

# Woodbury County Board of Supervisors

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

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## Woodbury County Master Matrix Scoring and Recommendation

The Woodbury County Board of Supervisors have reviewed the Master Matrix and Construction Permit Application for Creasey Site - Korey Krieg.

Public Notice was published on 3/18/23 and proof of publication is attached.

Matrix as scored by Woodbury County = 450 points. **Passing** / Failing (Circle One)

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

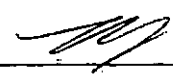
Supplemental letters or documentation is being sent to DNR

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

Comments or Reasons for Disapproval:

Signed:

Date:

  
\_\_\_\_\_

4-11-23

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

STATE OF IOWA  
COUNTY OF WOODBURY

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

Woodbury County Community & Economic Development

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

ORDER NUMBER 57383

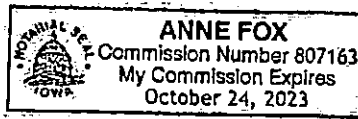
Subscribed and sworn before me in Sioux City, in said County,

this 20th day of March, 2023.

Shelby Grimsley

        Anne Fox         Notary Public

In and for Woodbury County.



Section: Legal  
Category: 015 Attorneys & Legals  
PUBLISHED ON: 03/18/2023

TOTAL AD COST: 14.64  
FILED ON: 3/20/2023

**PUBLIC NOTICE**  
The Woodbury County Board of Supervisors has received a construction permit application for a confinement feeding operation, more specifically described as follows:  
Name of Applicant: Korey Krieg  
Location of the proposed construction: Section 11 of Arispaon Township  
Type of confinement feeding operation structure proposed: One new 2300 head deep pit swine finisher as an expansion to an existing swine confinement facility.  
Animal Unit Capacity of the Confinement Operation after Construction: 1920 animal units (4800 head of swine finishers)  
Examination: The application is on file at the Woodbury County Auditor's Office in the Woodbury County Courthouse, located at 620 Douglas Street, Sioux City, IA 51101, Room 103, and is available for public inspection during the following days: Monday through Friday and hours: 8:00 am to 4:30 pm.  
Comments: Written comments may be filed at the Woodbury County Auditor's Office, until the following deadline: April 10, 2023.



# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

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

## CREASEY SITE (Applicant: Korey Krieg) IDNR FACILITY #68606 FACILITY EXPANSION: 2,400 Head Deep Pit Swine Finisher WOODBURY COUNTY, IOWA

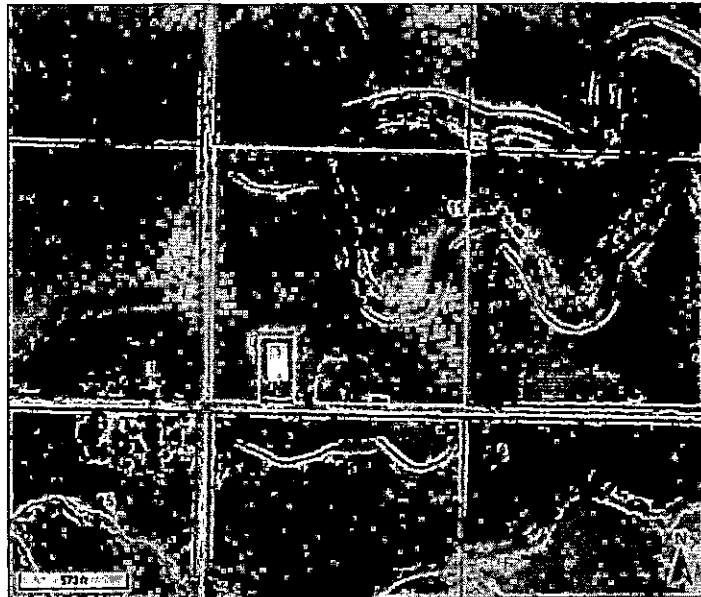
### MASTER MATRIX ANALYSIS

APRIL 6, 2023

#### EXECUTIVE SUMMARY:

On Tuesday, March 14, 2023, the Woodbury County Board of Supervisors c/o the Woodbury County Auditor received a Construction Permit Application public notice from the Iowa Department of Natural Resources (IDNR) that was submitted by Korey Krieg. The applicant desires to add one new 2,400 head deep pit swine finisher as an expansion to their existing swine confinement facility. The animal unit capacity of the confinement operation after construction would be 1920 animal units (4,800 head of swine finishers).

