



WOODBURY COUNTY ZONING COMMISSION

Special Meeting

Wednesday, May 29, 2024 at 5:00 PM

The Zoning Commission will hold a special public meeting on **Wednesday, May 29, 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 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 345 621 519#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: 4/22/24
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – THOMPSON FARM ADDITION. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R46W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 on Parcel #884621200002. The property is approximately 1.1 miles north of the City of Bronson. The property is located in the Agricultural Preservation (AP) Zoning District and is on the south side of 190th Street. Property Owner(s)/Applicant(s): Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Bronson, IA 51007-0106 / Mark W. Thompson, 1995 Eastland Ave., Bronson, IA 51007-0106.
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – HUSEN 2ND ADDITION. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as, <i>Husen 2nd Addition</i> , Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220 th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) – Zone A. Applicant(s)/Property Owner(s): Dolf Ivener representing / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874705200001. SUMMARY: The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001. Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and

	Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED ASPHALT MIXING (TEMPORARY) SITE ON PARCEL #894431100010 and PARCEL #894431100011. SUMMARY: Consideration for a recommendation to the Board of Adjustment of the Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN

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Minutes - Woodbury County Zoning Commission – April 22, 2024

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

Meeting Audio:

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

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

ZC Members Present:

Barb Parker, Jeff Hanson, Tom Bride

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

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

Call to Order

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

Public Comment on Matters Not on the Agenda

None

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

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

Priestley read the report summary of the proposed Yockey Farm Addition subdivision into the record. Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002. The subdivision is being completed to reconfigure the property lines and to establish two (2) lots. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on April 9, 2024. The neighbors within 1000 FT have been duly notified via a April 5, 2024 letter about the April 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Anthon waived their extraterritorial review authority with the approval of Resolution No. 2024-5.564. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Parker motioned to close public hearing. Second by Hanson. Carried 3-0. Hanson motioned to approve and forward to Board of Supervisors. Second by Parker. Carried 3-0.

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

Summary:

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

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

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

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

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

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

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

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

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

Bride offered an opportunity for the public to present comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

Bride asked if there is a motion?

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

Bride asked if there is a second on that motion?

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

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

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

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

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

CoZO Spring Conference 2024 (Information Item):

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

Public Comment on Matters Not on the Agenda

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

Staff Update

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

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

Commissioner Comment of Inquiry

None

Adjournment

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

APPENDIX – RECEIVED ITEMS

Daniel Priestley

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

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.**

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

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

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

Thank you.

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

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

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

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

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

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

1. Safety

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

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

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

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

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

2. Health

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

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

3. Transportation

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

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

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

4. Ecology and the Environment

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

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

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

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

5. Miscellaneous Questions

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

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

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

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

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

Thank you.

Glenna J. Tevis

2539 County Road D25 (Old Highway 141)

Hornick, Iowa 51026

Please enter these comments into the public record.

Daniel Priestley

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

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To: Woodbury County Zoning Coordinator, Daniel Priestly

Regarding: Conditional Use Permit Proposal for Waste Composting

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

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

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

Respectfully submitted,

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

Daniel Priestley

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

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Hello Mr. Priestley:

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

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

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

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

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

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

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

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

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

Under Criteria 6 of the Zoning Ordinance for Board Approval: *The Proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic, or historic features of the subject property or adjacent properties* (Woodbury County Zoning Ordinance, Sec. 2.02-9).

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

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

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

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

2. Under Criteria 3 of the Zoning Ordinance for Board Approval: *The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare* (Woodbury County Zoning Ordinance, Sec. 2.02-9).

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

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

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

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

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

What about OTHER CONSIDERATION 1: *The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.-02-9).*

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

OTHER CONSIDERATION 2: *All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).* I see no response to Consideration 2 by the applicants.

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

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

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

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

Daniel Priestley

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

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Dan

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

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

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

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

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

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

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

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

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

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

Thank you for your time.

Kimberly Sulsberger
2853 Grundy Ave
Hornick, IA 51026

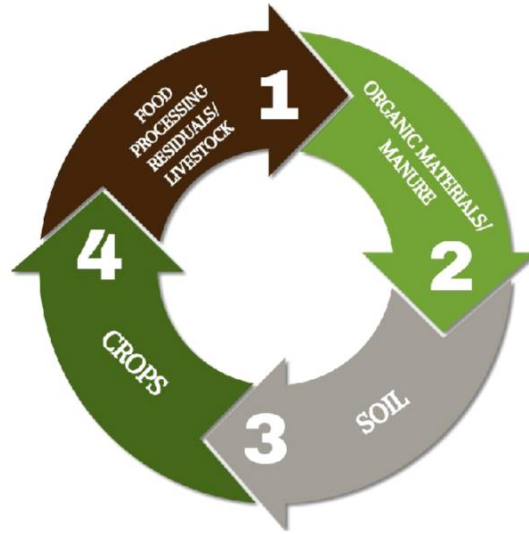
Please enter these comments into the public record.



Completing The Nutrient Cycle

FEBRUARY 7, 2024

ABE SANDQUIST
CCA - USDA TSP



1

Who Am I?



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

2



Creating WINS



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

3

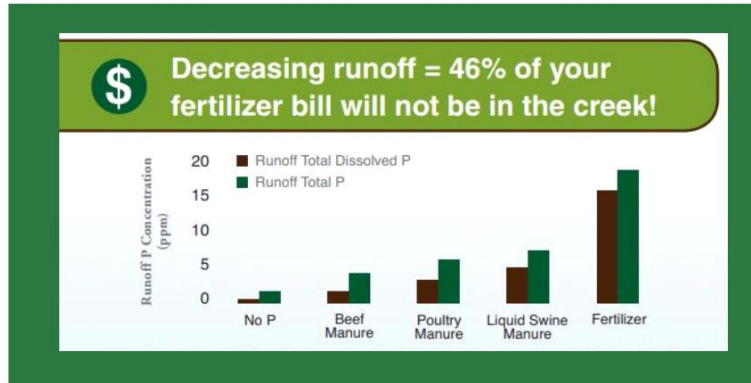
Why is manure popular?



4

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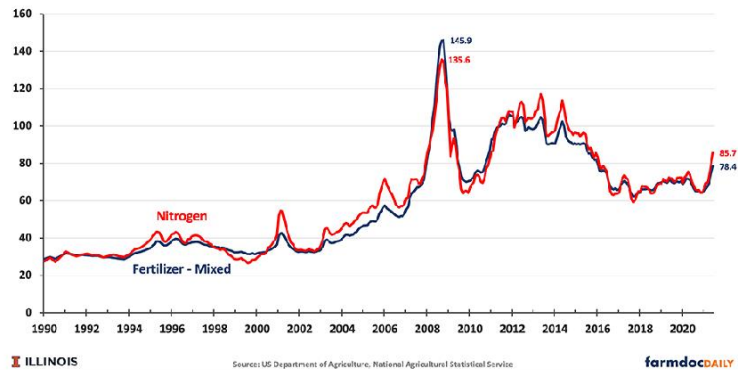
Need for better Environmental Stewardship



5

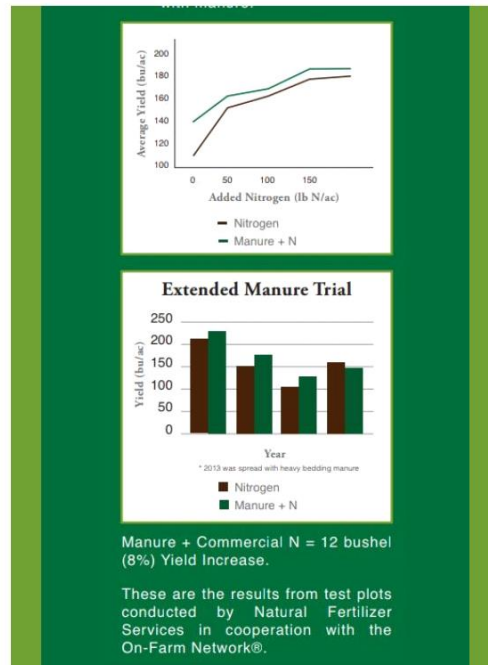
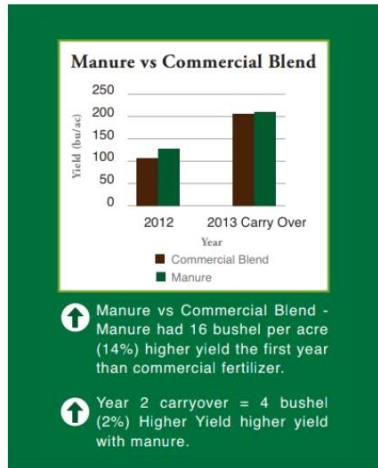
Fertilizer prices have increased

Figure 1. USDA Fertilizer Index for Prices Paid on Mixed Fertilizers and Nitrogen Fertilizers from Jan 1990 to Jun 2021 (2011 = 100)



6

Improving soils and yields



7

Not enough manure to fertilizer the midwest

8

By [REUTERS](#) April 6, 2022

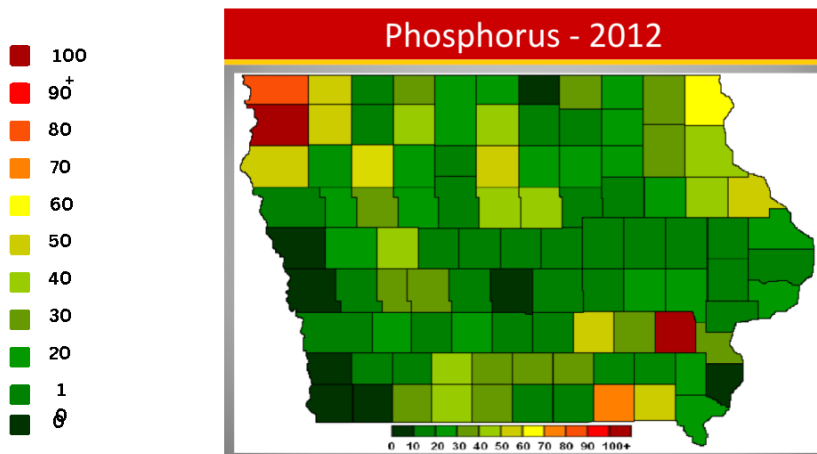
For nearly two decades, Abe Sandquist has used every marketing tool he can think of to sell the back end of a cow. Poop, after all, needs to go somewhere. The Midwestern entrepreneur has worked hard to woo farmers on its benefits for their crops.

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

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

9

% Phosphorus needs obtained from manure.

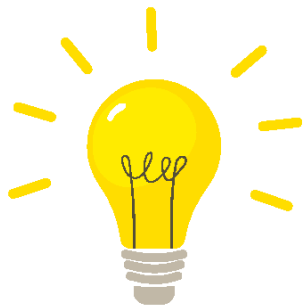


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27

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

11



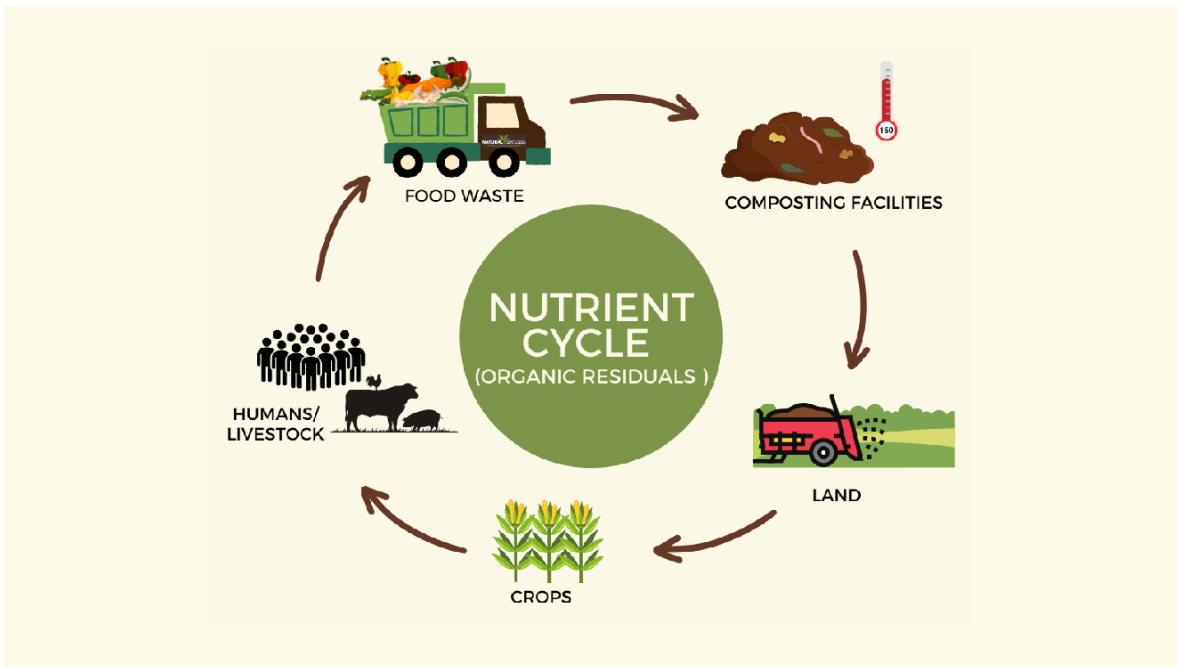
Creating WINS



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

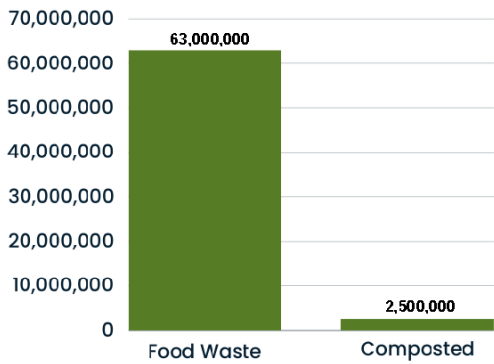
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13

EPA STUDY 2018 IN US TONS



14

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

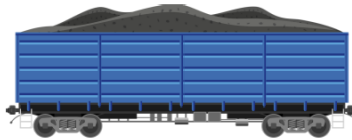
This would be like...



removing emissions from 303,000 passenger vehicles a year



conserving nearly 162 million gallons of gasoline



or not burning 7,700 railcars of coal.

*Iowa DNR 2022 Iowa Outdoor Magazine data

15

Creating **WINS** with the nutrient cycle

- ✓ Suppliers
- ✓ Buyers
- ✓ Environment
- ✓ Economy

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

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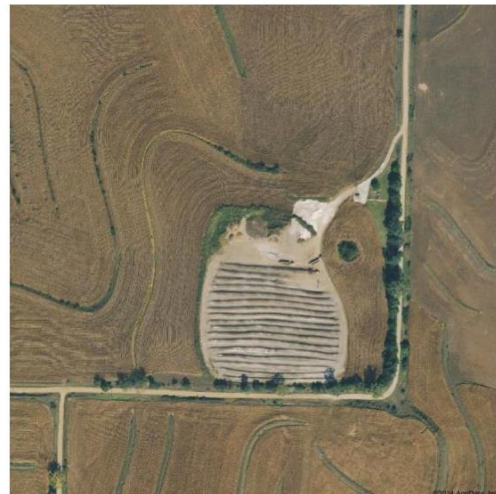
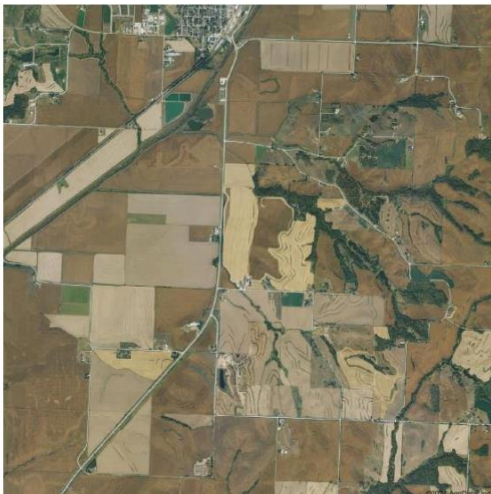
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Iowa State University Compost Site



17

Natural Fertilizer Products Current Livestock Manure Compost Sites



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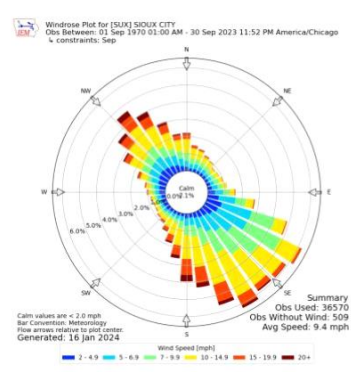
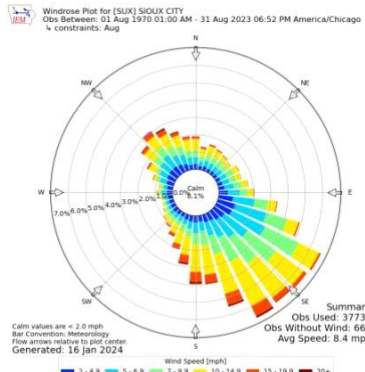
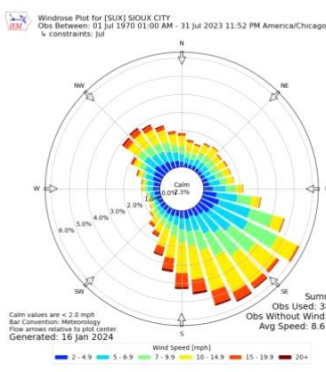
9
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Natural Fertilizer Products Current Livestock Manure Compost Sites



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ISU Wind Charts



20

10
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We Make [REDACTED] Happen!

any questions?

21

Thank You

Abe Sandquist

Certified Crop Advisor (CCA)

USDA Technical Service Provider (TSP)

22

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Abraham Sandquist History

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

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

Abe's Successes

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

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

The Businesses

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

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

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

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

The Expansion Plans

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

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



Received from Glenna Tevis



Received from Glenna Tevis



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 – MAY 22, 2024

THOMPSON FARM ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS

Applicant(s)/Owner(s):	Mark W. & Mary J. Thompson Joint Revocable Trust
Application Type:	Minor Subdivision
Name of Subdivision:	Thompson Farm Addition
Application Date:	April 22, 2024
Number of Lots:	One (1)
Total Acres:	2.24
Extraterritorial Review:	Bronson
Legal Notice Date:	May 14, 2024
Neighbor(s) Notice Date:	May 10, 2024
Stakeholder(s) Notice Date:	April 29, 2024
Zoning Commission Public Hearing Date:	May 29, 2024
Board of Supervisors Agenda Date:	TBD
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Alan Fagan, 712-539-1471

PROPERTY DETAILS

Parcel(s):	884621200002
Township/Range:	T88N R46W (Floyd)
Section:	21
Quarter:	NW ¼ NE ¼
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Area to be subdivided not in the floodplain (Zone X)
Property Address:	N/A

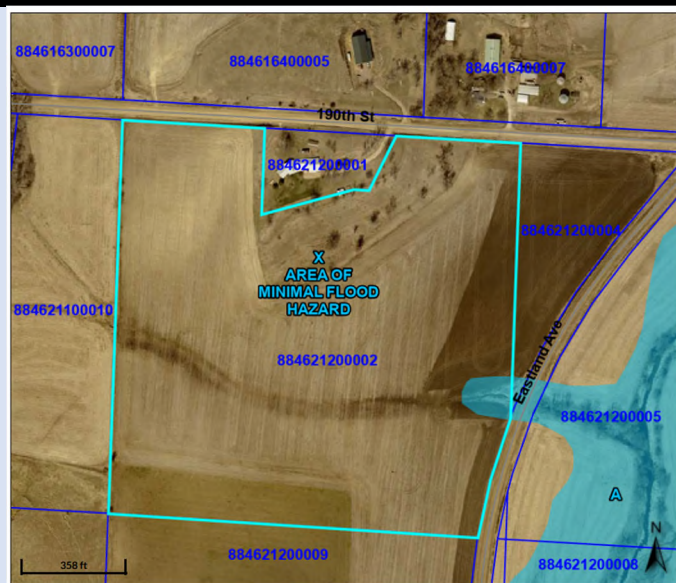
CONTENTS

Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Review Criteria / Applicant Responses	
Application	
Supporting Documentation	

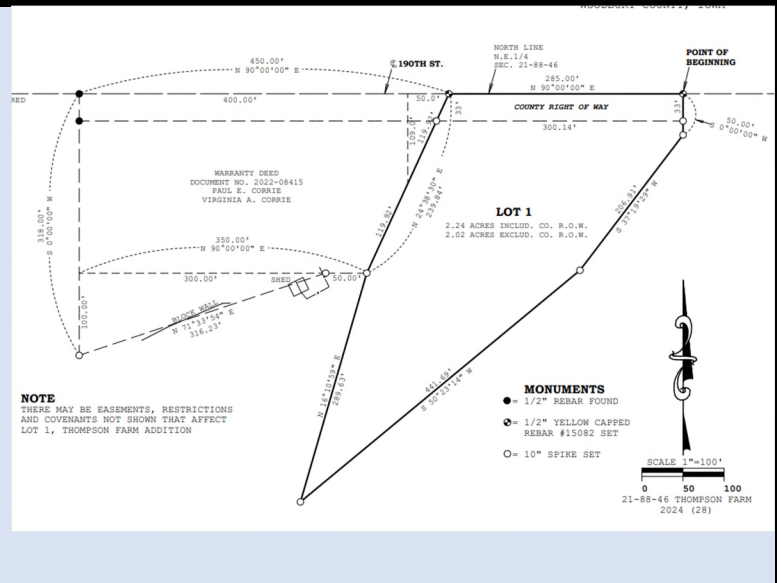
SUMMARY

The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal Legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 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 the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends 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 of the *Thompson Farm Addition* final plat to the Woodbury County Board of Supervisors.



WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: MARK W. THOMPSON
Name of Owner

Mailing Address: 1995 EASTLAND AVE. BRANSON, IA 57007-0106
Street City or Town State and Zip + 4

Property Address: NO ADDRESS YET
Street City or Town State and Zip + 4

Ph/Cell #: 712 203-0387 E-mail Address: _____

To subdivide land located in the NW-NE Quarter of Section 21-88-46

Civil Township FLOYD GIS Parcel # 88462120002

Name of Subdivision: THOMPSON FARM ADDITION

Subdivision Area in Acres 2.24 Number of Lots 1

Attachments:

- 1. Eight (8) copies of grading plans; if required. N/A
- 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: ALAN L. FAGAN Ph/Cell: 712 539-1471

Attorney: ROBERT REHAN Ph/Cell: 712 255-1085

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

Owner's Signature: [Signature]
ALAN FAGAN FOR OWNER

Zoning Director: [Signature]

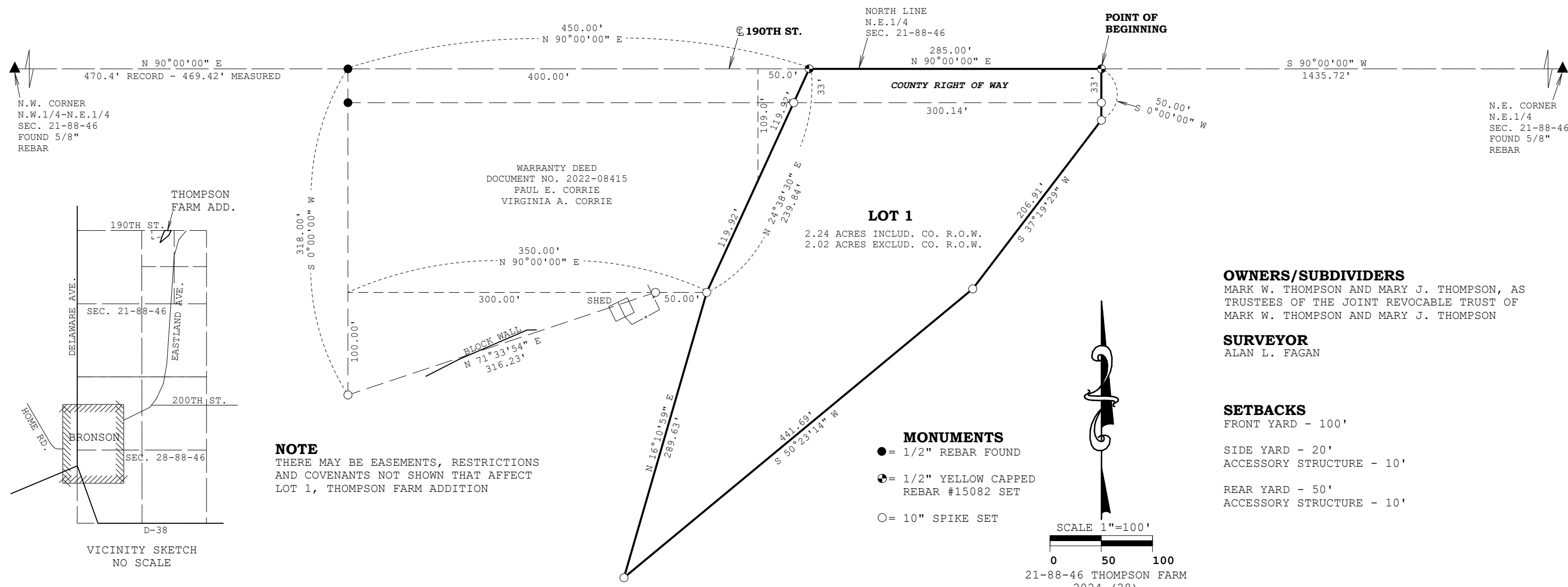
For Office Use Only:

Zoning District AP Flood District X Date 4-22-24 No. 6975

Application Fee 4 Lots or less (\$300*+ Additional Fees) \$ 300 CK#13329
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
A MINOR SUBDIVISION PLAT
OF
THOMPSON FARM ADDITION
WOODBURY COUNTY, IOWA



BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2024, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

MATTHEW UNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:

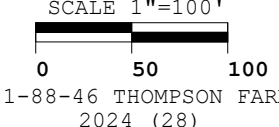
PATRICK F. GILL
SECRETARY

OWNERS/SUBDIVIDERS
MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

SURVEYOR
ALAN L. FAGAN

SETBACKS
FRONT YARD - 100'
SIDE YARD - 20'
ACCESSORY STRUCTURE - 10'
REAR YARD - 50'
ACCESSORY STRUCTURE - 10'

MONUMENTS
● = 1/2" REBAR FOUND
○ = 1/2" YELLOW CAPPED REBAR #15082 SET
○ = 10" SPIKE SET



SURVEYOR'S DESCRIPTION:

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4; THENCE S.90°00'00"W. ALONG THE NORTH LINE OF SAID N.E.1/4 FOR 1435.72 FEET TO THE POINT OF BEGINNING; THENCE S.0°00'00"W. FOR 50.00 FEET; THENCE S.37°19'29"W. FOR 206.91 FEET; THENCE S.50°23'14"W. FOR 441.69 FEET; THENCE N.16°10'59"E. FOR 289.63 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER: 2022-08415 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.24°38'30"E. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 239.84 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.02 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.E.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY: : SS

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 202__ AT _____

O'CLOCK __.M. RECORDED IN PLAT ENVELOPE _____, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2024.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, IS A 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 AND STREETS 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 AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA _____, 2024.

