



# WOODBURY COUNTY ZONING COMMISSION

**Monday, April 22, 2024 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, April 22, 2024 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7<sup>th</sup> St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

## AGENDA

<b>1</b>	<b>CALL TO ORDER</b>
<b>2</b>	<b>ROLL CALL</b>
<b>3</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>4</b>	<b>APPROVAL OF MINUTES: 3/25/24</b>
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<b>PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION - YOCKEY FARM ADDITION. SUMMARY:</b> PROPOSED MINOR SUBDIVISION: To be known as Yockey Farm Addition, A Minor Subdivision to Woodbury County, Iowa, a two-lot minor subdivision in a 12.99 acre portion of T87N R43W (Miller Township) in Section 5 in the NW ¼ of the SW ¼ on Parcel #874305300001 and Section 6 in the NE ¼ of the SE ¼ on Parcel #874306400002. The property is approximately one-half mile southwest of the City of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s)/Applicant(s): Peggy A. Yockey. Mailing Address: 930 28th Ave., Council Bluffs, IA 51501. Property Address: 2269 Lenox Ave., Anthon, IA 51004.
»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED WASTE COMPOSTING SITE ON PARCEL #864505400001 and PARCEL #864505400002:</b> 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.
»	<b>CoZO SPRING CONFERENCE 2024 (INFORMATION ITEM):</b> MAY 22-24, Hilton Garden Inn, 1132 Larsen Park, Sioux City, IA 51103
<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>7</b>	<b>STAFF UPDATE</b>
<b>8</b>	<b>COMMISSIONER COMMENT OR INQUIRY</b>
<b>9</b>	<b>ADJOURN</b>

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## Minutes - Woodbury County Zoning Commission – March 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of March, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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### 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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=rpIVdwtKgFM>

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

### Call to Order:

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

### Public Comment on Matters Not on the Agenda:

None

### Approval Of Minutes: 2/26/24

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Meister agrees that the GI areas are restricted with setbacks.

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

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

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

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

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

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

**No public comment on matters not on the agenda:**

**Staff Update:**

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

**No Commissioner Comment of Inquiry:**

**Daniel Priestley**

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

Mr. Wilson,

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

Respectfully,

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

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

**RECEIVED FROM ROBERT WILSON, 3-25-24**  
**From:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Sent:** Saturday, March 23, 2024 9:51 AM  
**To:** Daniel Priestley <dpriestley@woodburycountyia.gov>  
**Subject:** RE: Email from the Woodbury County Website

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

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

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

Robert Wilson – Managing Member  
E: [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)  
C: 435-901-9236



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

Mr. Wilson,

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

Respectfully,

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

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

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**Email from the Woodbury County Website**

**Name:** Robert Wilson

**Email:** [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)

**Comments:**

Hey Dan,<br />

<br />

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

**RECEIVED FROM ROBERT WILSON, 3-25-24**



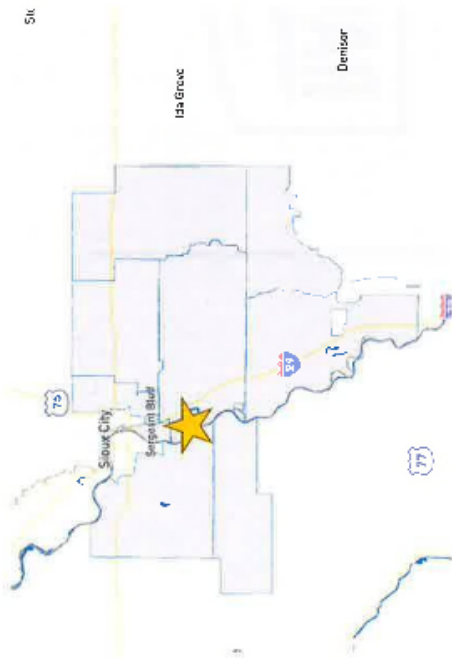
RECEIVED FROM ROBERT WILSON, 3-25-24



RANGELAND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24

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



Woodbury County Census Tracts designated as Energy Communities:

- 19193003302 – State Tract 33,02
- 19193003200 – State Tract 32
- 19193003100 – State Tract 31
- 19193003500 – State Tract 35

Retired Thermal Units – George Neal

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

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

BANGELAND ENERGY MANAGEMENT

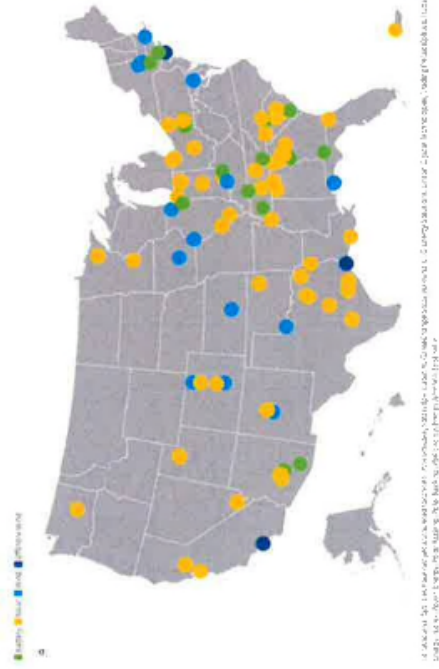


RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act Domestic Content Tax Credit

### New Manufacturing Facility Announcements

Source: U.S. Department of Energy, Office of Energy Efficiency & Renewable Energy



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

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

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

ENERGY EFFICIENCY AND RENEWABLE ENERGY



RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act

Domestic Content Tax Credit

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



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

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



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

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



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

RANGELAND ENERGY MANAGEMENT

**System height and attributes:**



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



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



RECEIVED FROM ROBERT WILSON, 3-25-24

RECEIVED FROM ROBERT WILSON, 3-25-24

**Other common facilities in AP districts:**

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

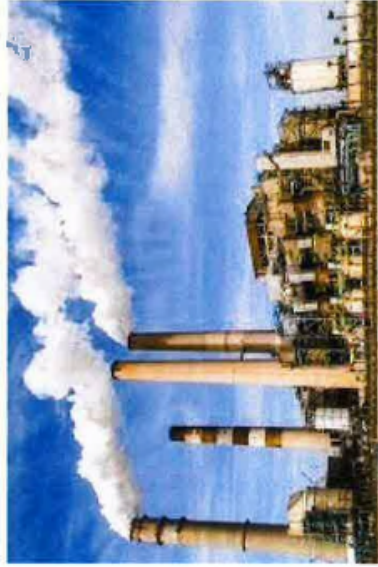


HANGLAND ENERGY MANAGEMENT

... and shorter than most modern crop sprayers.



What is "industrial"?



RANGER AND ENERGY MANAGEMENT



### Woodbury County Ordinance:

#### 7. LI Limited Industrial Zoning District

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

#### 8. GI General Industrial Zoning District

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

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**What is "industrial"?**

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



HANGLAND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24



**What is "industrial"?**

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



RECEIVED FROM ROBERT WILSON, 3-25-24

### Utility-scale Solar Parks:

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



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

No Emissions

No Noise

No Traffic

During Operations



RECEIVED FROM ROBERT WILSON, 3-25-24



# LAND USE & NATURAL RESOURCES

## Goals

- **Support sustainable agricultural practices.**
  - Ensure compliance with Iowa state code provisions for agriculturally zoned property.
  - Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
  - Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
  - Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
  - Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
  - Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
  - Create a roundtable of farmers and local agriculture businesses to voice concerns and needed resources to maintain sustainable business operations.
  - Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.
- **Preserve environmentally sensitive lands.**
  - Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open spaces for recreation.
  - Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
  - Strengthen existing control policies and grade and excavation limitations for development in the Lucas Hills.
  - Encourage landowner participation in federal conservation assessment programs that provide financial incentives for safeguarding natural resources on their property.
  - Continue working with the county's network of parks, trails, and campgrounds.
  - Coordinate across jurisdictions to address litter and the clogging of waste.

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

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

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

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

## Reduce contaminants in surface water runoff.



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

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

## Safeguard groundwater by identifying and limiting sources of pollution.

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

## Identify potential sources of air quality hazards in Woodbury County.

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

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

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

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

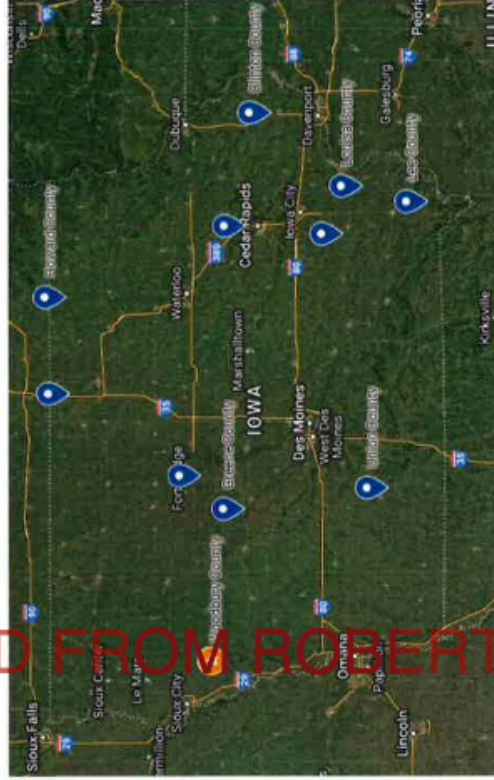
- Support landowners' individual choices to implement renewable energy infrastructure.
- Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding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



RECEIVED FROM ROBERT WILSON 3-25-24

### Economic Benefit of Comparable Projects

Project	County	Technology & MWac	Docket #
Big Dave Solar	Howard/Mitchell	PV 200 MWac	60U-2019-0000
Coggon	Linn	PV 100 MWac	60U-2021-0001
Creston	Union	PV-storage 75 MWac	60U-2022-0005
Duane Arnold Solar	Linn	PV 50 MWac	60U-2021-0002
Duane Arnold Solar II	Linn	PV 150 MWac	60U-2021-0005
Soldfritch	Washington	PV 700 V/Wac	60U-2022-0002
Grand Junction	Greene	PV-storage 150 MWac	60U-2022-0001
Hitching	Clinton	PV 50 V/Wac	60U-2021-0006
Hawkeye	Clikkon	PV 200 V/Wac	60U-2021-0005
Holiday Crest Solar	Wesate	PV 100 MWac	60U-2020-0001
Nepello Solar	Louisa	PV 100 MWac	60U-2019-0001
Neveer	Lee	PV 150 MWac	60U-2022-0003
Worthme Solar Farm East	Worth	PV 143 V/Wac	20U-2019-0004
Worthme Solar Farm West	Worth	PV 300 V/Wac	60U-2019-0002



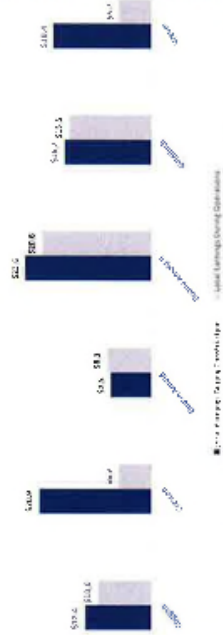
Restricting the CUP process to solely General Industrial zoning districts limits the ability of county officials to assess the potential positive impacts of utility-scale solar development that would otherwise be proposed under a broader CUP application. **By allowing for a CUP process for utility-scale solar development in AP districts, Woodbury County can assess long-term tax revenue and job creation on a case-by-case basis. A CUP Process would also**

allow county officials to designate setback requirements and viewshed buffers, negotiate road-use agreements, and establish requirements for projects that alleviate the concerns of non-participating landowners. All while allowing participating landowners to see long-term lease revenue that doesn't fluctuate with commodity prices or adverse weather events – a stated component of the Land Use Goals in SIMPCO's 2040 Comprehensive Plan.

RECEIVED FROM ROBERT WILSON, 3-25-24

### Economic Benefit of Comparable Projects

Local Earnings Impact (\$mm)



- 6 projects analyzed studies showing net local earnings impact and they showed an average of \$36.5mm in local earnings during construction and an average \$13.1 mm over the projects' lifetime operations
- Generally speaking, larger projects show greater local earnings impact

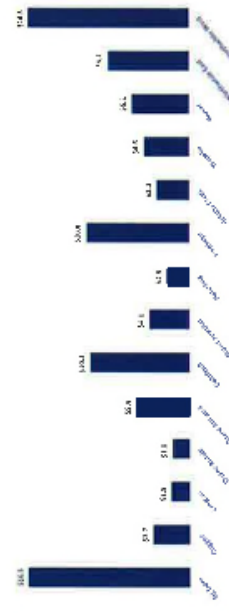
RANGI AND ENERGY MANAGEMENT

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

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

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

Property Tax Revenue (\$mm)



- The 14 projects projected an average of \$6.7mm in property tax revenue total per parcel over their lifetime (35-40 years) to all the local entities involved
- This average is up from approximately \$20K per year in property tax revenue
- There is significant variance in the amount of property tax estimated, most of which is likely due to the "Reent" angle size and project probability as well as local property tax rates

RECEIVED FROM ROBERT WILSON, 3-25-24

Appendix

ROBERT WILSON, 3-25-24



Dear Dan Priestley,

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

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

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

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

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

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

Sincerely,

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

Robert E. Scott  
Mayor



RECEIVED FROM RAND FISHER, 3-25-24



# CENTER

for Infrastructure & Economic  
Development

RECEIVED FROM RAND FISHER, 3-25-24

**Renewable Energy Policy  
Resource for Local Leaders**

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

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

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

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

**RECEIVED FROM RAND FISHER, 3-25-24**

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

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

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

Respectfully submitted,

Rand Fisher

Center for Infrastructure and Economic Development

[rfisher@centerforpolicy.org](mailto:rfisher@centerforpolicy.org)

515 577 5900

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24





**CENTER**  
for Infrastructure & Economic  
Development

## Our Mission

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

## Our Approach

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

## Issues



### Supporting Communities

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



### Wind Energy

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



### Solar Energy

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

RECEIVED FROM RAND FISHER, 3-25-24

## How Renewables Can Benefit Your Community?



### New Property Tax Revenue

Money that can be used to improve local services or infrastructure

### New Jobs

Well-paid jobs in a rapidly growing industry

### New Business

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

### Reduce Carbon Emissions

Meet local emission reduction targets with clean renewable energy



## Our Services



### Ordinance Database

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



### Case Studies

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

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



### Access to Experts & Research

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



RECEIVED FROM RAND FISHER, 3-25-24

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

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

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

## Get in Touch

Visit our website at:  
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Calls on the phone:  
202-708-4968

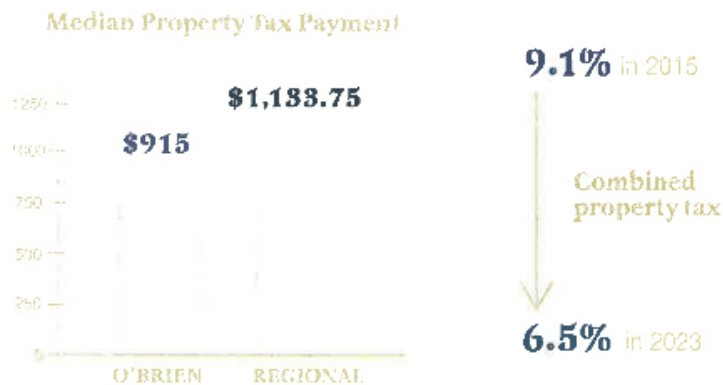
Or send us an email:  
[rbarnson@centerforlocalpolicy.org](mailto:rbarnson@centerforlocalpolicy.org)



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

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

RECEIVED FROM RAND FISHER, 3-25-24



[www.CenterForLocalPolicy.org](http://www.CenterForLocalPolicy.org)

**With Lower Taxes, Revenue from Wind Fills County Coffers**



**Revenue from Wind Farms Fund Essential County Services and Infrastructure**



**RECEIVED FROM RAND FISHER, 3-25-24**

**The Wind Farms Strengthened the County Budget during COVID**



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



**Nancy McDowell**  
O'Brien County Supervisor

LYON \$1,007	OSCEOLA \$754	DICKINSON \$1,555
SIoux \$1,325	<b>O'BRIEN \$915</b>	CLAY \$1,221
PLYMOUTH \$1,261	CHEROKEE \$666	BUENA VISTA \$1,107

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

[www.CenterForLocalPolicy.org](http://www.CenterForLocalPolicy.org)



## The Center Services -- Providing Fact-Based Expertise:



### Ordinance Database

Our ordinance database provides you with quality examples from around the country of ordinances adopted by state and local governments that promote their communities' and their citizens' growth.



### Case Studies

The Center provides case studies sharing real world examples of how forward-thinking projects can produce benefits for constituents.



### Access to Experts & Research

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



**Governor Terry Branstad**  
National Co-Chairman and  
Iowa State Chairman



**Governor Mike Johanns**  
National Co-Chairman and  
Nebraska State Chairman

### Get in Touch

Phone: 202-709-4998 | [Web: www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Email: [rand@centerforlocalpolicy.org](mailto:rand@centerforlocalpolicy.org)

CenterILL Center of Local Policy

Center of Infrastructure and Economic Development

RECEIVED FROM RAND FISHER, 3-25-24



## The Renewable Energy Resource for Local Leaders

### Issues We Support

#### 👤 Communities

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

#### ☀️ Solar Energy

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

#### 🌬️ Wind Energy

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

### How Renewables Can Benefit Your Community?

#### New Property Tax Revenue

Money that can be used to improve local services or infrastructure.