The proposed location is in T89N R44W (Arlington Township), Section 11, SW ¼ of the SW ¼ on Parcel #894411300007. On Saturday, March 18, 2023, a public notice was published in the legals section of the Sioux City Journal to comply with state regulations of publishing the request within a 14-day time-frame as well as to solicit written comments. As of the printing of this document, no written comments have been received from the public. Within the IDNR's 30-day application window, the Woodbury County Community and Economic Development (CED) staff conducted a joint site visit with the IDNR to evaluate the items from the "Master Matrix" on April 29, 2023.



**Overview**

**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID: 894411300007 Alternate ID: 863013 Owner Address: KRIEG KOREY  
 Sec/Twp/Rng: 11-89-44 Class: A 40235 270TH ST  
 Property Address: Kingsley, IA 51028  
 District: 0021  
 Brief Tax Description: ARLINGTON TOWNSHIP SWSW 11-89-44 (EXACT COMM AT SW COR SW ¼ THE C E 278.29' TO POB; THE C 364' E 180', THNC S 364', THNC W 180' TO POB) 11-89-44.

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

#### MATRIX SUMMARY

APPLICANT SCORE						STAFF SCORE					
Matrix Item	Score	Air	Water	Community		Matrix Item	Score	Air	Water	Community	
1	100	65	-	35		1	100	65	-	35	
2	10	4	-	6		2	10	4	-	6	
3	30	12	-	18		3	30	12	-	18	
4	10	-	10	-		4	10	-	10	-	
6	10	4	-	6		6	10	4	-	6	
8	50	5	25	20		8	50	5	25	20	
9	25	7.5	7.5	10		9	25	7.5	7.5	10	
10	30	-	22.5	7.5		10	30	-	22.5	7.5	
12	30	27	-	3		12	30	27	-	3	
17	30	-	27	3		17	30	-	27	3	
19	20	-	-	20		19	20	-	-	20	
20	30	-	-	30		20	30	-	-	30	
24	20	-	-	20		24	20	-	-	20	
25	25	-	12.5	12.5		25	25	-	12.5	12.5	
26	30	12	12	6		26	30	12	12	6	
<b>SCORE</b>	<b>450</b>	<b>136.5</b>	<b>116.5</b>	<b>197</b>		<b>SCORE</b>	<b>450</b>	<b>136.5</b>	<b>116.5</b>	<b>197</b>	
Required	440	53.38	67.75	101.13		Required	440	53.38	67.75	101.13	

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

STATE OF IOWA  
COUNTY OF WOODBURY

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

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY  
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Subscribed and sworn before me in Sioux City, in said County,

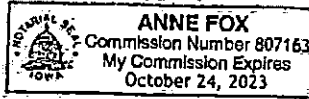
this 20th day of March, 2023.

*Shelby Mimsley*

*[Signature]*

Notary Public

In and for Woodbury County.



Section: Legal  
Category: 015 Attorneys & Legals  
PUBLISHED ON: 03/18/2023

TOTAL AD COST: 14.64  
FILED ON: 3/20/2023

**PUBLIC NOTICE**  
The Woodbury County Board of Supervisors has received a construction permit application for a swine confinement feeding operation, more specifically described as follows:  
Name of Applicant: Nancy King  
Location of the proposed construction: Section 11 of Arlington Township  
Type of confinement feeding operation structure proposed: One new 2400 head deep pit swine finisher as an expansion to an existing swine confinement facility.  
Animal Unit Capacity of the Confinement Operation After Construction: 1920 animal units (4000 head of swine finishers).  
Examination: The application is on file at the Woodbury County Auditor's Office in the Woodbury County Courthouse, located at 620 Douglas Street, Sioux City, IA 51101, Room 103, and is available for public inspection during the following days: Monday through Friday and hours 8:00 am to 4:30 pm.  
Comments: Written comments may be filed at the Woodbury County Auditor's Office, until the following deadline: April 10, 2023.