ALAN L. FAGAN
IOWA NO. 15082



TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

DATE OF SURVEY: DECEMBER 2023
INDEX LEGEND
SURVEYOR: ALAN L. FAGAN 712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY: WOODBURY
SECTION(S): 21 T. 88 N., R. 46 W.
ALIQUOT PART: PART OF THE N.W.1/4 OF THE N.E.1/4
CITY:
SUBDIVISION:
BLOCK(S):
LOT(S):
PROPRIETOR(S): MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON & MARY J. THOMPSON
REQUESTED BY: MARK W. THOMPSON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, DATED SEPTEMBER 14, 2021, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 2024.

MARK W. THOMPSON
TRUSTEE

MARY J. THOMPSON
TRUSTEE

STATE OF IOWA :
WOODBURY COUNTY: :SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, DATED SEPTEMBER 14, 2021, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2024.

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 202__, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712 539-1471

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:

	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.
	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.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	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.
	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
	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.
	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
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	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.
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

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:


	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
	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.
	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
	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.
	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
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	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.
	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.

Resolution # 8-2024

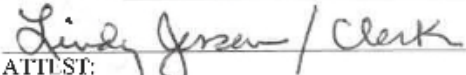
CITY OF BRONSON, WOODBURY COUNTY, IOWA
CITY COUNCIL RESOLUTION NO. 8-2024

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF THOMPSON FARM ADDITION,
WOODBURY COUNTY, IOWA.

NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BRONSON, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF THOMPSON FARM ADDITION,
WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS
RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED 4-9-24


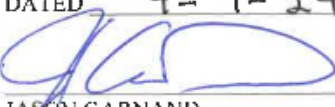
JASON GARNAND
MAYOR


APPROVED 4-9-24


ATTTEST:
LINDY JESSEN
CITY CLERK

STATE OF IOWA :
: SS
COUNTY OF WOODBURY :

I, LINDY JESSEN, CLERK OF THE CITY OF BRONSON, WOODBURY COUNTY, IOWA, DO
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF THOMPSON FARM ADDITION,
WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY
COUNCIL OF SAID CITY ON THE 9th DAY OF April, 2024 AND
APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND
COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 4-9-24


JASON GARNAND
MAYOR


LINDY JESSEN
CITY CLERK

BRONSON RESOLUTION

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHR0
PUBLISHER ID: COL-IA-500365
NOTICE NAME: ZC-5-29-24
Publication Fee: \$82.09

Nichole Seitz
(Signed)

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

Nicole Burkholder
Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on May 29, 2024 at 8:00 PM or as soon thereafter as the matters may be considered.
Said public hearings 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 items may now be examined at the office of the Woodbury County Community and Economic Development on the 9th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 3456215194 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, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at d.priestley@woodburycounty.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.
Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R45W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of the West 664291201810. The property is approximately 1.1 miles north of the City of Blounton. The property is located in the Agricultural Preservation (AP), Zoning District and is on the south side of 19th Street. Property Owner/Applicant(s): Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Blounton, IA 51007-0106 / Mark W. Thompson, 1995 Eastland Ave., Blounton, IA 51007-0106.
Item Two (2)
Zoning Ordinance Map Amendment (Rezoning)
Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Duff Iverser representing Mayo Family Farm, LLC and Brian and Bonnie Iverser Trust LTD July 6, 2026.
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estate (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T67N R47W (Iverser Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 67 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889.8411 E. 182.08 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HULSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 321°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°34'25"W, 125.85 H&L:1 TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING; (PES) (RIBB) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s): Mayo Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Iverser Trust LTD July 6, 2026, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Duff Iverser representing Mayo Family Farm, LLC and the Brian and Bonnie Iverser Trust LTD July 6, 2026.
Item Three (3)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) - Zone A. Applicant(s)/Property Owner(s): Dori Ivener representing / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	7
Notification Letter Date:	May 10, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	May 29, 2024
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
Trustee of the Joint Revocable Trust of Mark W. Thompson & Mary J. Thompson	1995 Eastland Ave.	Bronson	IA	51007-0106	None
Paul E. Corrie and Virginia A. Corrie	2060 190th Street	Bronson	IA	51007	None
Raymond Haafke	2108 190th Street	Bronson	IA	51007-8011	None
Trustees of the Roland E. McNear & Lynda M. McNear Revocable Living Trust	1974 Delaware Ave.	Bronson	IA	51007	None
Scott E. Schroeder & Michelle M. Schroeder	111 Hill Street	Bronson	IA	51007	None
Corrie R. Schroeder Life Estate reserved by Scott E. Schroeder and Michelle M. Schroeder	2067 190th Street	Bronson	IA	51007	None
Linda L. Aakhus	PO Box 46	Lawton	IA	51030-0046	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF LAWTON:	None
FIBERCOMM:	None
FLOYD TOWNSHIP:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LONGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have no conflicts. Have a great week! – Casey Meinen, 4/30/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 4/30/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No comments from NuStar. – Matt McGee, 4/30/24.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	Looks ok to me. – Diane Swoboda Peterson, 4/29/24.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 4/23/24.
WOODBURY COUNTY TREASURER:	All certified taxes are paid in full on this parcel. We do not have any other comments or concerns. – Tina Bertrand, 4/29/24.



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. Naha, P.E.
mnaha@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. Naha, County Engineer

Date: May 20, 2024

Subject: Thompson 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 29, 2024.

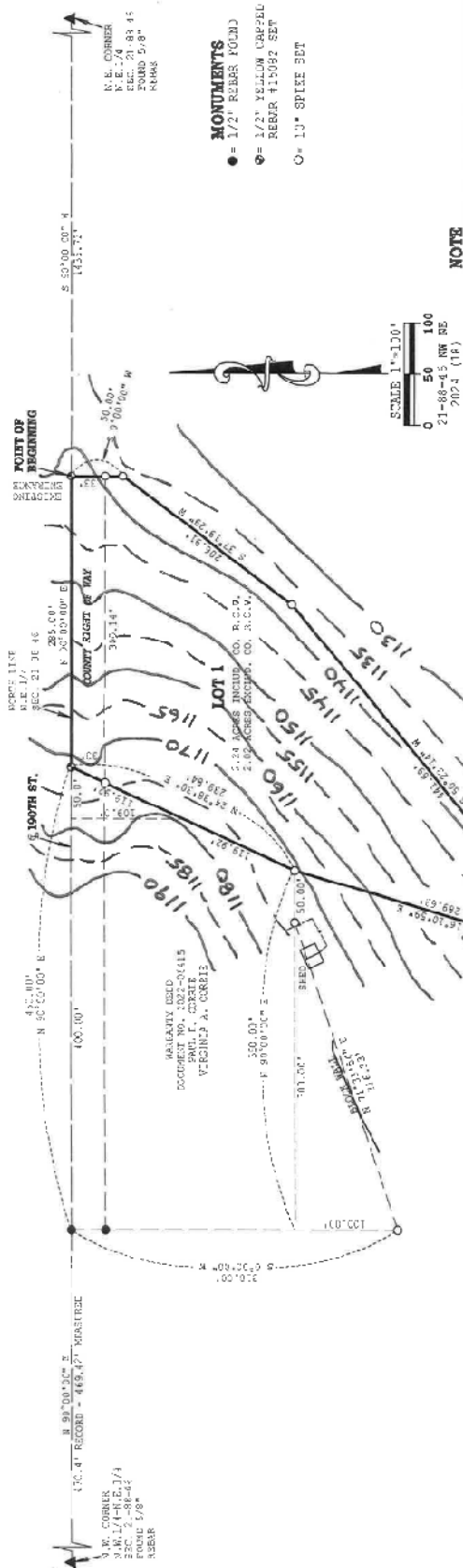
I am offering the following comments for your consideration.

- 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 each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway has been in use as an agricultural entrance, has been improved with a new culvert, and is approved for residential use.
- 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

PRELIMINARY DRAWING
A MINOR SUBDIVISION PLAN
OF
THOMPSON FARM ADDITION
WOODBURY COUNTY, IOWA



NOTE
PLEASE READ ALL ELEMENTS, REVISIONS AND COVENANTS AND SPECIALLY THE EFFECT OF LOT 1, THOMPSON FARM ADDITION.

OWNERS/SUBDIVIDERS
MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

SURVEYOR
ALAN L. FROEM

ZONING
AG AG PRESERVATION

WATER/SEWER
PRIVATE WELL/SEPTIC SYSTEM

POWER
WOODBURY COUNTY REC

TELEPHONE
WYCEL

SETBACKS
FRONT YARD - 100'
SIDE YARD - 20'
ACCESSORY STRUCTURE 10'
REAR YARD - 50'
NECESSARY STRUCTURE - 10'

SURVEYOR'S DESCRIPTION:
PART OF THE N.W. 1/4 OF TWP 36 N. R. 17 E. S. 17 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 46 WEST OF THE 5TH MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE E. E. CORNER OF SAID N.W. 1/4; THENCE S. 90° 00' 00" W. ALONG THE NORTH LINE OF SAID N.W. 1/4 FOR 1418.72 FEET TO THE POINT OF BEGINNING; THENCE S. 10° 00' 00" W. FOR 100.00 FEET; THENCE S. 16° 16' 59" W. FOR 284.13 FEET TO THE SOUTHWESTLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER 2722-66413 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S. 24° 30' 00" E. ALONG THE EASTLINE OF SAID PARCEL FOR 239.64 FEET TO THE NORTHWESTLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.W. 1/4; THENCE N. 90° 00' 00" E. ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.15 ACRES INCLUDING SAID RIGHT OF WAY, SUBJECT TO ALL EASEMENTS, RIGHTS AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W. 1/4 IS ASSUMED TO BE AN N. 90° 00' 00" E.



AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 438
MERRILL, IA 50388
712.594.117

DATE OF SURVEY: DECEMBER 2023

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Sir:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Thompson Farm Addition, Woodbury County, Iowa, described more particularly as:

Part of the N.W. ¼ of the N.E. ¼ of Section 21, Township 88 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the N.E. corner of said N.E. ¼; thence S. 90°00'00" W. along the North Line of said N.E. ¼ for 1,435.72 feet to the point of beginning; thence S. 00°00'00" W. for 50.00 feet; thence S. 37°19'29" W. for 206.91 feet; thence S. 50°23'14" W. for 441.69 feet; thence N. 16°10'59" E. for 289.63 feet to the Southeasterly corner of a parcel described on a Warranty Deed recorded on Document Number: 2022-08415 in the Woodbury County Recorder's Office; thence N. 24°38'30" E. along the Easterly Line of said parcel for 239.84 feet to the Northeasterly corner of said parcel and the North Line of said N.E. ¼; thence N. 90°00'00" E. along said North Line for 285.00 feet to the point of beginning. Containing 2.24 acres including County right of way and 2.02 acres excluding said right of way.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated _____, 2024 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Mark W. Thompson and Mary J. Thompson, as Trustees of the Joint Revocable Trust of Mark W. Thompson and Mary J. Thompson, dated September 14, 2021, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

- a) Easement shown under a Real Estate Contract attached to an Application for Authority to Sell Real Estate filed February 26, 2008 in the Estate of Rena E. Kenney, No. BSPR050737 (Seller) and Mark W. Thompson and Mary J. Thompson (Buyers) allowing Joan Fouts Mosier the right to use the water from a well located on the property being purchased by Thompson and allowing Fouts Mosier to use, repair, maintain or replace the well.

b) Easement filed December 19, 1939 in Book 146 Misc., Page 25 conveyed to Woodbury County Rural Electric Co-Operative Association, its successors and assigns in connection with the operation of an electric line.

c) Deed filed February 20, 1946 in Book 105, Page 76 which reserves a rail road right of way over and across the NE ¼ of 21-88-46.

d) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;

e) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;

f) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.

g) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.

h) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899.

i) Matters reflected on the final plat of Thompson Farm Addition, Woodbury County, Iowa.

j) 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: _____, 2024.

ROBERT J. REHAN
Attorney at Law

Woodbury County, IA / Sioux City

Summary

Parcel ID 884621200002
Alternate ID 816360
Property Address N/A
Sec/Twp/Rng 21-88-46
Brief NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE
Tax Description (Note: Not to be used on legal documents)
Deed Book/Page [2021-12736 \(9/14/2021\)](#)
Gross Acres 36.45
Net Acres 36.45
Adjusted CSR Pts 2393.27
Zoning AP - AGRICULTURAL PRESERVATION
District 0026 FLOYD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A

Owner

Deed Holder
[THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST](#)
[1995 EASTLAND AVE](#)
 BRONSON IA 51007-0106
Contract Holder
Mailing Address
 THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
 1995 EASTLAND AVE
 BRONSON IA 51007-0106

Land

Lot Area 36.45 Acres :1,587,762 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/14/2021	THOMPSON MARK W & MARY J	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST	2021-12736	No consideration	Deed		\$0.00
4/25/2008	KENNEY RENA E ESTATE,% BONNIE MITCHELL EXECUTOR	THOMPSON MARY J & MARK W	697/9935	TRANSFER TO / BY ESTATE	Deed		\$224,510.00
8/27/2007	KENNEY RENA E	KENNEY RENA E ESTATE	693/3700	TRANSFER TO / BY ESTATE	Deed		\$0.00
7/18/2002	NORWEST BANK IOWA NA TRUSTEE ,CECIL G KENNEY TRUST % ICG	KENNEY RENA	546/2113	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	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260

Sioux City Special Assessments and Fees

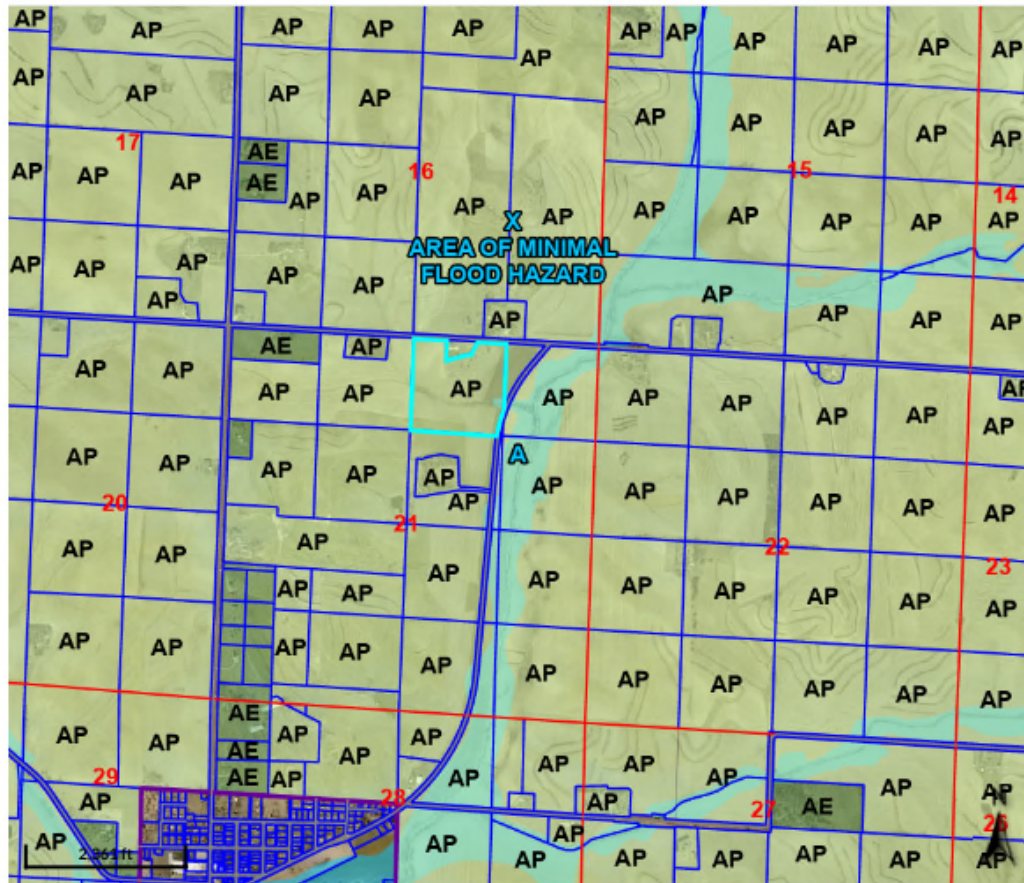
[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

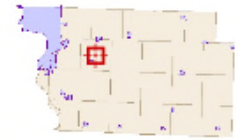
[Apply for Homestead, Military or Business Property Tax Credits](#)

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.

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

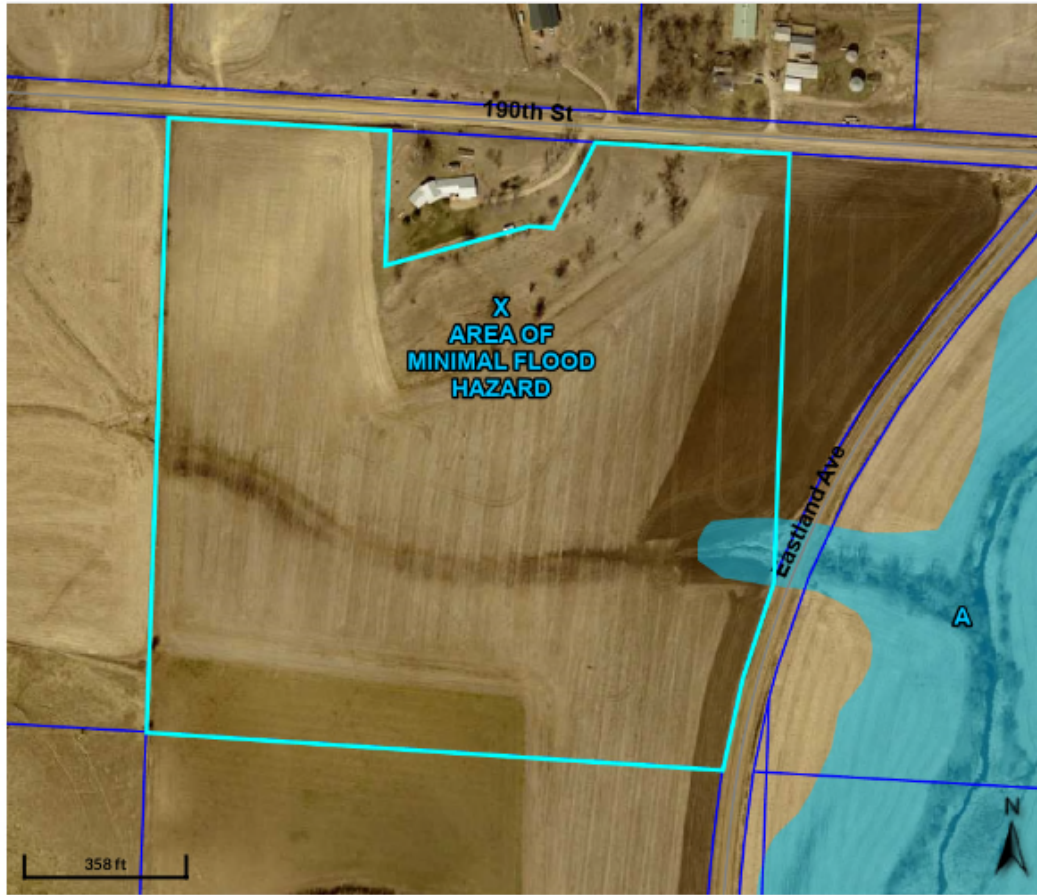
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID 884621200002 Alternate ID 816360 Owner Address THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
 Sec/Twp/Rng 21-88-46 Class A 1995 EASTLAND AVE
 Property Address Acreage 36.45 BRONSON, IA 51007-0106
 District 0026
 Brief Tax Description NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE
 (Note: Not to be used on legal documents)

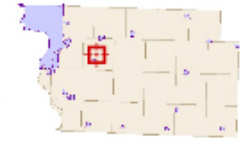
Date created: 4/5/2024
 Last Data Uploaded: 4/5/2024 9:13:02 PM

Developed by Schneider GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

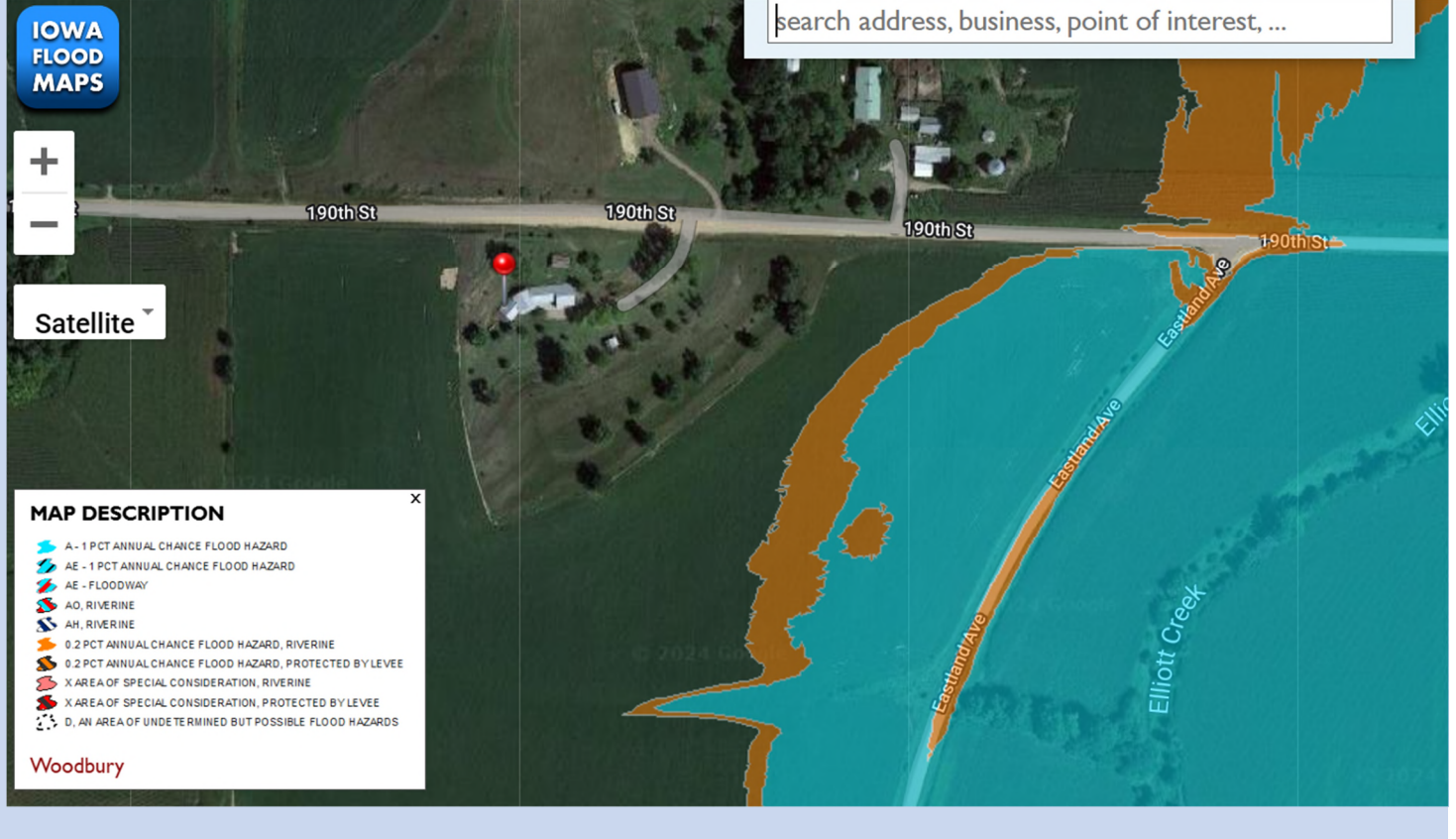
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- ▭ Corp Boundaries
- ▭ Townships
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- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	884621200002	Alternate ID	816360	Owner Address	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
Sec/Twp/Rng	21-88-46	Class	A		1995 EASTLAND AVE
Property Address		Acres	36.45		BRONSON, IA 51007-0106
District	0026				
Brief Tax Description	NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO PT OF BEG NW NE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/5/2024
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Developed by Schneider GEOSPATIAL

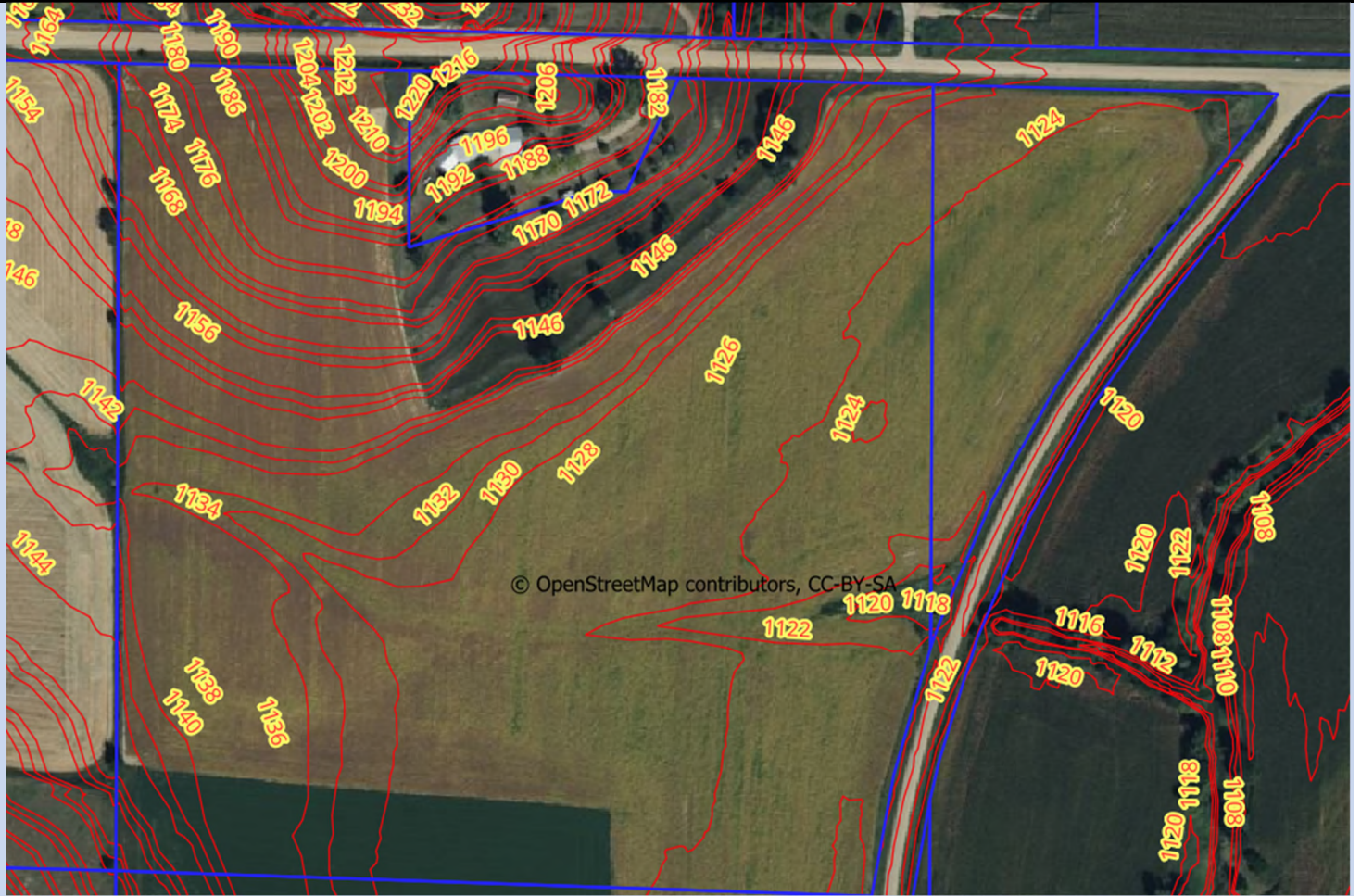
DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP



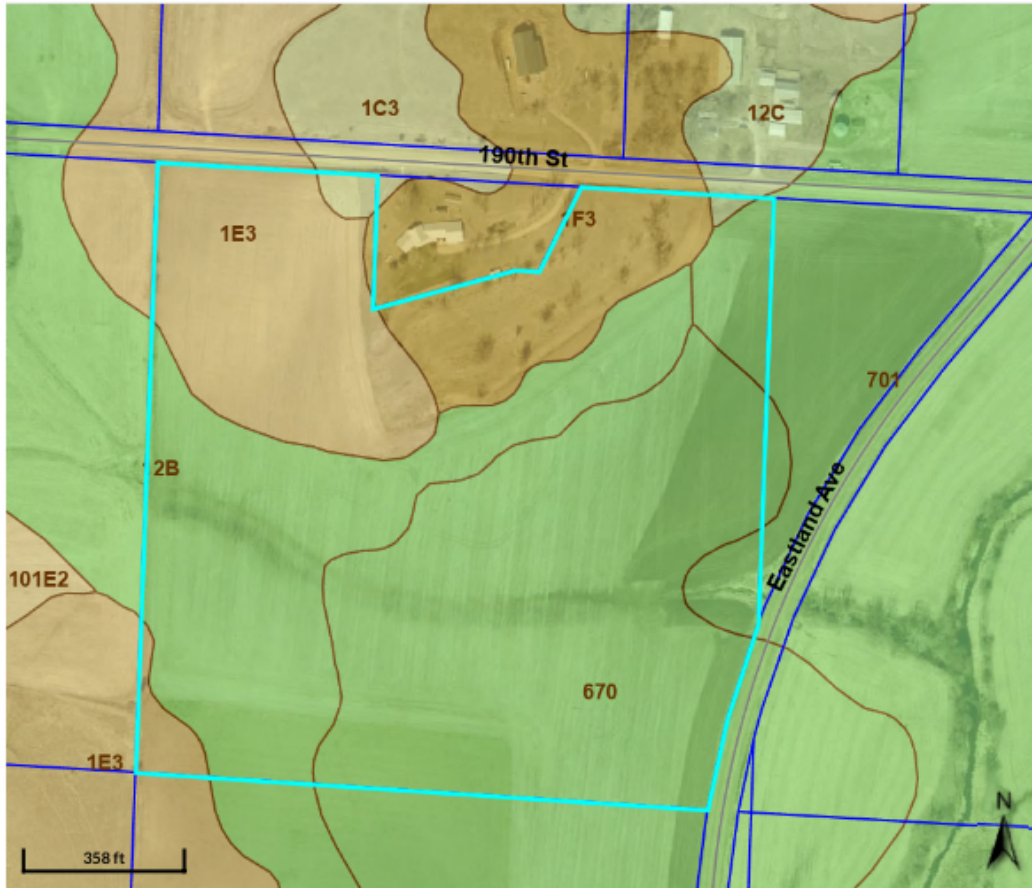
BASE FLOOD ELEVATION DATA

Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is less than five (5) acres.

ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	884621200002	Alternate ID	816360	Owner Address	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
Sec/Twp/Rng	21-88-46	Class	A		1995 EASTLAND AVE
Property Address		Acreage	36.45		BRONSON, IA 51007-0106
District	0026				
Brief Tax Description	NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 FT TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE (Note: Not to be used on legal documents)				

Date created: 4/5/2024
 Last Data Uploaded: 4/5/2024 9:13:02 PM

Developed by Schneider
 GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	884621200002		
Gross Acres	36.45		
ROW Acres	0.00		
Gross Taxable Acres	36.45		
Exempt Acres	0.00		
Net Taxable Acres	36.45	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	65.73	(2395.79 CSR2 Points / 36.45 Gross Taxable Acres)	

Aglan d Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	32.46	72.46	2,352.10	2,352.10
Non-Crop	3.99	10.95	43.69	41.17
Total	36.45		2,395.79	2,393.27

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	9.45	878.85	878.85
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.07	6.23	6.23
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	14.77	1,211.14	1,211.14
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	79.00	1.72	135.88	135.88
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.17	9.86	9.86
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.99	107.82	107.82
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	0.29	2.32	2.32
Non-Crop	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	0.01	0.93	0.47
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.02	1.78	0.92
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.06	3.48	2.28
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.63	11.34	11.34
Non-Crop	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	3.27	26.16	26.16
Total				36.45	2,395.79	2,393.27

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Contact Us

Developed by
 Schneider
 GEOSPATIAL



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 – MAY 22, 2024

HUSEN 2nd ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust	Parcel(s):	874705200001	Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Application Type:	Minor Subdivision	Township/Range:	T87N R47W (Liberty)	Legal Notification	
Name of Subdivision:	Husen 2 nd Addition	Section:	5	Neighbor(s) Notification	
Application Date:		Quarter:	NW 1/4 of the NE 1/4	Stakeholder(s) Comments	
Number of Lots:	7 including 1 outlot	Zoning District:	Agricultural Preservation (AP)	Review Criteria / Applicant Responses	
Total Acres:	17.56	Floodplain:	Zone A – BFE 1085.1'	Application	
Extraterritorial Review:	Sergeant Bluff: April 9, 2024	Property Address:	N/A	Supporting Documentation	
Legal Notice Date:	May 14, 2024				
Neighbor(s) Notice Date:	May 10, 2024				
Stakeholder(s) Notice Date:	May 6, 2024				
Zoning Commission Public Hearing Date:	May 29, 2024				
Board of Supervisors Agenda Date:	TBD				
Attorney:	Ryan Ross, 712-259-3563				
Surveyor:	Justin Jensen, 515-450-9199				

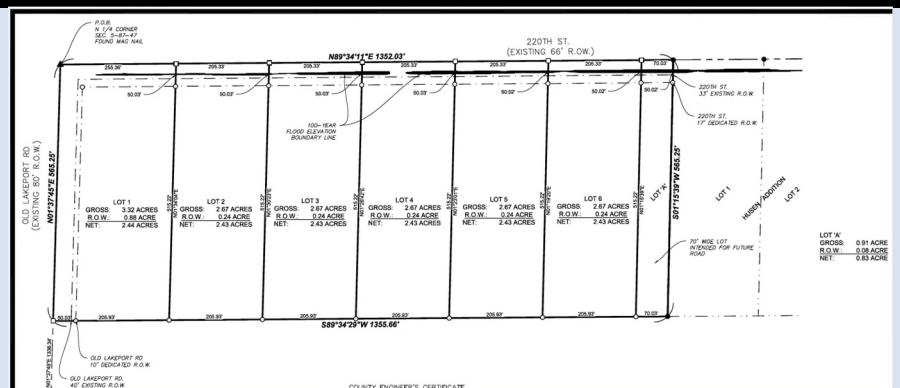
SUMMARY

Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust has filed for a seven (7) lot and one (1) outlot minor subdivision on the property identified as Parcel #874705200001 and referenced above. This subdivision is being completed to establish lots for residential purposes which also requires a Zoning Ordinance Map Amendment (Rezone) to the Agricultural Estates (AE) Zoning District. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 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 located in the Special Flood Hazard Area (SFHA) – Zone A. The Iowa DNR has reported a Base Flood Elevation Level of 1085.1 FT. The City of Sergeant Bluff exercised their extraterritorial review authority with the acceptance and approval of the Husen 2nd Additional, Woodbury County, Iowa final plat with the passage of Resolution No. 24-11. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Based on the County Engineer's recommendation, staff recommends approval with the condition that the property owner's sign a pavement agreement for any future improvements to 220th Street.

AERIAL MAP



PLAT EXCERPT



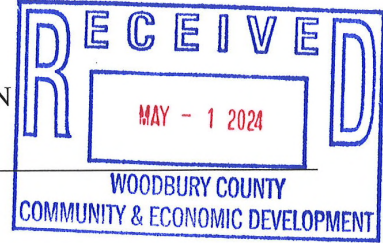
STAFF RECOMMENDATION

Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Based on the County Engineer's recommendation, staff recommends approval with the condition that the property owner's sign a pavement agreement for any future improvements to 220th Street.

SUGGESTED MOTION

Motion to recommend approval of the *Husen 2nd Addition* final plat to the Woodbury County Board of Supervisors with the condition that the property owner's sign a pavement agreement for any future improvements to 220th Street.

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Dolf A. Ivener Name of Owner

Mailing Address: 3400 Talbot Rd Sioux City, IA 51103
Street City or Town State and Zip + 4

Property Address: 1390 220th st Sergeant Bluff, IA 51054
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-9967 E-mail Address: dolfivener@gmail.com

To subdivide land located in the NE Quarter of Section 5

Civil Township 87-47 GIS Parcel # 874705200001

Name of Subdivision: HUSEN 2ND ADDITION

Subdivision Area in Acres 17.56 Number of Lots 7 including the outlot

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: Justin Jensen Ph/Cell: 515-450-9199

Attorney: Ryan Ross Ph/Cell: 712-259-3563

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

Owner's Signature: Dolf Ivener Representative Mexy Gandy
 Zoning Director: IRD Ivener/Brian + Bonnie Trust

For Office Use Only:

Zoning District AP Flood District 240 Date _____ No. 6979

Application Fee
4 Lots or less (\$300*+ Additional Fees)
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) \$335 OK # 1004

*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.

INDEX LEGEND
CITY: SERGEANT BLUFF
COUNTY: WOODBURY
TRS: SECTION 5, T87N, R47W
ALJQUOT PART: NE1/4 NE1/4 & NW 1/4 NE 1/4
PROPRIETOR: MAXYS FAMILY FARM LLC
REQUESTED BY: DOLF IVENER
SURVEYOR: JUSTIN JENSEN
COMPANY: MCCLURE
RETURN TO: JUSTIN JENSEN 705 1ST AVENUE NORTH FORT DODGE, IOWA 50501 / 515-576-7155

HUSEN 2ND ADDITION WOODBURY COUNTY, IOWA FINAL PLAT



613 Pearl Street
Sioux City, Iowa 51101
712-224-4613
fax 515-576-4235

DEDICATION:

MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE ____ DAY OF _____, 2024.

BY: _____
DOLF A. IVENER, MEMBER

STATE OF IOWA
SS.
COUNTY OF WOODBURY

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOLF A. IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY (SWORN OR AFFIRMED) DID SAY THAT THAT PERSON IS A MEMBER OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THE SAID DOLF A. IVENER, MEMBER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

DEDICATION:

THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE ____ DAY OF _____, 2024.

BY: _____
BRIAN IVENER, TRUSTEES

BY: _____
BONNIE IVENER, TRUSTEES

STATE OF _____
SS.
COUNTY OF _____

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED BRIAN IVENER AND BONNIE IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THE PERSON IS THE TRUSTEES OF THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, THE TRUSTEES EXECUTING THE FOREGOING INSTRUMENT, AS THAT THEY AS THAT TRUSTEES ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE TRUST BY IT AND BY THE TRUSTEES VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY : SS

DOCKET NO: _____

FILED FOR RECORD, THIS ____ DAY OF _____, 2024, AT ____ O'CLOCK ____ M. RECORDED IN

PLAT ENVELOPE _____, INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF

WOODBURY COUNTY, IOWA.

DATED _____, 2024

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR:

I, JULIE CONOLLY, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2024, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

TITLE OPINION

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: HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLERSON ABSTRACT CO., INC., DATED _____, 2024 AT 8:59 A.M. AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY AND BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006 SUBJECT TO THE FOLLOWING, LIENS, LIMITATIONS AND EXCEPTIONS:

1. 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: _____, 2024.

RYAN C. ROSS
ATTORNEY AT LAW

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____, 2024.

TINA M. BERTRAND, TREASURER WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2024.

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SECRETARY, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE 2ND DAY OF APRIL, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED _____
CHAIRPERSON SHAWN STRECK

DATED _____
SECRETARY JEANETTE KELLEN

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA. WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THAT SAID PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
MAYOR JON WINKEL

APPROVED _____
CITY CLERK DANNY CHRISTOFFERS

STATE OF IOWA
SS.
WOODBURY COUNTY

I, DANNY CHRISTOFFERS, CLERK OF THE CITY OF SERGEANT BLUFF, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 9TH DAY OF APRIL, 2024 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED: _____

MAYOR JON WINKEL

CITY CLERK DANNY CHRISTOFFERS

SURVEYOR'S CERTIFICATE

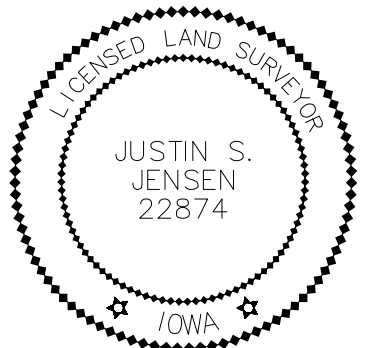
I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION, 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 AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT WERE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED: _____
Preliminary
05/03/2024 2:14:49 PM

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**HUSEN 2ND ADDITION
FINAL PLAT**

WOODBURY COUNTY
202400004-000
4/22/2024
REVISIONS

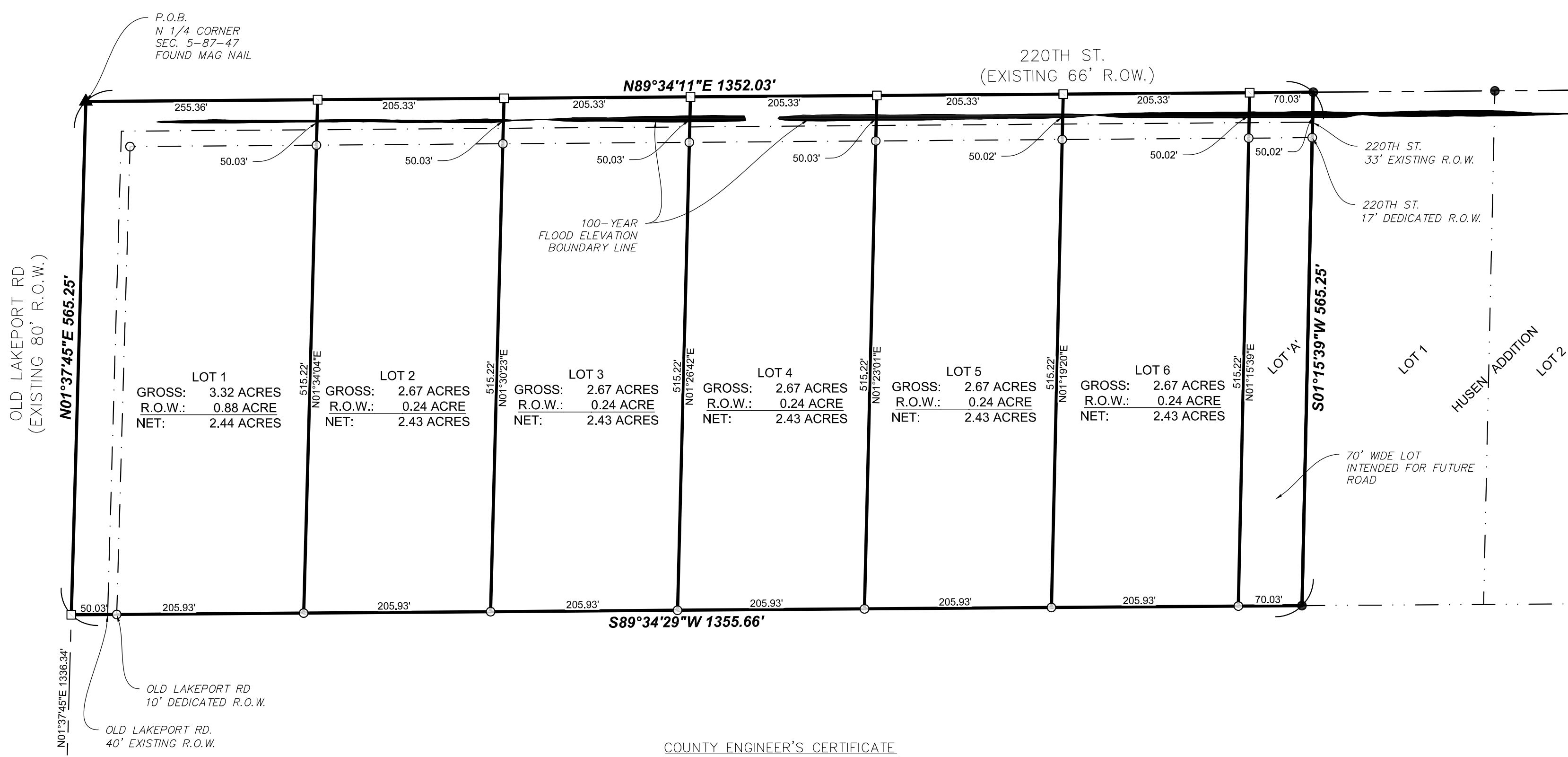
•
•
•
•

ENGINEER

DRAWN BY
J. JENSEN

SURVEYOR
J. JENSEN
CREW CHIEF
M. KNIGHT

DRAWING NO.
FP-01
SHEET NO.
01/02



LOT 'A'	GROSS:	0.91 ACRE
	R.O.W.:	0.08 ACRE
	NET:	0.83 ACRE

COUNTY ENGINEER'S CERTIFICATE

I, MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE AND THAT ALL DIMENSIONS BOTH LINEAR AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.

DATED _____, 2024.

MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA:

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2024.

CHRISTINE ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS RESOLUTION:

RESOLUTION ACCEPTING AND APPROVING HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETORS DID ON THE _____ DAY OF _____ 2024 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024

MATTHEW UNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:

PATRICK F. GILL SECRETARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION OF RIGHT OF WAY:

THE OWNER HEREBY DEDICATES 10 FEET OF ADDITIONAL RIGHT OF WAY ALONG OLD LAKEPORT ROAD AND 17' OF ADDITIONAL RIGHT OF WAY ALONG 220TH STREET FOR USE IN FUTURE ROADWAY AND UTILITY IMPROVEMENTS.

BASIS OF BEARINGS

IOWA REGIONAL COORDINATE SYSTEM - ZONE 4

FLOOD PLAIN

ON FEBRUARY 26TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2459 WAS DETERMINED BY:

MEESHA LEGG
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 9TH STREET
DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

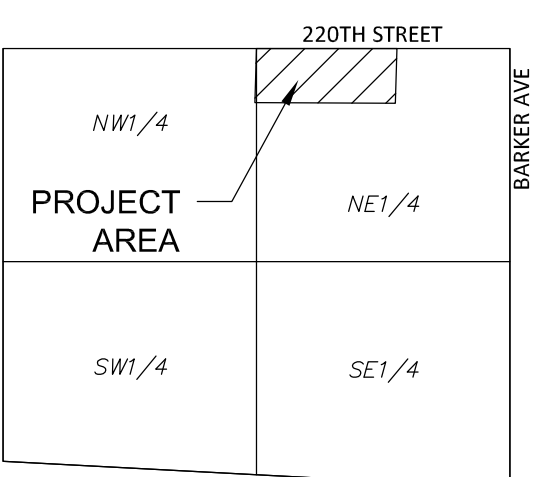
MONUMENTS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- MAG NAIL
- REBAR W/IPC #22874 (UNLESS NOTED OTHERWISE)

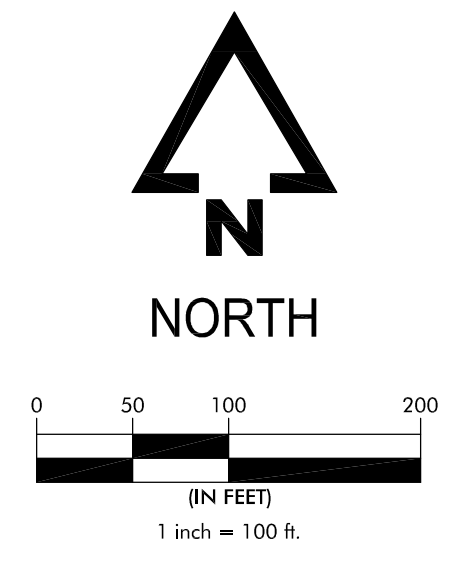
MONUMENTS SET:

- ▲ SECTION CORNER
- 1/2" REBAR W/IPC #22874
- 1/2" REBAR W/IPC #22874
- MAG NAIL

FND FOUND
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
PPC PINK PLASTIC CAP
GPC GREEN PLASTIC CAP
P.O.B. POINT OF BEGINNING



VICINITY MAP
SEC. 5-87-47



**HUSEN 2ND ADDITION
FINAL PLAT**

WOODBURY COUNTY
202400004-000
4/22/2024
REVISIONS

ENGINEER	DRAWN BY
----	J.JENSEN
SURVEYOR	CREW CHIEF
J.JENSEN	M. KNIGHT

DRAWING NO.	SHEET NO.
FP-01	02/02

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>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.</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>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and</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>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</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>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</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>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.</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>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</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>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</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>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</p>
	<p>Based on the County Engineer’s recommendation, staff recommends approval with the condition that the property owner’s sign a pavement agreement for any future improvements to 220th Street. Specific conditions (if any) may be recommended by the Commission.</p>
	<p>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.</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. 24-11

RESOLUTION ACCEPTING AND APPROVING THE MINOR SUBDIVISION FINAL PLAT TO BE NAMED HUSEN 2ND ADDITION WHICH EXISTS WITHIN TWO MILES OF THE CITY BOUNDARIES

WHEREAS, the City of Sergeant Bluff has elected to retain its right to review the Husen 2nd Addition Subdivision pursuant to Iowa Code 354.9 which permits the City to review any subdivision that is being developed within two miles outside of the City boundaries.

WHEREAS, the owners and proprietors filed with the Planning and Zoning Commission of the City of Sergeant Bluff, Iowa a certain Minor Subdivision and Final Plat application, as generally described as being located at the SE parcel near the intersection of Old Lakeport Road and 220th Street.

WHEREAS, the Minor Subdivision would apply the northeast quarter of Section 5 Township 87 North, Range 47 West of the 5th P.M., City of Sergeant Bluff, Woodbury County, Iowa Being more particularly described as follows:

A parcel of land located in the northeast quarter of Section 5 Township 87 North, Range 47 West of the 5th P.M., City of Sergeant Bluff, Woodbury County, Iowa Being more particularly described as follows:

Beginning at the North ¼ Corner of said section 5; thence along the north line of said section 5 N89°34'11"E, 1352.03 feet to the northwest corner of lot 1 of Husen Addition; thence along the west line of said lot 1 S01°15'39"W, 565.25 feet to the southwest corner of said lot 1; thence S89°34'29"W, 1355.66 feet to the west line of said northeast quarter; thence along said west line N01°37'45"E, 565.25 feet to the point of beginning. Described parcel contains 17.56 acres including 1.51 acre of road right of way and is subject to easement and restriction of record.

WHEREAS, it appears that said Plat conforms with the minimum requirements of the Minor Subdivision provisions of Chapter 170 of the ordinances of the City of Sergeant Bluff, Iowa, with reference to the filing and requirements of same; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 2, 2024 and has recommended the acceptance and approval of said Plat; and

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the City Council of the City of Sergeant Bluff, Iowa, that said Minor Subdivision, located in the northeast quarter of Section 5 Township 87 North, Range 47 West of the 5th P.M., City of Sergeant Bluff, Woodbury County, to be named "HUSEN 2ND ADDITION", as hereto attached and forming part of this resolution be, and the same hereby is, accepted and approved.

Passed by the City Council of the City of Sergeant Bluff on the 9th day of April 2024, and approved this 9th day of April 2024.



MAYOR OR MAYOR PRO TEM

Attest:


City Clerk

STATE OF IOWA :
:ss
COUNTY OF WOODBURY:

I, Danny Christoffers, City Clerk of the City of Sergeant Bluff, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 24-11, accepting and approving the Minor Subdivision to be named HUSEN 2ND ADDITION which said Resolution was duly and properly adopted by the City Council of the City of Sergeant Bluff, Iowa at its regular meeting the 9th day of April, 2024, and approved by the Mayor of the City of Sergeant Bluff, Iowa on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.



CITY CLERK

4-9-2024
Dated

HUSEN 2ND ADDITION
WOODBURY COUNTY, IOWA
FINAL PLAT



413 Paul Street
Spas City, Iowa 51101
7122244613
fax 3152764225

INDEX LEGEND	
CITY:	SERGEANT BLUFF
COUNTY:	WOODBURY
TLS:	SECTION 5, T8N, R4W
ALLOT:	PART NE1/4 NE1/4 & NW 1/4 NE 1/4
PROPRIETOR:	MAXYS FAMILY FARM, LLC
REQUESTED BY:	DOLF IVENER
SURVEYOR:	JUSTIN JENSEN
COMPANY:	MCCLURE
RETURN TO:	JUSTIN JENSEN
	705 1ST AVENUE NORTH
	FORT DODGE, IOWA 50501 / 5156767155

DEDICATION:

MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____ IOWA THE _____ DAY OF _____ 2024.

