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# 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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## Woodbury County Master Matrix Scoring and Recommendation

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

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

Matrix as scored by Woodbury County = 480 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

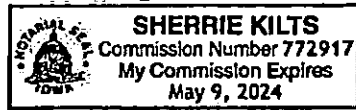
ORDER NUMBER 56707

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

this 24<sup>th</sup> 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: Sioux Jerseys, LLC  
Location of the proposed construction: Section 29 of Grange Township  
Type of confinement feeding operation structure proposed: A new Anaerobic Digester system consisting of two steel 1.7MG digester tanks, and separator building and gas processing building, at an existing dairy cattle confinement facility.  
Animal - Unit Capacity of the Confinement Operation after Construction: unchanged at 6300 animal units. (4500 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.



**WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT**

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

**SIoux JERSEYS, LLC  
 IDNR FACILITY #62420  
 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 Sioux Jerseys, LLC, via Nicholaus J. Rowe, P.E. of ProAg Engineering, Inc. The applicants desire to construct and install a new Anaerobic Digester system consisting of two steel 1.7MG digester tanks, sand separator building and gas processing building at the existing dairy cattle confinement facility. Animal Unit Capacity of the Confinement Operation after Construction: unchanged at 6300 animal units. (4500 head of mature dairy cattle)



**Overview**

**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

The proposed location is at 2678 Dallas Avenue., Salix, IA 51052 on Parcels

Parcel ID 874629400005 Alternate ID 756061 Owner Address SIOUX JERSEYS,LLP  
 Sec/Twp/Rng 29-87-46 Class A PO BOX 1239  
 Property Address 2678 DALLAS AVE SALIX IOWA 51052 Acroage 74.41 TULARE, CA 93275-1239

#874629400005, 874629400002, and 874629400004 in the SE ¼ of Section 29, T87N R46W (Grange 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	35	35	35	10	10
9	25	25	40	5	5
10	30	30			
<b>Score</b>				<b>480</b>	<b>480</b>

\*\*\* 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 56707

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

this 24<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
Sherrie Kilts

Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

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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: Sioux Jersey, LLC  
Location of the proposed construction: Section 29 of Grange Township  
Type of confinement feeding operation structure proposed: A new Anaerobic Digester system consisting of two steel 1,743 gallon tanks, sand separator building and gas processing tubing at an existing dairy cattle confinement facility.  
Animal Unit Capacity of the Confinement Operation after construction: unchanged at 1,000 animal units (400 head of mature dairy cattle)  
Examination: The application is on file at the Woodbury County Auditor's Office at the Woodbury County Courthouse, located at 520 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, until the following deadline: March 13, 2023.