#### Reduce Carbon Emissions

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

#### New Jobs

Well-paid jobs in a steadily growing industry.

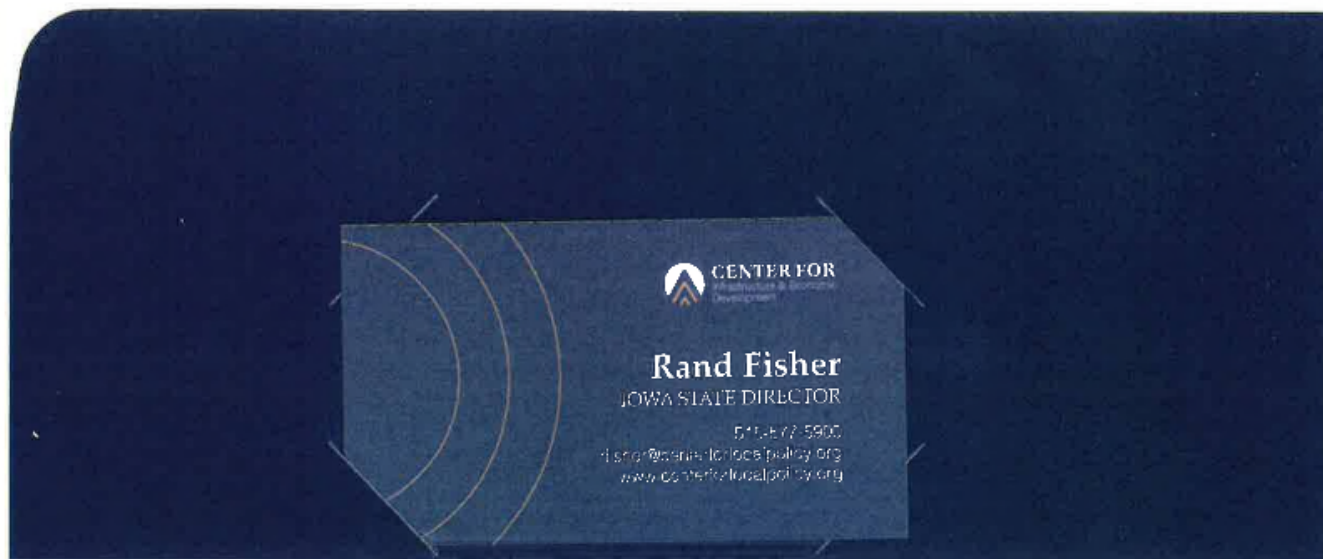
#### New Business

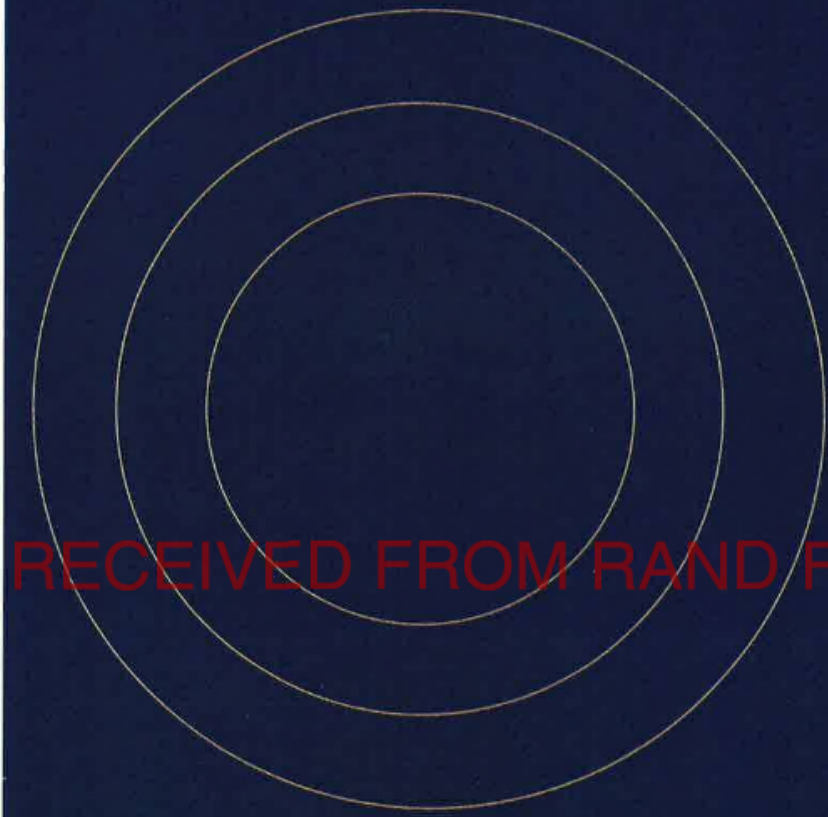
Attract businesses looking to locate in places with access to renewable energy.

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24





RECEIVED FROM RAND FISHER, 3-25-24



RECEIVED FROM RAND FISHER, 3-25-24

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

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

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

RECEIVED FROM DANIEL HAIR, 3-25-24

**simpco**  
Erin Berzina, AICP  
Regional Planning Director

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

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

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

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

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

RECEIVED FROM DANIEL HAIR, 3-25-24



# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## PRELIMINARY REPORT – APRIL 17, 2024

### YOCKEY FARM ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Peggy A. Yockey	Parcel(s):	874305300001 & 874306400002	Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Application Type:	Minor Subdivision	Township/Range:	T87N R43W for both parcels.	Legal Notification	
Name of Subdivision:	Yockey Farm Addition	Section:	Section 5 – 874305300001 Section 6 - 874306400002	Neighbor(s) Notification	
Application Date:	March 22, 2024	Quarter:	NWSW – 874305300001 NESE – 874306400002	Stakeholder(s) Comments	
Number of Lots:	2	Zoning District:	Agricultural Preservation (AP)	Review Criteria / Applicant Responses	
Total Acres:	12.99	Floodplain:	Not in Floodplain – Zone X	Application	
Extraterritorial Review:	Waived – City of Anthon	Property Address:	2269 Lenox Ave., Anthon, IA 51004	Supporting Documentation	
Legal Notice Date:	April 9, 2024				
Neighbor(s) Notice Date:	April 5, 2024				
Stakeholder(s) Notice Date:	April 1, 2024				
Zoning Commission Public Hearing Date:	April 22, 2024				
Board of Supervisors Agenda Date:	TBD				
Attorney:	Ryan Ross, 712-224-7585				
Surveyor:	Terence Crawford, 712-263-8118				

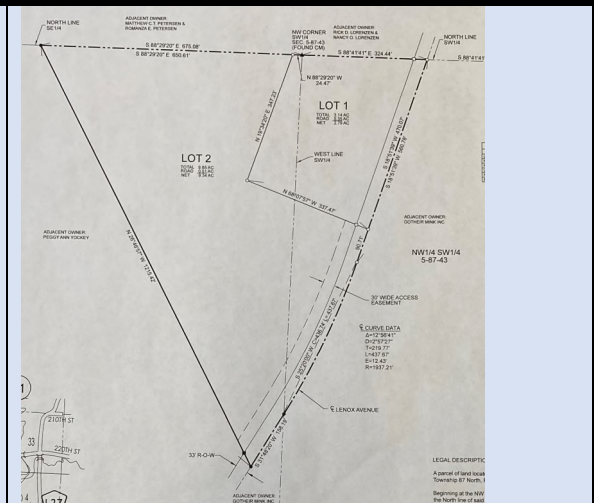
## SUMMARY

Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002 and referenced above. This 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 legal 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.

## AERIAL MAP



## PLAT EXCERPT



**STAFF RECOMMENDATION**

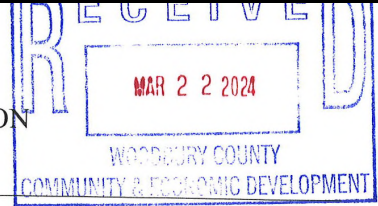
Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval. Suggested Motion: Motion to recommend approval to the Board of Supervisors as proposed.

**SUGGESTED MOTION**

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



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION



Applicant: PEGGY A. YOCKEY Name of Owner

Mailing Address: 930 28th Ave Council Bluffs, IA 51501  
Street City or Town State and Zip + 4

Property Address: 2269 Lenox Ave - Anthon IA 51004  
Street City or Town State and Zip + 4

Ph/Cell #: 402-590-3204 E-mail Address: peggyockey@gmail.com

To subdivide land located in the NE-SE & NW-SW Quarter of Section 5-6

Civil Township 8743 GIS Parcel # 874305300001 & 874306400002

Name of Subdivision: Yockey Farm Addition

Subdivision Area in Acres 12.99 Number of Lots 2

**Attachments:**

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Terence Crawford Ph/Cell: 712-263-8118

Attorney: Ryan Ross Ph/Cell: 712-224-7585

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

Owner's Signature: Peggy A. Yockey

Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District X-3000 Date \_\_\_\_\_ No. 6963

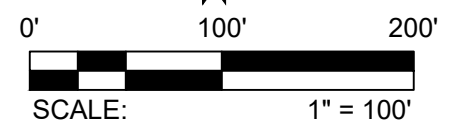
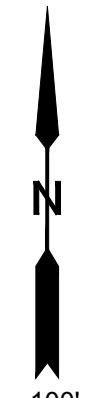
Application Fee 4 Lots or less (\$300\*) + Additional Fees) CK# 1004 8.22.24

5 Lots or more (\$300\* plus \$5 per lot + 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.

# FINAL PLAT YOCKEY FARM ADDITION

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



- PROPERTY PIN FOUND  
5/8" DIA. X 18" IRON PIN  
W/ORANGE CAP #14709
- R-O-W PIN FOUND  
5/8" DIA. X 18" IRON PIN  
W/ORANGE CAP #14709
- PROPERTY PIN SET  
5/8" DIA. X 18" IRON PIN  
W/YELLOW CAP #8893
- R-O-W PIN SET  
5/8" DIA. X 18" IRON PIN  
W/YELLOW CAP #8893

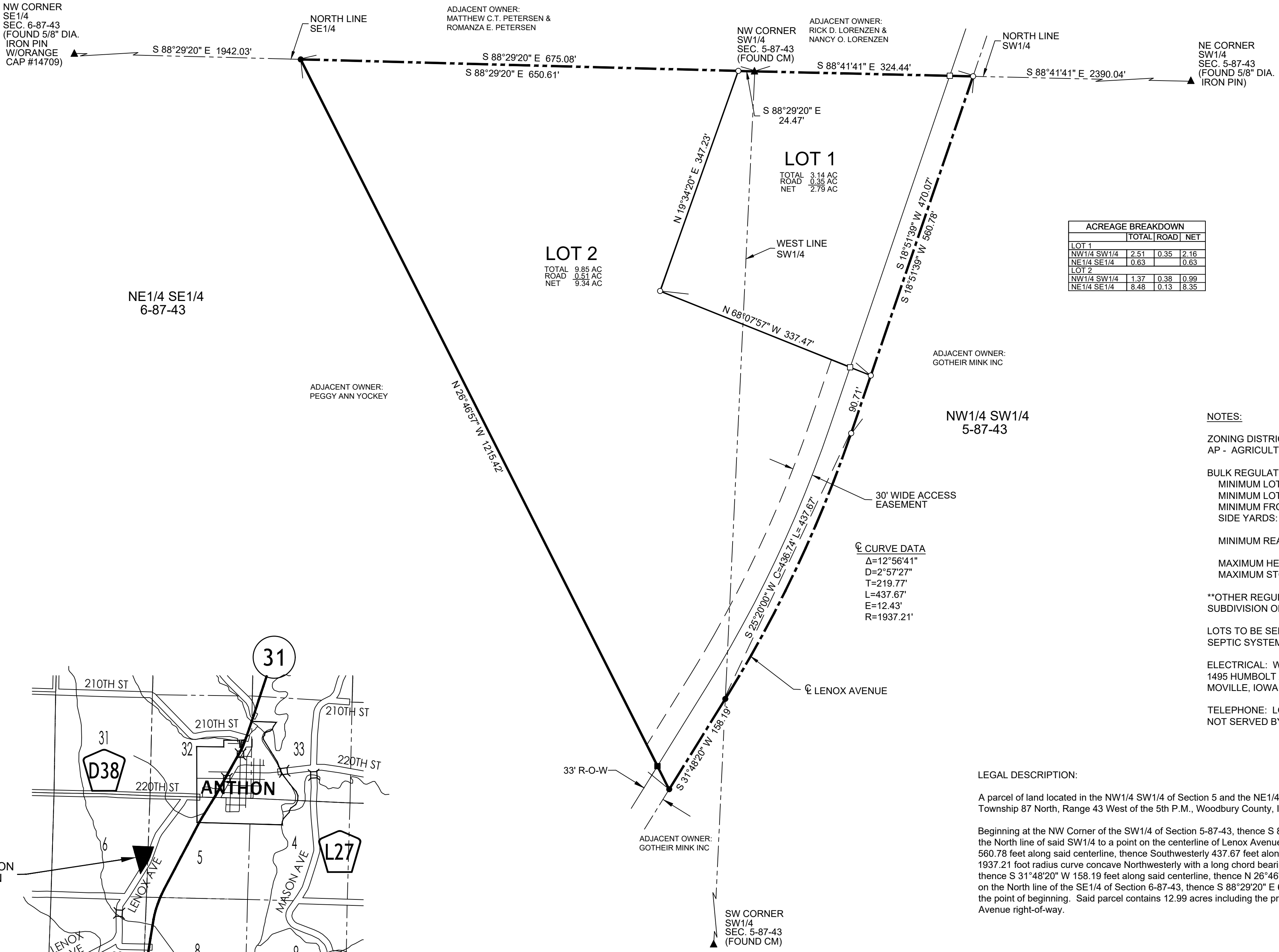
**OWNER & SUBDIVIDER:**  
PEGGY ANN YOCKEY  
930 28TH STREET  
COUNCIL BLUFFS, IA 51501

**LAND SURVEYOR:**  
TERENCE E. CRAWFORD, P.E. & P.L.S.  
SUNDQUIST ENGINEERING, P.C.  
120 SOUTH MAIN STREET  
DENISON, IA 51442

- NOTES:**
- ZONING DISTRICT:**  
AP - AGRICULTURAL PRESERVATION
- BULK REGULATIONS:**  
MINIMUM LOT WIDTH: 200'  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM FRONT YARD: 100'  
SIDE YARDS: 10', 20' OR 50'  
DEPENDENT ON USE\*\*  
MINIMUM REAR YARD: 50'  
DEPENDENT ON USE\*\*  
MAXIMUM HEIGHT: 45'  
MAXIMUM STORIES: NO LIMIT
- \*\*OTHER REGULATIONS APPLY. SEE  
SUBDIVISION ORDINANCES FOR DETAILS.
- LOTS TO BE SERVED BY PRIVATE WELLS AND  
SEPTIC SYSTEMS.
- ELECTRICAL:** WOODBURY COUNTY REC  
1495 HUMBOLT AVE.  
MOVILLE, IOWA 51039
- TELEPHONE:** LOTS PRESENTLY  
NOT SERVED BY LANDLINE PHONE SERVICE

ACREAGE BREAKDOWN			
LOT	TOTAL	ROAD	NET
LOT 1			
NW1/4 SW1/4	2.51	0.35	2.16
NE1/4 SE1/4	0.63		0.63
LOT 2			
NW1/4 SW1/4	1.37	0.38	0.99
NE1/4 SE1/4	8.48	0.13	18.35

**⊙ CURVE DATA**  
Δ=12°56'41"  
D=2°57'27"  
T=219.77'  
L=437.67'  
E=12.43'  
R=1937.21'



**LEGAL DESCRIPTION:**

A parcel of land located in the NW1/4 SW1/4 of Section 5 and the NE1/4 SE1/4 of Section 6, all in Township 87 North, Range 43 West of the 5th P.M., Woodbury County, Iowa described as follows:

Beginning at the NW Corner of the SW1/4 of Section 5-87-43, thence S 88°41'41" E 324.44 feet along the North line of said SW1/4 to a point on the centerline of Lenox Avenue, thence S 18°51'39" W 560.78 feet along said centerline, thence Southwesterly 437.67 feet along said centerline along a 1937.21 foot radius curve concave Northwesterly with a long chord bearing S 25°20'00" W 436.74 feet, thence S 31°48'20" W 158.19 feet along said centerline, thence N 26°46'57" W 1215.42 feet to a point on the North line of the SE1/4 of Section 6-87-43, thence S 88°29'20" E 675.08 feet along said line to the point of beginning. Said parcel contains 12.99 acres including the presently established Lenox Avenue right-of-way.