BY: _____
DOLF IVENER, MEMBER

STATE OF IOWA
SS,
COUNTY OF WOODBURY

ON THIS _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOLF A. IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY (SWORN OR AFFIRMED) DID SAY THAT THAT PERSON IS A MEMBER OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THE SAID DOLF A. IVENER, MEMBER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

DEDICATION:

THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____ IOWA THE _____ DAY OF _____ 2024.

BY: _____
BRIAN IVENER, TRUSTEES

BY: _____
BONNIE IVENER, TRUSTEES

STATE OF _____ SS,
COUNTY OF _____

ON THIS _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN IVENER AND BONNIE IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THE PERSON IS THE TRUSTEES OF THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, THE TRUSTEES EXECUTING THE FOREGOING INSTRUMENT, AS THAT THEY AS THAT TRUSTEES ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE TRUST BY IT AND BY THE TRUSTEES VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY : SS

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ M. RECORDED IN

PLAT ENVELOPE _____, INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____, 2024

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR:

I, JULIE CONOLLY, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 2024, A

COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

TITLE OPINION

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: HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLISH ABSTRACT CO., INC., DATED _____ 2024 AT 8:59 AM, AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, AND BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006 SUBJECT TO THE FOLLOWING LIENS, LIMITATIONS AND EXCEPTIONS:

1. 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: _____, 2024.

RYAN C. ROSS
ATTORNEY AT LAW

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____, 2024.

TINA M. BERTRAND, TREASURER WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2024.

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SECRETARY, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON

THE 2ND DAY OF APRIL, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED _____

CHAIRPERSON SHAWN STRECK
SECRETARY JEANETTE KELLEN

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT, NOW, THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THAT SAID PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
MAYOR JON WINKEL
APPROVED _____
CITY CLERK DANNY CHRISTOFFERS

STATE OF IOWA
SS,
WOODBURY COUNTY

I, CANDICE LITRAS, CLERK OF THE CITY OF SERGEANT BLUFF, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN SECOND ADDITION TO THE CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY

ON THE 9TH DAY OF APRIL, 2024 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED _____

MAYOR JON WINKEL

CITY CLERK DANNY CHRISTOFFERS

SURVEYOR'S CERTIFICATE
I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN 2ND ADDITION WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION 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 AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT WERE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT _____

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**HUSEN 2ND ADDITION
FINAL PLAT**

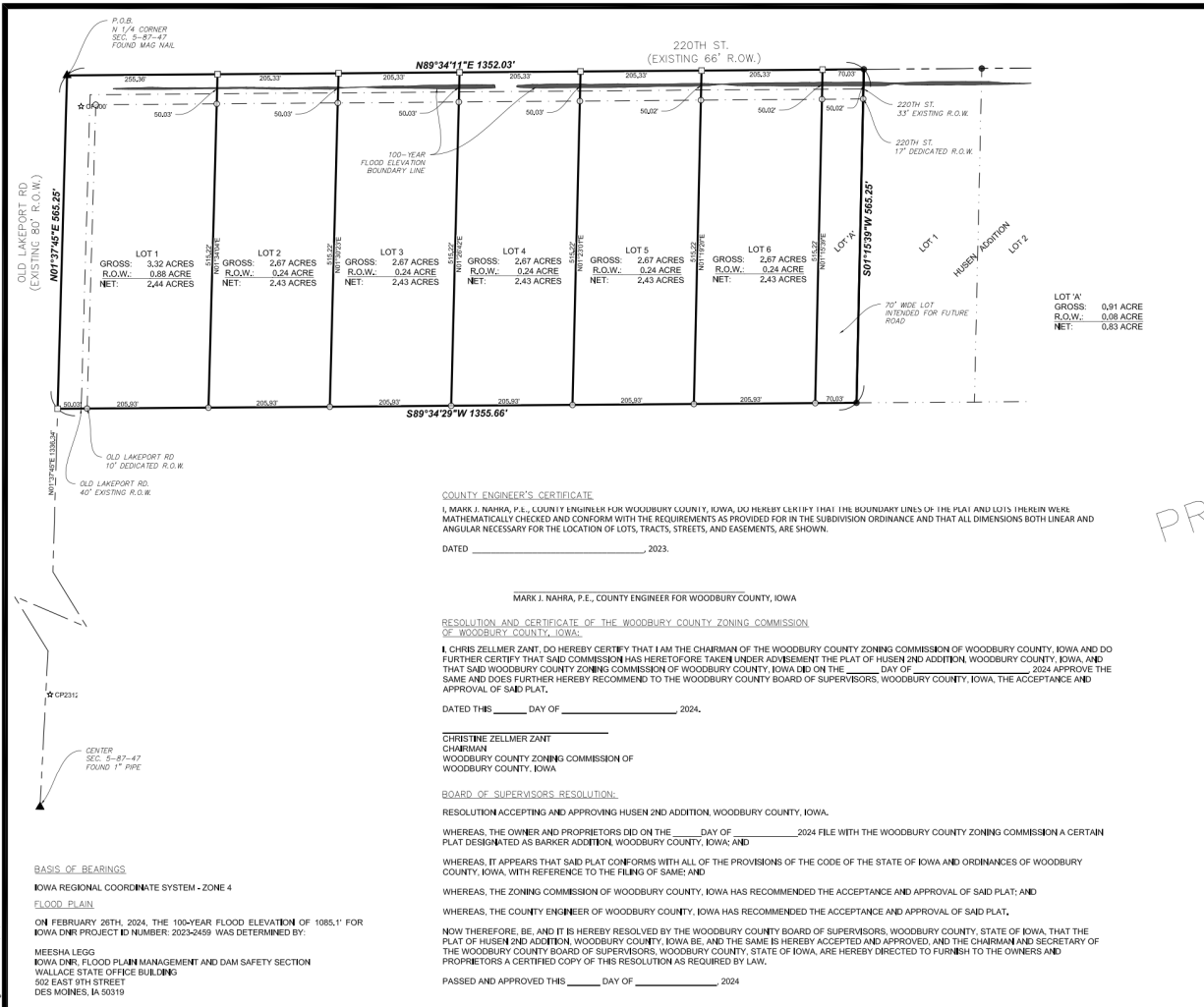
WOODBURY COUNTY
202400004-000
3/XX/2024
REVISIONS

ENGINEER: _____ DRAWN BY: J. JENSEN
SURVEYOR: J. JENSEN CHECKED BY: M. KNIGHT

DRAWING NO. SHEET NO.

FP-01 01/02

DRAWING PATH: P:\2024\00004-0000\04\Drawings\Survey\2024\00004-0000-0000-0000-0000.dwg PLOT DATE: 03/29/2024 1:57 PM PLOTTED BY: JUSTIN JENSEN



PRELIMINARY

COUNTY ENGINEER'S CERTIFICATE

I, MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THIS PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE AND THAT ALL DIMENSIONS BOTH LINEAR AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.

DATED _____, 2023.

MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVICEMENT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2024.

CHRISTINE ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION ACCEPTING AND APPROVING HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETORS DID ON THE _____ DAY OF _____, 2024 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS BARKER ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT,

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA THAT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024

MATTHEW LUNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
PATRICK F. GILL SECRETARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889°34'11"E, 1352.03 FEET TO THE NORTHEAST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 501°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING, DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION OF RIGHT OF WAY:

THE OWNER HEREBY DEDICATES 10 FEET OF ADDITIONAL RIGHT OF WAY ALONG OLD LAKEPORT ROAD AND 17' OF ADDITIONAL RIGHT OF WAY ALONG 220TH STREET FOR USE IN FUTURE ROADWAY AND UTILITY IMPROVEMENTS.

DRAWING DATE: 3/22/2024 10:00 AM; DRAWING NUMBER: 20240004-000; SCALE: 1"=100.00'; PLOT DATE: 03/22/2024 2:45 PM; PLOTTED BY: JUSTIN ENGIN

BASIS OF BEARINGS

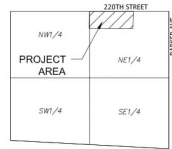
IOWA REGIONAL COORDINATE SYSTEM - ZONE 4

FLOOD PLAIN

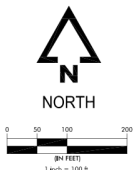
ON FEBRUARY 28TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2438 WAS DETERMINED BY:

MEESHIA LEGG
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 9TH STREET
DES MOINES, IA 50319

- GENERAL LEGEND**
- SURVEY BOUNDARY
 - - - PROPOSED LOT
 - - - EXIST PROPERTY LINE
 - - - SECTION LINE
 - - - SETBACK LINE
 - - - EXIST EASEMENT
 - - - EXIST EASEMENT
 - MONUMENTS FOUND:
 - ▲ REBAR W/PC #22874
 - ▲ MAG NAIL
 - ▲ 1/2" REBAR W/PC #22874 (ACCESS NOTED OTHERWISE)
 - ▲ 1/2" REBAR W/PC #22874
 - ▲ MAG NAIL
 - ▲ 1/2" REBAR W/PC #22874
 - ▲ MAG NAIL



VICINITY MAP
SEC. 5-87-47



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
20240004-000
3/XX/2024
REVISIONS

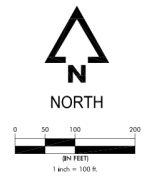
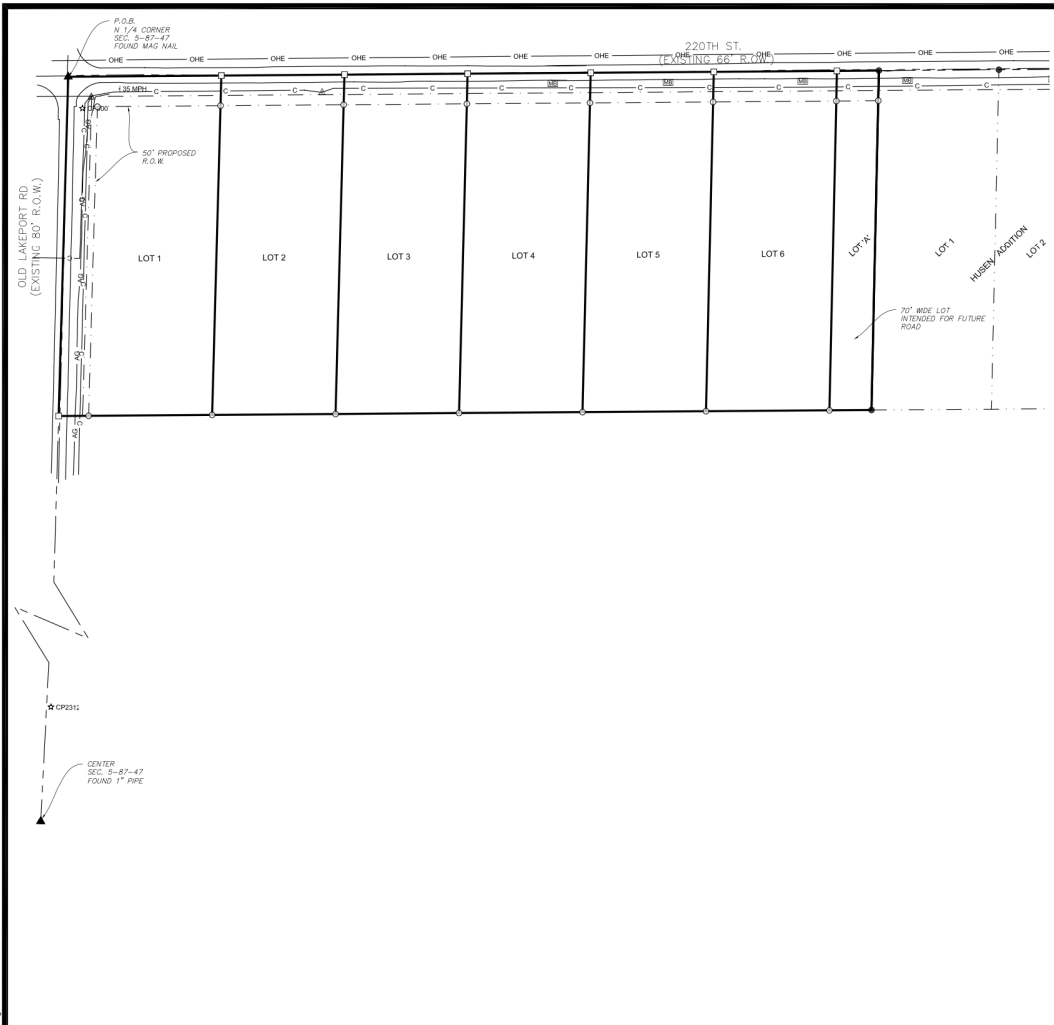
ENGINEER: J. JENSEN
SURVEYOR: J. JENSEN
DRAWING NO.: FP-01

DRAWN BY: M. KNIGHT
CHECKED BY: M. KNIGHT
SHEET NO.: 02/02



617 Pierce Street, Ste 201
Shoos City, Iowa 51101
712.224.6113
fax 515.674.4235

PRELIMINARY



**HUSEN 2ND ADDITION
FINAL PLAT**

WOODBURY COUNTY
202400004-000
3/XX/2024
REVEREND

ENGINEER: J. JENSEN
DRAWN BY: J. JENSEN
SURVEYOR: J. JENSEN
CHECKED BY: M. KNIGHT

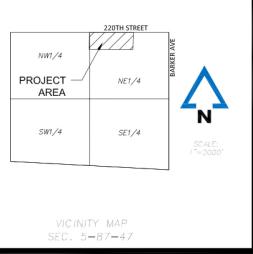
DRAWING NO. FP-01
SHEET NO. 03/02

DRAWING PATH: P:\2024\00004-000\04\Drawings\Survey\202400004-000.dwg PLOT DATE: 03/13/2024 10:30 PM PLOTTED BY: LUTIN JENSEN

GENERAL LEGEND

---	SURVEY BOUNDARY
- - - -	PROPOSED LOT
- - - -	EXIST PROPERTY LINE
- - - -	SECTION LINE
- - - -	SETBACK LINE
- - - -	PROPOSED EASEMENT
- - - -	EXIST EASEMENT
▲	MONUMENTS FOUND
▲	SECTION CORNER (TYPE IS NOTED)
■	MAG NAIL
●	1/2" REBAR W/PC #22874 (UNLESS NOTED OTHERWISE)
○	1/2" REBAR W/PC #22874
■	MAG NAIL
▲	SECTION CORNER
○	1/2" REBAR W/PC #22874
■	MAG NAIL

FIND FOUND
B.M. (B) BENCHMARK PAGE
R.O.B. (R) RECORDED
M. (M) MEASURED
D.R. (D) DRAWN
P.C. (P) POINT OF BEGINNING



Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHR0
PUBLISHER ID: COL-IA-500365
NOTICE NAME: ZC-5-29-24
Publication Fee: \$82.09

Nichole Seitz
(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS
BEFORE A SPECIAL MEETING
OF THE WOODBURY COUNTY
ZONING COMMISSION

The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on May 29, 2024 at 8:00 PM or as soon thereafter as the matters may be considered.

Said public hearings 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 items may now be examined at the office of the Woodbury County Community and Economic Development on the 9th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 3456215194 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, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at dapriestley@woodburycounty.org. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.

Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R48W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of the West 6642912101010. The property is approximately 1.1 miles north of the City of Blounton. The property is located in the Agricultural Preservation (AP), Zoning District and is on the south side of 19th Street. Property Owner/Applicant(s): Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Blounton, IA 51007-0106 / Mark W. Thompson, 1995 Eastland Ave., Blounton, IA 51007-0106.

Item Two (2)
Zoning Ordinance Map Amendment (Rezoning)
Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Duff Ivener representing Mayo Family Farm, LLC and Brian and Bonnie Ivener Trust LTD July 6, 2026.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estate (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T67N R47W (Ivory Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 67 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889.8411 E. 182.08 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S31°15'39"W. 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°34'25"W. 135.86 H&L TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E. 565.25 FEET TO THE POINT OF BEGINNING; (PES) (P&B) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Property Owner(s): Mayo Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust LTD July 6, 2026, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Duff Ivener representing Mayo Family Farm, LLC and the Brian and Bonnie Ivener Trust LTD July 6, 2026.

Item Three (3)

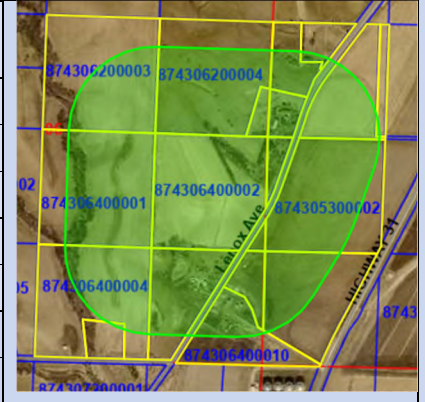
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) - Zone A. Applicant(s)/Property Owner(s): Dori Ivener representing / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	38
Notification Letter Date:	May 10, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	May 29, 2024
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
Maxys Family Farm, LLC & Brian and Bonnie Ivener Trust UTD July 6, 2006	3701 Cheyenne Blvd.	Sioux City	IA	51104	None
Kevin R. Alexander & Linda C. Alexander	1396 220th Street	Sergeant Bluff	IA	51054	None
Ward Douglas Wood	2224 Banner Ave.	Sergeant Bluff	IA	51054-8077	None
Union Pacific Railroad	1400 Douglas, STOP 1640	Omaha	NE	68179-1640	None
Harold J. Drotzmann & Mary K. Drotzmann, as Trustees of the Joint Revocable Trust of Harold J. Drotzmann and Mark K. Drotzmann, dated March 21, 2016	2206 Hwy. 75 S	Sergeant Bluff	IA	51054	None
Jeffrey H. Johnson & Katrina M. Johnson	7405 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Tracy L. Morris & Robyn L. Morris	7441 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Gary D. Sturges & Ginice L. Sturges	7415 Old Lakeport Road	Sergeant Bluff	IA	51054	None
Paul Goeden & Kendra Goeden	1384 220th Street	Sergeant Bluff	IA	51054	None
Gene Gross & Lindsey Gross	1386 220th Street	Sergeant Bluff	IA	51054	None
Robert J. Hamman, as Trustee of the Robert J. Hamman Revocable Trust	4151 Sherwood Terrace	Sioux City	IA	51106	None
Troy P. Husen and Renee L. Husen	1390 220th Street	Sergeant Bluff	IA	51054	None
Robert F. Schultz & Debra L. Schultz	7380 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Trent J. Stulich and Julie T. Stulich	7384 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Joseph J. Hardy or his Successors in Trust, Trustee under the Joseph J. Hardy Trust	7390 Lakeport Rd.	Sergeant Bluff	IA	51054	None
Raymond A. Jackson and Jennifer A. Jackson	1359 220th Street	Sergeant Bluff	IA	51054	None
Michael Kilburn and Stacy Kilburn	1361 220th Street	Sergeant Bluff	IA	51054	None
Jacob A. Goodin and Sheli H. Goodin	1369 220th Street	Sergeant Bluff	IA	51054	None
Josey L. Bales	1371 220th Street	Sergeant Bluff	IA	51054	None
Scott A. Barto and Rachelle D. Barto	1379 220th Street	Sergeant Bluff	IA	51054	None
Levi D. Montange and Kelsey J. Montange	1383 220th Street	Sergeant Bluff	IA	51054	None
Patrick Demara and Shelly Demara	1389 220th Street	Sergeant Bluff	IA	51054	None
Troy M. Bowman and Dayna R. Bowman	1391 220th Street	Sergeant Bluff	IA	51051	None
Gary Kaiser and Stacy Kaiser	1395 220th Street	Sergeant Bluff	IA	51054	None
Cory Christensen	116 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Shane L. Steele	117 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Brice W. Petersen and Nancy R. Petersen	118 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Mary Lee Ruble	119 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
H. Dean Fischer & Mary A. Fischer	120 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Leon D. Stevenson & Bonnie L. Stevenson	121 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Brenda M. Hunt	122 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Thomas S. Monk & Nettie L. Monk	123 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Chase Woolridge & Alexa Woolridge	124 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Ronnie Carlson	125 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Serenity Point, LLC	24583 Cypress Avenue	Onawa	IA	51040	None
Jack Cook Farms, Inc.	7374 Old Lakeport Road	Sergeant Bluff	IA	51054	None
City of Sergeant Bluff	PO Box 703	Sergeant Bluff	IA	51054-0703	None
Leonard D. Jorgensen and Patricia J. Jorgensen, as Trustees of the Joint Revocable Trust of Leonard D. Jorgensen and Patricia J. Jorgensen dated March 30, 2020	515 Kingston Circle	Sergeant Bluff	IA	51054	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF ANTHON:	None
FIBERCOMM:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LIBERTY TOWNSHIP	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LOGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric, and we have no conflicts. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to customer contributions. Have a great week, Daniel! – Casey Meinen, 5/6/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	See comments below for the Husen 2nd Addition: <ul style="list-style-type: none"> - no conflicts - developer should be made aware extension of MEC natural gas distribution facilities would be subject to customer contributions. – Tyler Ahlquist, 5/6/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No issues. – Matt McGee, 5/6/24.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 5/6/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding these requests. – Neil Stockfleth, 5/6/24.
WOODBURY COUNTY TREASURER:	None



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.
mnhara@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: May 20, 2024

Subject: Husen 2nd Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated May 3, 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 each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Driveways will be able to be located along all four lot frontages. The road has very good sight distance in each direction in front of the subdivision.
- A paving agreement should be applied to this subdivision. Other subdivisions bordering 220th Street have implemented paving agreements at the time they were established. Now that the subdivisions north and east of the Husen 2nd Addition Subdivision have been filled, the county is planning to place a permanent paved surface on the road in FY 2025, the cost of which will be shared by current lot owners on the road. Owners of the lots in this new subdivision should pay their proportionate share of the project cost as well.
- The owner has provided a 50' dedicated road easement at county request to assist with preparation of the road for paving. I recommend acceptance of the dedication of the additional 17 feet of right of way.
- 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

**Draft Under Review – Preliminary:
Subject to changes.**

**AGREEMENT TO IMPOSE COVENANT
BASED UPON LINEAL LOT FRONTAGE**

LOT FRONTAGE means that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.

The undersigned, *Brian Ivener, Trustee, and Bonnie Ivener, Trustee, of the Brian & Bonnie Ivener Trust UTD July 6, 2006 and the Macys Family Farm LLC*, the owner(s) of the real estate known as *Husen 2nd Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Lot 'A' of *Husen 2nd Addition*, of Part of Section Five (5), Township Eighty-Seven (87) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Subdivision Final Plat of *Husen 2nd Addition*, I/we agree as follows:

1. To impose a recorded covenant on *220th Street* agreeing to an assessment on said Lots in event *220th Street* is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of sixty percent (60%) of the total actual cost of the Improvement to the centerline of *220th Street*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *Husen 2nd Addition* will be a maximum of thirty percent (30%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *Husen 2nd Addition*, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

**Draft Under Review – Preliminary:
Subject to changes.**

Dated this _____ day of _____, 2024.

Maxys Family Farm, LLC,

Dolf Ivener, Member

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Brian Ivener, Trustee

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Bonnie Ivener, Trustee

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Dolf Ivener, Member Maxys Family Farm LLC** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Dolf Ivener as Member of Maxys Family Farm LLC** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ___ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

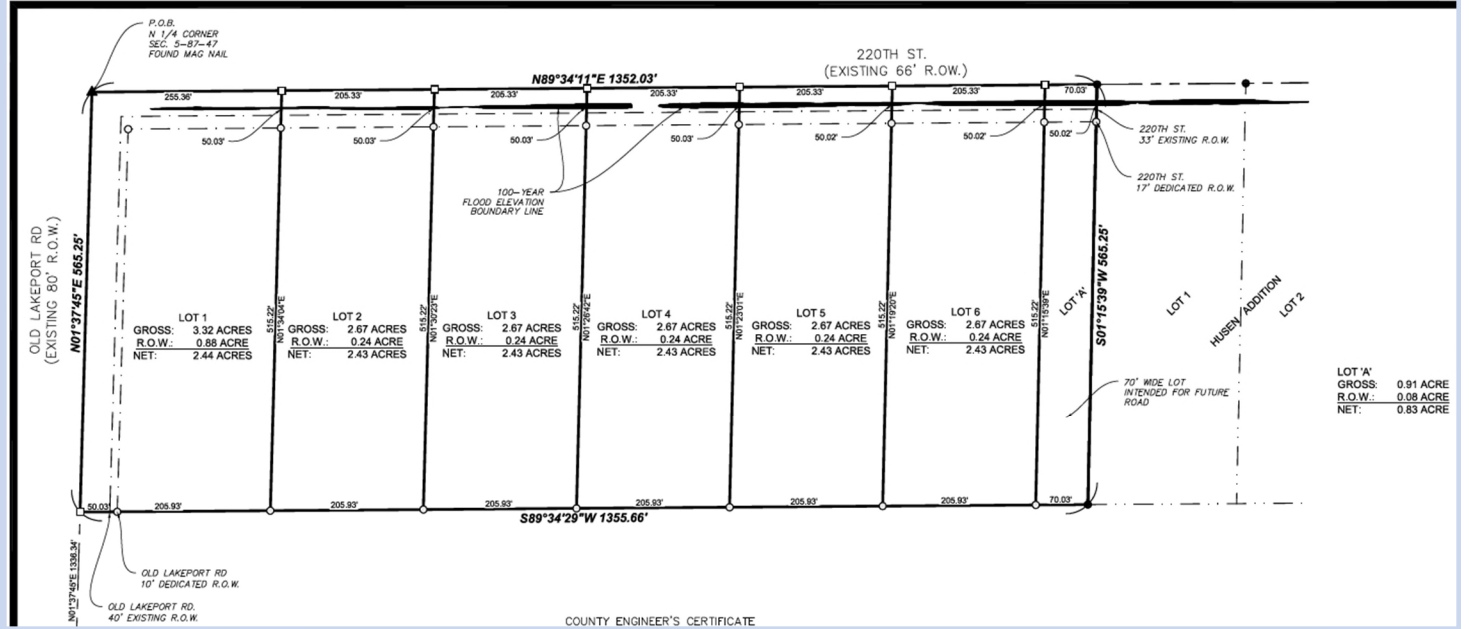
EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**Draft Under Review – Preliminary:
Subject to changes.**

PLAT MAP EXCERPT



COUNTY ENGINEER'S CERTIFICATE

TITLE OPINION

_____, 2024

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: Husen 2nd Addition, Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated March ___, 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Maxys Family Farm, LLC, an Iowa limited liability company and Brian and Bonnie Ivener Trust UTD July 6, 2006 subject to the following, liens, limitations and exceptions:

1. 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: _____, 2024.

