capacity of the Confinement Operation after Construction: unchanged at 3500 animal units (2500 head of mature dairy cattle)
Examination: The application is on file at the Woodbury County Auditor's Office in the Woodbury County Courthouse, located at 620 Douglas Street, Sioux City, IA 51101, Room 103, and is available for public inspection during the following days: Monday through Friday and hours: 8:00 am to 4:30 pm.
Comments: Written comments may be filed at the Woodbury County Auditor's Office, until the following deadline: March 13, 2023.



**SALIX FARMS, LLC
 IDNR FACILITY #64623
 PROPOSED ANAEROBIC DIGESTER
 WOODBURY COUNTY, IOWA**

MASTER MATRIX ANALYSIS

MARCH 8, 2023

EXECUTIVE SUMMARY:

On Friday, February 17, 2023, the Woodbury County Board of Supervisors c/o the Woodbury County Auditor received a Construction Permit Application public notice from the Iowa Department of Natural Resources (IDNR) that was submitted by Salix Farms, LLC, via Nicholas J. Rowe, P.E. of ProAg Engineering, Inc. The applicants desire to construct and install an anaerobic digester system consisting of one steel 2.1 MG digester tank, sand separator building and gas processing building at the existing dairy cattle confinement facility in Woodbury County. The animal unit capacity of the confinement operation after construction will be unchanged at 3500 animal units (2500 head of mature dairy cattle).



Overview

Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels

Parcel ID 864603100005 Alternate ID 694279 Owner Address SALIX FARMS LLP
 Sec/Twp/Rng 3-06-46 Class A PO BOX 1239
 Property Address 2836 EASTLAND AVE Acreage 80.7 TULARE, CA 93275-1239
 SLOAN

The proposed location is at 2836 Eastland Ave., Sloan, IA 51055 on Parcel #864603100005 in the NW ¼ of Section 3, T86N R46W (Sloan Township). On Wednesday, February 22, 2023, a public notice was published in the legals section of the Sioux City Journal to comply with state regulations of publishing the request within a 14-day time-frame as well as to solicit written comments. As of the printing of this document, no written comments have been received from the public. Within the IDNR's 30-day application window, the Woodbury County Community and Economic Development (CED) staff conducted a joint site visit with the IDNR to evaluate the items from the "Master Matrix" on March 3, 2023.

The following report analyzes the applicant's response to the matrix which is an instrument provided by the IDNR and adopted by Woodbury County to assess the feasibility of building a confinement structure containing over 1000 animal units (AU). Based on the items analyzed, the Woodbury County Community and Economic staff concurs with the applicant that this location is suitable for the placement of the proposed structures. Thus, it is the recommendation of staff to approve the proposal.

MATRIX SUMMARY

Matrix Item #	Applicant Score	Staff Score	Matrix Item # cont.	Applicant Score cont.	Staff Score cont.
1	100	100	12	30	30
2	30	30	17	30	30
3	30	30	19	20	20
5	30	30	20	30	30
6	10	10	25	25	25
7	30	30	29	10	10
8	15	15	35	10	10
9	25	25	40	5	5
10	30	30			
Score				460	460

*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City In said County and issued daily and Sunday


Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 56706

Subscribed and sworn before me in Sioux City, In said County,

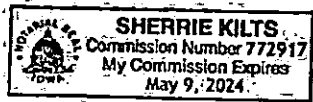
this 24th day of February, 2023.