SITE PLAN EXCERPT

Aerial Map



Tucker Consulting, Inc.



630 Ontario Street  
Storm Lake, IA 50568  
(712) 732-3030

Map Center: 42.533271, -96.016008

0ft 100ft 212ft

Map Provided By:



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11-89N-44W  
Woodbury County  
Iowa



2/2/2023

**MATRIX ITEM #1**

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

**REQUIRED DISTANCE**

1,875 feet (567 IAC 65.11(455B), Table 6)

**APPLICANT RESPONSE**

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

**DATA INTERPRETATION**



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

The proposed site is located more than 1,875 ft. from the eight (8) closest neighboring residences. The closest residence is approximately 3,712 FT from the site. The minimum separation distance is 1,875 ft. There does not appear to be a hospital, nursing home or childcare facility within 1,875 ft. of the site. The Community and Economic Development (CED) staff concurs with the applicant's score of 100.

**STAFF SCORE**

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

**MATRIX ITEM #2**

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

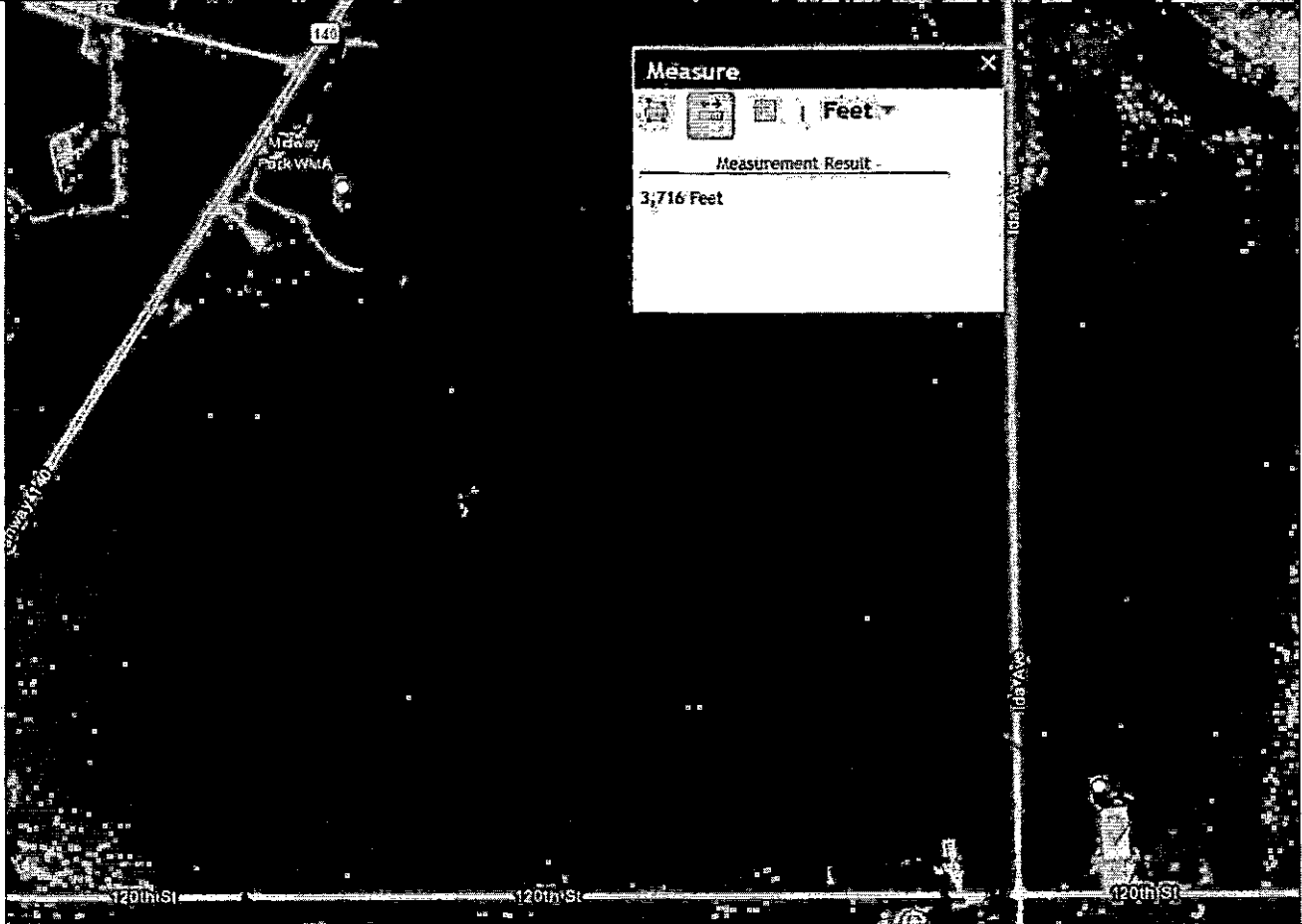