**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.**

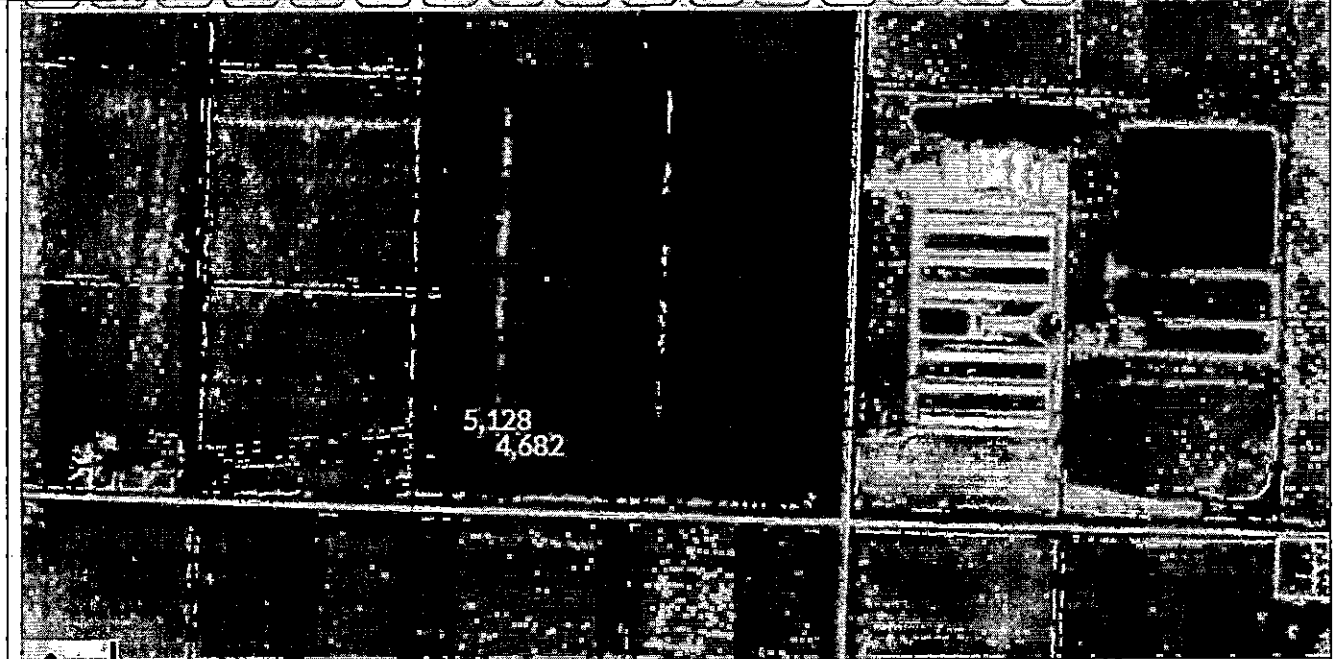
**REQUIRED DISTANCE**

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

**APPLICANT RESPONSE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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 4,682 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 distance.

**STAFF SCORE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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.**