Sherrie Kilts

Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

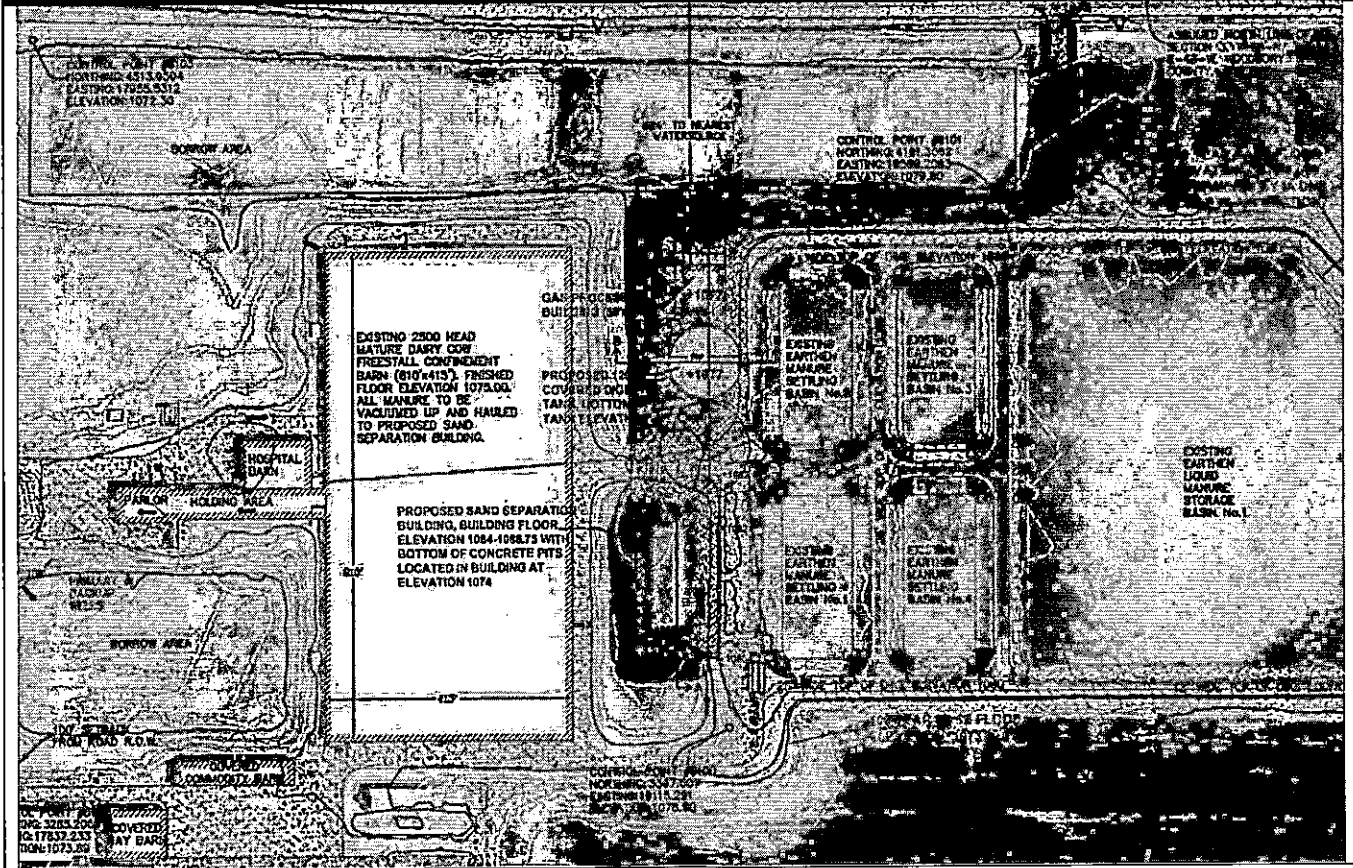
PUBLISHED ON: 02/22/2023

TOTAL AD COST: 16.98

FILED ON: 2/24/2023

PUBLIC NOTICE
The Woodbury County Board of Supervisors has received a construction permit application for a confinement feeding operation, more specifically described as follows:
Name of Applicant: SeFa Farms, LLC
Location of the proposed construction: Section 3 of Sioux Township
Type of confinement feeding operation structure proposed: A new Anaerobic Digester system consisting of one steel 2,100 digester tank, sand separator building and gas processing building all in an existing dairy cattle confinement facility.
Animal Unit Capacity of the Confinement Operation after Construction unchanged at 3500 animal units (3500 head of mature dairy cattle).
Examination: The application is on file at the Woodbury County Auditor's Office in the Woodbury County Courthouse, located at 820 Douglas Street, Sioux City, IA 51101, Room 103, and is available for public inspection during the following days: Monday through Friday and hours 8:30 am to 4:30 pm.
Comments: Written comments may be filed at the Woodbury County Auditor's Office, and the following deadline: March 13, 2023.

SITE PLAN EXCERPT



MATRIX ITEM #1

ADDITIONAL SEPARATION DISTANCE, ABOVE MINIMUM REQUIREMENTS, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST: RESIDENCE NOT OWNED BY THE OWNER OF THE CONFINEMENT FEEDING OPERATION; HOSPITAL; NURSING HOME, OR; LICENSED OR REGISTERED CHILD CARE FACILITY.

REQUIRED DISTANCE

2,375 feet (567 IAC 65.11(455B), Table 6)

APPLICANT RESPONSE

	SCORE	FAIR	WATER	COMMUNITY
1,251 feet or more	100	65		35

STAFF INTERPRETATION



Data Source: Beacon - <https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=1&PageID=969>

The proposed site is located about around 4,591 ft. from the nearest house not owned by the applicant. The minimum separation distance is 1,875 ft. The Community and Economic Development (CED) staff concurs with the applicant's score of 100 as there is about 2,716 ft. of additional separation.