**REQUIRED DISTANCE**

2,500 feet (567 IAC 65.11(455B), Table 6)

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
501 feet to 750 feet	10	4		6

**DATA INTERPRETATION**



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

The proposed site is located about 3,716 from Public Lands such as Midway County Park. The minimum separation distance is 2,500 ft. The staff score is 20.

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
501 feet to 750 feet	10	4		6

**MATRIX ITEM #3**

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

- EDUCATIONAL INSTITUTION
- RELIGIOUS INSTITUTION, OR
- COMMERCIAL ENTERPRISE

**REQUIRED DISTANCE**

1,875 feet (567 IAC 65.11(455B), Table 6)

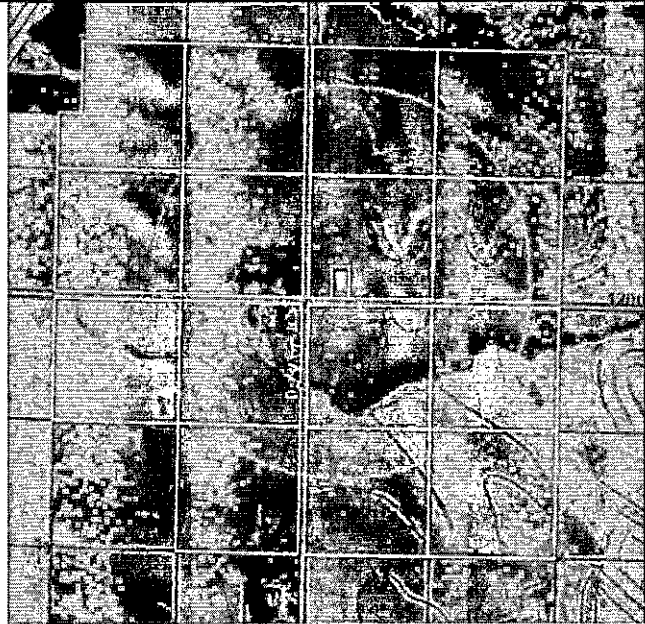
**APPLICANT RESPONSE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
1,501 feet or more	30	12		18

**DATA INTERPRETATION**

Staff has identified 16 properties within an 1,875 ft radius, none of which appear to be educational institutions, religious institutions, or commercial enterprises. It appears that the properties within this radius are zoned Agricultural Preservation (AP) and may include various farming operations.