**CERTIFICATION:**

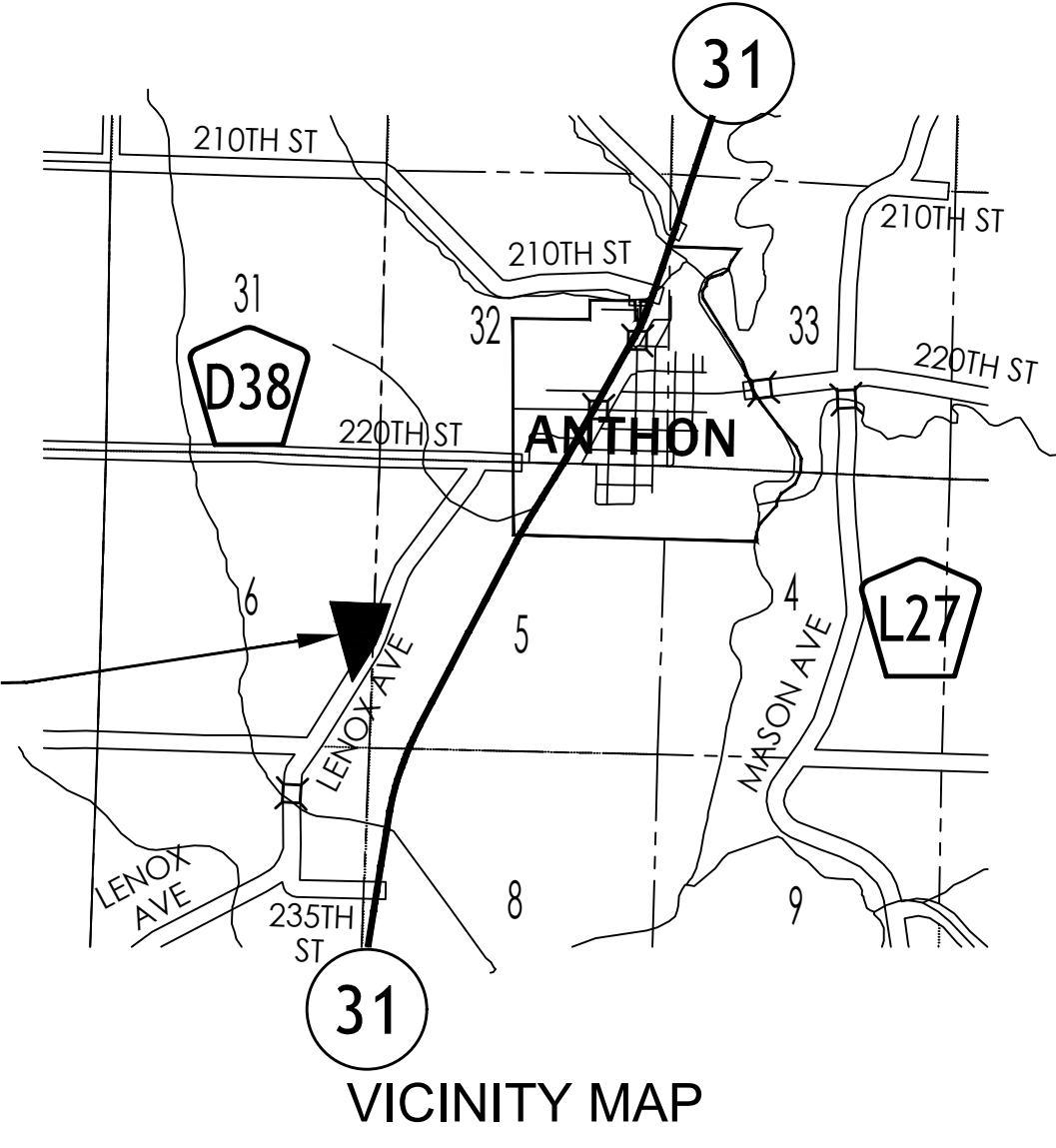
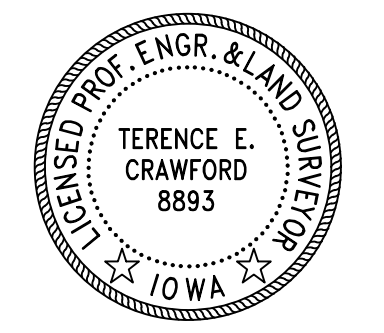
I, TERENCE E. CRAWFORD, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 8893, DO HEREBY CERTIFY THAT THE PLAT OF YOCKEY FARM ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, IS TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

3-14-24  
DATE

*Terence E. Crawford*  
TERENCE E. CRAWFORD, P.E. & P.L.S.  
IOWA LICENSE NO. 8893  
EXP. DATE 12-31-25

SHEETS COVERED BY THIS SEAL: 2 SHEETS  
DATE OF SURVEY: 10-23-2023



INDEX LEGEND	
County:	Woodbury
Location:	NW1/4 SW1/4 Section 5, Township 87 North, Range 43 West NE1/4 SE1/4 Section 6, Township 87 North, Range 43 West
Subdivision:	Yockey Farm Addition
Requestor:	Peggy Yockey
Proprietor:	Peggy Ann Yockey
Surveyor:	Terence E. Crawford, P.E. & P.L.S.
Surveyor Company:	Sundquist Engineering, P.C.
Return To:	Sundquist Engineering, P.C. P.O. Box 220, Denison, IA 51442

 Denison, IA 712-263-8118 Onawa, IA 712-423-3131 sundquistengineering.com	DRAWN BY: LLL	REVIEWED BY: TJG	APPROVED BY: TEC	SHEET
	PROJECT NO.: 25023	DATE: 10-23-2023	DESCRIPTION: FINAL PLAT YOCKEY FARM ADDITION WOODBURY COUNTY, IOWA	
CLIENT: PEGGY YOCKEY				1 OF 2





**PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

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

	<p><b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b></p>
	<p>Staff reviewed the subdivision application, deemed it complete, and verified the final plat’s conformance to the County’s Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.</p>
	<p><b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b></p>
	<p>Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.</p>
	<p><b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b></p>
	<p>Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.</p>
	<p><b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b></p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p><b>shall assure conformance with the goals and objectives of the County’s General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b></p>
	<p>Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.</p>

**ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

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

	<p><b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b></p>
	<p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.</p>
	<p><b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b></p>
	<p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a “Staff Report” format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.</p>
	<p><b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b></p>
	<p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.</p>
	<p><b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b></p>
	<p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission’s recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p>

RESOLUTION NO. 2024-5-564

**A RESOLUTION APPROVING FINAL PLAT OF YOCKEY FARM ADDITION**

WHEREAS, the City Council of Anthon, Iowa, has been presented with the final plat of Yockey Farm Addition, a Minor Subdivision; a two lot rural subdivision located within the two mile jurisdictional limits of the City of Anthon.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Anthon, Iowa, pursuant to authority granted in Iowa code section 354.9 agree to waive the City's review and approval of the Final Plat of Yockey Farm Addition, as would otherwise be required by the City's Code of Ordinances.

\*\*\*\*

Councilperson McFarland caused to be read and moved the adoption of the foregoing resolution.

Councilperson Burdwin seconded the motion to adopt. Upon due consideration by the Council, the Mayor put the question; and, upon the roll being called, the vote was:

Ayes: Buck, Kuhlmann, Lankin, McFarland, Burdwin

Nays: none

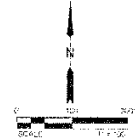
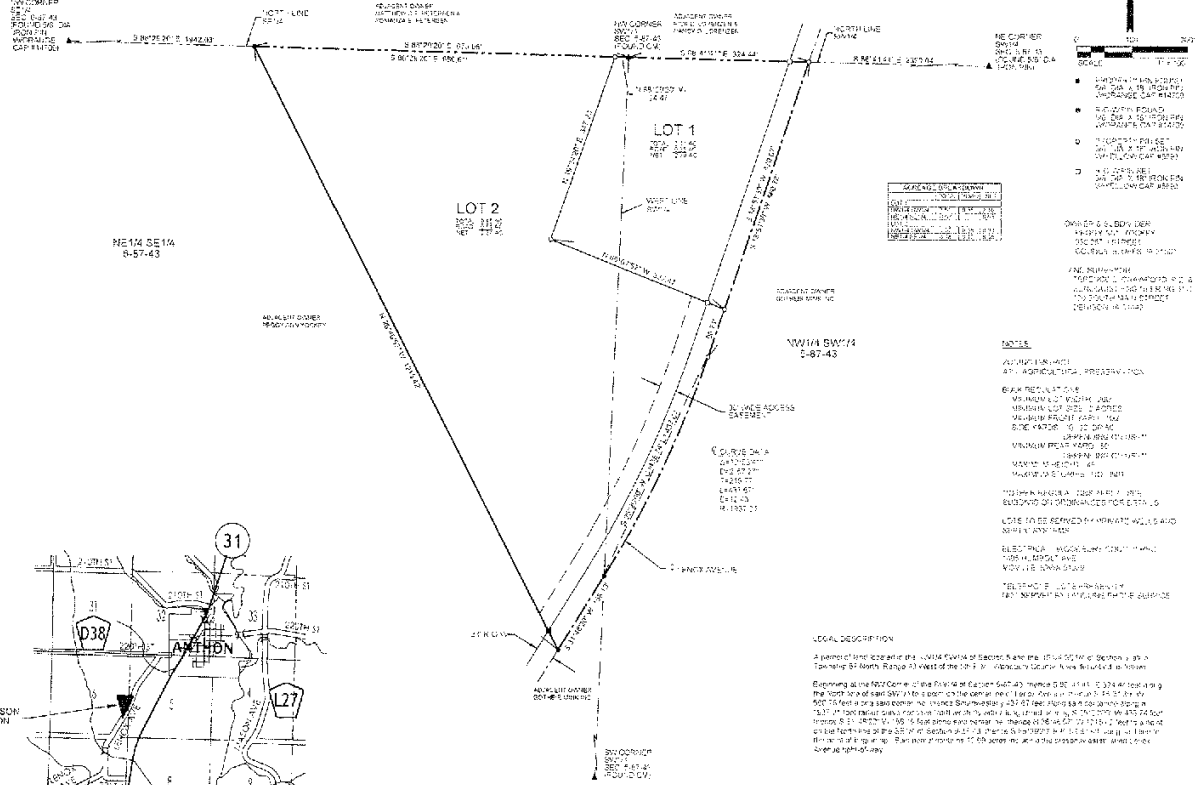
WHEREUPON, the Mayor declared the foregoing resolution duly adopted on 2-26-24, 2024.

  
Lisa Peterson, Mayor

ATTEST:

  
Anita Brandt, City Clerk IACMC/MMC

**FINAL PLAT**  
**YOCKEY FARM ADDITION**  
 A 60.00 AC SUBDIVISION TO WOODBURY COUNTY, IOWA



APPLICABLE DELEGATIONS
PLAT
RECORDING
FILED
INDEXED
RECORDED
FILED

DATE OF SURVEY  
 BY  
 ENGINEER  
 SURVEYOR

- NOTES**
- 1. ALL INFORMATION ON THIS PLAT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
  - 2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
  - 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTACLES TO THE SURVEY.
  - 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTACLES TO THE SURVEY.
  - 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTACLES TO THE SURVEY.

**LEGAL DESCRIPTION**

A portion of the original and unadvised Section Range 31, Township 31 North, Range 43 West, 6th Principal Meridian, Woodbury County, Iowa, containing 60.00 acres, more or less, being the same as described in the original plat of the Yockey Farm Addition, recorded in the public records of Woodbury County, Iowa, in Book 100, Page 100.

**DEED TO LOT 1**

I, the undersigned, do hereby certify that the above described land is the same as described in the original plat of the Yockey Farm Addition, recorded in the public records of Woodbury County, Iowa, in Book 100, Page 100.

DATE OF SURVEY: 10/12/2022  
 BY: [Signature]  
 ENGINEER: [Signature]



<b>INDEXED</b>	
County	Woodbury
Location	North 31st Section 3, Township 31 North, Range 43 West
Block	Yockey Farm Addition
Section	31
Plat	Yockey Farm Addition
Surveyor	Richard L. Swanson, P.E. & S.L.S.
Company	Swanson Engineering, P.C.
Return To	Swanson Engineering, P.C. P.O. Box 220, Center, IA 51402

**BLUNDIST** Survey & Mapping, Inc. 1000 1st Street, Des Moines, IA 50319  
 Phone: 515.261.1000 Fax: 515.261.1001  
 www.blundist.com

**FINAL PLAT  
YOCKEY FARM ADDITION**  
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

**INDICATION**

WOODBURY COUNTY, IOWA, HEREBY certifies that the plat of the Yockey Farm Addition, as shown on the attached plat, is a true and correct copy of the original plat as filed in the office of the Auditor and Recorder of Woodbury County, Iowa, and that the same is prepared in accordance with the provisions of the laws of this State.

EXECUTED AT \_\_\_\_\_ IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JUSTICE OF THE PEACE

STATE OF IOWA  
WOODBURY COUNTY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, the undersigned Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

MY COMM. EXPIRES \_\_\_\_\_

**CITY OPINION**

CITY AUDITOR AND RECORDER OF WOODBURY COUNTY, IOWA

DEAR SIR/MADAM:

WE HAVE THIS DATE EXAMINED THE INSTRUMENT TO TITLE PURSUANT TO YOUR CORRECTION OF TITLE TO PROPERTY WHICH INCLUDES THE YOCKEY FARM ADDITION, A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA, AS CERTIFIED BY EGRESS ABSTRACT CO. LLC.

DATED \_\_\_\_\_ 2024 AT DES MOINES, IOWA, FROM SAID ABSTRACT EGRESS AND MISCELLANEOUS TITLE TO SAID PROPERTY, THE INSTRUMENT IS IN FULL PAYMENT OF THE DEBT SUBJECT TO THE FOLLOWING LEGAL OPINION AND CERTIFICATIONS:

1. INSTRUMENT TO WOODBURY COUNTY, IOWA FOR PUBLIC HIGHWAY, FILED ON OCTOBER 10, 2024 AS MISCELLANEOUS RECORD NO. 89.
2. ALL COUNTY REAL ESTATE TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID BY THE TAXPAYER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT DES MOINES, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JENNIFER ROSS  
ATTORNEY AT LAW

**CERTIFICATE OF CITY OF IOWA**

THE CITY COUNCIL OF ANTHONY, IOWA, PURSUANT TO A CITY RESOLUTION, HAS CAUSED TO BE PREPARED AND FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, A FINAL PLAT OF THE YOCKEY FARM ADDITION, AS SHOWN ON THE ATTACHED PLAT, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

RESOLUTION NO. \_\_\_\_\_ ON THIS DAY OF \_\_\_\_\_, 2024.

PASSED BY THE CITY COUNCIL OF ANTHONY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

APPROVED \_\_\_\_\_ AT ANTHONY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

AND I, THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA.

DATE \_\_\_\_\_ 2024

BY \_\_\_\_\_ CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA

**COUNTY ENGINEER'S CERTIFICATE**

I, \_\_\_\_\_ COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PLAT OF THE YOCKEY FARM ADDITION, AS SHOWN ON THE ATTACHED PLAT, IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

DATED \_\_\_\_\_ 2024

BY \_\_\_\_\_ COUNTY ENGINEER

**BOARD OF SUPERVISORS RESOLUTION**

RESOLUTION NO. \_\_\_\_\_ OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA, HAS CAUSED TO BE PREPARED AND FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, A FINAL PLAT OF THE YOCKEY FARM ADDITION, AS SHOWN ON THE ATTACHED PLAT, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

RESOLUTION NO. \_\_\_\_\_ ON THIS DAY OF \_\_\_\_\_, 2024.

WHEREAS IT APPEARS THAT SAID PLAT COMPLETES WITH ALL OF THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, AND THAT SAID PLAT IS IN FULL ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

WHEREAS THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA, HAS REVIEWED THE FOREGOING AND APPROVED THE SAME.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA, THAT SAID PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

A CERTIFICATE OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA, IS HEREBY CERTIFIED TO THE PUBLIC TO THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MATTHEW JOY  
CHAIRPERSON OF BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST \_\_\_\_\_  
BY \_\_\_\_\_ CLERK OF DISTRICT COURT

**DEPT. OF TRANSPORTATION**

THE IOWA DEPARTMENT OF TRANSPORTATION HAS REVIEWED THE PLAT OF THE YOCKEY FARM ADDITION, AS SHOWN ON THE ATTACHED PLAT, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

DATE \_\_\_\_\_ 2024

BY \_\_\_\_\_ CHIEF ENGINEER

AND I, THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA.

DATE \_\_\_\_\_ 2024

BY \_\_\_\_\_ CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA

**COUNTY ASSESSOR'S CERTIFICATE**

I, \_\_\_\_\_ COUNTY ASSESSOR OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PLAT OF THE YOCKEY FARM ADDITION, AS SHOWN ON THE ATTACHED PLAT, IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ANTHONY, IOWA, AND THAT THE SAME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THIS STATE.