STAFF SCORE

	SCORE	FAIR	WATER	COMMUNITY
1,251 feet or more	100	65		35

MATRIX ITEM #2

ADDITIONAL SEPARATION DISTANCE, ABOVE MINIMUM REQUIREMENTS, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST PUBLIC USE AREA.

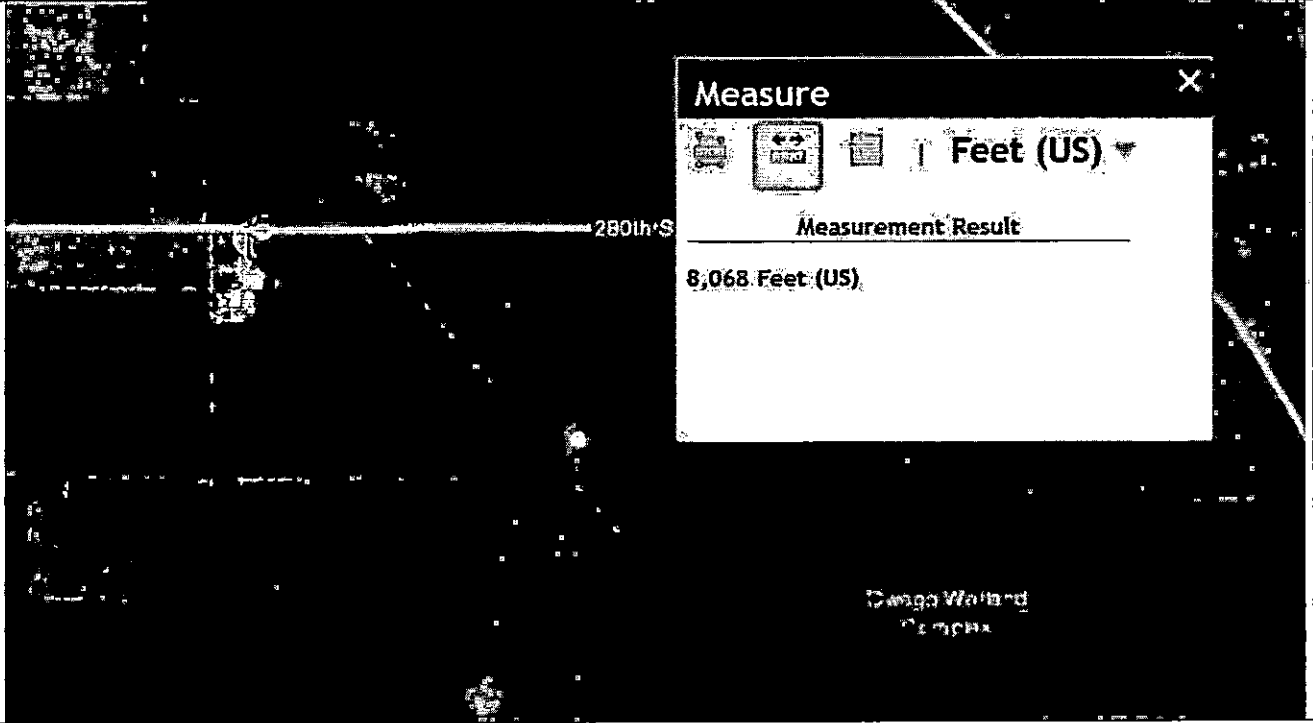
REQUIRED DISTANCE

2,375 feet (567 IAC 65.11(455B), Table 6)

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
1,501 feet or more	30	12		18

STAFF INTERPRETATION



Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps//afo>

The proposed site is located about 8,068 feet from Public Lands. The minimum separation distance is 2,500 ft. Staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
1,501 feet or more	30	12		18

MATRIX ITEM #3

ADDITIONAL SEPARATION DISTANCE, ABOVE MINIMUM REQUIREMENTS, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST:

- EDUCATIONAL INSTITUTION
- RELIGIOUS INSTITUTION, OR
- COMMERCIAL ENTERPRISE

REQUIRED DISTANCE

2,375 feet (567 IAC 65.11(455B), Table 6)

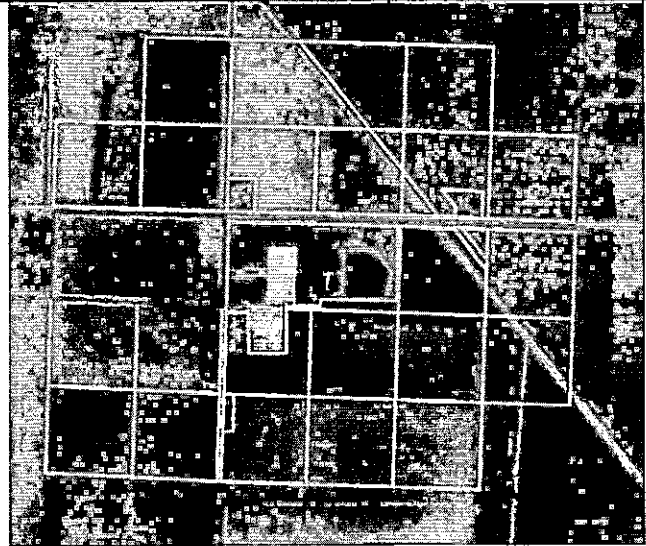
APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
1,501 feet or more	30	12		18