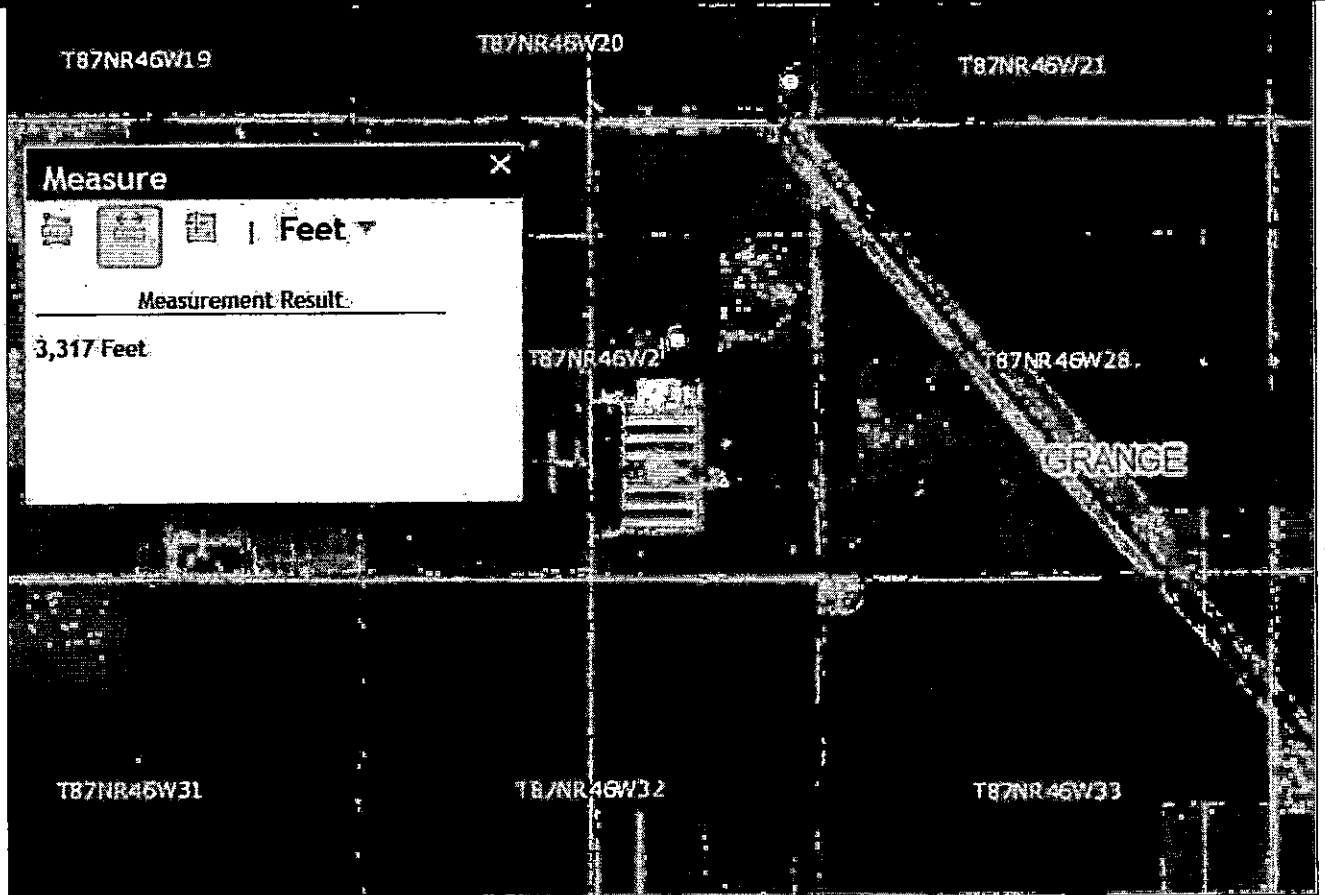
**REQUIRED DISTANCE**

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 3,317 ft. 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)

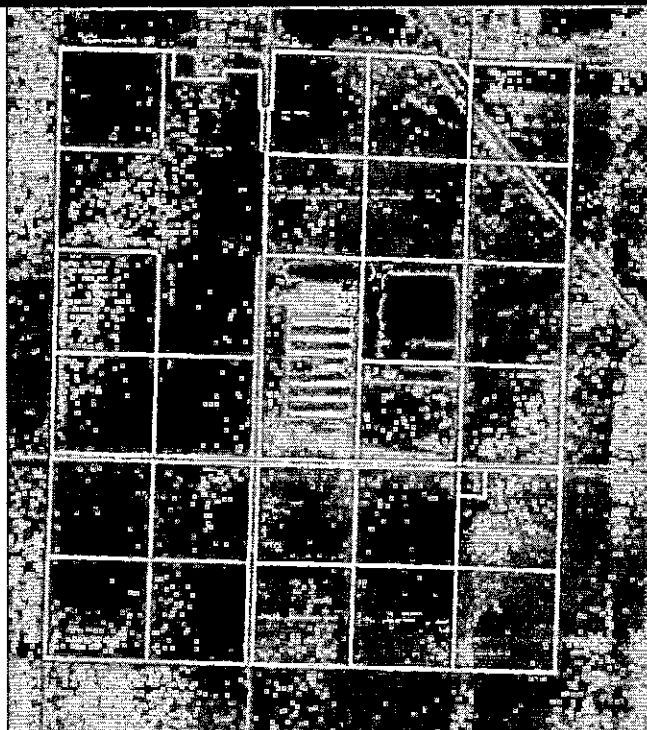
**APPLICANT RESPONSE**

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

**STAFF INTERPRETATION**

The staff has identified 30 properties within a 2,375 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.**

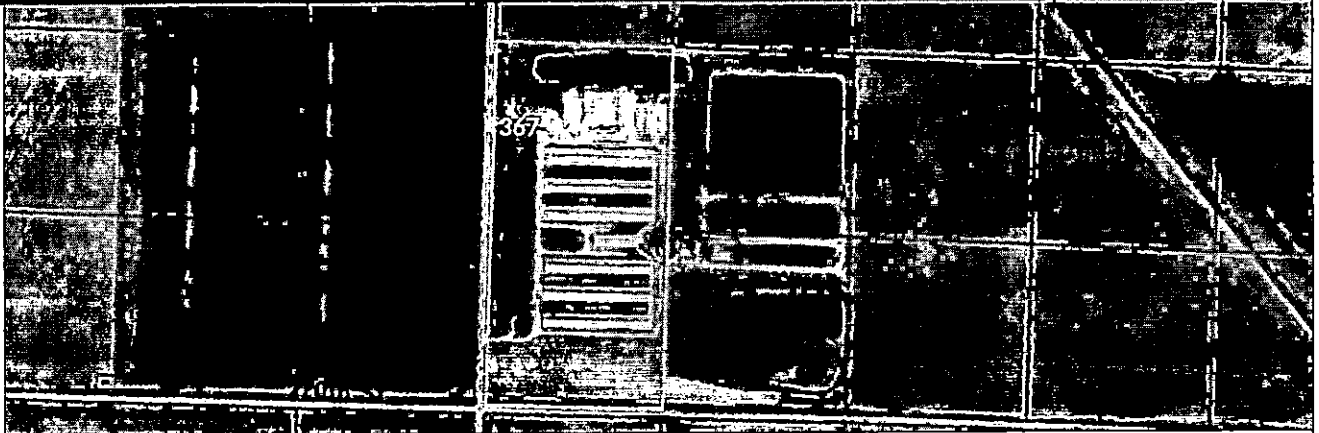
**REQUIRED DISTANCE**

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

**APPLICANT RESPONSE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
300 feet or more	30	9		21

**STAFF INTERPRETATION**



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 Dallas Ave. Staff concurs with the applicant's score of 30.