DATED \_\_\_\_\_ 2024

BY \_\_\_\_\_ COUNTY ASSESSOR

**NOTARY PUBLIC'S CERTIFICATE OF RECORDING**

STATE OF IOWA  
WOODBURY COUNTY

BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RECORDED IN PLAT BY \_\_\_\_\_

BY \_\_\_\_\_

NOTARY PUBLIC

	DESKTOP: 515-281-1111 MOBILE: 515-281-1112 FAX: 515-281-1113	DESKTOP: 515-281-1111 MOBILE: 515-281-1112 FAX: 515-281-1113	DESKTOP: 515-281-1111 MOBILE: 515-281-1112 FAX: 515-281-1113
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CERTIFICATE OF CITY OF ANTHON, IOWA

THE CITY COUNCIL OF ANTHON, IOWA, PURSUANT TO AUTHORITY GRANTED IN IOWA CODE SECTION 354.9, WAIVED THE CITY'S REVIEW AND APPROVAL OF THE FINAL PLAT OF YOCKEY FARM ADDITION, AS WOULD OTHERWISE BE REQUIRED BY THE CITY'S CODE OF ORDINANCES, WITH THE ADOPTION OF

RESOLUTION NO. 2024-5-564 ON THIS DAY OF 26<sup>th</sup> February, 2024

PASSED: 5-0 Lisa Peterson  
LISA PETERSON, MAYOR

APPROVED: 5-0 Anita Brandt  
ATTEST: ANITA BRANDT

**Sioux City Journal**

**AFFIDAVIT OF PUBLICATION**

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

State of New Jersey, County of Hudson, ss:

Nichole Seitz, 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. 9, 2024

**NOTICE ID:** 25BKH604ZpaH86D5cr1I  
**PUBLISHER ID:** COL-IA-500140  
**NOTICE NAME:** ZC-Yockey-Subdivision-Public-Hearing-4-22-24  
**Publication Fee:** \$38.10

*Nichole Seitz*

(Signed) \_\_\_\_\_

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

**VERIFICATION**

State of New Jersey  
County of Hudson

Subscribed in my presence and sworn to before me on this: 04/09/2024

*Shanea H. Holmes*

Notary Public  
Notarized remotely online using communication technology via Proof.

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

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

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, 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 this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Mon., April 22, 2024.

Item One (1)  
**PROPOSED MINOR SUBDIVISION:** To be known as *Yockey Farm Addition, A Minor Subdivision to Woodbury County, Iowa*, a two-lot minor subdivision in a 12.99 acre portion of T87N R43W (Miller Township) in Section 5 in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) on Parcel #874305300001 and Section 6 in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) on Parcel #874306400002. The property is approximately one-half mile southwest of the City of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s)/ Applicant(s): Peggy A. Yockey. Mailing Address: 930 28th Ave., Council Bluffs, IA 51501. Property Address: 2269 Lenox Ave., Anthon, IA 51004. GOL-IA-500140



## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	6
Notification Letter Date:	April 5, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	April 22, 2024, 5:00 PM
Phone Inquiries:	0
Written Inquiries:	0
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	COMMENTS
Peggy A. Yockey	930 28th Ave. Council Bluffs IA 51501	No comments.
Gothier Mink, Inc.	601 W. Main St. Anthon IA 51004-8239	No comments.
Matthew Lee Berning	2287 Lennox Ave. Anthon IA 51004	No comments.
Rick D. Lorenzen & Nancy O. Lorenzen	2255 Lennox Ave. Anthon IA 51004-8121	No comments.
Matthew C.T. Petersen & Romanza E. Petersen	2227 Lennox Ave. Anthon IA 51004	No comments.
St. Joseph Roman Catholic Church	PO Box 285 Anthon IA 51004-0285	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF ANTHON:	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.
MILLER TOWNSHIP:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric. We have no conflicts. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to a customer contribution. Thanks Dan, Have a great week! – Casey Meinen, 4/1/24
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 4/1/24
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 concerns from NuStar. – Matt McGee, 4/1/24
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	<b>SEE REVIEW MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	Looks good to me. – Diane Swoboda Peterson, 4/1/24
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	No comments.
WOODBURY COUNTY TREASURER:	Taxes are paid in full. No other comments. – Tina Bertrand, 4/1/24



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@woodburycountyiowa.gov

SECRETARY  
Tish Brice  
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: April 4, 2024

Subject: Yockey Farm Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated April 1, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for lot 2 as required by Section 355.8 of the Code of Iowa. The error closure calculated for lot 1 was 0.422' which exceeds the allowable error of closure for the lot. The surveyor should review the measurements on the line and resubmit the plat for checking.
- I reviewed the parcel for access last fall. The existing driveways meet current standards and may be used to access lots 1 and 2.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

**See subsequent emails that confirm the closure error has been corrected.**

## Daniel Priestley

---

**From:** Mark Nahra  
**Sent:** Thursday, April 4, 2024 2:35 PM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dan,

The change corrected the error of closure. The plat now meets criteria.

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Merville, IA 51039  
Phone: 712-873-3215 or 712-279-6484  
Fax: 712-873-3235  
Email: [mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)

---

**From:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Sent:** Thursday, April 4, 2024 10:31 AM  
**To:** Mark Nahra <[mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)>  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

Mark,

Can you confirm that the changes made by the surveyor correct the closure issue with Lot 1 of the Yockey Farm Addition? See attachments.

Thanks,

---

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

Phone: 712-279-6609  
Fax: 712-279-6530  
Website: [WoodburyCountyIowa.gov](http://WoodburyCountyIowa.gov)

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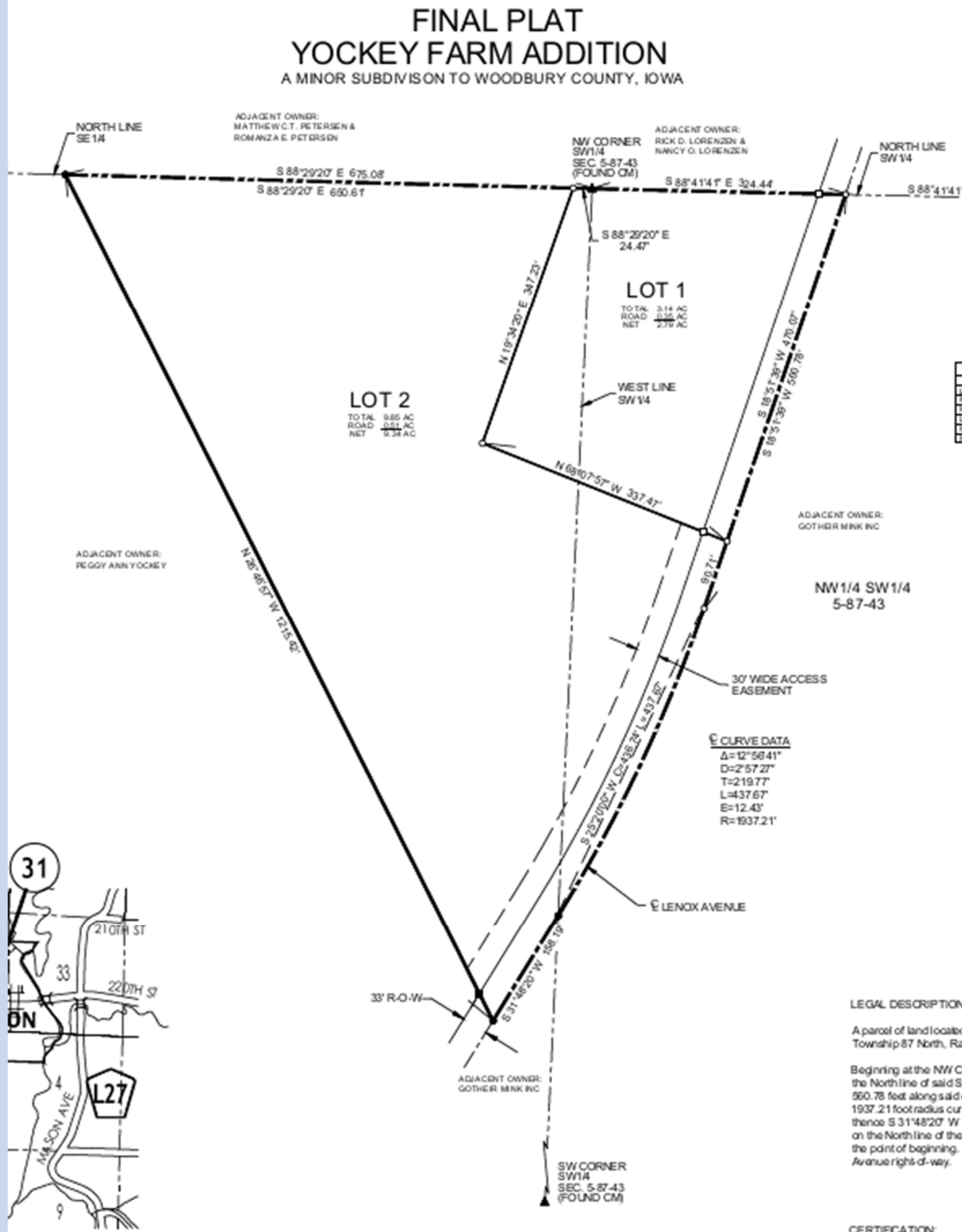
**From:** Mark Nahra <[mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)>  
**Sent:** Thursday, April 4, 2024 8:41 AM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

Dan,

Attached please find my comments. There was an error of closure for Lot 1 that exceeded 1:5000 requirements for lot descriptions. The subdivision and lot 2 checked within limits. Driveways have already been permitted for the two lots.

Mark J. Nahra, P.E.  
 Woodbury County Engineer  
 759 E. Frontage Road  
 Merville, IA 51039  
 Phone: 712-873-3215 or 712-279-6484  
 Fax: 712-873-3235  
 Email: [mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)

**PLAT MAP EXCERPT**



TITLE OPINION

\_\_\_\_\_, 20\_\_

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Yockey Farm Addition, a minor subdivision, Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated \_\_\_\_\_, 20\_\_ at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Peggy Ann Yockey, a single person, subject to the following, liens, limitations and exceptions:

1. Easement to Woodbury County, Iowa for public highway, filed on December 6, 1924 as Miscellaneous Record, No. 99.
2. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ryan C. Ross  
ATTORNEY AT LAW

## Woodbury County, IA / Sioux City

### Summary

**Parcel ID** 874305300001  
**Alternate ID** 720090  
**Property Address** 2269 LENOX AVE  
 ANTHON IA 51004  
**Sec/Twp/Rng** 5-87-43  
**Brief Tax Description** 2.9 A NW COR OF NWSW 5-87-43  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** [471-358 \(10/13/2000\)](#)  
**Gross Acres** 2.00  
**Net Acres** 2.00  
**Adjusted CSR Pts** 80.74  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0004 MILLER/MAPLE VALLEY ANTHON OTO SCH  
**School District** MAPLE VALLEY ANTHON OTO  
**Neighborhood** N/A



### Owner

**Deed Holder**  
[YOCKEY PEGGY ANN](#)  
[930 28TH AVE](#)  
 COUNCIL BLUFFS IA 51501  
**Contract Holder**  
**Mailing Address**  
 YOCKEY PEGGY ANN  
 930 28TH AVE  
 COUNCIL BLUFFS IA 51501

### Land

**Lot Area** 2.00 Acres ; 87,120 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/13/2000	LULF DEBRA YOCKEY	YOCKEY PEGGY ANN	471/358	SALE BETWEEN FAMILY MEMBERS	Deed		\$0.00

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

### Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$2,630	\$2,630	\$2,040	\$2,040	\$1,930
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$2,630</b>	<b>\$2,630</b>	<b>\$2,040</b>	<b>\$2,040</b>	<b>\$1,930</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$2,630</b>	<b>\$2,630</b>	<b>\$2,040</b>	<b>\$2,040</b>	<b>\$1,930</b>

### 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, Sketches.

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# Woodbury County, IA / Sioux City

## Summary

**Parcel ID** 874306400002  
**Alternate ID** 720360  
**Property Address** N/A  
**Sec/Twp/Rng** 6-87-43  
**Brief Tax Description** EX 1 A E OF RD NESE 6-87-43  
(Note: Not to be used on legal documents)  
**Deed Book/Page** [471-358 \(10/13/2000\)](#)  
**Gross Acres** 38.61  
**Net Acres** 38.61  
**Adjusted CSR Pts** 1673.45  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0004 MILLER/MAPLE VALLEY ANTHON OTO SCH  
**School District** MAPLE VALLEY ANTHON OTO  
**Neighborhood** N/A

## Owner

**Deed Holder**  
[YOCKEY PEGGY ANN](#)  
[930 28TH AVE](#)  
 COUNCIL BLUFFS IA 51501  
**Contract Holder**  
**Mailing Address**  
 YOCKEY PEGGY ANN  
 930 28TH AVE  
 COUNCIL BLUFFS IA 51501

## Land

**Lot Area** 38.61 Acres;1,681,852 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/13/2000	LULF DEBRA YOCKEY	YOCKEY PEGGY ANN	471/358	SALE BETWEEN FAMILY MEMBERS	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	\$54,500	\$54,500	\$42,340	\$42,340	\$40,030
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$54,500</b>	<b>\$54,500</b>	<b>\$42,340</b>	<b>\$42,340</b>	<b>\$40,030</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$54,500</b>	<b>\$54,500</b>	<b>\$42,340</b>	<b>\$42,340</b>	<b>\$40,030</b>

## 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.

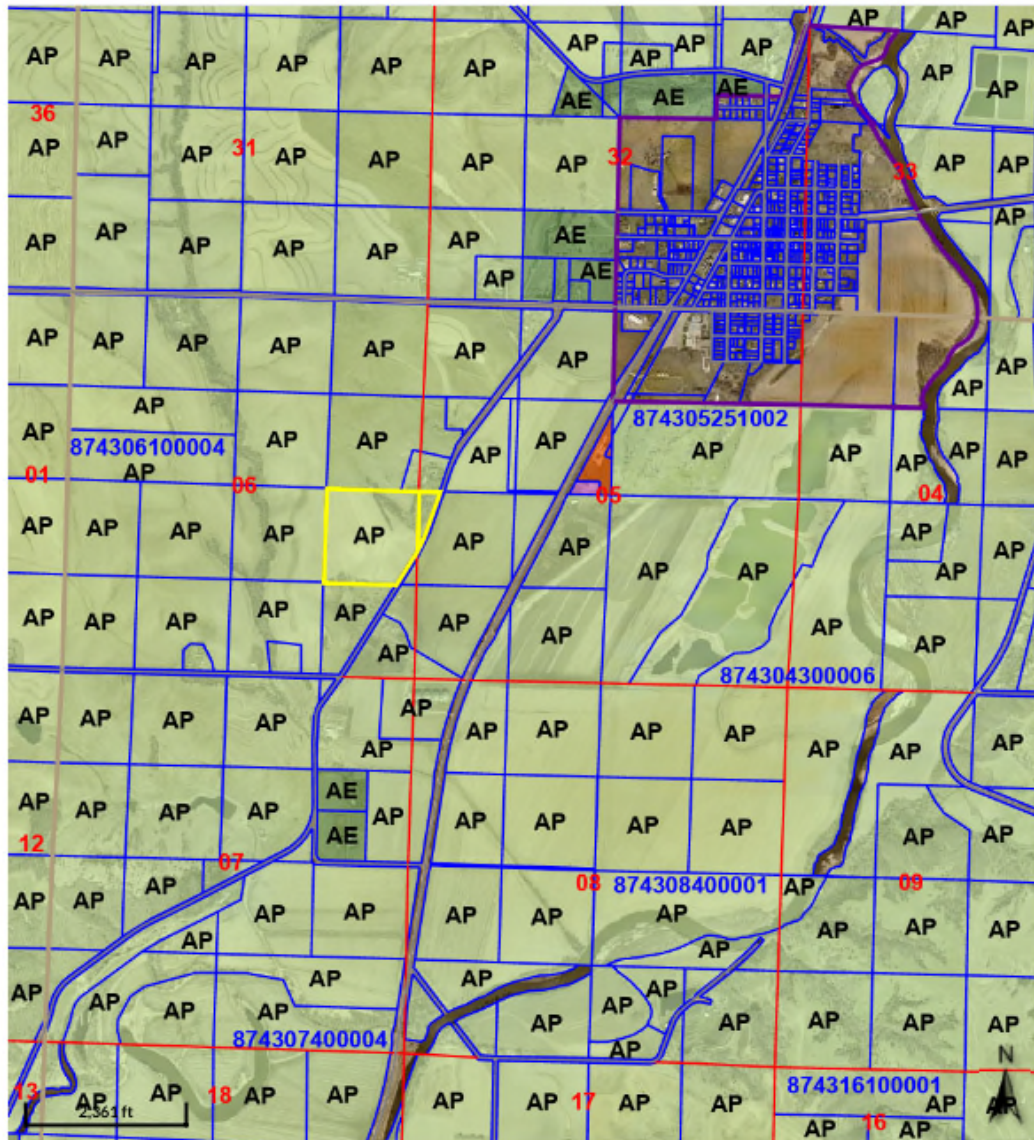
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 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