STAFF INTERPRETATION

Staff has identified 32 properties within an 1,875 ft radius, none of which appear to be educational institutions, religious institutions, or commercial enterprises. It appears that the properties within this radius are zoned Agricultural Preservation (AP) and may include various farming operations.

There does not appear to be any educational institutions, religious institutions, or commercial enterprises within 1,875 ft of the proposed site. The minimum separation distance is 1,875 ft. Staff concurs with the applicant's score of 30.



Data Source: Woodbury County Beacon GIS
<https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=1&PageID=969>

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
1,501 feet or more	30	12		18

MATRIX ITEM #5

SEPARATION DISTANCE OF 300 FEET OR MORE FROM THE PROPOSED CONFINEMENT STRUCTURE TO THE NEAREST THROUGHFARE.

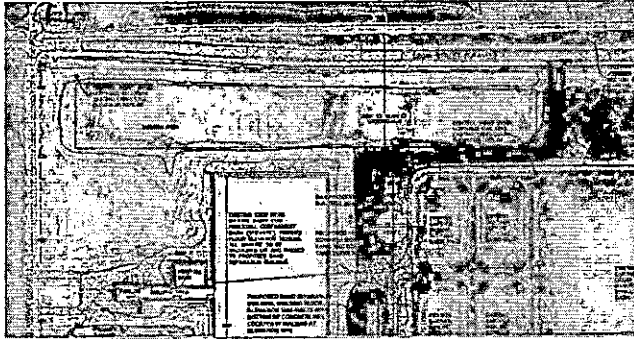
REQUIRED DISTANCE

100 feet (567 IAC 65.11(455B), Table 6, Other Distances)

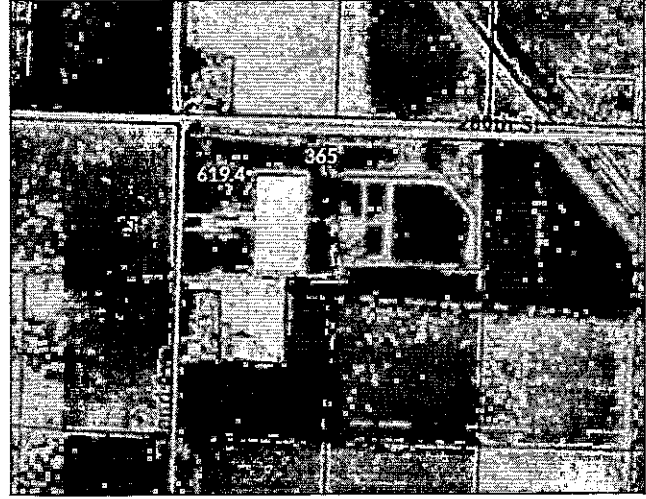
APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
300 feet or more	30	9		21

STAFF INTERPRETATION



Applicant Submission Excerpt (see full site plan)



Beacon GIS

Data Source: Woodbury County Beacon

GIS, <https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=1&PageID=969>

The location of the proposed site exceeds the 100 required feet from 280th Street and Eastland Avenue. Staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
300 feet or more	30	9		21

MATRIX ITEM #6

ADDITIONAL SEPARATION DISTANCE, ABOVE MINIMUM REQUIREMENTS, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST CRITICAL PUBLIC AREA