Ryan C. Ross
ATTORNEY AT LAW

Woodbury County, IA / Sioux City

Summary

Parcel ID 874705200001
Alternate ID 767220
Property Address N/A
Sec/Twp/Rng 5-87-47
Brief Tax Description NWNE 5-87-47
(Note: Not to be used on legal documents)
Deed Book/Page [2021-06042 \(5/6/2021\)](#)
Gross Acres 15.52
Net Acres 15.52
Adjusted CSR Pts 1174
Zoning AP - AGRICULTURAL PRESERVATION
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[MAXYS FAMILY FARM LLC](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

[IVENER BRIAN & BONNIE TRUST](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

Contract Holder
Mailing Address
 MICHAEL OR GINA BERNSTEIN
 8 CRESTWOOD DR
 SAINT LOUIS MO 63105

Land

Lot Area 15.52 Acres ;676,051 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$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	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430

Sioux City Special Assessments and Fees

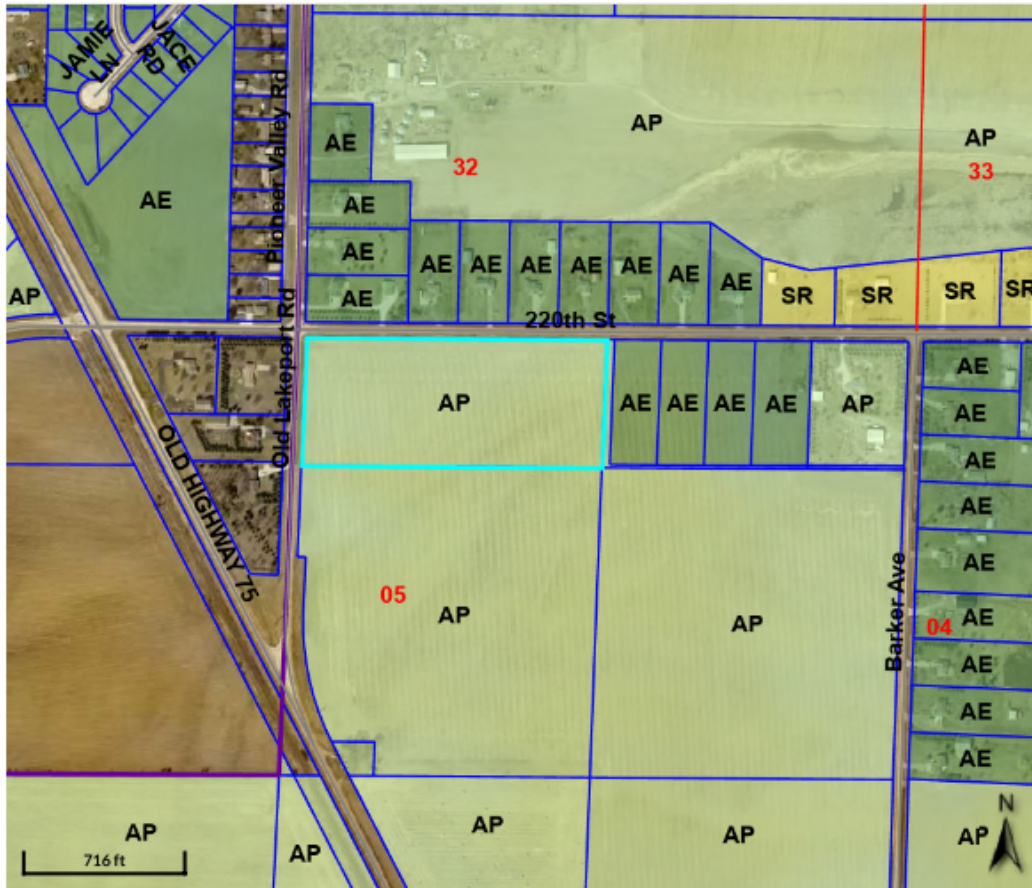
[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

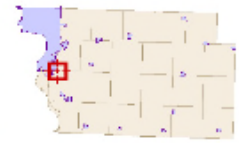
Apply for Homestead, Military or Business Property Tax Credits

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.

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

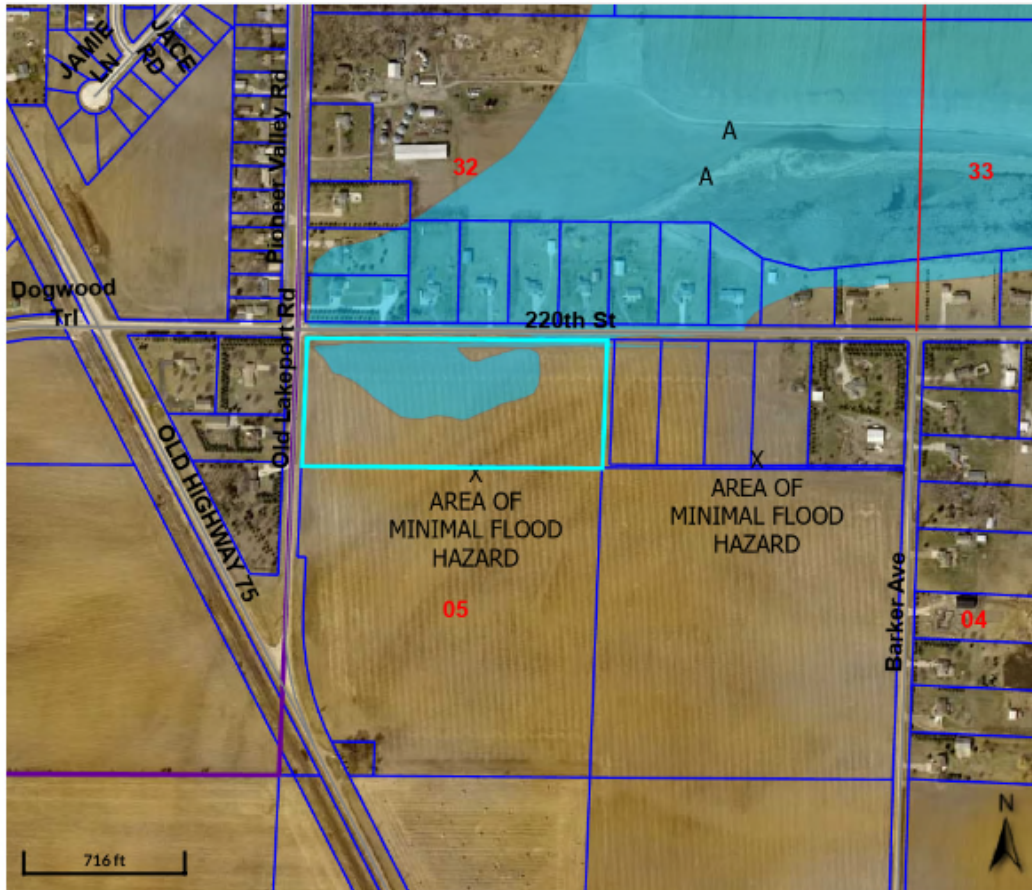
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acres	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

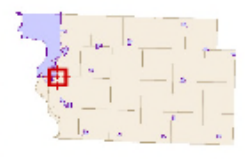
Date created: 4/26/2024
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Developed by Schneider
 GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

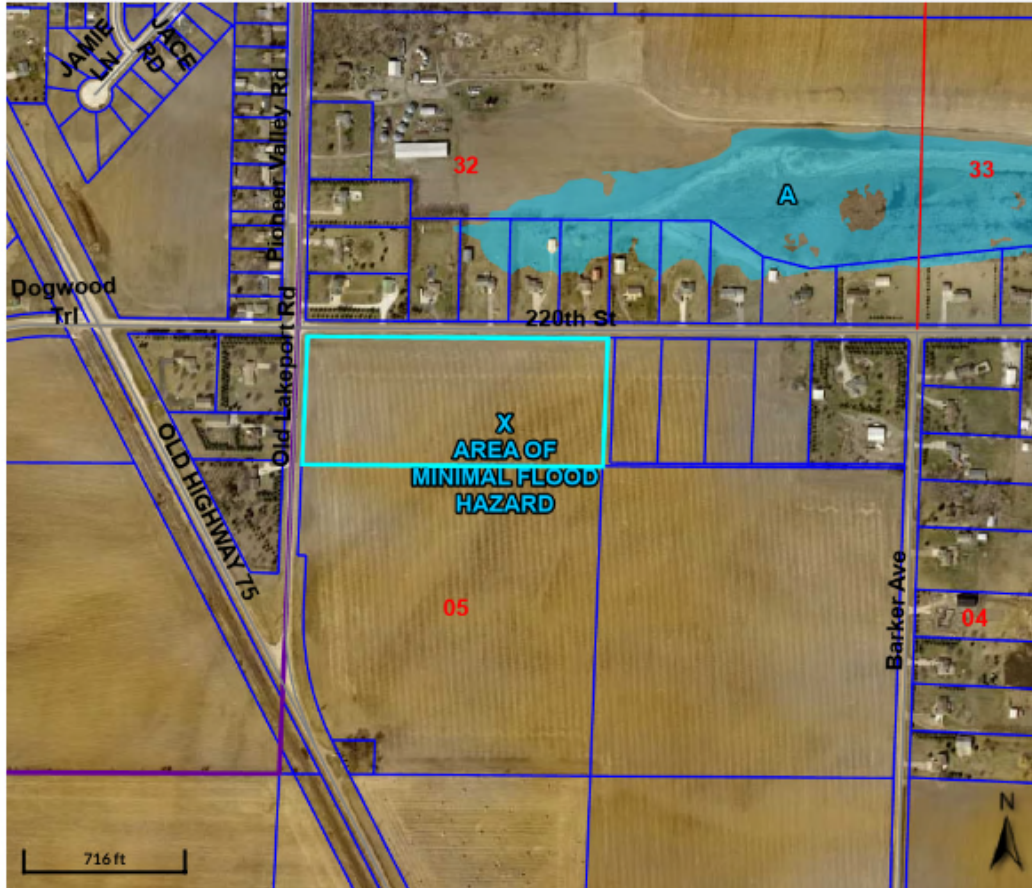
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE,FLOODWAY
- AH,
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

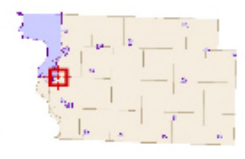
Date created: 4/26/2024
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Developed by Schneider
 GEOSPATIAL

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map (Preliminary)
 - A,
 - AE,
 - AE, FLOODWAY
 - AH,
 - AO,
 - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acres	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM
 Developed by Schneider
 GEOSPATIAL



2/26/2024

DOLF IVENER
C/O JUSTIN JENSEN
MCCLURE ENGINEERING CO.
705 1ST AVE N
FORT DODGE, IA 50501

Project Description: BFE Request for a subdivision of a farm field adding approximately 6 house lots.; (Farmer's Ditch)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.3853/-96.3374; Woodbury County
Iowa DNR Project ID Number: 2023-2459

Dear Justin Jensen:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 1085.1', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg

Digitally signed by
Meesha Legg
Date: 2024.02.26
14:46:11 -06'00'

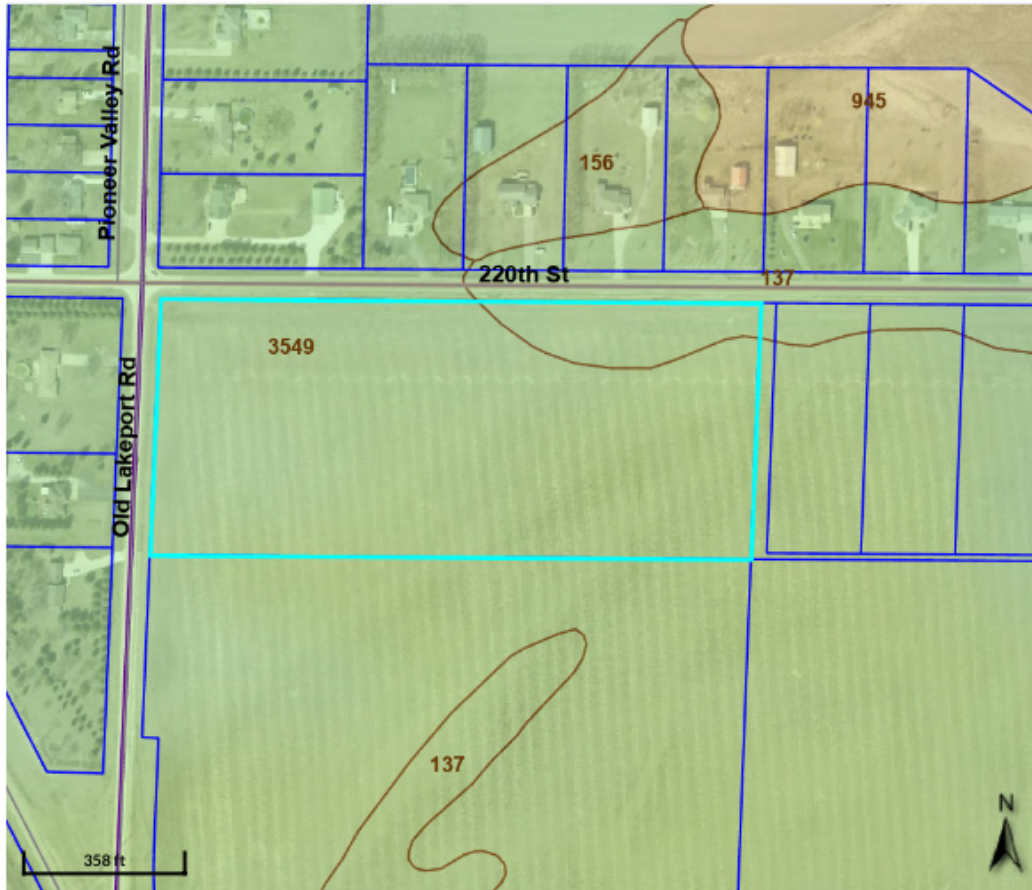
Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dolf Ivener; 3400 talbot, Sioux City, IA, 51103, dolfivener@gmail.com
Aaron Lincoln; 401 4th St, PO Box 703, Sergeant Bluff, IA, 50154-8508, aaron@cityofsergeantbluff.com
Dan Priestley; 620 Douglas Street, Floor 6, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov

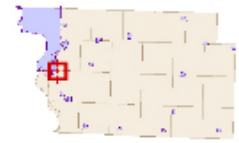
ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreeage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				

(Note: Not to be used on legal documents)

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by Schneider
 GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	874705200001		
Gross Acres	15.52		
ROW Acres	0.00		
Gross Taxable Acres	15.52		
Exempt Acres	0.00		
Net Taxable Acres	15.52	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	75.64	(1174 CSR2 Points / 15.52 Gross Taxable Acres)	

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52		1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us





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 – MAY 22, 2024

ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) ON PARCEL #874705200001

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Agriculture
Proposed Use:	Residential
Average CSR Rating:	75.64
Engineer/Surveyor:	Justin Jensen, 515-450-9199
Attorney:	Ryan Ross, 712-259-3563
Pre-application Meeting:	None. E-mail / Phone Communication
Application Date:	May 1, 2024
Stakeholder Notification:	May 6, 2024
Neighbors' Notification:	May 10, 2024
Legal Publication:	May 14, 2024
Zoning Commission Public Hearing:	May 29, 2024
Board of Supervisors Public Hearings:	TBD

PROPERTY DETAILS	
Parcel(s):	874705200001
Township/Range:	T87N R47W (Liberty)
Section:	5
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone A – BFE 1085.1'
Property Address:	N/A
Legal Description:	A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTENTS	
Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Review Criteria / Applicant Responses	
Application	
Supporting Documentation	

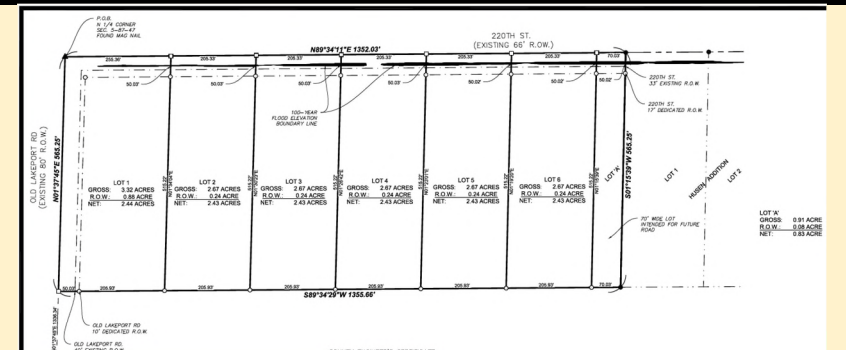
SUMMARY

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200001) as referenced above from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing seven lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing and have been requested to comment. As of May 21, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. A portion of the property is in the Special Flood Hazard Area (SFHA -floodplain). However, the property will be removed from the floodplain with the effective date of the new Federal Insurance Rate Maps (FIRMS) on July 17, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal.

AERIAL MAP



PLAT EXCEPT

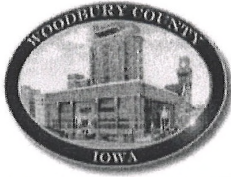


STAFF RECOMMENDATION

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 of the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001 to the Woodbury County Board of Supervisors.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

**Rezoning Application &
Zoning Ordinance Map Amendment**

Owner Information:	Applicant Information:
Owner <u>Maxys Family Farm LLC</u>	Applicant <u>Dolf Ivener</u>
Address <u>3701 Cheyenne Blvd</u>	Address <u>3400 Talbot Rd</u>
<u>Sioux City, IA 51104</u>	<u>Sioux City, IA 51103</u>
Phone <u>712-251-9967</u>	Phone <u>712-251-9967</u>

Engineer/Surveyor Justin Jensen Phone 515-450-9199

Property Information:

Property Address or Address Range 1390 220th st Sergeant Bluff, IA 51054 proposed legal desc. attached

Quarter/Quarter NW 1/4 NE 1/4 Sec 5 Twnshp/Range 87-47

Parcel ID # 874705200001 or GIS # _____ Total Acres 17.56

Current Use AGRICULTURE Proposed Use RESIDENTIAL

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 75.64

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(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 _____ Staff present _____

The undersigned is/are the owner(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 Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment 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.

Owner Dolf Ivener represent Maxys Family Farm Applicant Dolf Ivener

Date 4/29/24 Date 4/29/24

Fee: \$400 **Case #:** 6979

Check #: 1005

Receipt #: _____

Date Received _____

ORDINANCE NO. ____

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2024.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Attest:

Keith Radig

Patrick F. Gill, Woodbury County Auditor

Jeremy Taylor

Adoption Timeline:
Date of Public Hearing and First Reading _____
Date of Public Hearing and Second Reading _____
Date of Public Hearing and Third Reading _____
Date of Adoption _____
Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104.

Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 29, 2024**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

This proposal appears to correspond with the goals and objectives of Chapter 1 in the Woodbury County Comprehensive Plan 2040 (https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). The purpose of the rezone to Agricultural Estates is to provide for additional single-family dwellings. This area is designated as rural residential on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives.

Future Land Use

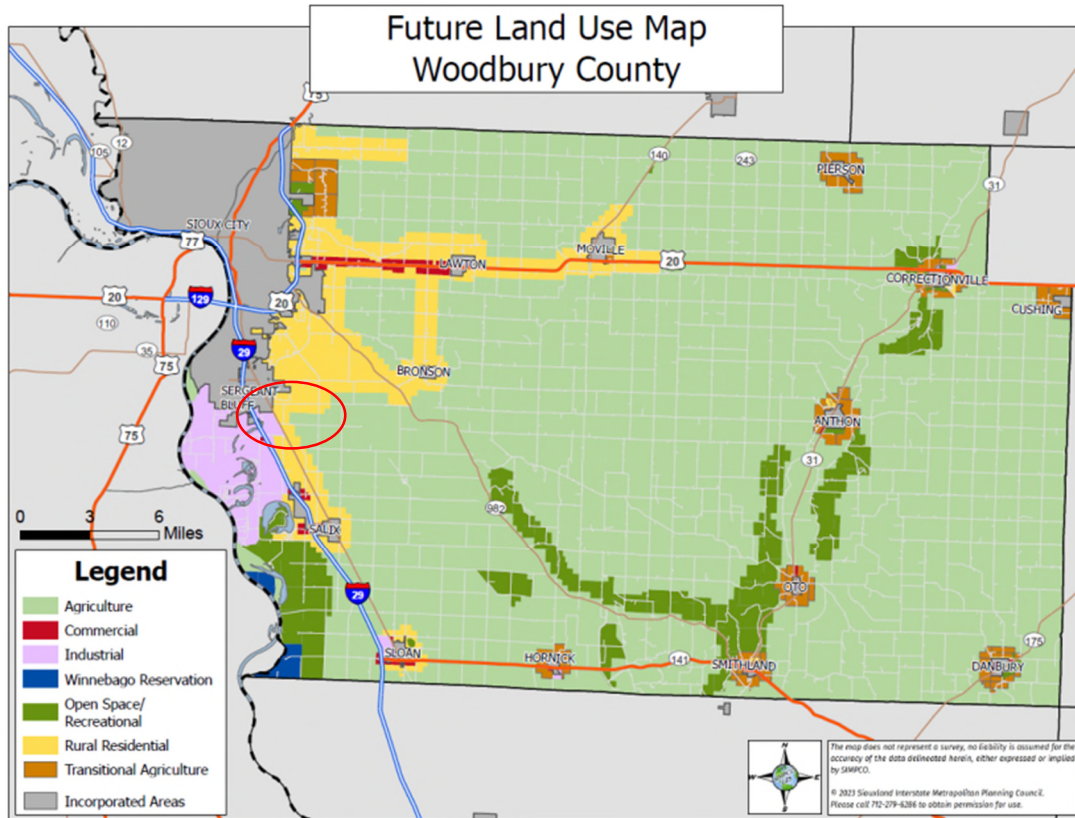


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

Consideration of the Corn Suitability (CSR) of the property.

Summary

Parcel ID	874705200001
Gross Acres	15.52
ROW Acres	0.00
Gross Taxable Acres	15.52
Exempt Acres	0.00
Net Taxable Acres	15.52 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	75.64 (1174 CSR2 Points / 15.52 Gross Taxable Acres)

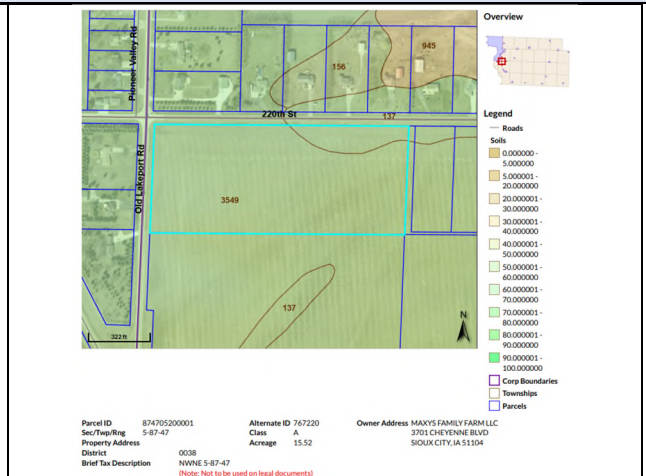
Agriculture Active Corridor 2037 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52	0.00	1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	2549	MODERATE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.54	1,074.64	1,074.64
100% Value	137	HARSH SILT/LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.28	99.36	99.36
Total				15.52	1,174.00	1,174.00



	Compatibility with adjacent land uses.
	The rezone to AE is compatible with the area residential uses. The AE Zoning District retains much of the land use characteristics that are offered in the AP Zoning District. The major difference between the two is that AE allows for more than two houses in a quarter-quarter section. Additional homes in the area should not be adversely impact the neighboring properties.
	Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.
	There does not appear to be any other additional compatibility issues with this location.
	Any other relevant factors.
	None.

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHRo
PUBLISHER ID: COL-IA-500365
NOTICE NAME: ZC-5-29-24
Publication Fee: \$82.09

Nichole Seitz
(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on May 28, 2024 at 8:00 PM or as soon thereafter as the matters may be considered.
Said public hearings 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 items may now be examined at the office of the Woodbury County Community and Economic Development, on the 8th Floor of said courthouse by any interested persons. All persons interested to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 342562194 during the meeting to listen or comment. However, it is recommended to attend in person so 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, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Email should be sent to Daniel Priestley at: d.priestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.
Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION To be known as **Thomson Farm Addition**, Woodbury County, Iowa. A minor (1) of minor subdivision in a 2.24-acre portion of T89N R45W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 on Parcel #642012111D. The property is approximately 1.1 miles south of the City of Brunson. The property is located in the Agriculture Preservation (AP) Zoning District and is on the south side of 1520 Street. Property Owner(s)/Applicant(s): Mark W. & Mary J. Thompson Joint Renewable Trust, 1955 Eastland Ave., Brunson, IA 51007-0108 / Mark W. Thompson, 1955 Eastland Ave., Brunson, IA 51007-0108.
Item Two (2)
Zoning Ordinance Map Amendment (Rezone)
Pursuant to Section 553 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Dot Ivener representing Moxy's Family Farm, LLC and the Brian and Bonnie Ivener Trust LTD July 6, 2006.
The proposal is to rezone from the Agriculture Preservation (AP) Zoning District to the Agriculture Estate (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T67N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:
A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 67 NORTH, RANGE 47 WEST OF THE 5TH P.M. CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5, THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N80°54'11"E, 1852.03 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°16'30"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°54'25"W, 100.00 ± ± ± 1 TO THE WEST LINE OF SAID NORTH-EAST QUARTER; THENCE ALONG SAID WEST LINE N81°05'E, 652.25 FEET TO THE POINT OF BEGINNING DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.91 ACRES OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s), Moxy's Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust LTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dot Ivener representing Moxy's Family Farm, LLC and the Brian and Bonnie Ivener Trust LTD July 6, 2006.
Item Three (3)

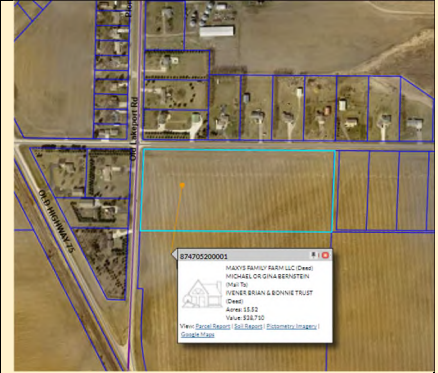
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T67N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #674705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakaport Road and abuts the south side of 220th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) – Zone A. Applicant(s)/Property Owner(s): Dori Ivener representing / Moxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	38
Notification Letter Date:	May 10, 2024
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	May 29, 2024 (ZC), TBD (BoS)
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.	