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



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

**STAFF SCORE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
1,501 feet or more	30	12		18



**MATRIX ITEM #4**

**ADDITIONAL SEPARATION DISTANCE, ABOVE MINIMUM REQUIREMENT OF 500 FEET, FROM PROPOSED CONFINEMENT STRUCTURE TO THE CLOSEST WATER SOURCE**

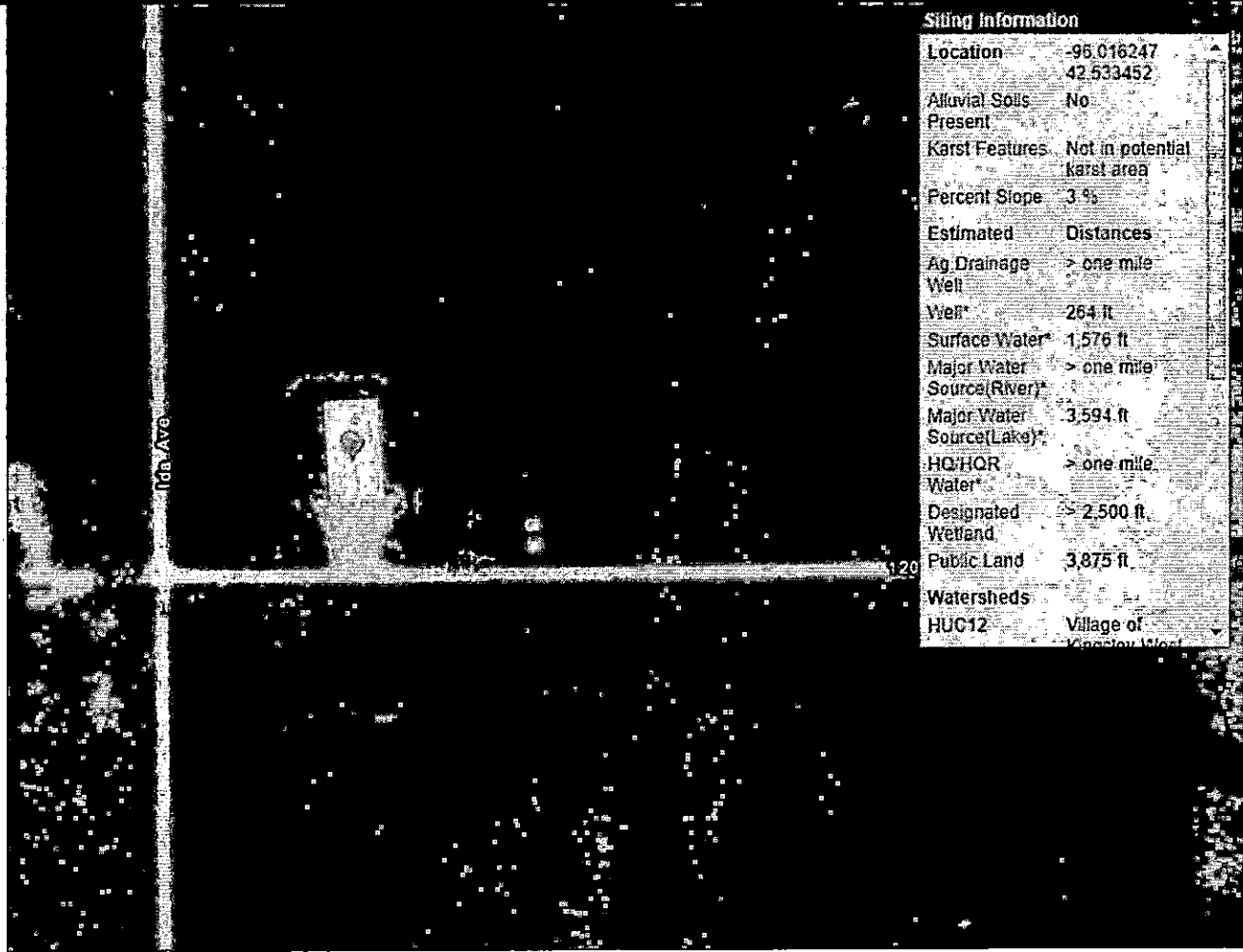
**REQUIRED DISTANCE**

1,095 feet (567 IAC 65.11(455B), Table 6, Other Distances)

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
501 feet to 750 feet	10		10	

**DATA INTERPRETATION**



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

The location of the proposed site exceeds the 500 required feet from a water source. Staff concurs with the applicant's score of 10.