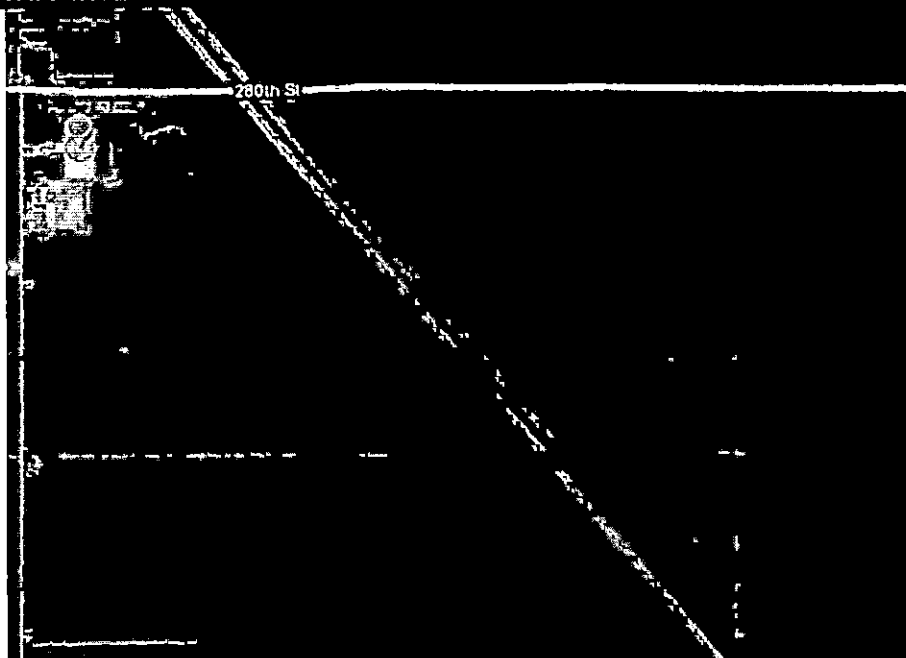
REQUIRED DISTANCE

3,000 feet (567 IAC 65.11(455B), Table 6)

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
500 feet or more	10	4		6

STAFF INTERPRETATION



Location	-96.190064 42.298500
Alluvial Soils Present	Alluvial Aquifer
Karst Features	Not in potential karst area
Percent Slope	0 %
Estimated Ag Drainage Well	Distances > one mile
Well*	1,320 ft
Surface Water*	1,200 ft
Major Water Source(River)*	2,371 ft
Major Water Source(Lake)*	> one mile
HQ/HQR Water*	> one mile
Designated Wetland	> 2,500 ft
Public Land	8,498 ft
Watersheds	
HUC12	West Laterals- Farmers' Ditch

Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps//afo>

The site is greater than one mile in distance from a public use area. The proposed site is located greater than 8,000 feet from the Owego Wetland. The minimum separation distance is 3,000 ft. Staff concurs with the applicant's score of 10.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
500 feet or more	10	4		6

MATRIX ITEM #7

PROPOSED CONFINEMENT STRUCTURE IS AT LEAST TWO TIMES THE MINIMUM REQUIRED SEPARATION DISTANCE FROM ALL PRIVATE AND PUBLIC WATER WELLS.

REQUIRED DISTANCE

Private - 100 feet, Deep, 200 feet, Shallow / Public - 100 feet, Deep, 200 feet, Shallow (567 IAC 65.11(455B), Table 6, Distances to Wells)

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
Two times the minimum separation distance	30		24	6

STAFF INTERPRETATION

Siting Information

Location	-96.190064 42.298500
Alluvial Soils Present	Alluvial Aquifer
Karst Features	Not in potential karst area
Percent Slope	0 %
Estimated Distances	
Ag Drainage Well	> one mile
Well*	1,320 ft
Surface Water*	1,200 ft
Major Water Source(River)*	2,371 ft
Major Water Source(Lake)*	> one mile
HQ/HQR Water*	> one mile
Designated Wetland	> 2,500 ft
Public Land	8,498 ft
Watersheds	
HUC12	West Lateral Farmers Ditch

Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps//afo>

Based on Iowa DNR Mapping, it appears that any area wells exceed two times the required separation distance from the proposed structure. Staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
Two times the minimum separation distance	30		24	6

MATRIX ITEM #8

ADDITIONAL SEPARATION DISTANCE, ABOVE THE MINIMUM REQUIREMENT OF 1,000 FEET, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST:

- AGRICULTURAL DRAINAGE WELL
- KNOWN SINKHOLE
- MAJOR WATER SOURCE

REQUIRED DISTANCE

1,000 feet, (567 IAC 65.11(455B), Table 6, Other Distances)

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
751 feet to 1,000 feet	15	1.5	7.5	6

STAFF INTERPRETATION

Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps/afo>

Staff concurs with the applicant's score of 15.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
751 feet to 1,000 feet	15	1.5	7.5	6

MATRIX ITEM #9

DISTANCE BETWEEN THE PROPOSED CONFINEMENT STRUCTURE AND THE NEAREST CONFINEMENT FACILITY THAT HAS A SUBMITTED DEPARTMENT MANURE MANAGEMENT PLAN.