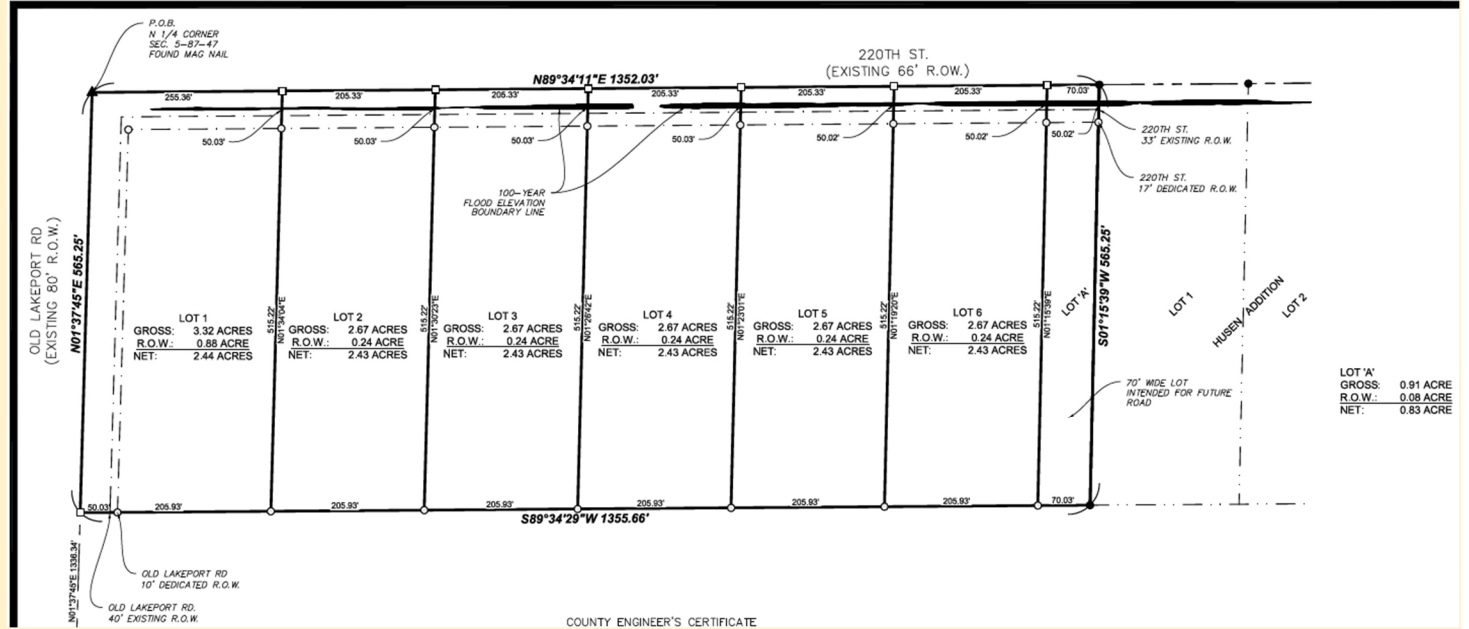
PROPERTY OWNER(S)	MAILING ADDRESS					COMMENTS
Maxys Family Farm, LLC & Brian and Bonnie Ivener Trust UTD July 6, 2006	3701 Cheyenne Blvd.	Sioux City	IA	51104	None	
Kevin R. Alexander & Linda C. Alexander	1396 220th Street	Sergeant Bluff	IA	51054	None	
Ward Douglas Wood	2224 Banner Ave.	Sergeant Bluff	IA	51054-8077	None	
Union Pacific Railroad	1400 Douglas, STOP 1640	Omaha	NE	68179-1640	None	
Harold J. Drotzmann & Mary K. Drotzmann, as Trustees of the Joint Revocable Trust of Harold J. Drotzmann and Mark K. Drotzmann, dated March 21, 2016	2206 Hwy. 75 S	Sergeant Bluff	IA	51054	None	
Jeffrey H. Johnson & Katrina M. Johnson	7405 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Tracy L. Morris & Robyn L. Morris	7441 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Gary D. Sturges & Ginice L. Sturges	7415 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Paul Goeden & Kendra Goeden	1384 220th Street	Sergeant Bluff	IA	51054	None	
Gene Gross & Lindsey Gross	1386 220th Street	Sergeant Bluff	IA	51054	None	
Robert J. Hamman, as Trustee of the Robert J. Hamman Revocable Trust	4151 Sherwood Terrace	Sioux City	IA	51106	None	
Troy P. Husen and Renee L. Husen	1390 220th Street	Sergeant Bluff	IA	51054	None	
Robert F. Schultz and Debra L. Schultz	7380 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Trent J. Stulich and Julie T. Stulich	7384 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Joseph J. Hardy or his Successors in Trust, Trustee under the Joseph J. Hardy Trust	7390 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Raymond A. Jackson and Jennifer A. Jackson	1359 220th Street	Sergeant Bluff	IA	51054	None	
Michael Kilburn and Stacy Kilburn	1361 220th Street	Sergeant Bluff	IA	51054	None	
Jacob A. Goodin and Sheli H. Goodin	1369 220th Street	Sergeant Bluff	IA	51054	None	
Josey L. Bales	1371 220th Street	Sergeant Bluff	IA	51054	None	
Scott A. Barto and Rachelle D. Barto	1379 220th Street	Sergeant Bluff	IA	51054	None	
Levi D. Montange and Kelsey J. Montange	1383 220th Street	Sergeant Bluff	IA	51054	None	
Patrick Demara and Shelly Demara	1389 220th Street	Sergeant Bluff	IA	51054	None	
Troy M. Bowman and Dayna R. Bowman	1391 220th Street	Sergeant Bluff	IA	51051	None	
Gary Kaiser and Stacy Kaiser	1395 220th Street	Sergeant Bluff	IA	51054	None	
Cory Christensen	116 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None	
Shane L. Steele	117 Pioneer Valley Road	Sergeant Bluff	IA	51054	None	
Brice W. Petersen and Nancy R. Petersen	118 Pioneer Valley Road	Sergeant Bluff	IA	51054	None	
Mary Lee Ruble	119 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
H. Dean Fischer & Mary A. Fischer	120 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
Leon D. Stevenson & Bonnie L. Stevenson	121 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
Brenda M. Hunt	122 Pioneer Valey Road	Sergeant Bluff	IA	51054-8011	None	
Thomas S. Monk & Nettie L. Monk	123 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None	
Chase Woolridge & Alexa Woolridge	124 Pioneer Valley Road	Sergeant Bluff	IA	51054	None	

Ronnie Carlson	125 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Serenity Point, LLC	24583 Cypress Avenue	Onawa	IA	51040	None
Jack Cook Farms, Inc.	7374 Old Lakeport Road	Sergeant Bluff	IA	51054	None
City of Sergeant Bluff	PO Box 703	Sergeant Bluff	IA	51054-0703	None
Leonard D. Jorgensen and Patricia J. Jorgensen, as Trustees of the Joint Revocable Trust of Leonard D. Jorgensen and Patricia J. Jorgensen dated March 30, 2020	515 Kingston Circle	Sergeant Bluff	IA	51054	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF ANTHON:	None
FIBERCOMM:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LIBERTY TOWNSHIP:	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LONGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric, and we have no conflicts. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to customer contributions. Have a great week, Daniel! – Casey Meinen, 5/6/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	See comments below for the Husen 2nd Addition: - no conflicts developer should be made aware extension of MEC natural gas distribution facilities would be subject to customer contributions. – Tyler Ahlquist, 5/6/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No issues. – Matt McGee, 5/6/24.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	I have reviewed the request for the rezone of the area proposed as the Husen 2nd Addition from Ag Preservation to Ag Estate. This area is served by paved or hard surfaced roads, is on the edge of the city of Sergeant Bluff and is a reasonable land use change. I have no issue with the proposed rezone and find it to be consistent with development in this area. I recommend approval of the rezone request. – Mark J. Nahra, PE, 5/20/24.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 5/6/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding these requests. – Neil Stockfleth, 5/6/24.
WOODBURY COUNTY TREASURER:	None

PLAT MAP EXCERPT



Woodbury County, IA / Sioux City

Summary

Parcel ID 874705200001
Alternate ID 767220
Property Address N/A
Sec/Twp/Rng 5-87-47
Brief Tax Description NWNE 5-87-47
(Note: Not to be used on legal documents)
Deed Book/Page [2021-06042 \(5/6/2021\)](#)
Gross Acres 15.52
Net Acres 15.52
Adjusted CSR Pts 1174
Zoning AP - AGRICULTURAL PRESERVATION
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[MAXYS FAMILY FARM LLC](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

[IVENER BRIAN & BONNIE TRUST](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

Contract Holder
Mailing Address
 MICHAEL OR GINA BERNSTEIN
 8 CRESTWOOD DR
 SAINT LOUIS MO 63105

Land

Lot Area 15.52 Acres ;676,051 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$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	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430

Sioux City Special Assessments and Fees

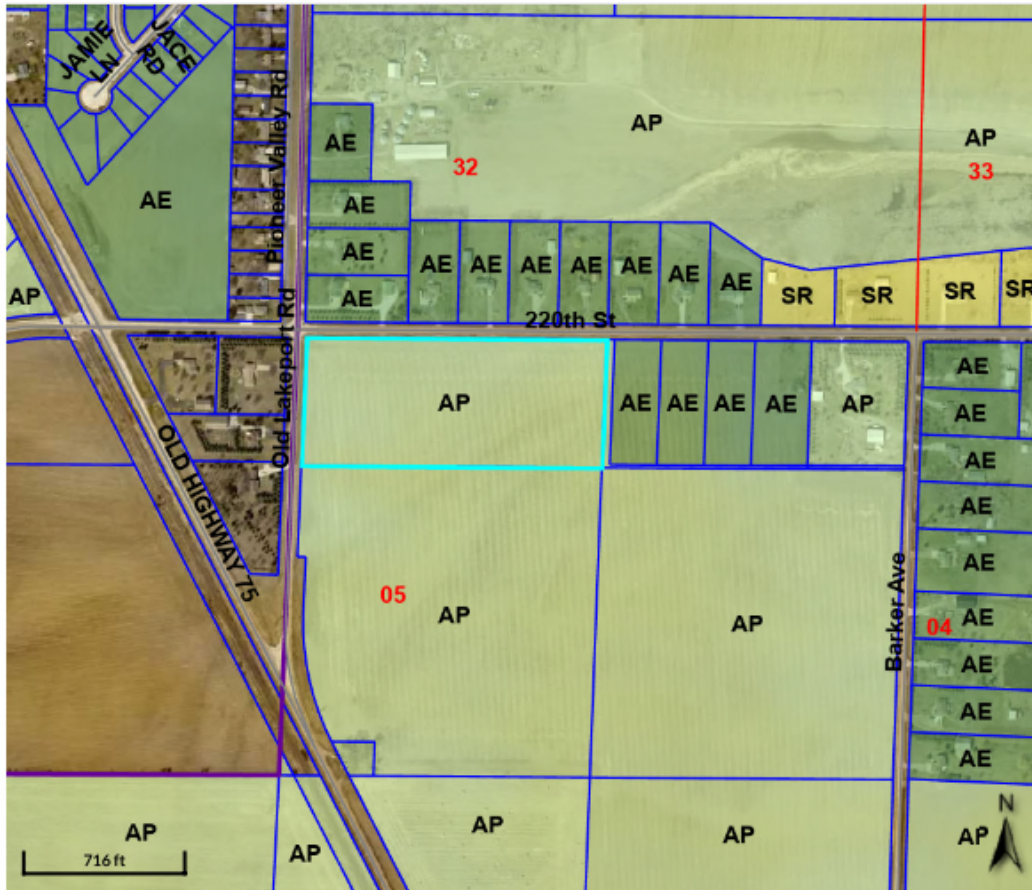
[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

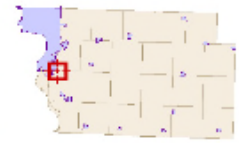
Apply for Homestead, Military or Business Property Tax Credits

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.

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

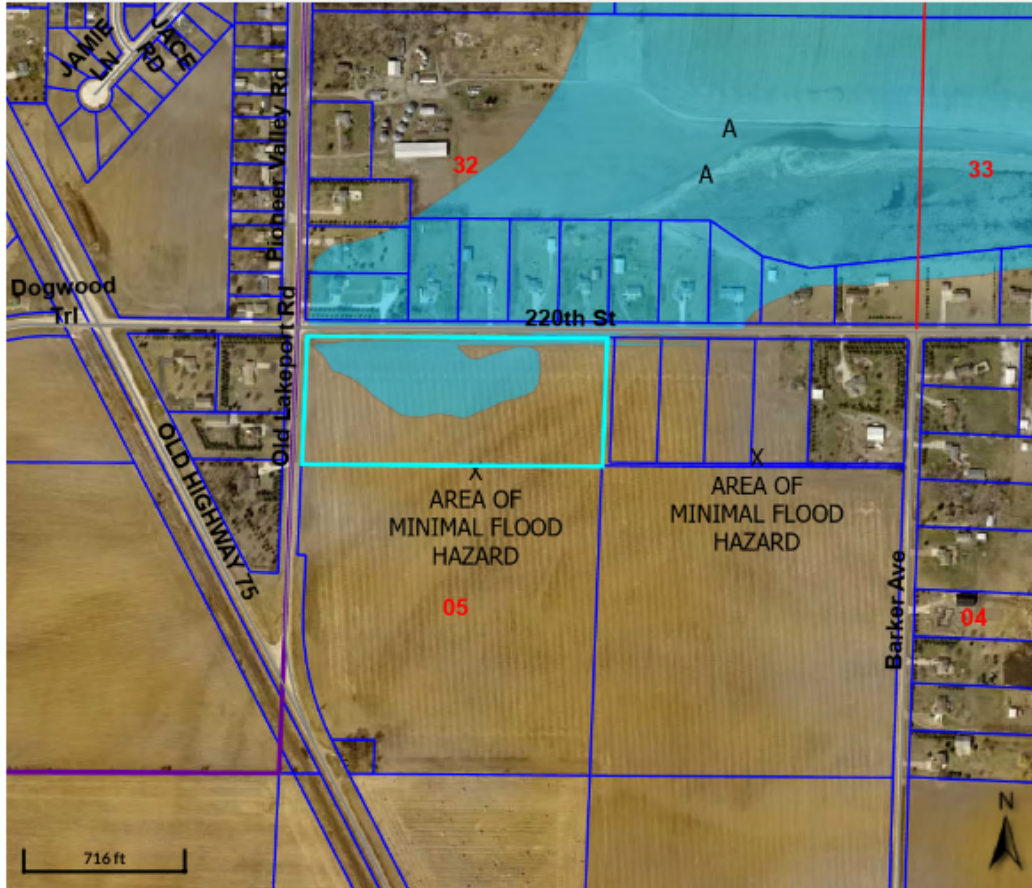
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acres	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

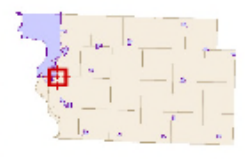
Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by Schneider
 GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

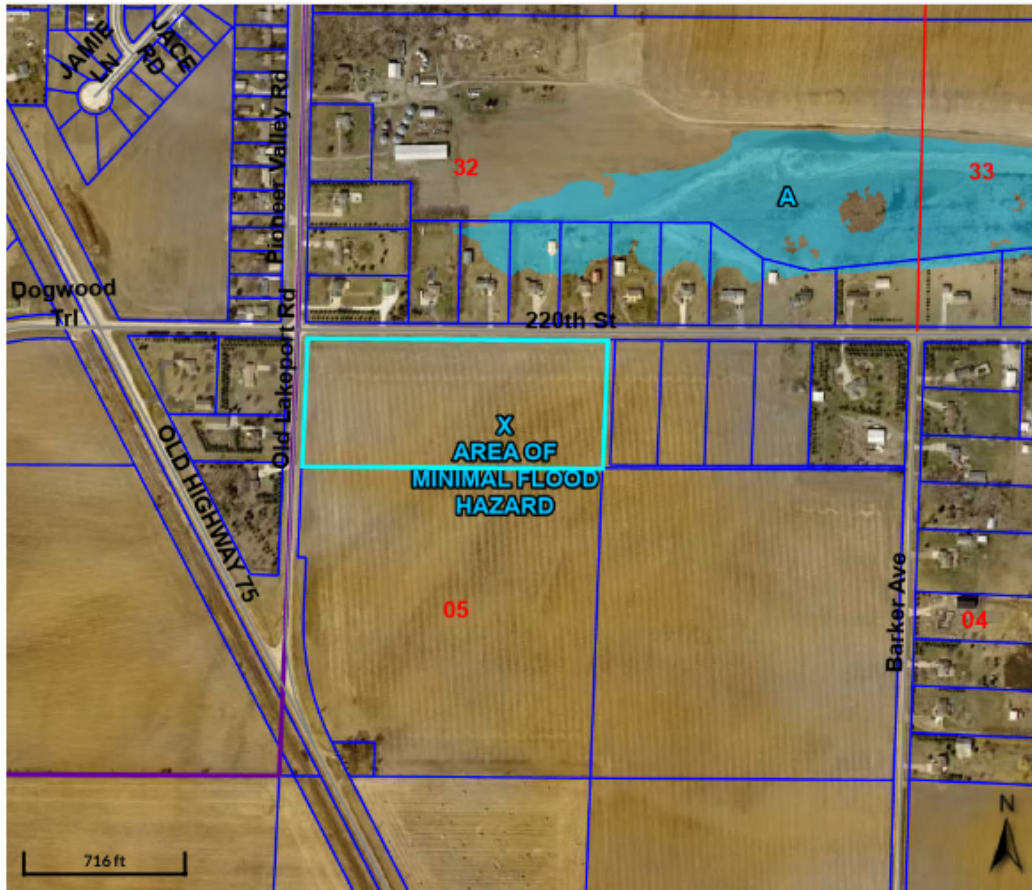
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE,FLOODWAY
- AH,
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

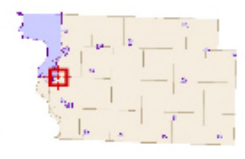
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Developed by Schneider
 GEOSPATIAL

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map (Preliminary)
 - ▭ A,
 - ▭ AE,
 - ▭ AE, FLOODWAY
 - ▭ AH,
 - ▭ AO,
 - ▭ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - ▭ X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreeage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by Schneider
 GEOSPATIAL



2/26/2024

DOLF IVENER
C/O JUSTIN JENSEN
MCCLURE ENGINEERING CO.
705 1ST AVE N
FORT DODGE, IA 50501

Project Description: BFE Request for a subdivision of a farm field adding approximately 6 house lots.; (Farmer's Ditch)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.3853/-96.3374; Woodbury County
Iowa DNR Project ID Number: 2023-2459

Dear Justin Jensen:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 1085.1', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg

Digitally signed by
Meesha Legg
Date: 2024.02.26
14:46:11 -06'00'

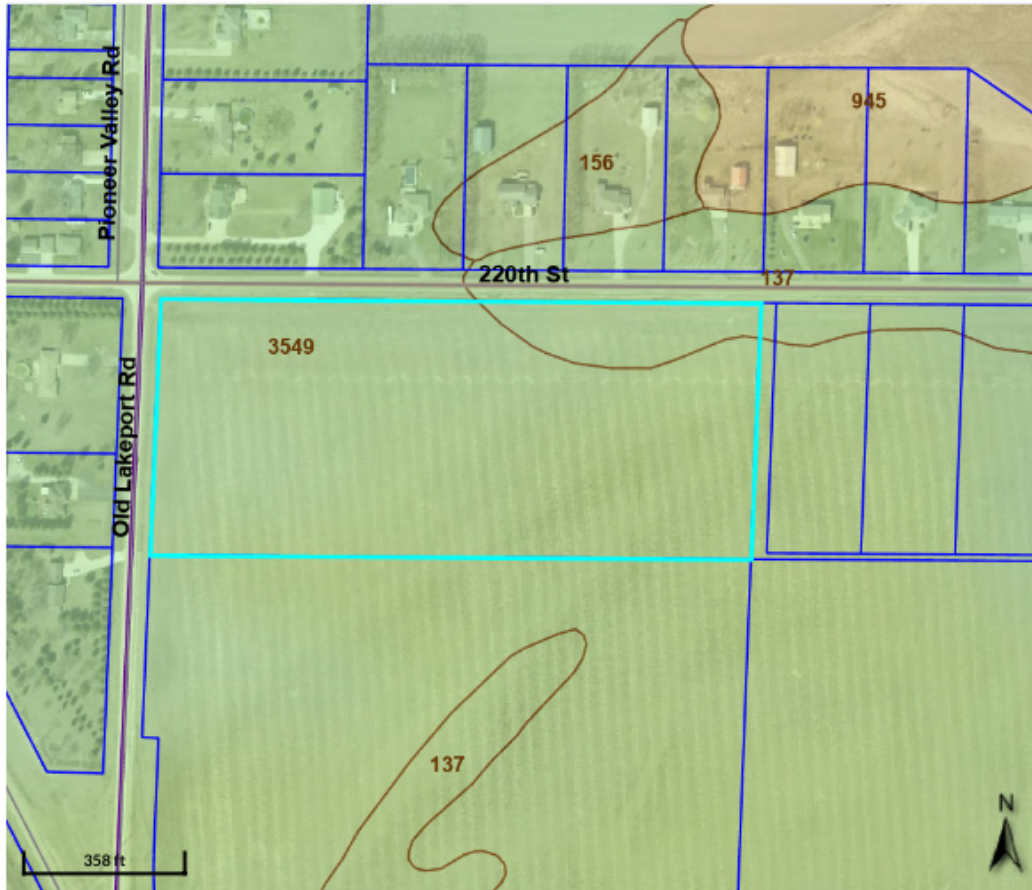
Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dolf Ivener; 3400 talbot, Sioux City, IA, 51103, dolfivener@gmail.com
Aaron Lincoln; 401 4th St, PO Box 703, Sergeant Bluff, IA, 50154-8508, aaron@cityofsergeantbluff.com
Dan Priestley; 620 Douglas Street, Floor 6, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov

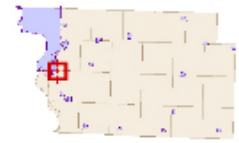
ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreeage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				

(Note: Not to be used on legal documents)

Date created: 4/26/2024
 Last Data Uploaded: 4/26/2024 9:56:49 PM

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Woodbury County, IA / Sioux City

Summary

Parcel ID	874705200001		
Gross Acres	15.52		
ROW Acres	0.00		
Gross Taxable Acres	15.52		
Exempt Acres	0.00		
Net Taxable Acres	15.52	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	75.64	(1174 CSR2 Points / 15.52 Gross Taxable Acres)	

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52		1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00

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Contact Us





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 – MAY 22, 2024

ASPHALT MIXING TEMPORARY – CONDITIONAL USE PERMIT PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Knife River Midwest LLC / Robert A. Davis	Parcel(s):	894431100010 & 894431100011	Staff Recommendation / Suggested Motion	
Application Type:	Conditional Use Permit for Asphalt Mixing (Temporary)	Township/Range:	T89N R44W (Arlington)	Specific Description and Project Narrative	
Zoning District:	Agricultural Preservation (AP)	Section:	31	Zoning Ordinance Criteria for Board Approval	
Total Acres:	32.32	Quarter:	SE 1/4 of the NW 1/4	Application	
Current Use:	AG – Row Crop and Grain Storage	Zoning District:	Agricultural Preservation (AP)	Public Notification Information	
Proposed Use:	Asphalt Mixing (Temp)	Floodplain:	Zone A – (Portions in the Floodplain)	Supplemental Information	
Pre-application Meeting:	April 15, 2024	Property Address:	1541 Grundy Ave., Merville, IA 51039		
Application Date:	May 1, 2024				
Legal Notice Date:	May 18, 2024 (BoA)				
Neighbor(s) Notice Date:	May 16, 2024				
Stakeholder(s) Notice Date:	May 6, 2024				
Zoning Commission Review:	May 29, 2024				
Board of Adjustment Public Hearing:	June 3, 2024				

SUMMARY

Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) have filed a conditional use permit application to request to use the parcels designated as Parcel #894431100010 and Parcel #894431100011 to operate an asphalt mixing (temporary) site to support the Highway 20 resurfacing project. Both parcels are located in T89N R44W (Arlington Township), in the SE 1/4 of the NW 1/4 of Section 31, Agricultural Preservation (AP) Zoning District. The property is located about a half mile west of Merville on the north side of Highway 20. Portions of the property are located within the Special Flood Hazard Area (Zone A). This proposal has been noticed in the Sioux City Journals legal section on May 18, 2024. The neighbors within 500 feet were duly notified via a May 16, 2024 letter about the June 3, 2024 Board of Adjustment public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been requested to comment. Under Section 3.03.4: Land Use Table of Allowed Uses in each Zoning District in the Zoning Ordinance, "Asphalt mixing (temporary)" is authorized for consideration of a conditional use permit.

AERIAL MAP



SITE PLAN



STAFF RECOMMENDATION

Staff recommends approval of this proposal as it is an integral part of completing the Hwy 20 resurfacing project. The suggested motion is to recommend approval of this conditional use to the Board of Adjustment with the condition that the applicant(s)/property owner(s) comply with any and all grading and floodplain regulations including that any and all equipment associated with the project not be placed in any location designated as the floodway in the Zone A floodplain.