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
501 feet to 750 feet	10		10	

**MATRIX ITEM #6**

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

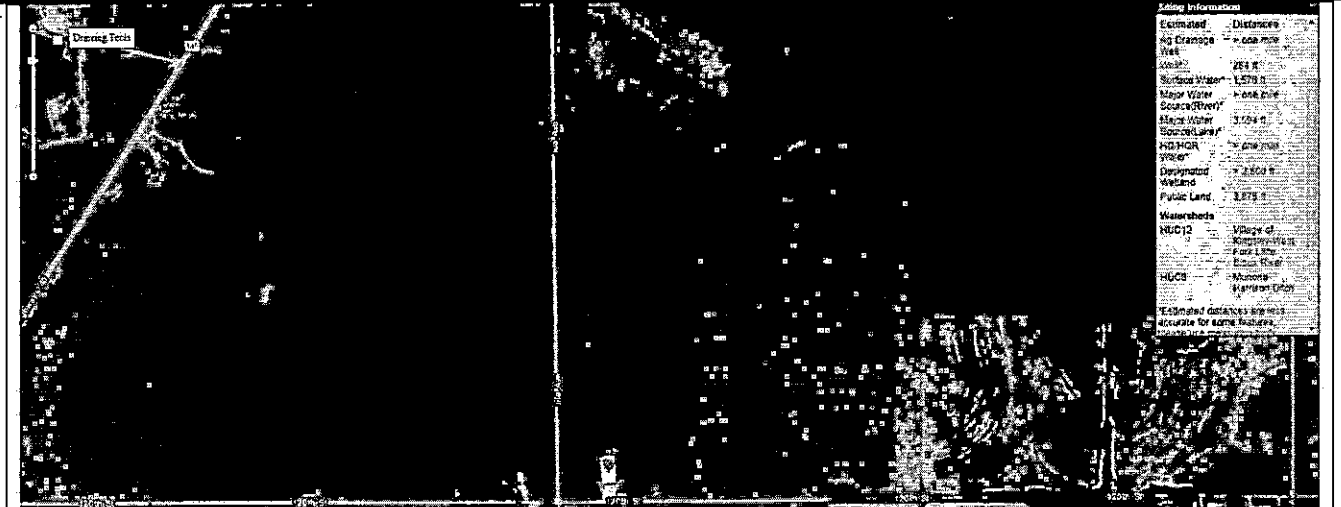
**REQUIRED DISTANCE**

2,500 feet (567 IAC 65.11(455B), Table 6)