**STAFF SCORE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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**



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

The site is greater than one (1) mile in distance from a public use area. The proposed site is located greater than 4,000 ft. from public lands. 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.**

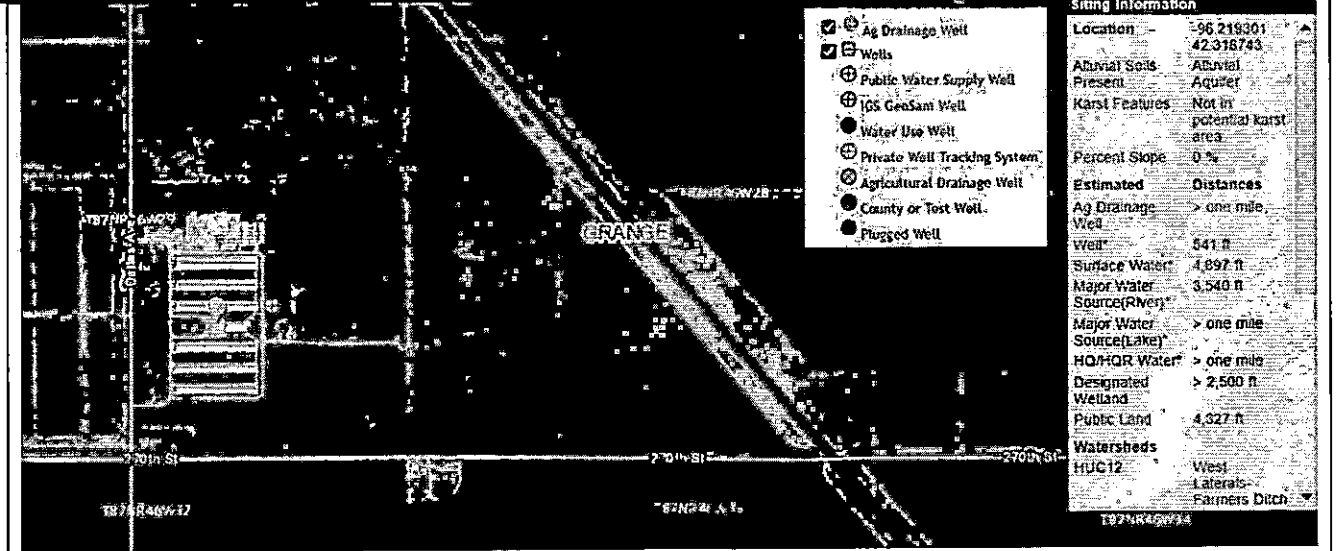
**REQUIRED DISTANCE**

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**



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

Based on Iowa DNR Mapping, it appears than 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