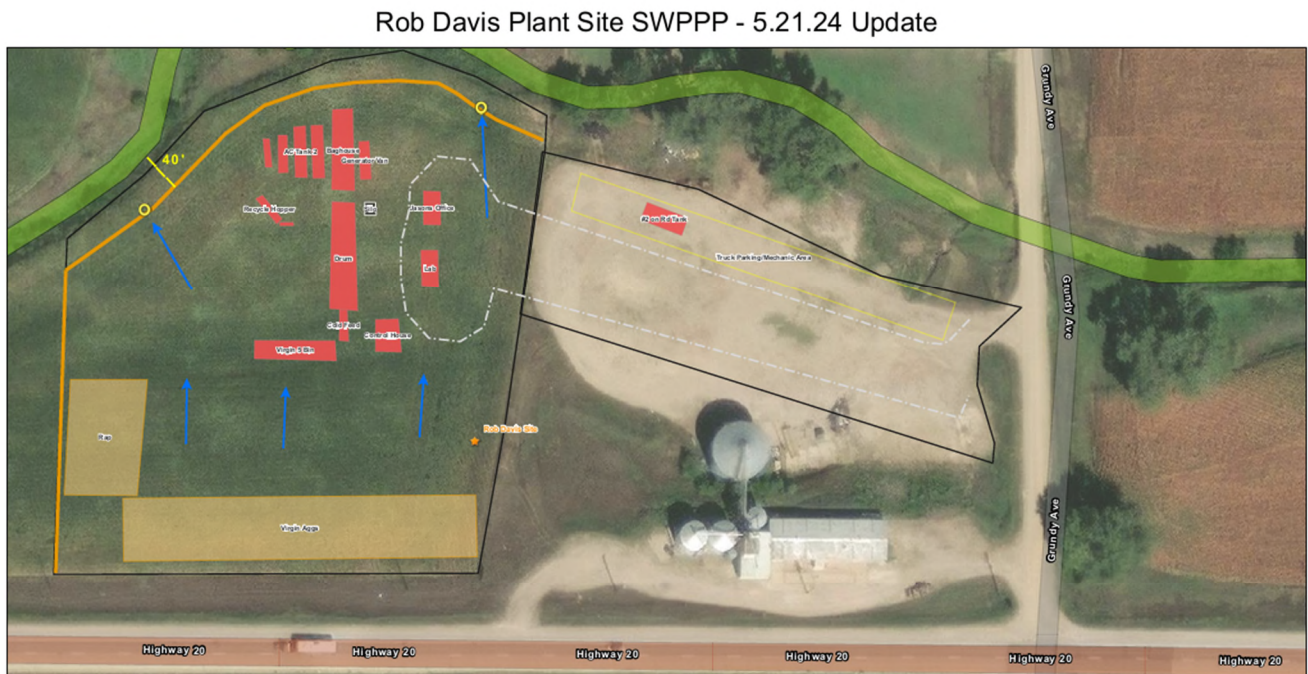
ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

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:

Knife River Midwest proposes to utilize 5 acres of land tied to parcels 894431100010 and 894431100011 to place a hot mix asphalt plant. This is in support of a local Iowa DOT highway project to repave Highway 20 from Lawton, through Merville, to County Road D22. The plant consists of a drum with a baghouse for air quality control, and oil tanks. Auxiliary to that will be aggregate piles for utilization in road paving mixes. The portion of the site that is already gravel will be utilized for parking of vehicles.

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



5/21/2024, 3:10:26 PM
 KR_Midwest_Temporary_Plant_Locations_9528 Access Road Plant_Area_9704 Freshwater Pond
 Midwest_Plans_Points_4769 Midwest_Planning_Polygon_Features_5443 Wetlands- FWS Lake
 Filter Point Plant Footprint Estuarine and Marine Deepwater
 Midwest_Plans_Line_4302 Plant Feature Estuarine and Marine Wetland
 Berm Silo Freshwater Emergent Wetland
 Stormwater Direction Stockpiling Freshwater Forested/Shrub Wetland
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
 Web AppBuilder for ArcGIS
 Maxar, Microsoft | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems, U.S. Census Bureau

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:

Section 3.03-4 of the Woodbury County Ordinances allows for temporary use of AP land for asphalt mixing. This would apply to our batch plant and associated activity. Knife River will ensure compliance with all AP County Ordinances, including setbacks and structure heights. All other stipulations determined necessary by the Zoning Commission and Board of Adjustment will be adhered to.

STAFF ANALYSIS:

The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance.

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:

Allowing Knife River Midwest to utilize this site as a temporary batching facility will assist the County with meeting several goals within the General Development Plan. This assists with the transportation goal by aiding the DOT with their efforts to upgrade a deteriorating stretch of US Highway 20. The Agricultural goal will be supported by upgrading the local infrastructure to aid transport of agricultural goods, and by ensuring the prior use of cropland is restored once the lease agreement has been terminated. The economic development goal will be supported as well through improvement of local infrastructure. Conservation and Environmental goals of the County will be supported via adherence to local grading permit, and DNR stormwater permit.

STAFF ANALYSIS:

This temporary project offers support to the completion of the IDOT Hwy 20 project.

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:

Placement of the HMA plant will coincide with the DOT construction project that will already have traffic restrictions and controls in place. The plant site will not add any more hardship to traffic. The plant will be placed on a rural parcel near grain bins, so it will not adversely affect the aesthetics of the surroundings. Knife River takes public safety seriously and will ensure safe and effective use of the subject property and surrounding roads. The portable plant is governed by Iowa DNR air quality and stormwater quality permits ensuring best practices will be implemented to reduce impact to nearby resources and the surrounding area. Stormwater best management practices will be utilized and a baghouse will operate at all times during production to ensure Iowa Construction Air Quality permit standards are met. The property is located directly adjacent to the highway project, so the haul route will utilize the short stretch of Grundy Ave and travel west to Lawton or east to Ida Ave.

STAFF ANALYSIS:

As with the complete Hwy 20 project, this proposal would have a temporary impact on the neighborhood. The applicant should comply with any and all grading and floodplain development regulations including those within Section 5.03 of the Zoning Ordinance. No structures should be placed in any areas designated as the "floodway." There does not appear to be any significant impact to parking, or other factors impacting public health.

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:

No significant changes are planned to the subject property. Ingress and egress will remain as it currently is, no structures will be altered, and the site will be kept orderly and clean. There will be some grading to prepare the site for placement of the plant. The plant will be placed near to an existing use that blends well and it is not immediately surrounded by dense residential lots. The placement at this property will be optimal for impact to surrounding properties and support of the nearby highway project. Operating hours will typically be 6 AM to 6 PM, but at times it may be sunup to sundown depending on project needs.

STAFF ANALYSIS:

The site plan appears to be located, designed, and presented in a manner that will have minimal impact to the area during the time of use.

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:

No extra burden will be placed on existing public facilities and services in the area. This project is temporary in nature and intended to coincide with paving of the local highway project. No individuals will be relocating to this area in a permanent fashion, and the plant will not be connected to local power or other utilities. Knife River intends to hold a safety meeting with local emergency responders and local leadership to go over the site and what a potential emergency response may entail as a precaution to ensure the most efficient use of local manpower and time in the event of an unlikely incident.

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:

No historical sites will be impacted by the proposed use of the subject property and potential impacts to nearby natural resources will be properly mitigated. Knife River operates under applicable NPDES and Air Quality program permits given by the Iowa DNR. These permits dictate appropriate measures to be undertaken by the permittee (Knife River) to avoid unwanted negative impacts to nearby natural resources and citizens.

STAFF ANALYSIS:

The applicant must perform the temporary work in a manner that does not adversely impact the property or the adjacent properties.

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 noted, this application is being requested to support the Hwy 20 project. This can be construed as a service in the public interest to complete improvements to local transportation.

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:

The applicant shall comply with any and all grading and floodplain development regulations. Steps should be taken to return the property to an acceptable state.



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance Section 2.02(9) Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

Owner Information:	Applicant Information:
Owner <u>Robert A Davis</u>	Applicant <u>Knife River Midwest LLC</u>
Address <u>1520 Grundy Ave, Moville, IA 51039</u>	Address <u>2220 Hawkeye Drive, Sioux City, IA 51105</u>
Phone <u>(712) 253-1281</u>	Phone <u>(712) 577-6757</u>

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: Temporarily place a hot mix asphalt plant on property that is currently zoned for agricultural preservation.

Property Information:

Property Address or Address Range 1541 Grundy Ave, Moville, IA 51039

Quarter/Quarter SE/NW Sec 31 Twshp/Range 89N/45W

Parcel ID # 894431100010/894431100011 GIS # 860732/860731 Total Acres 32.32 total - use will need 5 ac.

Current Use Ag - row crop and grain storage Proposed Use Asphalt Mixing (Temp)

Current Zoning AP - Ag 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 4/15/2024 Staff present Dan Priestley

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.

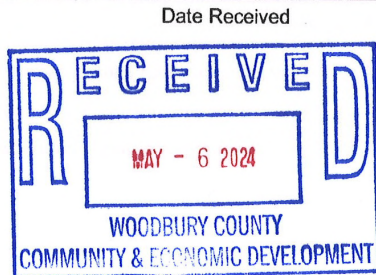
This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Robert A Davis Applicant [Signature]
Date 5-1-24 Date 5/1/2024

Fee: \$300* Case #: 6982

Check #: 40037459

Receipt #: _____



**COMMUNITY AND ECONOMIC DEVELOPMENT
FEE SCHEDULE**

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

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

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

TELECOMMUNICATION TOWERS	FEE
Tower Development Permit	\$500*

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

***ADDITIONAL FEES**

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

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

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

Fees will be doubled if constructor 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)

Knife River Midwest proposes to utilize 5 acres of land tied to parcels 894431100010 and 894431100011 to place a hot mix asphalt plant. This is in support of a local Iowa DOT highway project to repave Highway 20 from Lawton, through Merville, to County Road D22. The plant consists of a drum with a baghouse for air quality control, and oil tanks. Auxiliary to that will be aggregate piles for utilization in road paving mixes. The portion of the site that is already gravel will be utilized for parking of vehicles.

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 CRITERIA 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.

Section 3.03-4 of the Woodbury County Ordinances allows for temporary use of AP land for asphalt mixing. This would apply to our batch plant and associated activity. Knife River will ensure compliance with all AP County Ordinances, including setbacks and structure heights. All other stipulations determined necessary by the Zoning Commission and Board of Adjustment will be adhered to.

- (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)

Allowing Knife River Midwest to utilize this site as a temporary batching facility will assist the County with meeting several goals within the General Development Plan. This assists with the transportation goal by aiding the DOT with their efforts to upgrade a deteriorating stretch of US Highway 20. The Agricultural goal will be supported by upgrading the local infrastructure to aid transport of agricultural goods, and by ensuring the prior use of cropland is restored once the lease agreement has been terminated. The economic development goal will be supported as well through improvement of local infrastructure. Conservation and Environmental goals of the County will be supported via adherence to local grading permit, and DNR stormwater permit.

- (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)

Placement of the HMA plant will coincide with the DOT construction project that will already have traffic restrictions and controls in place. The plant site will not add any more hardship to traffic. The plant will be placed on a rural parcel near grain bins, so it will not adversely affect the aesthetics of the surroundings. Knife River takes public safety seriously and will ensure safe and effective use of the subject property and surrounding roads. The portable plant is governed by Iowa DNR air quality and stormwater quality permits ensuring best practices will be implemented to reduce impact to nearby resources and the surrounding area. Stormwater best management practices will be utilized and a baghouse will operate at all times during production to ensure Iowa Construction Air Quality permit standards are met. The property is located directly adjacent to the highway project, so the haul route will utilize the short stretch of Grundy Ave and travel west to Lawton or east to Ida Ave.

- (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)

No significant changes are planned to the subject property. Ingress and egress will remain as it currently is, no structures will be altered, and the site will be kept orderly and clean.

There will be some grading to prepare the site for placement of the plant. The plant will be placed near to an existing use that blends well and it is not immediately surrounded by dense residential lots. The placement at this property will be optimal for impact to surrounding properties and support of the nearby highway project. Operating hours will typically be 6 AM to 6 PM, but at times it may be sunup to sundown depending on project needs.

- (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)

No extra burden will be placed on existing public facilities and services in the area.

This project is temporary in nature and intended to coincide with paving of the local highway project.

No individuals will be relocating to this area in a permanent fashion, and the plant will not be connected to local power or other utilities. Knife River intends to hold a safety meeting with local emergency responders and local leadership to go over the site and what a potential emergency response may entail as a precaution to ensure the most efficient use of local manpower and time in the event of an unlikely incident.

- (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)

No historical sites will be impacted by the proposed use of the subject property and potential impacts to nearby natural resources will be properly mitigated.

Knife River operates under applicable NPDES and Air Quality program permits given by the Iowa DNR. These permits dictate appropriate measures to be undertaken by the permittee (Knife River) to avoid unwanted negative impacts to nearby natural resources and citizens.

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

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

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

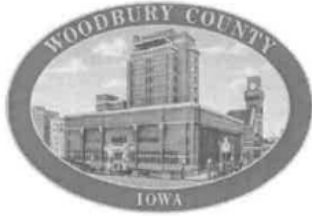
*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

APPLICATIONS RECEIVED WITHOUT ALL THE AFOREMENTIONED DOCUMENTATION WILL BE RETURNED.

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

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

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



WOODBURY COUNTY

Floodplain Development Permit Application

Date: 4/30/2024

TO THE ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Woodbury County Flood Plain Management Ordinance and with all other applicable county ordinances and the laws and regulations of the State of Iowa.

Robert A Davis

(Owner or Agent)

1520 Grundy Ave, Merville, IA 51039

(Address)

712-253-1281

Telephone #

Knife River Midwest LLC

(Builder)

2220 Hawkeye Drive, Sioux City, IA 51105

(Address)

712-577-6757

Telephone #

1. Location: SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31, Township 089N Range 044W

Street Address: 1548-1544 Grundy Ave, Merville, IA 51039 (Google Maps)

GIS # 894431100010/894431100011

2. Type of Development: Grading and Placement of Portable HMA Plant

Filling _____ Grading X _____ Excavation _____ Routine Maintenance _____

Minor Improvement _____ Substantial Improvement _____ New Construction _____

3. Description of Development: Grading and Placement of Portable HMA Plant

No foundations or permanent structures involved.

4. Premises: Size of site: _____ ft. x _____ ft. Area of Site: 210,395 sq. ft. Estimated cost: _____

Principal Use: Agricultural

Accessory Uses (Storage, parking, etc.): Parking and Grain Storage

5. Addition or modification to non-conforming use? Yes _____ No X Assessed value of structure \$ _____

6. Is property located in a designated Floodway (FW District)? Yes _____ No X

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE 100 YEAR (BASE) FLOOD ELEVATION.

7. Property located in a designated Floodway District (FW), Floodway Fringe (FF) General Flood Plain District (FP), Shallow Flooding District (SF), or Dam Failure Inundation District (DI)?

Yes X No _____ If so, indicate which one: FP

a. Elevation of the 100 year (Base) flood (identify source if other than FIRM): _____

b. Elevation of the proposed development site (natural ground): 1180 to 1160 MSL/NGVD

c. Required elevation/flood-proofing level for lowest floor: NA MSL/NGVD

- d. Proposed elevation/flood-proofing level for lowest floor (including basement): NA MSL/NGVD
 e. Other flood plain information (identify and describe source)
-

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED AT LEAST 1.0 FOOT ABOVE THE 100 YR. (BASE) FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOOD-PROOFED TO AT LEAST 1.0 FOOT ABOVE THE 100 YR. (BASE) FLOOD ELEVATION.

8. Other permits required?

Iowa Department of Natural Resources: Yes _____ No X If yes, permit # _____
 Date Received: _____

Corps of Engineers: Yes _____ No X If yes, permit # _____
 Date Received: _____

Other: _____

All provisions of the County of Woodbury Flood Plain Management Ordinance (Ordinance # : 5.03) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this _____ Day of _____, 20 ____ .

Rob D. Aring
 (Signature of Developer/Owner)

 (Authorizing Official)

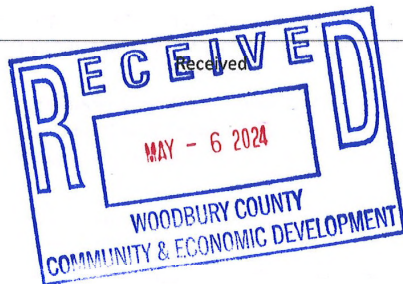
Cc: Water Resources Section
 Iowa Department of Natural Resources
 Wallace State Office Building
 East 9th and Grand
 Des Moines, IA 50319

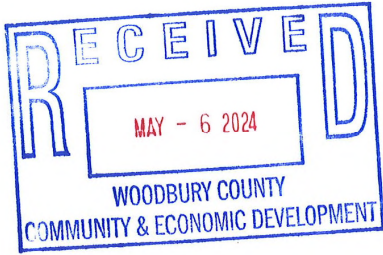
Calvin
 Applicant - Knife River

Date: 5/1/2024

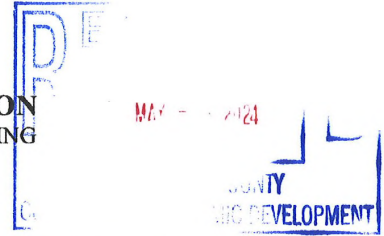
For Office Use Only

FPDP #: <u>6983 F</u>	Fee: <u>\$110</u>
Approved: _____	Denied: _____
Check #: <u>40037459</u>	Receipt #: _____
Map Panel #: <u>252 D</u>	SFHA: _____





GRADING PERMIT APPLICATION
WOODBURY COUNTY PLANNING & ZONING
6TH FLOOR COURT HOUSE
620 DOUGLAS STREET
SIOUX CITY, IOWA 51102



Applicant's Information:

Property Owner(s) Name: Robert A Davis (owner) Knife River Midwest (Applicant)
Mailing Address: 1520 Grundy Ave, Merville, IA 51039 (owner) 2220 Hawkeye DR, Sioux City, IA 51105 (Applicant)
Phone No. (712) 253-1281 (owner) E-mail Address: colin.chatterton@kniferiver.com
(712) 577-6757 (Applicant)

Grading Contractor's Information:

Property Owner(s) name: Knife River Midwest LLC
Mailing Address: 2220 Hawkeye Drive, Sioux City, IA 51105
Phone No. (712) 577-6757 E-mail Address: colin.chatterton@kniferiver.com

Property and location Information:

Property Address: 1541 Grundy Ave, Merville, IA 51039
GIS Parcel Number: 860732/860731 Quarter: NW Section 31 Township 89N/45W
Purpose for Grading Permit Application: Stripping topsoil and placing on site before laying sub base for hot mix asphalt plant and aggregate piles.

Will Earthen Material be removed from the parcel? Yes No No. of Cubic Yards _____

Will Earthen Material be brought to the parcel? Yes No No. of Cubic Yards _____

Anticipated Start Date of Grading: 6/17/24 Anticipated End Date of Grading: 6/28/24

Any Other Information: The grading will be minimal in order to ensure the plant can be safely placed on site. Topsoil will be preserved on site and put back in place.

PROPERTY OWNER(S) SIGNATURE

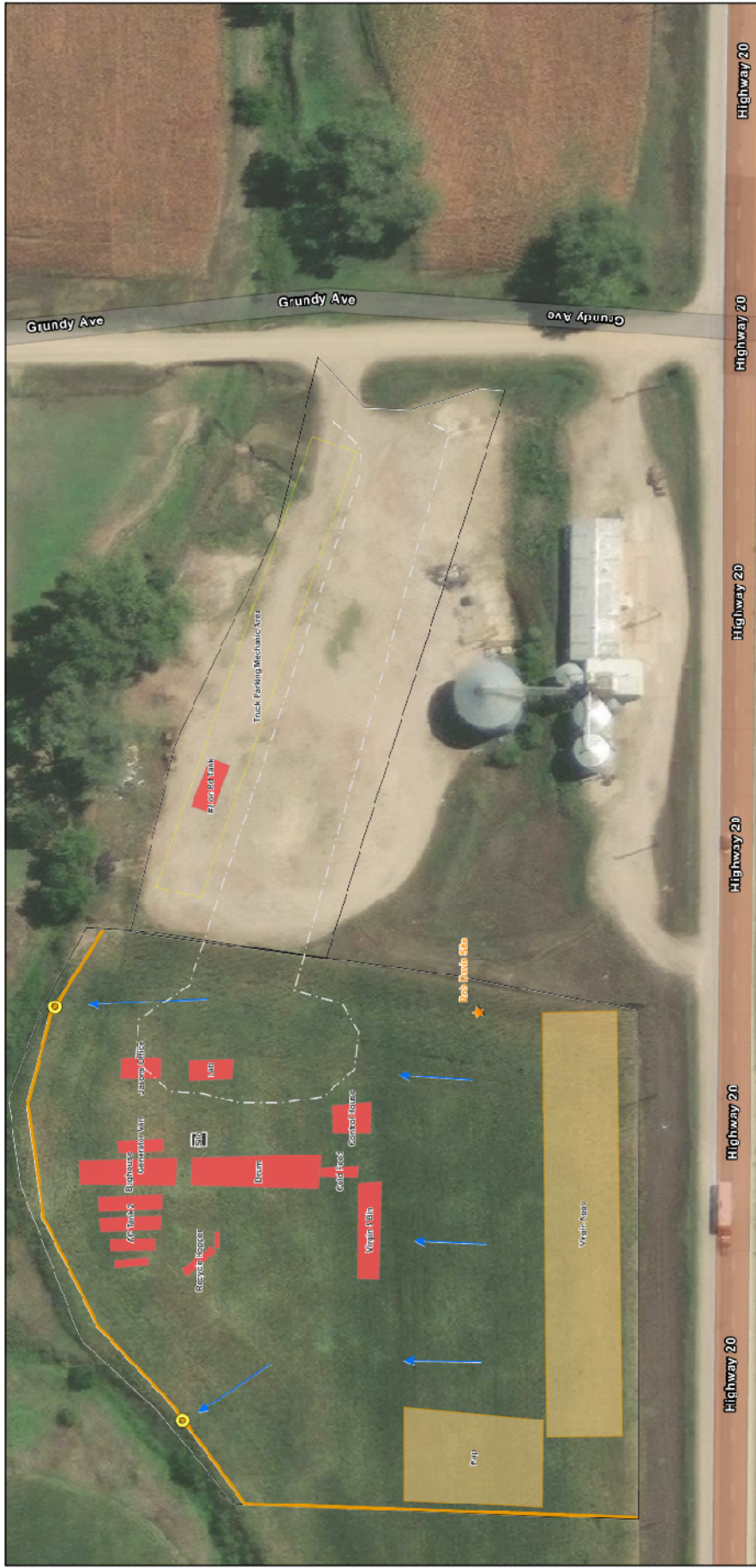
CONTRACTOR'S SIGNATURE

APPROVED: _____ DATE: 5-1-24
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 180 DAYS. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

Below -Office Use Only:
Application Number: 6984 Date: _____
Parcel's Zoning: AP Parcel's Flood Zone: A Map Panel No: 252 D
Permit Issue Date: _____ Expiration Date: _____
Approved: _____ Denied: _____

Rob Davis Site SWPPP Map - KRMW Plant 3



4/30/2024, 10:52:27 AM

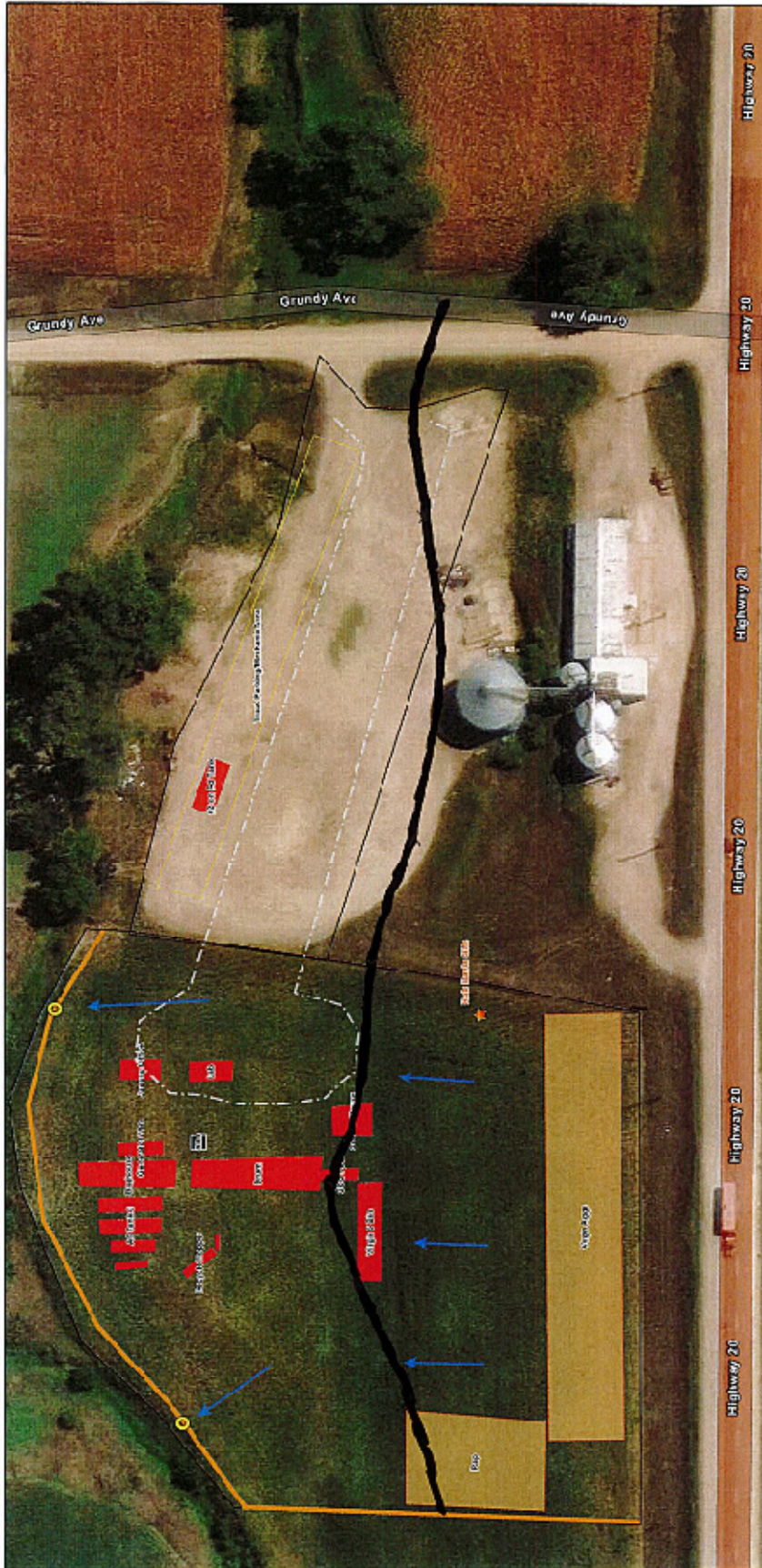
- ★ KR_Midwest_Temporary_Plant_Locations_9528
- ⓪ Midwest_Plans_Points_4769
- Midwest_Plans_Line_4302
- Berm
- Stormwater Direction
- - - Access Road
- Midwest_Planning_Polygon_Features_5443
- Plant_Footprint
- Plant_Feature
- Silo
- Stockpiling
- Plant_Area_9704

Scale: 1:1,128
 0 0.01 0.02 0.03 0.04 mi
 0 0.01 0.02 0.03 0.06 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
 Visser, Microsoft | USGS The National Map, National Boundaries Dataset, 3DEP Elevator Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems, U.S. Census Bureau

Rob Davis Site SWPPP Map - KRMW Plant 3



4/30/2024, 10:52:27 AM

- ★ KR_Midwest_Temporary_Plant_Locations_3529
- Midwest_Plans_Points_4769
- Midwest_Plans_Line_4302
- Berm
- Stormwater Direction
- Access Road
- Midwest_Planning_Polygon_Features_5413
- Plant_Footprint
- Plant_Feature
- Silo
- Stockpiling
- Plant_Area_9704
- = Approx. Flood Plain Limit

Scale: 0 0.01 0.02 0.03 0.04 mi / 0 0.01 0.02 0.03 0.04 km

Source: Esri, DeLorme, GeoEye, Swire, IGN, and the GIS User Community, Source: Esri, Imagery, Google, FAO, NOAA, JGS, © OpenStreetMap contributors, and the GIS User Community

Map: Microsoft | USGS The National Map: National Base as Derived: 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Transportation Dataset, USGS Global Ecosystems, U.S. Census Bureau

Daniel Priestley

From: Chatterton, Colin <colin.chatterton@kniferiver.com>
Sent: Tuesday, May 21, 2024 3:21 PM
To: Daniel Priestley
Cc: Luse, Skylar; Gall, Jason
Subject: RE: Floodway and NPDES Permits
Attachments: Rob Davis Site SWPPP Map - 5.21.24 Update.pdf

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

Dan,

I have attached an updated map showing we will keep our equipment and berm outside of the approximate floodway determined by DNR staff. As for the permitting, please refer to the SWPPP and permit authorization that was sent on 4/30/2024. Grading and site preparation are covered activities under GP3. We will ensure best management practices are in place per the site map and SWPPP.