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
500 feet or more	10	4		6

**DATA INTERPRETATION**



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

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

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
500 feet or more	10	4		6

**MATRIX ITEM #8**

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

- AGRICULTURAL DRAINAGE WELL
- KNOWN SINKHOLE
- MAJOR WATER SOURCE

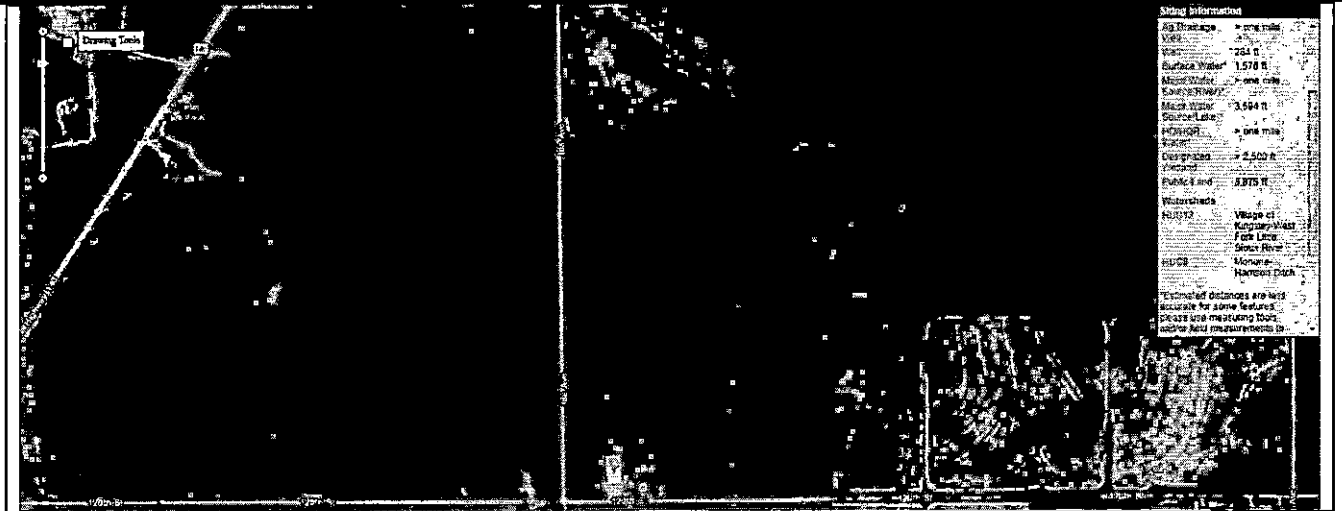
**REQUIRED DISTANCE**

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

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
2,501 feet or more	50	5	25	20

**DATA INTERPRETATION**



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

Staff concurs with the applicant's score of 50.

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
2,501 feet or more	50	5	25	20

**MATRIX ITEM #9**

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

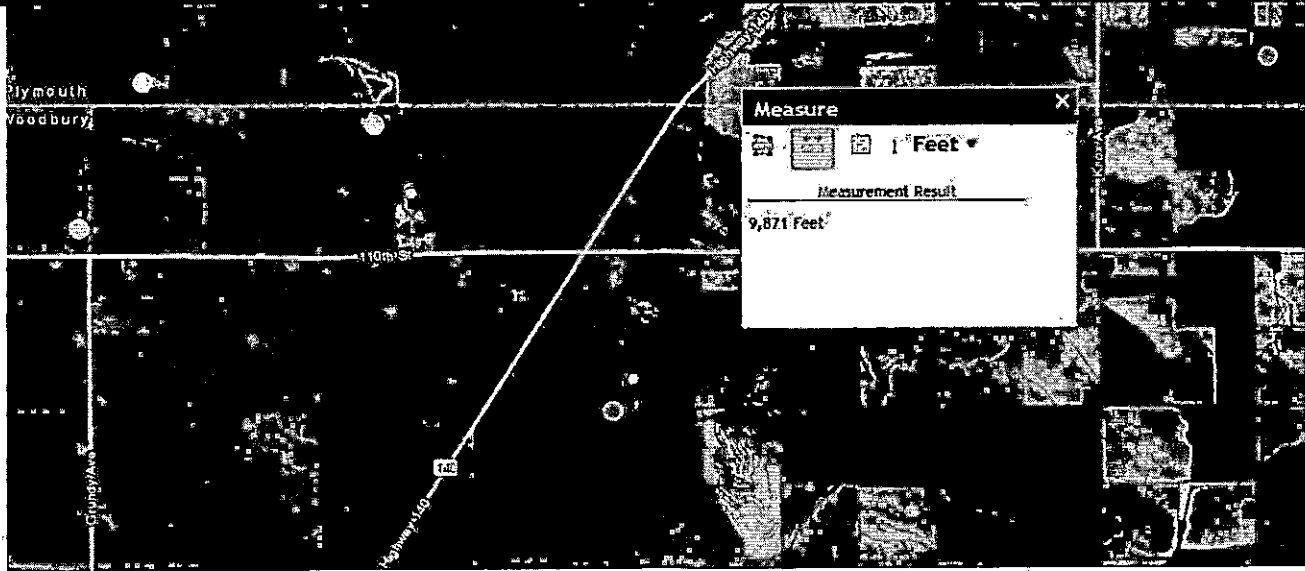
**REQUIRED DISTANCE**

3,750 feet

**APPLICANT RESPONSE**

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

**DATA INTERPRETATION**



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

The Larry Guthridge Combined Operation #56513 site is greater than 10,000 FT from the proposed site. This location has a MMP on file. Staff concurs with the applicant's score of 25.