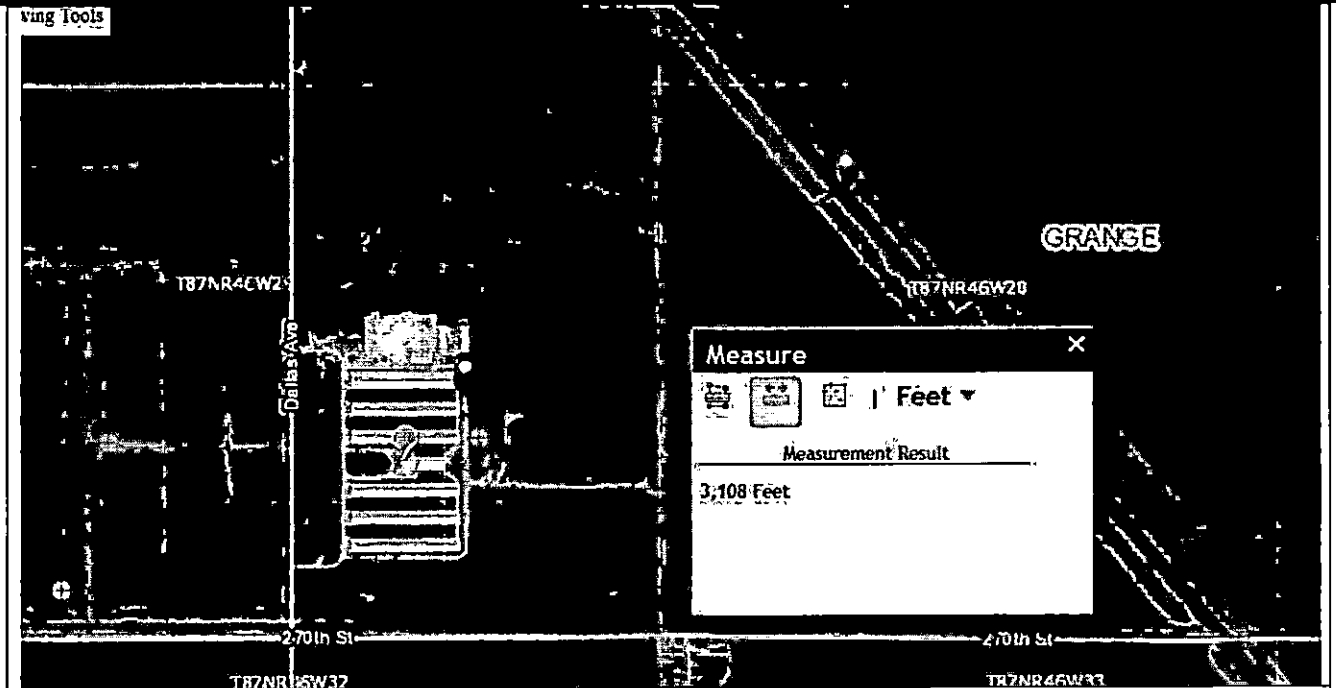
**REQUIRED DISTANCE**

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

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
1,751 feet to 2,000 feet	35	3.5	17.5	14

**STAFF INTERPRETATION**



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

Staff concurs with the applicant's score of 35.

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
1,751 feet to 2,000 feet	35	3.5	17.5	14

**MATRIX ITEM #9**

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

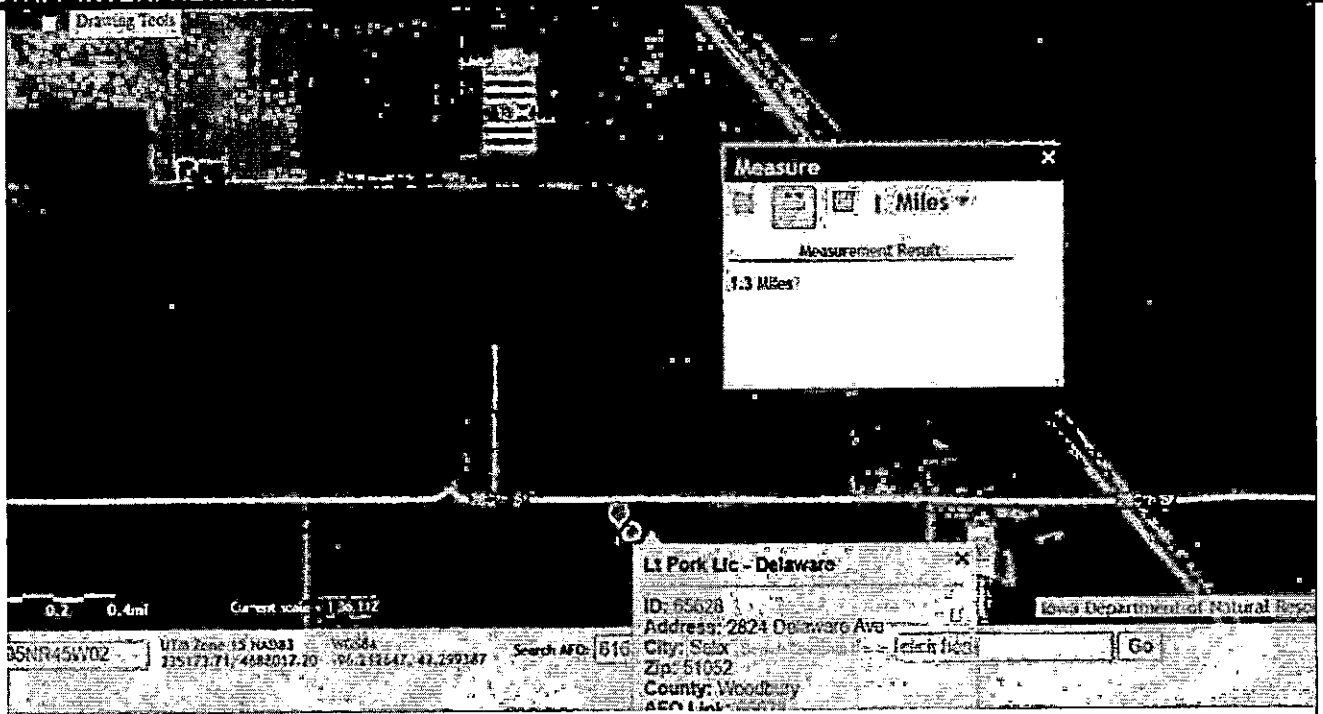
**REQUIRED DISTANCE**

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 1.3 miles 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**