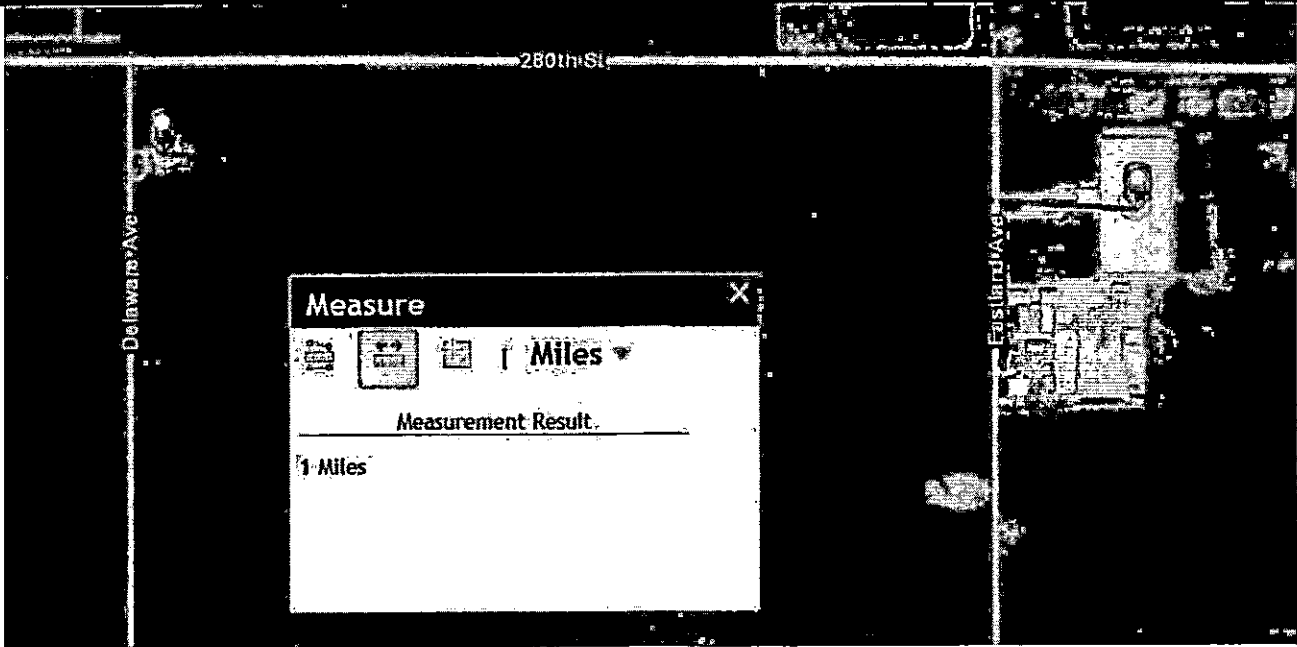
REQUIRED DISTANCE

3,960 feet

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
Three-quarter of a mile or more (3,960 feet)	25	7.5	7.5	10

STAFF INTERPRETATION



Data Source(s): Iowa DNR AFO Site Search, <https://programs.iowadnr.gov/animalfeedingoperations/FacilitySearch.aspx> & Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps//afo>

The Lt. Pork LLC #65628 site is located approximately one (1) mile from the proposed site. This location has a MMP on file. Staff concurs with the applicant's score of 25.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
Three-quarter of a mile or more (3,960 feet)	25	7.5	7.5	10