Legend

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

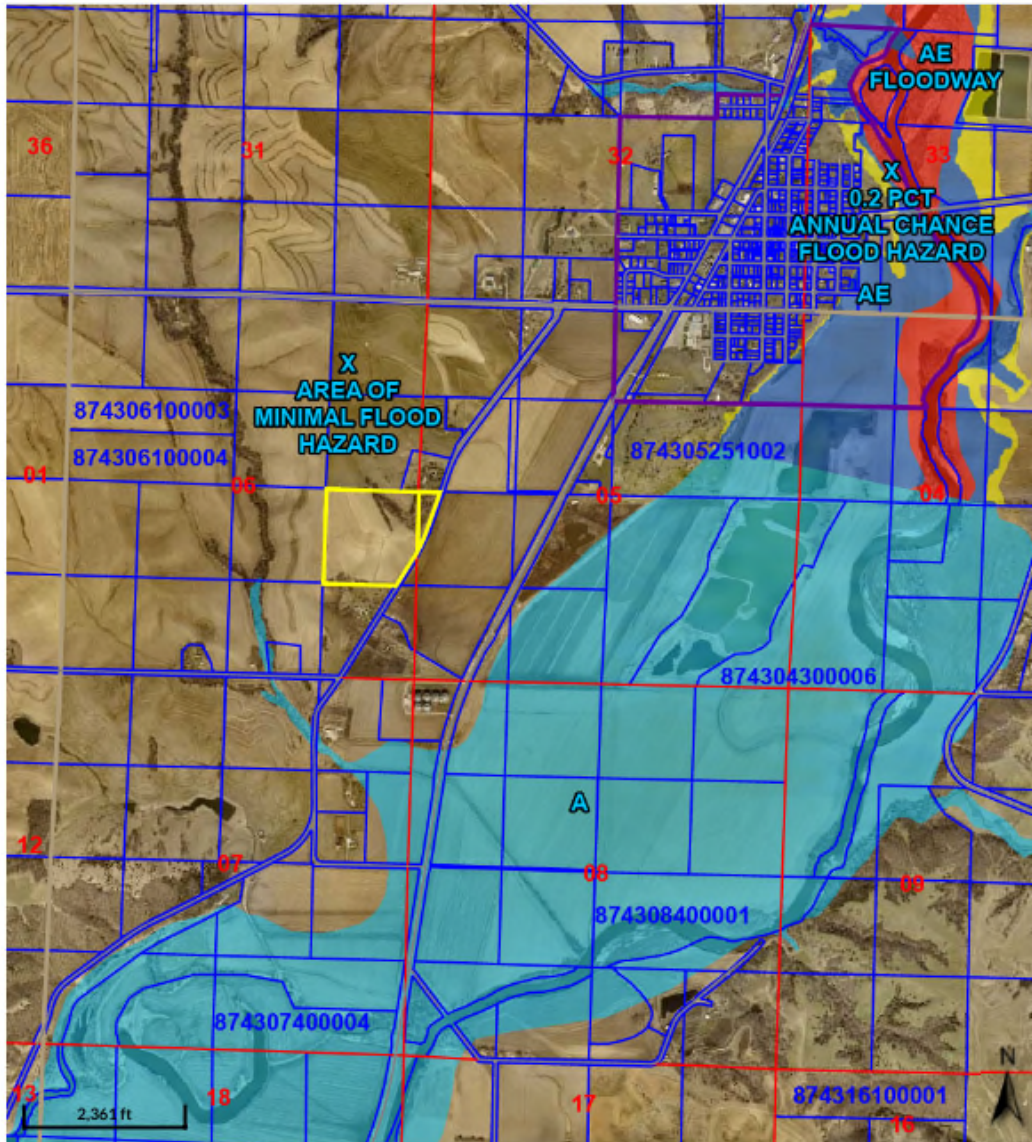
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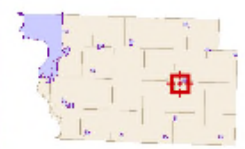


**SPECIAL FLOOD HAZARD AREA (SFHA) MAP**

**Beacon™** Woodbury County, IA / Sioux City



Overview



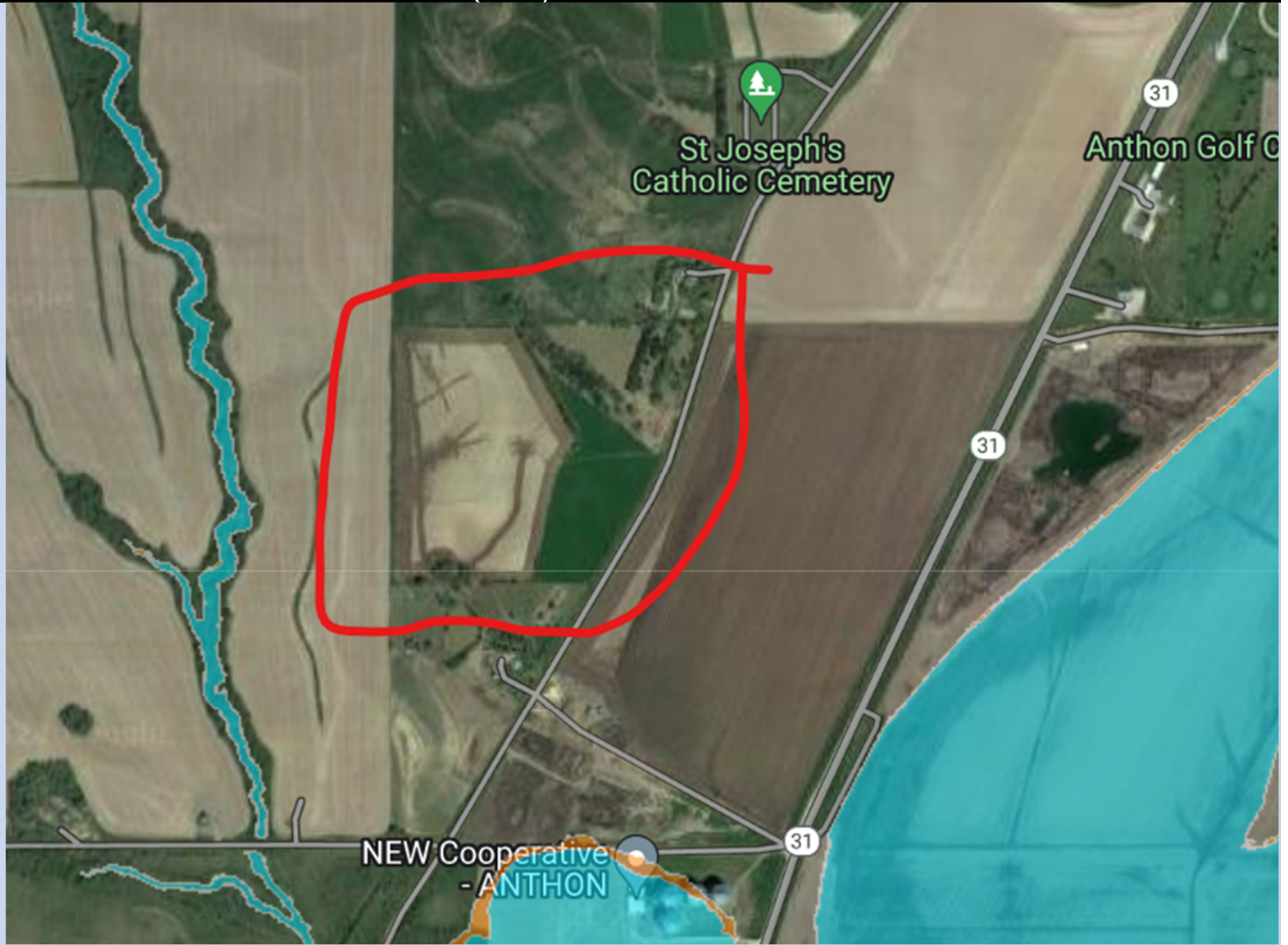
Legend

- 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

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

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**DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP**

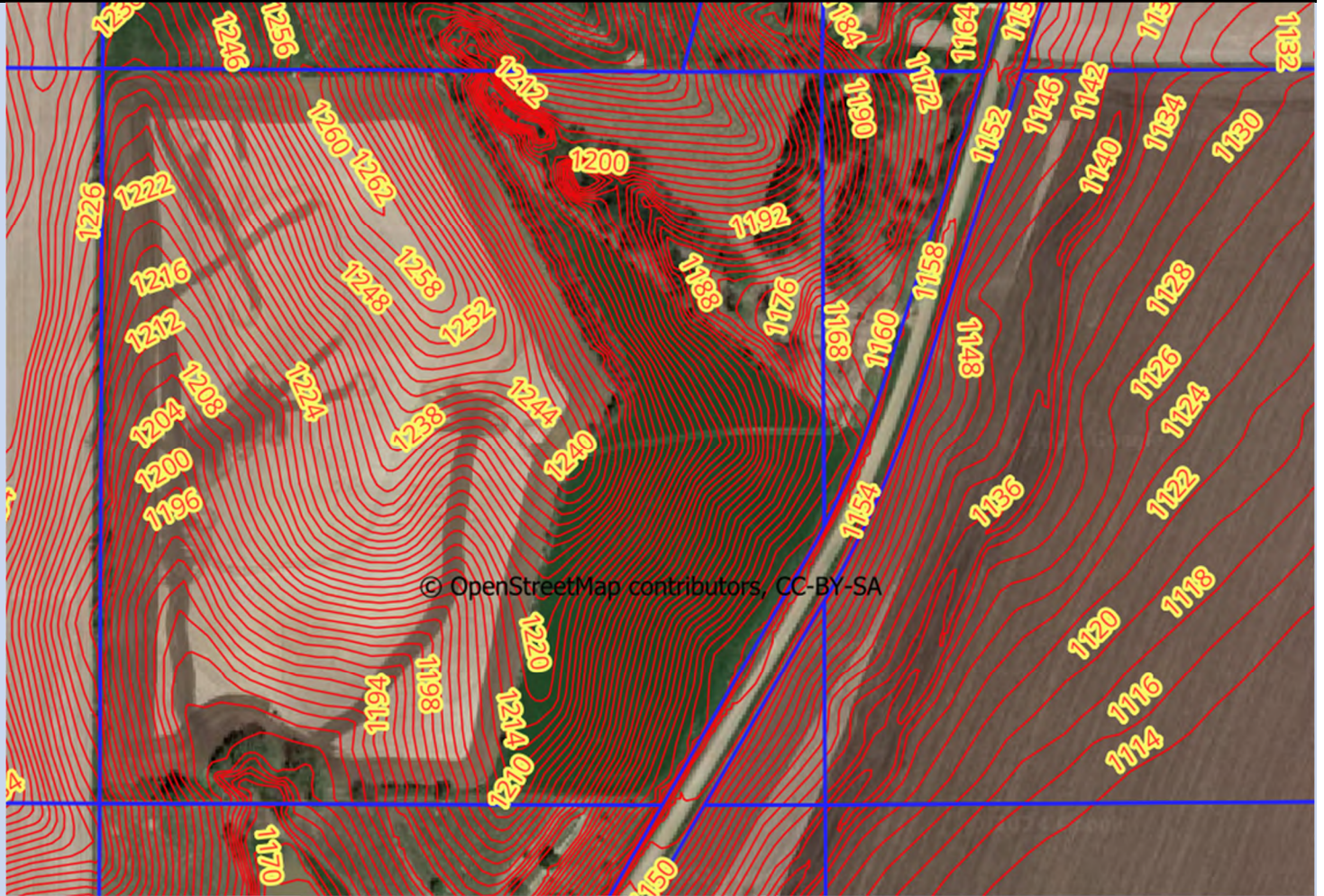


**BASE FLOOD ELEVATION DATA**


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

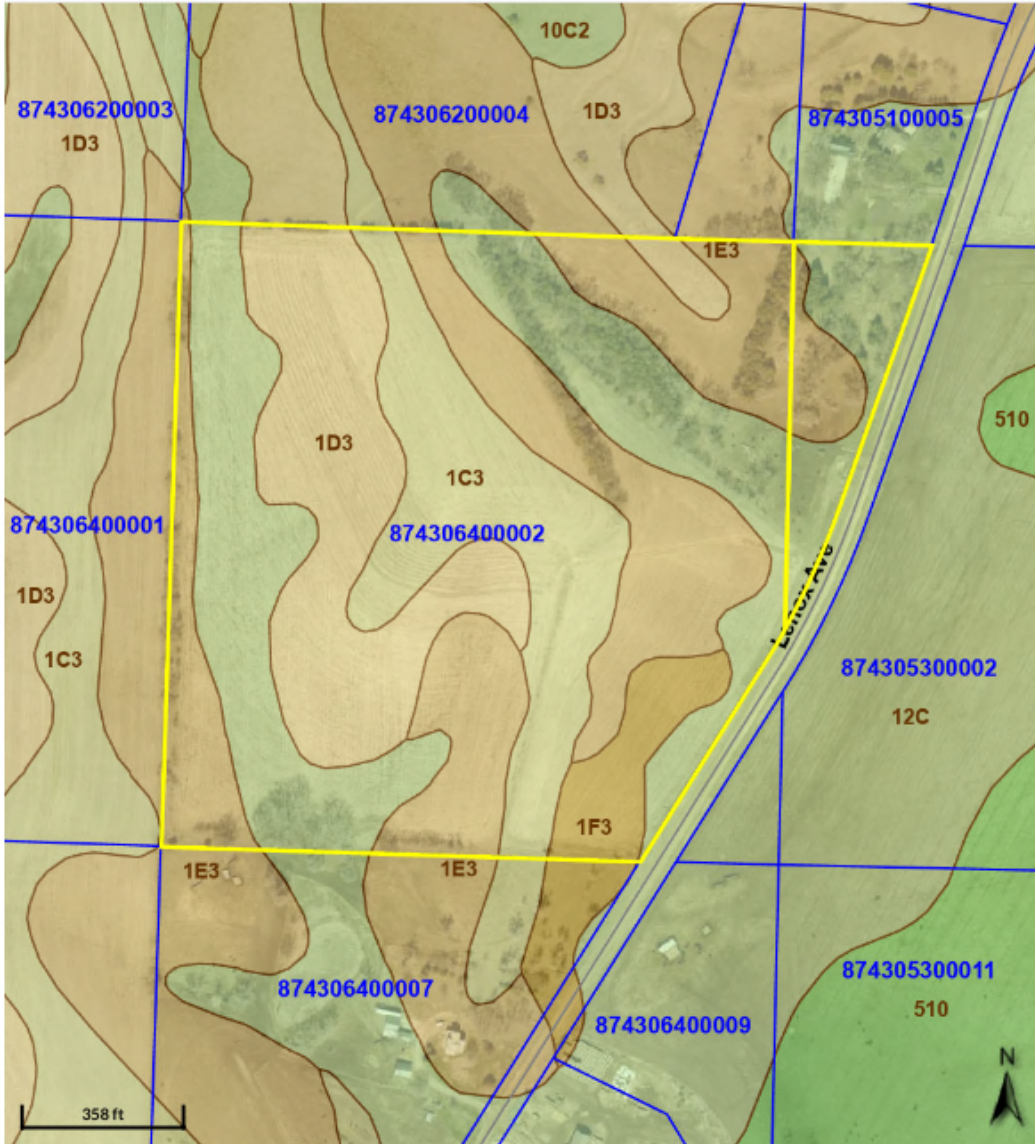


ELEVATION MAP

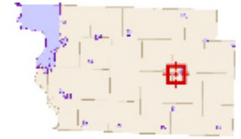




 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



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

Developed by 

## Woodbury County, IA / Sioux City

### Summary

Parcel ID	874305300001	
Gross Acres	2.00	
ROW Acres	0.00	
Gross Taxable Acres	2.00	
Exempt Acres	0.00	
Net Taxable Acres	2.00	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	68.06	(136.11 CSR2 Points / 2 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	0.12	89.00	10.68	10.68
Non-Crop	1.88	66.72	125.43	70.06
<b>Total</b>	<b>2.00</b>		<b>136.11</b>	<b>80.74</b>

### 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	0.12	10.68	10.68
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	1.29	114.81	59.44
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.59	10.62	10.62
<b>Total</b>				<b>2.00</b>	<b>136.11</b>	<b>80.74</b>

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# Woodbury County, IA / Sioux City

## Summary

Parcel ID	874306400002	
Gross Acres	38.61	
ROW Acres	0.00	
Gross Taxable Acres	38.61	
Exempt Acres	0.00	
Net Taxable Acres	38.61	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	46.73	(1804.13 CSR2 Points / 38.61 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	34.21	44.10	1,508.69	1,508.69
Non-Crop	4.40	67.15	295.44	164.76
<b>Total</b>	<b>38.61</b>		<b>1,804.13</b>	<b>1,673.45</b>

## 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	7.63	679.07	679.07
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	6.46	374.68	374.68
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	7.87	251.84	251.84
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	10.51	189.18	189.18
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	1.74	13.92	13.92
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	3.04	270.56	140.08
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.01	0.58	0.38
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	1.35	24.30	24.30
<b>Total</b>				<b>38.61</b>	<b>1,804.13</b>	<b>1,673.45</b>

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# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## PRELIMINARY REPORT – APRIL 17, 2024

### WASTE COMPOSTING – CONDITIONAL USE PERMIT PROPOSAL

#### APPLICATION DETAILS

Applicant(s)/Owner(s):	Natural Fertilizer Products / Timothy A. Ericksen
Application Type:	Conditional Use Permit for Waste Composting
Zoning District:	Agricultural Preservation (AP)
Total Acres:	80
Current Use:	Farm Land
Proposed Use:	Organics Composting Site
Pre-application Meeting:	March 20, 2024
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

#### PROPERTY DETAILS

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

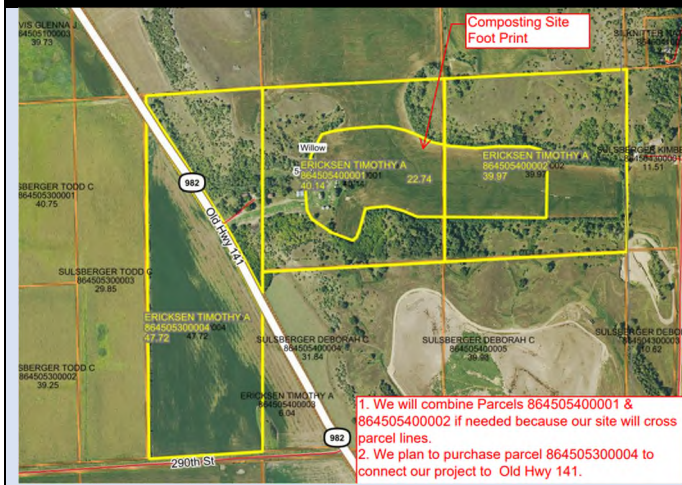
#### CONTENTS

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

#### 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 290<sup>th</sup> 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.