**Strong Information**

Estimated Distances	
Aq Drainage	> one mile
Well	
WCI*	534 ft
Surface Water	4,849 ft
Major Water Source (River)	3,600 ft
Major Water Source (Lake)	> one mile
HQ/HQR Water	> one mile
Designated Wetland	> 2,500 ft
Public Land	4,258 ft

**Watersheds**

HUC12	West Laterals Farmers Ditch
HUC8	Monona-Harrison Ditch

\*Estimated distances are less accurate for some features, please use measuring tools and/or field measurements to verify.

Proper AFO Sign

Data Source: Iowa DNR Mapping Online, <https://programs.iowadnr.gov/maps/af0>

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

<b>MATRIX ITEM #12</b>				
<b>LIQUID MANURE STORAGE STRUCTURE IS COVERED</b>				
<b>APPLICANT RESPONSE</b>				
	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
COVERED LIQUID MANURE STORAGE	30	27		3
<b>STAFF INTERPRETATION</b>				
Based on the application materials, staff concurs with the applicant's Score of 30.				
<b>STAFF SCORE</b>				
	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
COVERED LIQUID MANURE STORAGE	30	27		3

<b>MATRIX ITEM #17</b>				
<b>PROPOSED MANURE STORAGE STRUCTURE IS FORMED</b>				
<b>APPLICANT RESPONSE</b>				
	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
FORMED MANURE STORAGE STRUCTURE	30		27	3
<b>STAFF INTERPRETATION</b>				
Based on the application materials, staff concurs with the applicant's score of 30.				
<b>STAFF SCORE</b>				
	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
FORMED MANURE STORAGE STRUCTURE	30		27	3

**MATRIX ITEM #19**

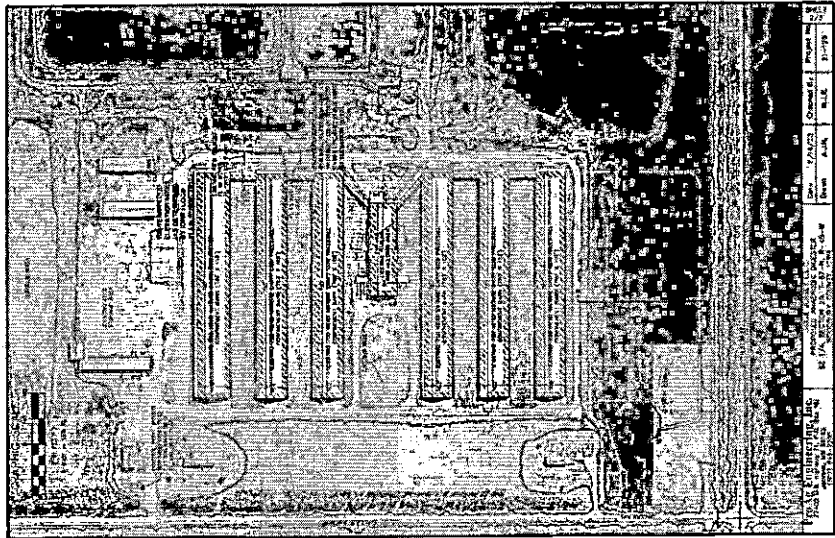
**PROPOSED CONFINEMENT SITE HAS A SUITABLE TRUCK TURNAROUND AREA SO THAT SEMITRAILERS DO NOT HAVE TO BACK INTO THE FACILITY FROM THE ROAD**

**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=62420>, 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**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
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**

**String Information**

Estimated Distances	
Ag Drainage Well	> one mile
Well*	534 ft
Surface Water	4,649 ft
Major Water Source(River)	3,600 ft
Major Water Source(Lake)	> one mile
HQ/HQR Water	> one mile
Designated Wetland	> 2,500 ft
Public Land	4,256 ft
<b>Watersheds</b>	
HUC12	West Lateral Farmers Ditch
HUC3	Monona Harrison Ditch

\*Estimated distances are less accurate for some features, please use measuring tools and/or field measurements to verify.

Imager: AEO, Siling

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