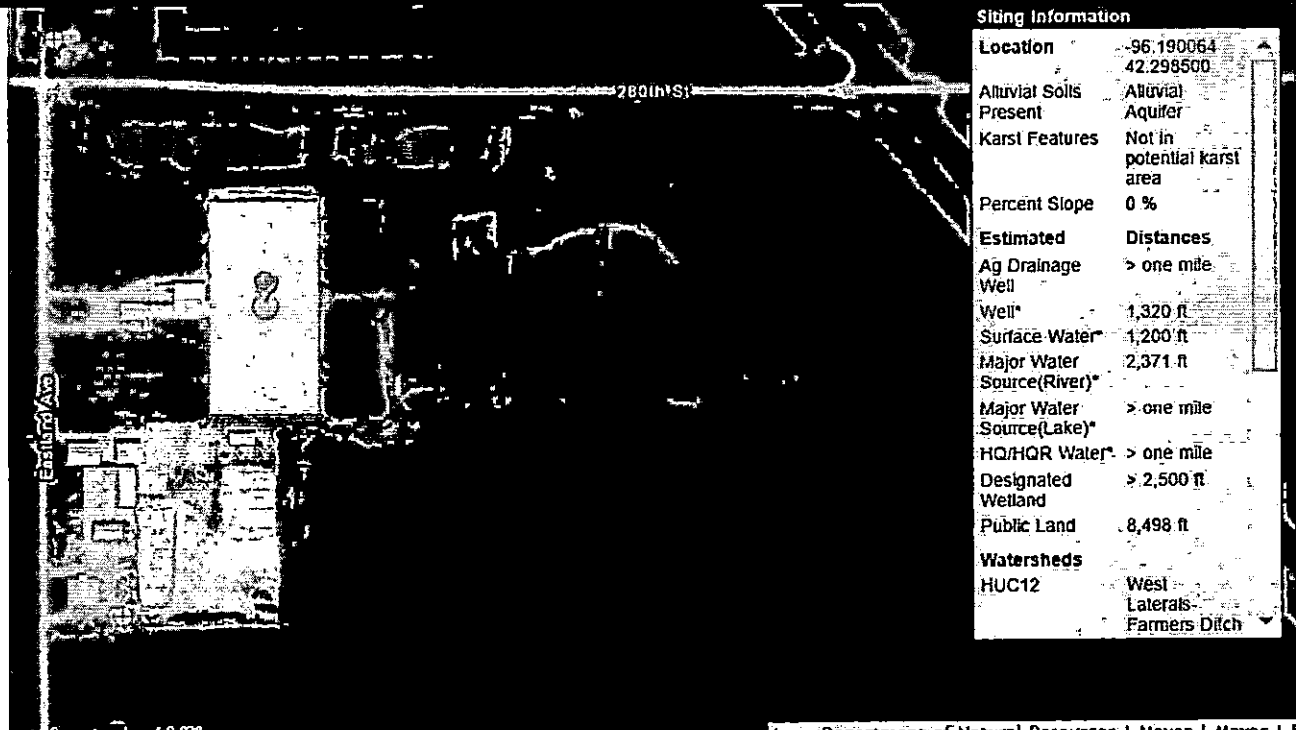
MATRIX ITEM #10

SEPARATION DISTANCE FROM PROPOSED CONFINED STRUCTURE CLOSEST TO: HIGH QUALITY (HQ) WATERS; HIGH QUALITY RESOURCE (HQR) WATERS, OR; PROTECTED WATER AREAS

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
Two times the minimum separation distance	30		22.5	7.5

STAFF INTERPRETATION



Current scale = 1:9,073 Iowa Department of Natural Resources | Mayor | Mayor | Mayor | Mayor

Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps/afo>

The proposed site is estimated to be greater than one (1) mile from a HG/HQR water source. Additionally, the distance to a major source river and/or lake is greater than one (1) mile. Staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
Two times the minimum separation distance	30		22.5	7.5

MATRIX ITEM #12**LIQUID MANURE STORAGE STRUCTURE IS COVERED****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
COVERED LIQUID MANURE STORAGE	30	27		3

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
COVERED LIQUID MANURE STORAGE	30	27		3

MATRIX ITEM #17**PROPOSED MANURE STORAGE STRUCTURE IS FORMED****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
FORMED MANURE STORAGE STRUCTURE	30		27	3

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
FORMED MANURE STORAGE STRUCTURE	30		27	3

MATRIX ITEM #19

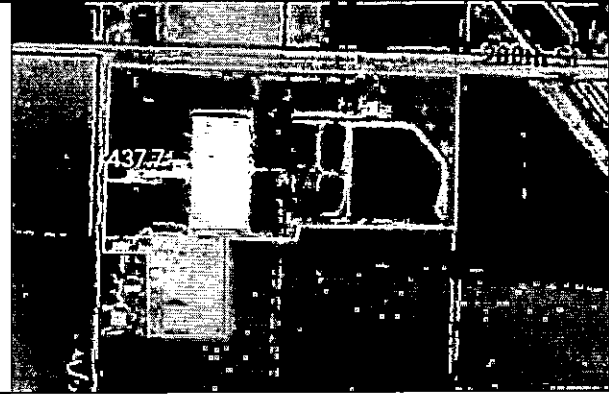
PROPOSED CONFINEMENT SITE HAS A SUITABLE TRUCK TURNAROUND AREA SO THAT SEMITRAILERS DO NOT HAVE TO BACK INTO THE FACILITY FROM THE ROAD

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
TRUCK TURNAROUND	20			20

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 20.



Data Source: Application

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
TRUCK TURNAROUND	20			20

MATRIX ITEM #20

FACILITY SIZE

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
No history of Administrative Orders in last five years	30			30

STAFF INTERPRETATION

After review of the Iowa DNR's online database at: <https://programs.iowadnr.gov/animalfeedingoperations/FacilitySummary.aspx?FacilityId=64623>, there are no listed administrative orders in the last five years. Staff concurs with the applicant's score of 30.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
No history of Administrative Orders in last five years	30			30

MATRIX ITEM #25**CONSTRUCTION PERMIT APPLICATION INCLUDES LIVESTOCK FEEDING AND WATERING SYSTEMS THAT SIGNIFICANTLY REDUCE MANURE VOLUME****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
Wet/dry feeders or other feeding and watering systems that significantly reduce manure volume	25		12.5	12.5