#### AERIAL MAP





## 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.

## SUGGESTED MOTION

A motion to recommend approval to the Board of Adjustment with the following conditions:

- 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;
- 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;
- Any and all applicable federal, state, and local government laws and ordinances must be followed throughout the lifetime of the project;
- 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;
- A copy of an access easement through Parcel #864505300004 or clarification of the acquisition of the said parcel must be provided to Woodbury County;
- 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);
- The parcels within the project area including Parcel #864505400001 and Parcel #864505400002 must be combined via the Woodbury County Assessor;
- 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.

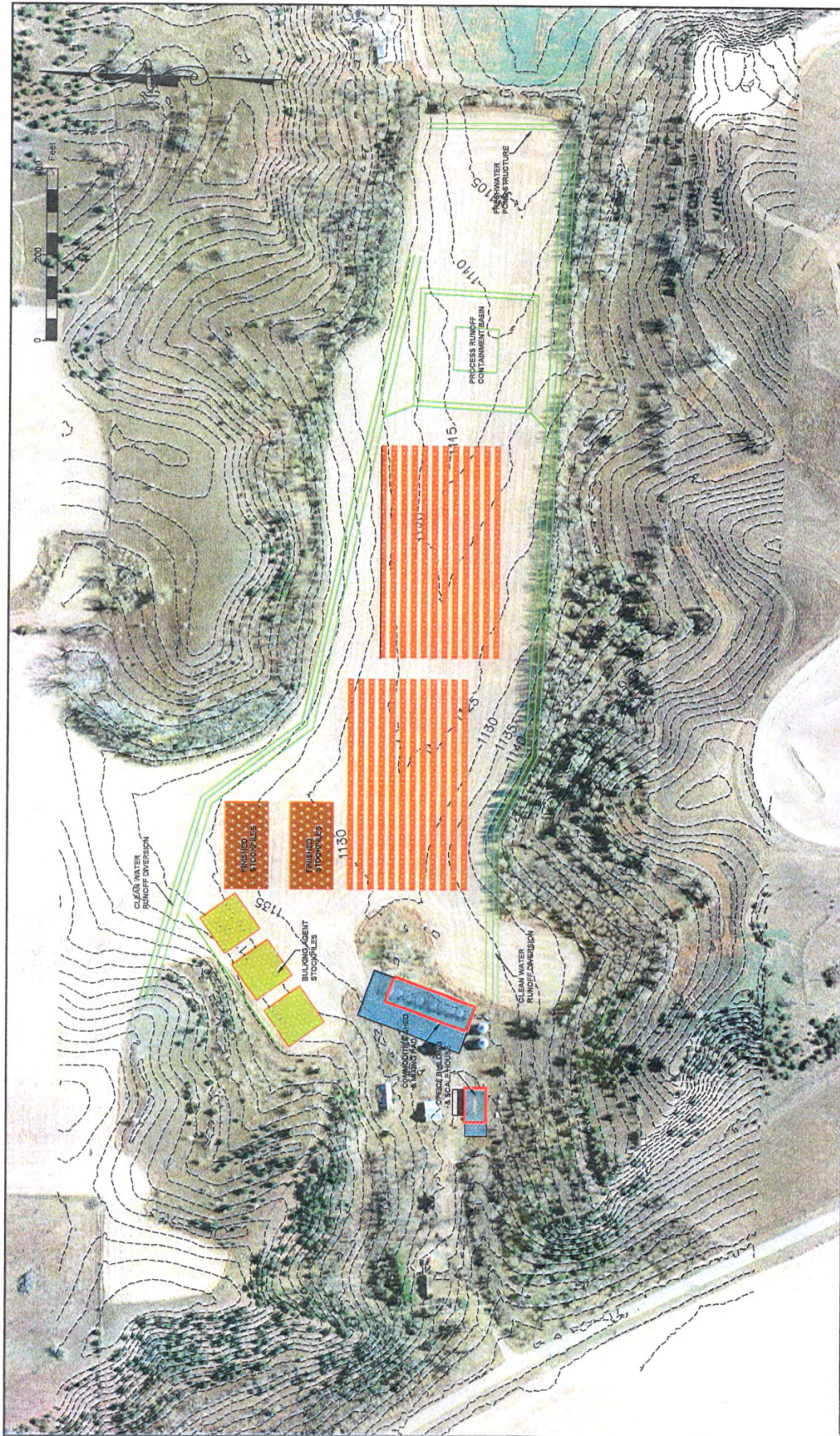
Organic food processing wastes which are mainly plant and animal materials have grown with a growing population. Many of these food manufacturing companies are forced to use the landfill as their means of disposal because other options are slim or not available for composting in Iowa. Some companies 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.





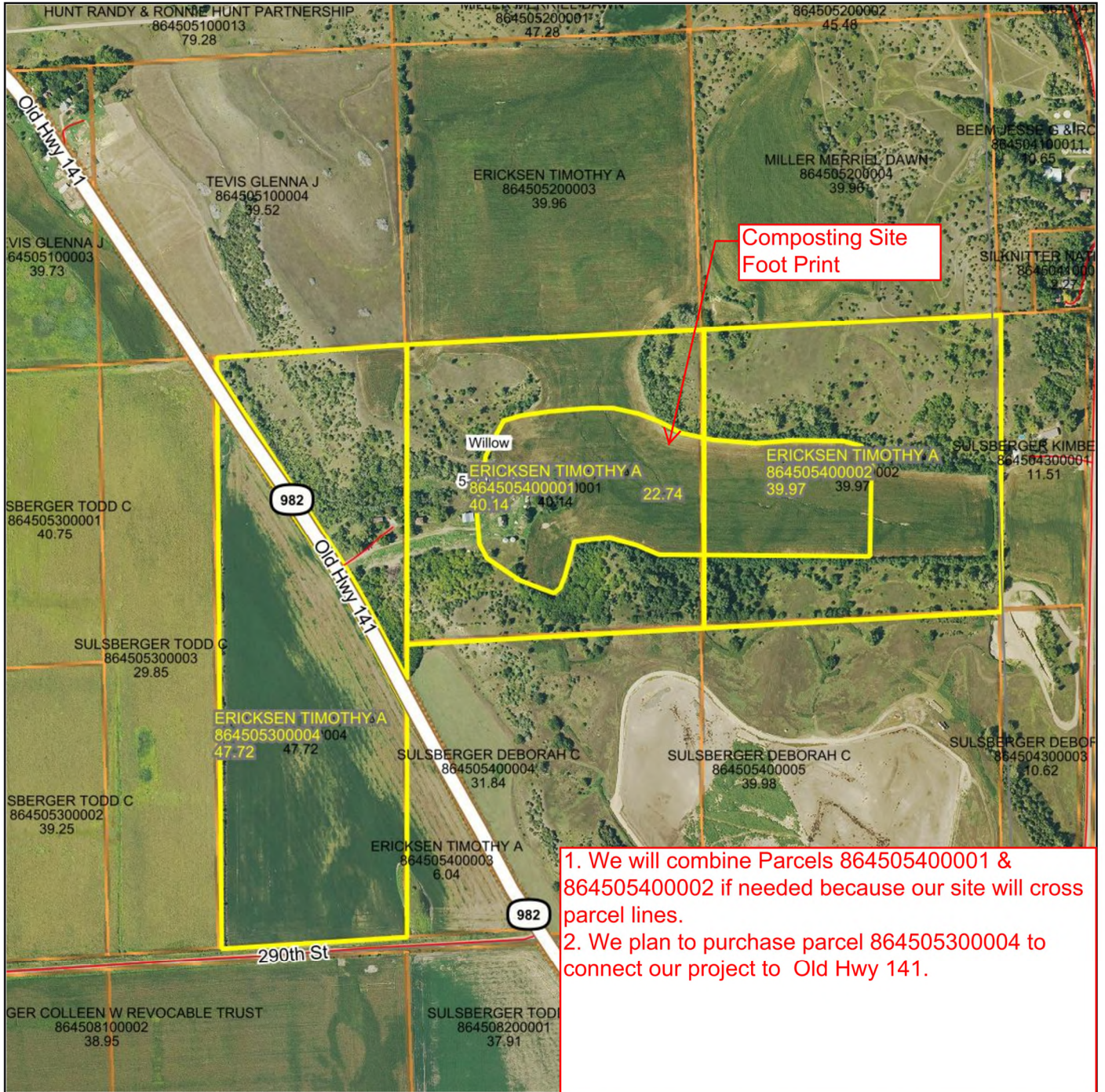
REV	DATE	DESCRIPTION	DRN	BY	CHK	BY
0	3/28/24		TAW	JDS		

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



Natural Fertilizer Products

Maps Provided By:



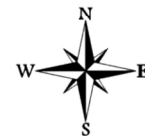
© AgriData, Inc. 2023

www.AgrIDataInc.com

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



**5-86N-45W**  
**Woodbury County**  
**Iowa**



3/29/2024



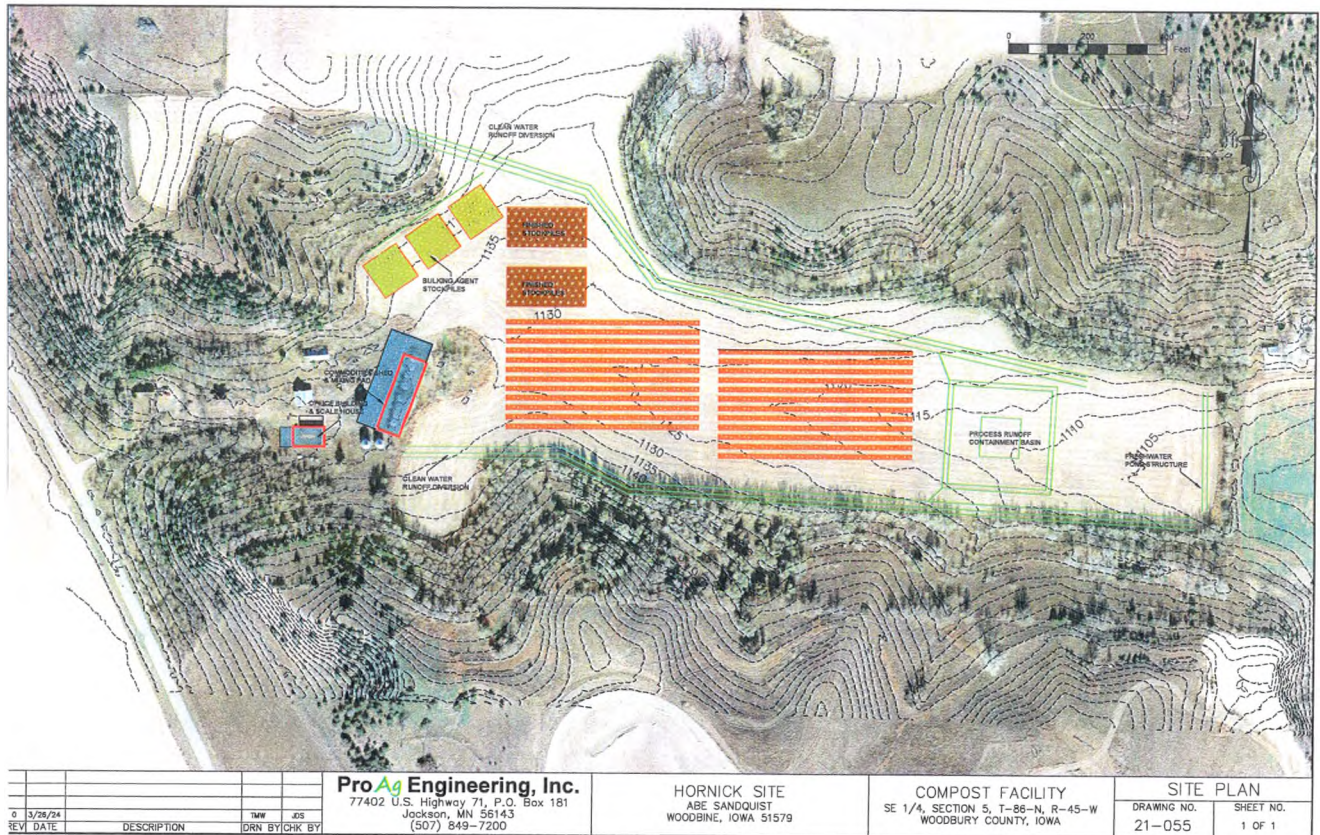
## ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

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 suffencent.
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](http://www.nfsvc.com)





WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

<b>Owner Information:</b>	<b>Applicant Information:</b>
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:

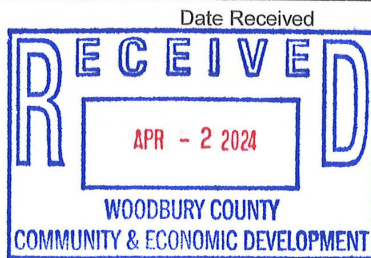
Owner \_\_\_\_\_ Applicant Natural Fertilizer Products by *abe Sandquist*

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

Fee: \$300\* Case #: 6965

Check #: 1358

Receipt #: \_\_\_\_\_



**COMMUNITY AND ECONOMIC DEVELOPMENT  
FEE SCHEDULE**

<b>BUILDING PERMITS</b>	<b>FEE</b>
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+

<b>SUBDIVISIONS</b>	<b>FEE</b>
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+*

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

<b>TELECOMMUNICATION TOWERS</b>	<b>FEE</b>
Tower Development Permit .....	\$500*

<b>ADMINISTRATIVE REQUESTS/ACTIONS</b>	<b>FEE</b>
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.
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.

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

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.



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

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 suffencent.
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.

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

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.

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 of 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.

**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 4<sup>th</sup> Monday of each month. The Woodbury County Board of Adjustment meets on the 1<sup>st</sup> Monday of each month. The conditional use permit application filing deadline is the 1<sup>st</sup> 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.

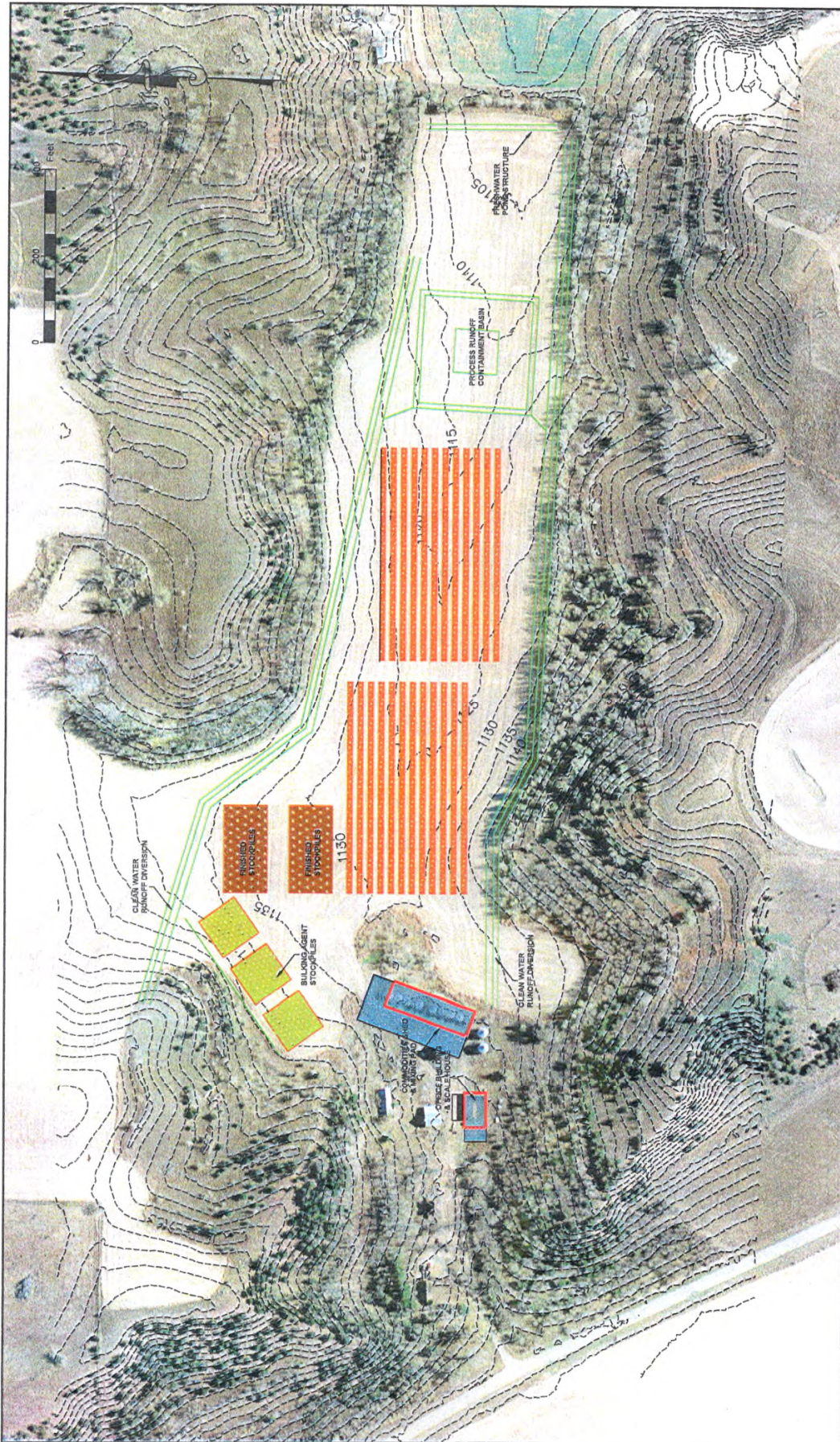
Organic food processing wastes which are mainly plant and animal materials have grown with a growing population. Many of these food manufacturing companies are forced to use the landfill as their means of disposal because other options are slim or not available for composting in Iowa. Some companies 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.