**STAFF SCORE**

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

**MATRIX ITEM #10**

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

**REQUIRED DISTANCE**

1,000 feet

**APPLICANT RESPONSE**

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

**DATA INTERPRETATION**



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

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

**STAFF SCORE**

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

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

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
COVERED LIQUID MANURE STORAGE	30	27		3

**DATA INTERPRETATION**

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

**STAFF SCORE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
COVERED LIQUID MANURE STORAGE	30	27		3

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

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
FORMED MANURE STORAGE STRUCTURE	30		27	3

**DATA INTERPRETATION**

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

**STAFF SCORE**

	<b>SCORE</b>	<b>AIR</b>	<b>WATER</b>	<b>COMMUNITY</b>
FORMED MANURE STORAGE STRUCTURE	30		27	3

**MATRIX ITEM #19**

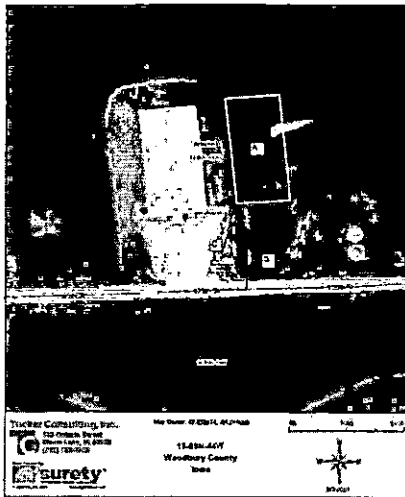
**PROPOSED CONFINEMENT SITE HAS A SUITABLE TRUCK TURNAROUND AREA SO THAT SEMITRAILERS DO NOT HAVE TO BACK INTO THE FACILITY FROM THE ROAD**

**APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
TRUCK TURNAROUND	20			20

**DATA INTERPRETATION**

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



Data Source: Application

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
TRUCK TURNAROUND	20			20

**MATRIX ITEM #20**

**CONSTRUCTION PERMIT APPLICANT'S ANIMAL FEEDING OPERATION ENVIRONMENTAL AND WORKER PROTECTION VIOLATION HISTORY FOR THE LAST FIVE YEARS AT ALL FACILITIES IN WHICH THE APPLICANT HAS AN INTEREST**

**APPLICANT RESPONSE**

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

**DATA INTERPRETATION**

After review of the Iowa DNR's online database at: <https://programs.iowadnr.gov/animalfeedingoperations/FacilitySummary.aspx?FacilityId=68606>, there are no listed administrative orders in the last five years. Staff concurs with the applicant's score of 30.

**STAFF SCORE**

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

**MATRIX ITEM #24****FACILITY SIZE****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
1 to 2,000 animal unity capacity	20			20

**DATA INTERPRETATION**

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

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
1 to 2,000 animal unity capacity	20			20

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

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

**DATA INTERPRETATION**

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

**STAFF SCORE**

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

**MATRIX ITEM #26****LIQUID OR DRY MANURE (CHOOSE ONLY ONE SUBSECTION FROM SUBSECTIONS "A" - "E" AND MARK ONE SCORE THAT SUBSECTION).****APPLICANT RESPONSE**

	SCORE	AIR	WATER	COMMUNITY
Injection or incorporation of manure on the same date it is land-applied	30	12	12	6

**DATA INTERPRETATION**

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

**STAFF SCORE**

	SCORE	AIR	WATER	COMMUNITY
Injection or incorporation of manure on the same date it is land-applied	30	12	12	6