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 25.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
Wet/dry feeders or other feeding and watering systems that significantly reduce manure volume	25		12.5	12.5

MATRIX ITEM #29**LAND APPLICATION OF MANURE DOES NOT OCCUR ON HIGHLY ERODIBLE LAND (HEL), AS CLASSIFIED BY THE USDA NRCS.****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
No manure application on HEL farmland	10		10	

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 10.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
No manure application on HEL farmland	10		10	

MATRIX ITEM #35

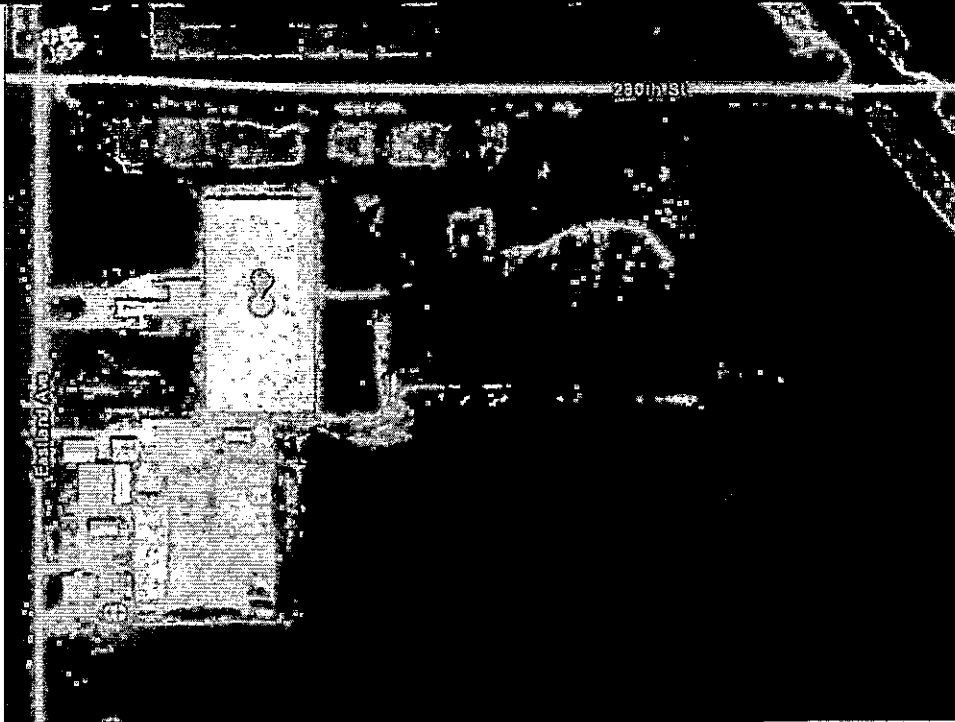
ADDITIONAL SEPARATION DISTANCE ABOVE MINIMUM REQUIREMENTS FOR LAND APPLICATION OF MANURE, TO THE CLOSEST:

- HIGH QUALITY (HQ) WATER;
- HIGH QUALITY RESOURCE (HQR) WATER, OR;
- PROTECTED WATER AREA (PWA)

APPLICANT RESPONSE

	SCORE	AIR	WATER	COMMUNITY
ADDITIONAL SEPARATION DISTANCE OF 400 FEET	10		7.5	2.5

STAFF INTERPRETATION



Siting Information

Location	96.190064 42.298500
Alluvial Soils Present	Alluvial Aquifer
Karst Features	Not in potential karst area
Percent Slope	0 %
Estimated Distances	
Ag Drainage Well*	> one mile
Well*	1,320 ft
Surface Water*	1,200 ft
Major Water Source(River)*	2,371 ft
Major Water Source(Lake)*	> one mile
HQ/HQR Water*	> one mile
Designated Wetland	> 2,500 ft
Public Land	8,498 ft
Watersheds	
HUC12	West Laterals Farmers Ditch

Current scale = 1:9,028

Iowa Department of Natural Resources | Iowa State University

Data Source: Application & Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps/afo>

Based on the IDNR mapping, staff concurs with the applicant's score of 10.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
ADDITIONAL SEPARATION DISTANCE OF 400 FEET	10		7.5	2.5

MATRIX ITEM #40**CONSTRUCTION PERMIT APPLICATION CONTAINS AN EMERGENCY ACTION PLAN****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
EMERGENCY ACTION PLAN	5		2.5	2.5

STAFF INTERPRETATION

Based on the application materials, staff concurs with the applicant's score of 5.

STAFF SCORE

	SCORE	AIR	WATER	COMMUNITY
EMERGENCY ACTION PLAN	5		2.5	2.5