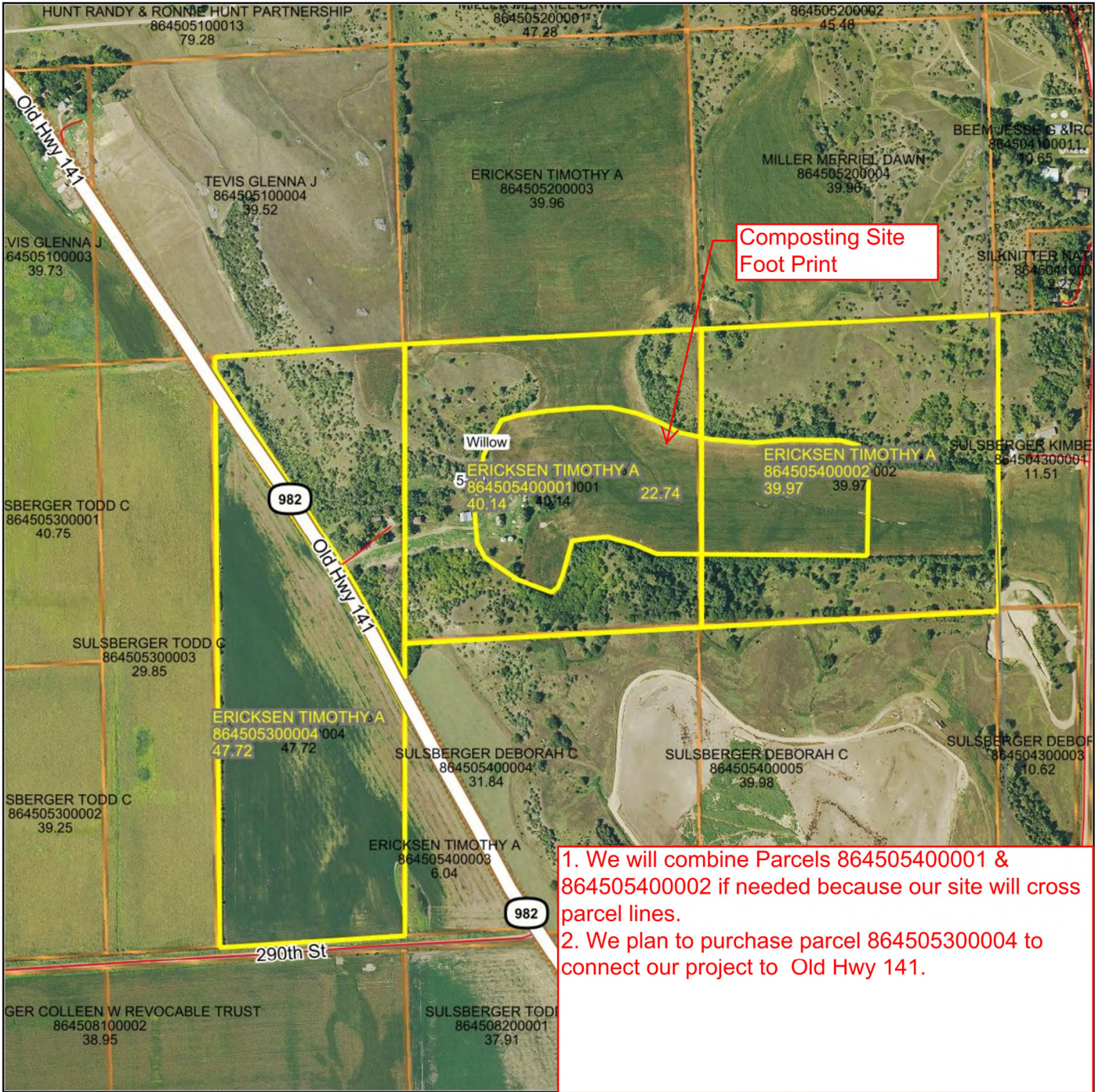
REV	DATE	DESCRIPTION	DRN BY	CHK BY
0	3/28/24		TWP	ES

<b>Pro Ag Engineering, Inc.</b> 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 849-7200		<b>HORNICK SITE</b> ABE SANDQUIST WOODBINE, IOWA 51579		<b>COMPOST FACILITY</b> SE 1/4, SECTION 5, T-86-N, R-45-W WOODBURY COUNTY, IOWA		<b>SITE PLAN</b> 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



## LEGAL NOTIFICATION

The Woodbury County Zoning Commission meeting is a regular agenda item for review of the application for a recommendation to the Board of Adjustment. The public hearing is to be held before the Board of Adjustment on May 6, 2024 at 5:00 PM. The public hearing notice is to be published in the Sioux City Journal Legal's Section on April 20, 2024.

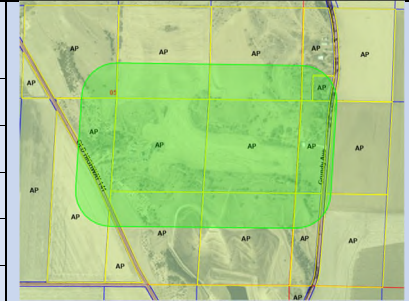
**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF ADJUSTMENT  
REGARDING A CONDITIONAL USE  
PERMIT FOR A WASTE COMPOSTING  
SITE**

The Woodbury County Board of Adjustment will hold a public hearing on the following item regarding a Conditional Use Permit for a Waste Composting Site on the property located at 2551 Old Hwy 141, Hornick, IA 51026. The hearing will be held on May 6, 2024 at 5:00 PM. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Zoning Administrator, 114 Walker St., Woodbury, Iowa 51026. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. All persons who wish to be heard in respect to the item shall appear at the hearing in person or by a duly authorized representative. The hearing will be held on May 6, 2024 at 5:00 PM. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa.

Item One (1)  
Present to the Board of Adjustment will be the Conditional Use Permit application for a Waste Composting Site on the property located at 2551 Old Hwy 141, Hornick, IA 51026. The hearing will be held on May 6, 2024 at 5:00 PM. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa. The hearing will be held in the Board of Adjustment meeting room, 911 Communications Center, Sioux City, Iowa.

## 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:	2
Written Inquiries:	1
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	COMMENTS
Glenna J. Tevis	2539 County Rd. D25 Hornick IA 51026-8024	Received a phone inquiry about the process. No written comments received as of 4/17/24.
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. Merville 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	No comments.
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.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.

<b>WOODBURY COUNTY ASSESSOR:</b>	No comments.
<b>WOODBURY COUNTY CONSERVATION:</b>	No comments.
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	No comments.
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	No comments.
<b>WOODBURY COUNTY ENGINEER:</b>	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 Nahra, PE, 4/11/24.
<b>WOODBURY COUNTY RECORDER:</b>	No comments.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	No comments.
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	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

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.

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

**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.**

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

## 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
<b>= Gross Assessed Value</b>	<b>\$145,170</b>	<b>\$145,170</b>	<b>\$106,920</b>	<b>\$107,690</b>	<b>\$100,170</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Net Assessed Value</b>	<b>\$145,170</b>	<b>\$145,170</b>	<b>\$106,920</b>	<b>\$107,690</b>	<b>\$100,170</b>

## 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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Developed by  
 Schneider  
GEOSPATIAL

# 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
= <b>Gross Assessed Value</b>	<b>\$56,240</b>	<b>\$56,240</b>	<b>\$43,690</b>	<b>\$43,690</b>	<b>\$41,300</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$56,240</b>	<b>\$56,240</b>	<b>\$43,690</b>	<b>\$43,690</b>	<b>\$41,300</b>

## 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.

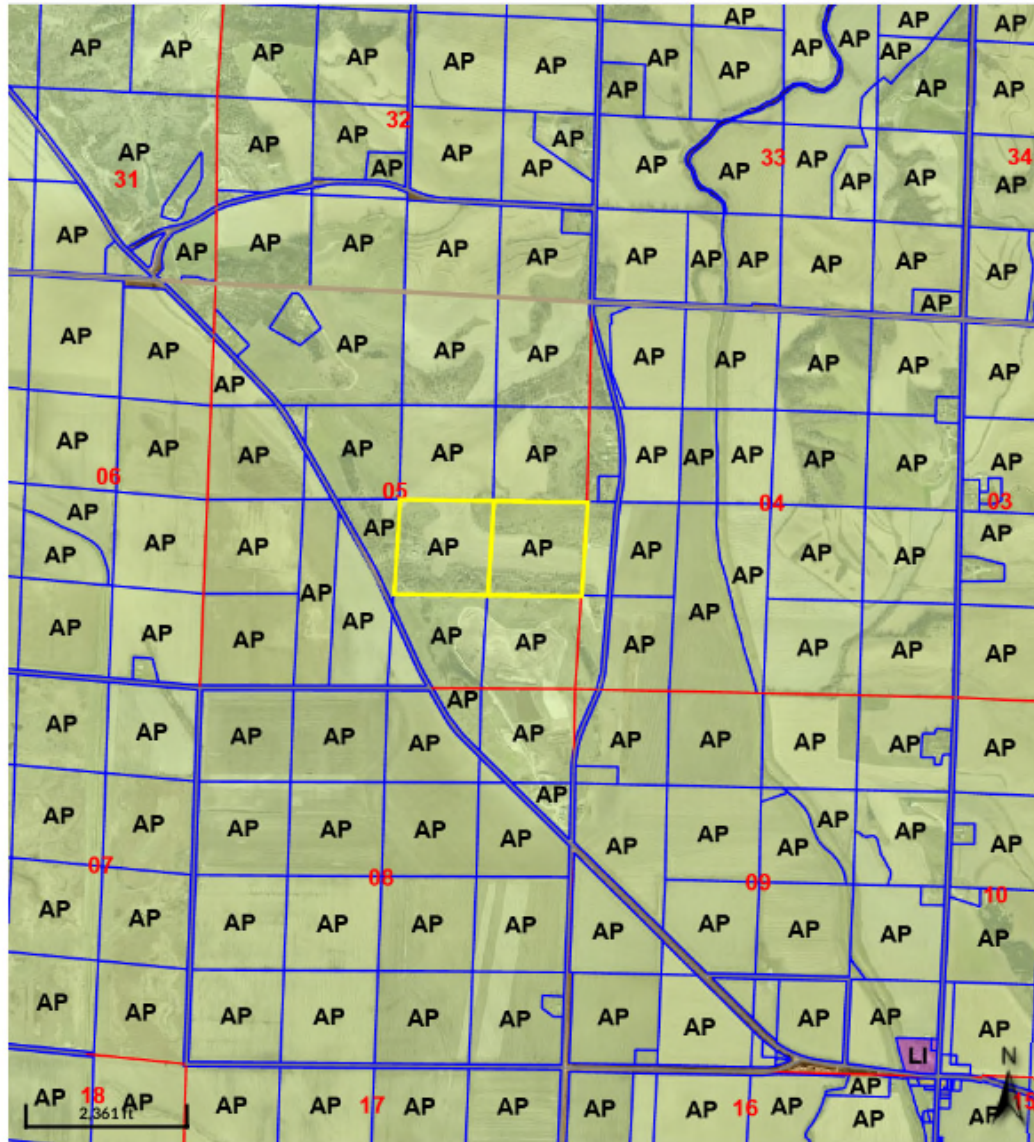
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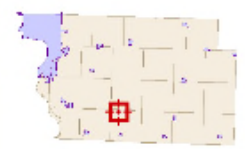




 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



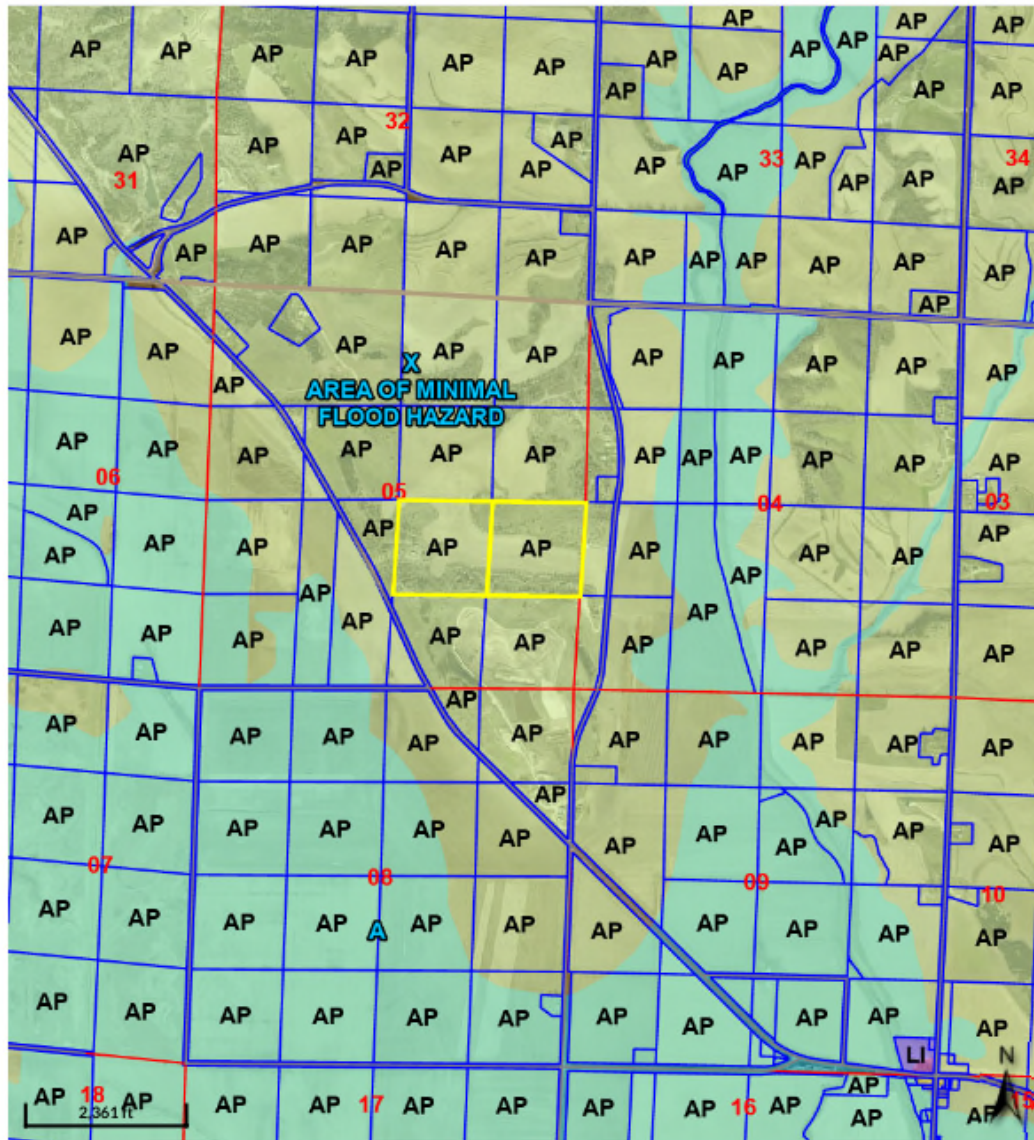
Legend

- 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

Developed by  **Schneider**  
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

Date created: 3/31/2024  
 Last Data Uploaded: 3/30/2024 1:10:42 AM

Developed by Schneider  
 GEOSPATIAL



# DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP

2553 Old Highway 141, Hornick, IA, USA

IOWA  
FLOOD  
MAPS



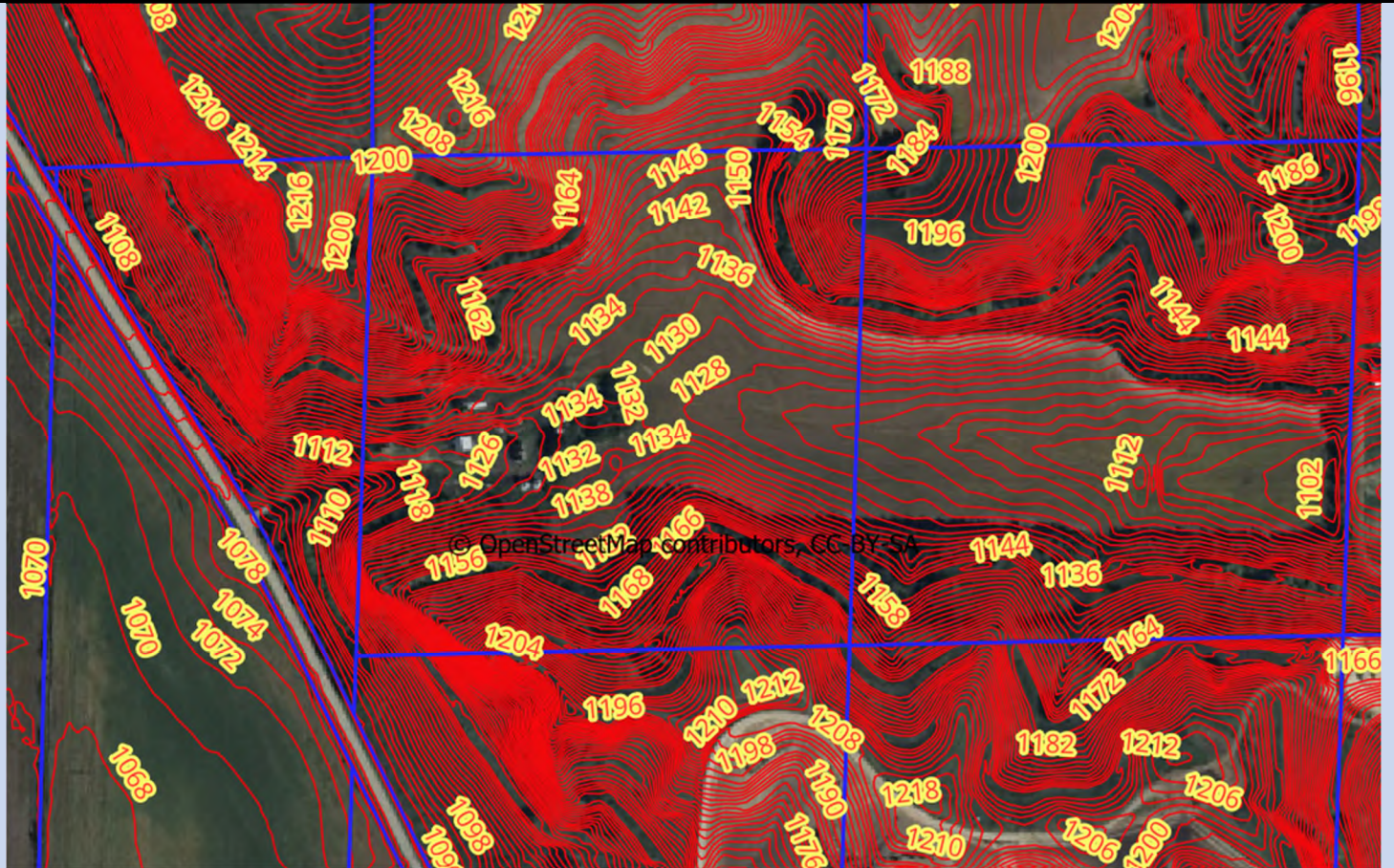
Map

## 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

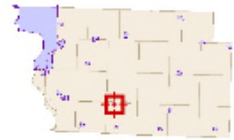




**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



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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Developed by **Schneider**  
 GEOSPATIAL



## 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
<b>Total</b>	<b>40.00</b>		<b>1,313.55</b>	<b>1,246.91</b>

### 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
<b>Total</b>				<b>40.00</b>	<b>1,313.55</b>	<b>1,246.91</b>

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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
<b>Total</b>	<b>40.00</b>		<b>1,791.82</b>	<b>1,738.53</b>

## 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
<b>Total</b>				<b>40.00</b>	<b>1,791.82</b>	<b>1,738.53</b>

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An Affiliate Member of ISAC

**CoZO Spring Conference 2024**  
**May 22<sup>nd</sup> – 24<sup>th</sup>**  
**Hilton Garden Inn Sioux City Riverfront**  
**1132 Larsen Park**  
**Sioux City, Iowa 51103**  
**Ph: (712) 255-4200**



An Affiliate Member of ISAC

## AGENDA

### Wednesday, May 22<sup>nd</sup>

*11:30a – 1:00p*      **Registration**

*1:00p – 1:30p*      **Welcome and Introductions**

*1:30p – 3:30p*      **Advancing Confidently in the Direction of Your Passion**

**SESSION:** This inspiring presentation will help remind you how important it is that you understand how important you are. Even when those around you might be falling short in making sure you see and feel that every day. When you are advancing confidently, each and every day, you will create the masterpiece that only your talent and experience can produce.

**PRESENTER:**      **Mike Parker**

Mike has been delivering motivational presentations for over 20 years. He is driven by his passion to help others achieve more than they ever thought was possible by *Igniting Their Full Potential*. Mike has a clear and inspiring message about the qualities found in overachieving people, teams, and organizations. Mike has been able to inspire thousands of individuals through his motivational presentations and his work as a Success Coach.

*3:30p - 3:45p*      **BREAK**

*3:45p – 4:30p*      **Agricultural Experience Panel**

**SESSION:** The Panel will discuss trends and considerations in Agricultural Experiences that counties are dealing with and some lessons learned since the adoption of HF 2477. This session will be part presentation and part round-table discussion with time for large group discussion on issues and questions.

**PRESENTERS:**      **Carie Sparks, Grundy County**

Carie has been the Zoning Administrator/Environmental Health Administrator/Driver License Deputy in Grundy County for almost 16 years. Prior to her current role, she worked for the Iowa DOT. Carrie has built her Zoning knowledge entirely on the job since joining Grundy County. She is married to Lance and has two daughters and two step daughters as well as two granddaughters.

**Nate Mueller, Johnson County**

Nate Mueller has spent his entire 16-year career in local government. He spent three years as the Planning & Zoning Director for Clinton County, and has served as the Assistant Director for Johnson County Planning, Development, and Sustainability since 2016. As Senior Planner, Nate oversees the planning, code enforcement, floodplain, and administrative support functions of the PDS office. He resides in Solon with his wife Kelli, their daughters Ella and Amelia, and what some people might classify as “almost too many cats”.

4:30p **Adjourn Conference Sessions until Thursday at 9:00 am (breakfast at 8am)**

5:30p – 7:30p **CoZO Group Dinner**

Optional dinner and drinks at Crave Food and Drink – the restaurant located on the riverfront at the conference hotel. Food/drink costs will be on your own.

### **Thursday May 23<sup>rd</sup>**

8:00a – 9:00a **Breakfast** *(Included with your registration)*

9:00a – 9:50a **CoZO Business Meeting**

Discuss the budget, ISAC's Annual Conference in August, and vote for COZO Executive Committee officers.

10:00a - 11:30a **Renewable Energy – Outlook & Planning for Wind, Solar, and Energy Storage Projects - Repowering and the need for projects being developed well into the future**

SESSION: The presentation will give an overview of the outlook for renewable energy in Iowa (solar, energy storage, and wind [including repowering]). The presentation will reinforce the idea that continued need and interest in developing renewable energy projects in Iowa will be with us well into the future, and zoning administrators should continue thinking about how renewable energy projects might fit in their communities.

PRESENTERS: **Sara Houlihan**

Sara Houlihan is a Senior Project Developer with MidAmerican Energy and holds an MBA from Iowa State University. She has been with MAE since 2013.

**Will Dougherty**

Will Dougherty is a project developer with MidAmerican Energy. He holds a B.S. in Chemical Engineering from the University of Iowa and has worked at MAE as an engineer and project developer since 2018.

**Ben Doyle**

Ben Doyle is a renewable operations manager for MidAmerican Energy. He has been with MAE in various roles since 2017 after a career in the United States Army.

11:30a – 11:45a **BREAK**

11:45a - 12:15p **Woodbury County's Interstate 29 Project**

SESSION: The Iowa Department of Transportation notified Woodbury County that the Interchange Justification Report for a new Interstate 29 interchange south of the airport has been approved by the Federal Highway Administration. The project is listed in the five year construction program for both the Iowa DOT and the county. The preliminary design is for a diamond interchange with an overpass above the I-29 lanes. Roads connecting the interchange and overpass to Port Neal Road and Old Highway 75 will be constructed as part of the project.

PRESENTERS: **Mark J. Nagra**

Mark is a 1984 graduate of Iowa State University with a Bachelor's Degree in Civil Engineering. His 39-year career has been in county engineering. Mark served as Assistant County Engineer for Benton County Iowa from 1984-1988, Project Engineer for the Genesee County Michigan Road Commission in 1989, County Engineer for Cedar County Iowa from 1989 to June 1998, Administrative County Engineer for Linn



County Iowa from July 1998 to December 1999 and as County Engineer for Delaware County Iowa from December 1999 to December 2008. He has been employed as Woodbury County Engineer since January 1, 2009.

12:15p – 1:15p **LUNCH** (*Included with your registration*)

1:30p – 6:00p **Field Trip & Bus Tour** (*Included with your registration*)

**SESSION:** Following lunch, conference attendees will board a bus for a guided tour of 3 major projects around Woodbury County. We will end the day at approximately 5:15 at Buffalo Alice to enjoy food, drinks and conversation. CoZO will purchase limited appetizers for the group. Additional food and any drinks will be at individual expense.

Field trip itinerary:

1:30pm - *Leave Hilton Garden Inn*

1:50pm - *Drive by planned I-29 Interchange project by Salix (Mark Nahra)*

Woodbury County Engineer Mark Nahra will share information on area efforts to bring a new interchange to the area south of the Sioux City Airport. The project for the new Southbridge Interchange has been in the long-term transportation improvement plan for the MPO since 2005. Starting in 2015, a coalition including the Iowa DOT, Woodbury County, the cities of Sioux City, Sergeant Bluff, and Salix, and the Siouxland Initiative as project sponsors worked with a consultant to complete an interchange justification report that was approved by the Iowa DOT and the Federal Highway Administration in 2022. Mark will highlight the process for the completion of the successful IJR and give an update on project development plans for the new interchange.

2:00pm - *Tour MidAmerican Solar site (William Dougherty/Benjamin Doyle)*

Will Dougherty and Benjamin Doyle of MidAmerican Energy will lead a tour of MAE's utility scale solar installation facility in rural Woodbury County that was approved by the Woodbury County Board of Adjustment in the fall of 2020.

3:00pm - *Presentation at Hornick Community Center (Scott Mitchell)*

Hornick Mayor and Woodbury County Emergency Services Director Scott Mitchell will discuss the flood of 2019 in Hornick and the struggle the town had trying to get FEMA flood mitigation funding after the event, as well as other areas the town looked at for potential funding (Iowa Flood Recover Fund). The group will tour main street on the north end of Hornick and will be look at the berm and the flood gates while discussing the project and its construction. **Scott Mitchell** was born and raised in the Hornick area and has been mayor for 8 years. In November 2023 he was reelected to his third term.

4:30pm - *Drive through tour of the City of Hornick's flood preventive measures*

5:15pm - *Arrive at Buffalo Alice*

1022 4th Street, Sioux City. CoZO will purchase limited appetizers for the group. Additional food and any drinks will be at individual expense. The tour bus will become a shuttle and return to the hotel at 5:30pm, 7:00pm, and 8:30pm.

6:00p **Adjourn Conference Sessions until Friday at 9:15 a.m. (breakfast at 8:30 a.m.)**

*\*\*Dinner is on your own. You are welcome to dine downtown and catch the bus back to the hotel. The bus will pick up at Buffalo Alice and take people back to the hotel at 5:30pm, 7:00pm, and 8:30pm*

**Friday, May 24<sup>th</sup>**

8:30a – 9:15 a **Breakfast** (*Included with your registration*)

9:15a - 10:15a **Legislative Update**

A look back at the 2024 legislative session, as well as a look ahead to what may be coming next year and discussion of group legislative priorities. Groups discussion led by CoZO Legislative Liaisons Joe Buffington (Henry County) and Nate Mueller (Johnson County); and Lucas Beenken from ISAC

10:15a – 11:30a **CoZO Roundtable Discussion**

An opportunity for conference attendees to weigh in on topics of your choice

11:30 a.m. **Adjourn**



## 2024 CoZo Spring Conference

Dates: **Wednesday, May 22 - Friday, May 24, 2024**

Location: **Hilton Garden Inn Sioux City Riverfront  
1132 Larsen Park Road  
Sioux City, Iowa 51103**

For meal and transportation planning **please register by Friday, May 10, 2024**

## 2024 Spring Conference Program

**The 2024 CoZo Spring conference will include sessions on:**

- Keynote Speaker – Mike Parker
- Agricultural Experience Panel Discussion
- Renewable Energy
- Woodbury County's I-29 Project
- Field Trip & Bus Tour of Woodbury Co Projects
- As well as:
  - CoZo Business Meeting
  - CoZo Roundtable Discussion
  - CoZo Legislative update

Thursday afternoon will include a mobile tour of some ongoing projects in Woodbury County including the I-29 Interstate project, Mid-American Utility Solar installation, and a flood levee project in the town of Hornick. The tour will explore the planning and zoning considerations of these local projects, including site visits and presentations from local planners and project managers. The tour will end at 5:00pm for light appetizers (drinks and additional food will be at individual expense.)

## 2024 Spring Conference Hotel Information

**Hilton Garden Inn – Sioux City Riverfront  
1132 Larson Park  
Sioux City, Iowa 51103**

**Rates:**  
**Double Queen \$107/night**  
**Single King \$107/night**

### **RESERVATIONS**

A block of rooms is being held until **April 21st**. The preferred conference attendee rate of \$107 / night is subject to change after April 21<sup>st</sup>. To make a reservation, call **(712) 255-4200**, or use the following link – <https://www.hilton.com/en/attend-my-event/suxgigi-czrb-f90cafd1-a592-45a3-b458-7afc6c2c6016>. **Breakfast is included with your conference registration.**

**For meal and transportation planning, please register by Friday May 10, 2024**



# 2024 Spring Conference Registration Form

**Dates:** Wednesday, May 22<sup>nd</sup> (Registration 11:30am to 1:00pm, Sessions to Follow)  
Thursday, May 23<sup>rd</sup> (Breakfast 8:00am to 9:00am, Sessions/Mobile Tour to Follow)  
Friday, May 24<sup>th</sup> (Breakfast 8:30am to 9:15am, Roundtable & Legislative Update to Follow)

**Location:** Hilton Garden Inn Ph: (712) 255-4200  
1132 Larson Park  
Sioux City, IA 51103

- \*Conference Fees:**
- 2024 CoZO Member - Full conference (**\$100.00**)
  - 2024 CoZO Member - Thursday only (**\$75.00**)
  - Non - Member - Full conference (**\$150.00**)

\* Use page 3 of this form to list additional conference attendees from your organization – be sure to verify the conference package choice and Wednesday Dinner/Social attendance for each additional attendee.

## CoZo Dinner and Social

Would you like to participate in the Wednesday evening Dinner and Social Event? *(For planning purposes only, food and drink will be on everyone's own tab, and there is no additional fee).*

- YES
- NO

Name: \_\_\_\_\_

Title: \_\_\_\_\_

County/Organization: \_\_\_\_\_

Department: \_\_\_\_\_

Address: City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Make checks payable to "CoZo" and mail to:**

**Sandy Bubke**  
**Monona County Zoning/Environmental Health**  
**610 Iowa Avenue**  
**Onawa, IA 51040**





## County Planning & Zoning Officials of Iowa

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Attending Wednesday Dinner/Social Event?**

Member – Full Conference (\$100)

Thursday Only (\$75.00)

Non-member – Full Conference (\$150.00)

Yes

No

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Attending Wednesday Dinner/Social Event?**

Member – Full Conference (\$100)

Thursday Only (\$75.00)

Non-member – Full Conference (\$150.00)

Yes

No

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Attending Wednesday Dinner/Social Event?**

Member – Full Conference (\$100)

Thursday Only (\$75.00)

Non-member – Full Conference (\$150.00)

Yes

No

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Attending Wednesday Dinner/Social Event?**

Member – Full Conference (\$100)

Thursday Only (\$75.00)

Non-member – Full Conference (\$150.00)

Yes

No



# County Planning & Zoning Officials of Iowa

## 2024 CoZO Spring Conference Sponsor Registration

**Dates:** Wednesday, May 22nd  
Friday, May 24th

**Setup:**  
Wednesday, May 22nd (11am - 1pm) OR  
Thursday, May 23rd (8am - 9am)

**Location:** Hilton Garden Inn  
1132 Larson Park  
Sioux City, IA 51103

**Breakdown**  
Thursday, May 23rd (5pm) OR  
Friday, May 24th (8am - 9:15am)

### Sponsorship levels

**Gold Sponsor** **\$450**

- Your organization recognized as "Gold Sponsor" at conference events and in the conference program
- Your promotional literature included in conference packets
- Exhibition space at the conference
- Two (2) paid conference registrations

**Silver Sponsor** **\$300**

- Your organization recognized as "Silver Sponsor" at conference events and in the conference program
- Your promotional literature included in conference packets
- Exhibition space at the conference
- One (1) paid conference registration

**Bronze Sponsor** **\$150**

- Your organization recognized as "Bronze Sponsor" at conference events and in the conference program
- Your promotional literature included in conference packets

Company: \_\_\_\_\_

Department: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact Person(s): \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Number of company staff attending (please complete a separate conference registration form): \_\_\_\_\_

Number attending Wednesday evening social event (dinner expense on your own) \_\_\_\_\_

Number attending Thursday afternoon field trip (1:30 p.m. to 5:30 p.m.) \_\_\_\_\_

**Make check payable to "CoZo" and mail to:**

*Sandy Bubke, Monona County Zoning/Environmental Health, 610 Iowa Ave, Onawa, IA 51040*

**Please email confirmation of completed form or information to:**

Sandy Bubke [mocoenvr@mononacounty.org](mailto:mocoenvr@mononacounty.org) & Nate Mueller [nmueller@johnsoncountyiowa.gov](mailto:nmueller@johnsoncountyiowa.gov)