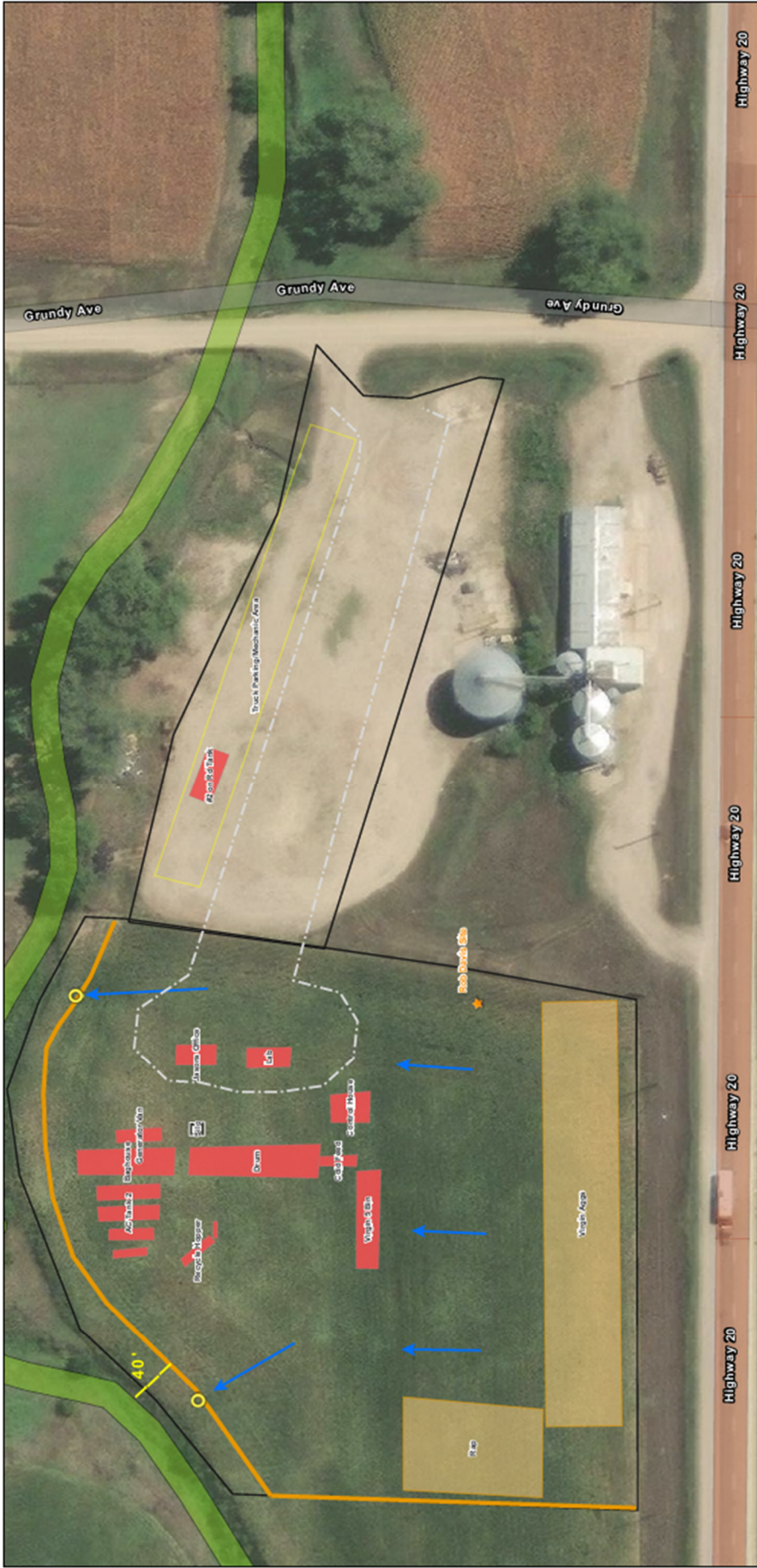
Please let me know if you have any other questions.

Cheers,

Colin Chatterton, CPESC
Environmental Manager – KRSD & KRMW



Rob Davis Plant Site SWPPP - 5.21.24 Update



5/21/2024, 3:10:26 PM

- ★ KR_Midwest_Temporary_Plant_Locations_9528
- Midwest_Plans_Points_4769
- Midwest_Plans_Line_4302

→ Stormwater Direction
— Berm
— Filter Point
— Plant Footprint
— Plant Feature
— Silo
— Stockpiling
— Access Road
— Plant_Area_9704
— Estuarine and Marine Deepwater
— Estuarine and Marine Wetland
— Freshwater Emergent Wetland
— Freshwater Forested/Shrub Wetland
— Wetlands - FWS
— Freshwater Pond
— Lake
— Other
— Riverine

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
Mapar, Microsoft | USGS The National Map; National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau



KNIFE RIVER®

2220 Hawkeye Drive
Sioux City, IA 51105

Phone: (712) 252-2766
(Administration) Fax: (712) 252-0079

RE: Knife River Midwest Portable HMA Site Flood Response Plan

As all pieces of the portable HMA operations can be moved, Knife River Midwest intends to respond to site flooding impacts utilizing the following steps:

- Once a flood watch is issued, applicable data will be consulted twice daily (precipitation and river/stream stages).
- If data is beginning to show probable impacts to the site currently in use, necessary resources will begin to be diverted in case plant pieces need to be removed from active floodplain.
- All pieces of the plant are on wheels and simply need to be hooked up to a tractor or truck to be pulled to high ground.
- Anticipated amount of time for teardown and moving of plant is 6 hours.
- Stockpiling of material will be kept out of the floodplain as much as physically possible.
- If there is the possibility of material loss due to flooding, equipment is on site at all times that can begin to move stockpiles to a better location.



DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
NOTICE OF GENERAL PERMIT COVERAGE UNDER
GENERAL PERMIT NO. 3

**STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR
ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND
CONSTRUCTION SAND AND GRAVEL FACILITIES**

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567-64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 3. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 3 in accordance with the terms and conditions set forth in the permit.

Owner:

**KNIFE RIVER MIDWEST
2220 HAWKEYE DR.
SIOUX CITY IA 51105
(712)279-7517**

Contact:

**COLIN CHATTERTON
KNIFE RIVER
1500 N SWEETMAN PL
SIOUX FALLS SD 57107
(605)336-5776**

Permit Coverage Issued To:

**KNIFE RIVER MIDWEST PORTABLE ASPHALT PLANT 3
4305 BIRCH AVE
in HAWARDEN, SIOUX COUNTY
located at**

1/4 Section	Section	Township	Range
SW	22	95	48W

Coverage Provided Through: 12/1/2025
NPDES Permit Discharge Authorization Number: 31681 - 31444
Discharge Authorization Date: 12/1/2017

**Project Description: ASPHALT PLANT PREVIOUS IOWA LOCATION -
CURRENTLY IN NEBRASKA**



KNIFE RIVER®

2220 Hawkeye Drive
Sioux City, IA 51105

Phone: (712) 252-2766
(Administration) Fax: (712) 252-0079

RE: Portable HMA Plant Site Grading and Preparation

Grading and site preparation for portable plant sites includes the following items:

- Clearing vegetation that is present and removing top 6" of topsoil.
- Avoid need to clear and grub trees and shrubs.
- Minimal changes to existing grades and topography.
- Placement of topsoil around outer edges of site, creating 3- to 5-foot-tall berm.
- Stabilization of site access point with gravel if necessary.
- For a 5 acre site, the amount of soil moved would be around 3,000 cubic yards.



Stormwater Pollution Prevention Plan

For:

Knife River Midwest, LLC Sioux City Asphalt Plant #3
Sioux City, IA

SWPPP Contact:

Knife River Midwest
Colin Chatterton
2220 Hawkeye Drive
Sioux City, IA 51105
(712)577-6757

SWPPP Preparation Date:

March 8, 2024

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SECTION 1: Facility Description and P2 Team

1.1 Facility Information

Knife River Midwest Portable Asphalt Plant 3 is headquartered at 2220 Hawkeye Drive Sioux City, IA 51105 and is a portable plant. This plant typically sits on a 7-10 acre site and is comprised of several construction material operations including an office, hot mix asphalt batch plant, and aggregate/recycled asphalt storage. The site is bounded entirely by an earthen berm with filter drains.

This facility has a primary SIC codes: 2951 Hot Mix Asphalt Production

This Stormwater Pollution Plan is written in accordance with the following Iowa Department of Natural Resource permits

Permit/Permit #	Permit/Permit #	Permit/Permit #
Iowa ISW-GP	Nebraska ISW-GP	South Dakota ISW-GP
IA 31681-31444	Facility NDEQ ID: 109874	SDR00C132

1.2 Contact Information/Responsible Parties

Facility Operator:

Knife River Midwest
2220 Hawkeye Drive
Sioux City, IA 51105
(712)279-7570
colin.chatterton@kniferiver.com

Facility Owner:

Knife River Midwest
2220 Hawkeye Drive
Sioux City, IA 51105
(712)279-7570
colin.chatterton@kniferiver.com

SWPPP Contact:

Colin Chatterton
(712)577-6757
colin.chatterton@kniferiver.com

1.3 Pollution Prevention Team

Staff Names	Individual Responsibilities
Clark Meyer	President: Responsible for daily operations compliance with the SWPPP. Directs personnel to comply, maintain, and support the SWPPP.
Chris Winkel	Vice President and General Manager. Responsible for the daily aggregate operations compliance with the SWPPP. Must direct personnel in SWPPP implementation and maintenance. Trained to conduct inspections.
Ron Klinker	Regional Environmental Manager. Responsible for writing and maintenance of SWPPP. Trains company personnel in SWPPP compliance.
Colin Chatterton	Environmental Manager. Responsible for writing and maintenance of SWPPP. Trains company personnel in SWPPP compliance.
Skylar Luse	Environmental Coordinator. Responsible for writing and maintenance of SWPPP. Certified to perform all necessary inspections.
Dillon Ray	Asphalt Plant Superintendent: Implementation of Plan and inspections. Maintenance of BMP's. Notify Managers of any Plan deficiency.
Jason Gall	Asphalt General Superintendent: Implementation of Plan and inspections. Maintenance of BMP's. Notify Managers of any Plan deficiency.
Suzie Green	Asphalt Plant Operator: Implementation of Plan and inspections. Maintenance of BMP's. Notify Managers of any Plan deficiency.
Production Staff	Implementation of Plan and inspections. Maintenance of BMP's. Notify Managers of any Plan deficiency.

SECTION 2: Inventory of Significant Materials

2.1 Asphalt Operations

Aggregate materials
 Asphalt cement
 Fuel oils
 Release agents
 Recycled Asphalt Pavement

SECTION 3: Risk Identification and Summary of Potential Pollutant Sources

Industrial Activity- Storage	Assessment
Excavation, site preparation	All these activities and materials have potential to increase pollutant load on discharged stormwater. By implementing the Plan BMP's, impact will be minimized.
Crushing, Screening	
Stockpiling	
Raw material/final product storage	
Waste products	
Aggregate washing	
Material loading/unloading	
Vehicle and equipment maintenance/fueling	
Petroleum/fuel storage	
Recycled asphalt pavement storage	
Recycled concrete crushing and storage	Infeasible, noted significant materials must be handled and stored in a manner that will minimize exposure to storm water. Storm water will then be directed to ponding areas with filter berms for drainage.
Significant Materials	
Aggregate materials	
Petroleum products	
Industrial Activity- Hot Mix Asphalt	
Storage of aggregate materials	
Petroleum storage and transfer	
Release agent storage and application	
Vehicle and equipment maintenance/fueling	
Petroleum/fuel storage	
Asphalt stack	
Significant Materials	
Aggregate materials	
Asphalt cement	
Fuel oils	
Release agents	
Petroleum/fuel storage	
Pigments	
Petroleum Products	

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SECTION 4 Best Management Practices

4.1 Description of Structural Controls

Storm water for plant 3 is contained on site for infiltration. The site is completely bermed to maintain water onsite. Should water need to be discharged, rock filter berms will be designed at low points of the site.

4.2 Good Housekeeping

Every effort will be made to keep the site clean and to store potential pollutants in enclosures. Any maintenance waste (grease tubes, rags, and used fluids) generated will be disposed of properly.

Some used equipment is stored outside. As a part of daily pre- and post-trip inspections, each piece of equipment is inspected for leaks. Should a leak occur, the operator and/or manager for that area is to be notified and the contamination removed.

4.3 Preventive Maintenance

If needed, all facility BMP's shall be maintained monthly when the site is active. Prior to being temporarily inactive, all BMP's will be inspected to ensure they are in place and stable. The need for maintenance shall be determined during monthly inspections.

If it is determined that BMPs are not functioning properly, the BMP shall be replaced, maintained, or repaired within seven (7) calendar days of discovery. If BMP replacement, maintenance, or repair cannot be completed within seven (7) calendar days, implementation of effective backup BMPs (temporary or permanent) must be completed, until effectiveness of the original BMPs can be restored. If extended replacement, maintenance, or repair schedule of the failed BMP is required, documentation of justification must be made and stored with the SWPPP.

The dates of all maintenance and repairs must be recorded on the monthly inspection sheet.

4.4 Spill Prevention and Response

See Section 6.

4.5 Inspections

An inspection will be conducted once per calendar month that the facility is active and staffed. A minimum of one (1) inspection per calendar year shall be conducted within 24 hours of a storm event greater than 0.1 inches, or snowmelt large enough to cause runoff. If earth disturbing

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activities are occurring, inspections must take place every two weeks and after a 0.5" rain.

All facility inspections shall include the following:

- An evaluation of the facility to determine that the SWPPP accurately reflects site conditions. The inspection shall include storage tank areas, waste disposal areas, raw material, intermediate products, by-product and final product storage areas, maintenance areas, and loading/unloading areas.
- An evaluation of the facility to determine whether new exposed industrial materials or activities have been added to the site since completion of the SWPPP.
- During an inspection conducted during a runoff event, an evaluation of the storm water runoff to determine if it is discolored or if other contaminants are visible in the runoff (e.g., oil and grease).
- An evaluation of all structural and non-structural BMPs to determine effectiveness and proper function.
- An evaluation of the completeness and accuracy of the plan.

An inspection form can be found in Appendix A.

4.6 Employee Training

All company employees who work receive general storm water pollution prevention training during the winter training period (January-March). All employees, including plant supervisor, yard workers, equipment operators, drivers, and mechanics receive specific SWPPP training. In the spring (April-June) each plant supervisor will receive in individualized training at their plant. Training will be conducted by the Company Environmental Manager. The following employees have listed responsibilities related to storm water management:

- Environmental Manager, General Managers, Plant Supervisor
- overseeing implementation of, revising, and amending the SWPPP
- Plant supervisor, yard workers, and equipment operators
- performing installation, inspection, maintenance, and repair of BMPs
- Environmental Manager, Plant Supervisor
- conduct storm water discharge monitoring

- Training topics will include:
- spill response procedures
 - good housekeeping
 - material management practices
 - storm water discharge monitoring procedures
 - BMP operation and maintenance

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4.7 Non-Stormwater Discharges

All discharge from the site has been tested or evaluated for the presence of non-storm water discharges.

Date of evaluation: _____

Description of the evaluation criteria used:

- Determination that there are no connections to municipal sanitary or storm sewers at this site through building and site inspection and facility personnel interviews. Evaluation of site practices to determine if process water could combine with storm water.
- See 4.9 Dry Weather Screening, below.

List of the outfall points that were directly observed during the evaluation:

- *Dependent on site, will be identified on map*

Different types of non-storm water discharge(s) and source locations:

Non-Storm water Discharge Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

By _____ Title _____

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4.8 Sediment and Erosion Control

Berms are used to contain storm water on site. If the outside slope of the berm has the potential to discharge to surface water, additional sediment control BMP's such as silt fence will be deployed until the slope is vegetated and stable.

The entrances to the activities at this site are stable, so tracking should not be an issue. In the event tracking of sediment occurs, the site entrance/exit will be swept. If sediment escapes the facility, it must be removed as soon as possible to minimize off site impacts.

4.9 Dry Weather Screening

During an inspection as outlined in section 4.5, discharge conveyances on site will be evaluated to determine if liquids other than storm water are discharging off site. This will be done during dry weather.

This evaluation will be a visual with documentation indicating:

- Date
- Time of inspection
- Weather at time of inspection (temperature, overcast, windspeed)
- Discharges (if any)
- Source of discharge if discharge were to be occurring

SECTION 5: Site Map

A representative site map is included in Appendix B. Each new site will have a site map tailored to local conditions and available upon request.

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Spill reporting documentation for this plan is kept to the most recent 3 years. Additional information may be found in the Environmental Manager's offices.

SECTION 7 Sampling Data

Iowa General Permit Requirement:

During the calendar year, one grab sample will be taken at the discharge point if the site discharges and tested for the following parameters:

- * total suspended solids (TSS) (mg/L);
- * any pollutant limited in an effluent guideline to which the facility is subject
- * the date and duration (in hours) of the storm event(s) sampled;
- * rainfall measurements or estimates (in inches) of the storm event which generated the sampled runoff;
- * the duration between the storm event sampled and the end of the previous measurable (greater than 0.5 inch rainfall) storm event; and
- * an estimate of the total volume (in gallons) of the discharge sampled shall be provided;

The following requirements are what is needed to take the sample:

All such samples shall be collected from the discharge resulting from a storm event that is greater than 0.1 inches in magnitude and that occurs at least 72 hours from the previously measurable (greater than 0.5 inch rainfall) storm event. The required 72-hour storm event interval is waived where the preceding measurable storm event did not result in a measurable discharge from the site. The required 72-hour storm event interval may also be waived where the permittee documents that less than a 72-hour interval is representative for local storm events during the season when sampling is being conducted. The grab sample shall be taken during the first 30 minutes of the discharge. If the collection of a grab sample during the first 30 minutes is impracticable, a grab sample can be taken during the first hour of discharge, and the discharger shall submit with the monitoring report a description of why a grab sample during the first 30 minutes was impracticable. If storm water discharges associated with industrial activity commingle with process or non-process water, then where practicable, permittees must attempt to sample the storm water discharge before it mixes with non-storm water discharge.

Nebraska General Permit Requirement:

Sampling is to be undertaken as follows:

- * TSS quarterly and PAH 2 times/yr during 0.1" or greater event
- TSS Benchmark is 100mg/L - If average of yearly samples is above benchmark, AIM requirements referenced in NDEE Perm it NER920000 will be followed.
- PAH Indicator Monitoring is required for the 16 individual PAHs identified at Appendix A to 40 CFR Part 423: naphthalene, acenaphthylene, acenaphthene, fluorene, phenanthrene, anthracene, fluoranthene, pyrene, benzo[a]anthracene, chrysene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, benzo[ghi]perylene, indeno[1,2,3-c,d]pyrene, and dibenz[a,h]anthracene.

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SECTION 6: Spills and Leaks

Spill prevention and response procedures for the site are addressed the facility Spill Prevention Control and Countermeasure Plan (SPCC). The plan is in the site Environmental Manual.

Tanks on site will either have secondary containment, or in the case of asphalt cement tanks, active measures to contain a spill.

Every spill is preventable. Should one occur, we are responsible for the cleanup. All spills need to be reported to the environmental manager with:

- What happened.
- What is the equipment that is leaking or spilled.
- The amount and what the substance is.
- Time of incident.
- Clean-up remedial activities.
- Who should be contacted until the environmental manager can get there.
- Documenter, meaning person designated to take pictures and notes of incident.

The environmental manager will report the spill to the state, depending on the amount spilled and the hazard it poses to public, environment, or personal health. If a spill or a leak occurs, prevent contact with storm water, surface water or direct conduits to groundwater.

Contact information for individuals, and emergency and regulatory agencies that must be notified in the event of a spill are included in these plans. Any spill or discharge of a potentially polluting material shall immediately be reported to the Company Environmental Manager at (320) 529-2725 or (712)279-7570. If the spill meets the following conditions, it must be reported to the Iowa Department of Natural Resources at (515)725-8694:

- The hazardous substance has the potential to leave the property by run-off, sewers, tile lines, culverts, drains, utility lines, or some other conduit
- The hazardous substance has the potential to reach a water of the state - either surface water or groundwater
- The hazardous substance can be detected in the air at the boundaries of the facility property by the senses (sight and smell) or by monitoring equipment
- There is a potential threat to the public health and safety
- Local officials (Fire department, law enforcement, Hazmat, public health, and emergency management) respond to the incident
- The release exceeds a Federal Reportable Quantity (RQ).

Should the spill happen in Nebraska, the following must be followed and called in to NDEQ (402/471-2185 or 402/471-4545):

A release to the surface of the land of 100lbs or greater of hazardous substance and/or exceeds 25 gallons of oil must be reported to the State of Nebraska immediately (within 15 minutes as interpreted by NDEQ). If the spill is confined and expected to stay confined within a building or fully enclosed structure that is made of nonearthed materials, and is cleaned up within 24 hours of discover, then notification is not required.

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SECTION 8 Signatory Certification of Plan

This plan was written with intention of complying with applicable permits for the portable plants owned and operated by Knife River Midwest.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Colin Chatterton, CPESC



Title: Environmental Manager

Date: 3/8/2024

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Knife River SWPPP Inspection Report

28 Nov 2023 / Skylar Luse

Complete

Score	4 / 8 (50%)	Flagged items	1	Actions	0
Site Inspected					Plant 3
Conducted on					28.11.2023 10:34 CST
Prepared by					Skylar Luse
Location					677 S Lincoln St West Point NE 68788 United States (41.83301156730921, -96.71022166714454)
Routine, Comprehensive, Dry Weather, or Rain Event?					Routine
24 hour rain total (inches)					0

Survey Results 1 flagged, 4 / 8 (50%)

Outfall/discharge points free of: sediment buildup, oil sheen, erosion issues, foam, and debris?	Yes
 Photo 1	 Photo 2
Structural BMPs for this site in good working order? (berms, ponds, rock checks, filters, inlet protection, containment areas, vegetated buffers, silt fence)	Yes
 Photo 3	 Photo 4
 Photo 5	
Any unauthorized discharges or exposed materials that need attention?	No
Site good housekeeping practices being followed?	Yes
Some trash that needs picked up	
 Photo 6	 Photo 7
Any site SWPPP changes deemed necessary due to today's inspection?	No
Any routine maintenance or rectification of deficient items since last inspection?	No
Were samples taken as part of this inspection?	No
Overall, is site compliant with existing stormwater permit?	Yes

Certification: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information prepared. The information in this report is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including revocation of the permit and the possibility of fine and imprisonment for knowing violations. In addition, I certify that I am aware of the terms and conditions of the General Storm Water Permit governing this site.

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Appendix B: Representative Site Map



Appendix C: Monitoring Data

Include sampling date, sampling location, parameters measured, sample results, the initials of the individual who collected the sample(s), and any additional information.

Date/Time	Location	Parameter	Results	Initials	Additional Information

Chatterton, Colin

From: branden.scott@email.iowaeda.com
Sent: Monday, April 29, 2024 7:10 AM
To: Chatterton, Colin
Cc: Luse, Skylar
Subject: R&C - 00051333 - - Woodbury - Knife River Midwest LLC Portable Asphalt Plant 03 - Woodbury County Site

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Mr. Chatterton:

We have received your submittal for the above referenced technical assistance request. At this time, we are unaware of a federal nexus for this project that would necessitate formal Section 106 of the National Historic Preservation Act review. Should this project become a federal undertaking, additional consultation with our office and other interested parties might be necessary in accordance with 36 CFR 800.

Regarding this project, please see the following comments:

R&C - 00051333 - - Woodbury - Knife River Midwest LLC Portable Asphalt Plant 03 - Woodbury County Site - Develop a farm field site for use of a portable hot mix asphalt batch plant. Minor site grading and placement of plant and aggregate piles.

We are unsure what exactly is triggering this review and the basis of county ordinances that might be governing your project. However, we do have an interest in historic properties throughout the State of Iowa, and we recommend the following to determine if your project might affect historic properties.

1) We note buildings/structures immediately adjacent to your proposed project area. We are unclear the ages of these buildings/structures. If they are at least 45 years old or older, we recommend architectural reconnaissance documentation to determine if a historic property is present.

2) The vast majority of the project area has been previously surveyed for archaeological resources in association with Highway 20 improvements. Only a small portion of the area does not appear to be previously surveyed. The project area appears to be associated with alluvial landforms that could deeply bury archaeological deposits. At present, we do not have enough resources available to determine if past survey work on this parcel adequately documented geological conditions/potential for archaeological site preservation in deeply buried contexts. We recommend an archaeological desktop assessment to determine the nature of past work and its implications for your project.

I will be returning this case to you so that you can upload additional information should you seek to provide it and when it becomes available. You will not receive a hard copy of this email. It is the submitter's responsibility to maintain the official file of record. If you have any questions or comments, please feel free to contact our office.

With kind regards,
Branden K. Scott
Archaeologist, State Historic Preservation Office
branden.scott@iowaeda.com | 515.348.6291 | culture.iowaeda.com/shpo

LEGAL NOTIFICATION – May 18, 2024, Sioux City Journal

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 June 3, 2024 at 6:00 PM.

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, ss:

Yuade Moore, 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:

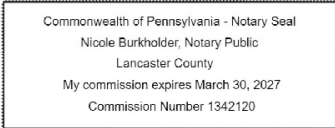
PUBLICATION DATES:
May. 18, 2024

NOTICE ID: OftKWKfFZJcBv2lr2nr8
PUBLISHER ID: COL-IA-500368
NOTICE NAME: BOA-6-3-24-Revised
Publication Fee: \$41.04

(Signed) Yuade Moore

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 05/20/2024

Nicole Burkholder
Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT REGARDING A
CONDITIONAL USE PERMIT
APPLICATION FOR AN ASPHALT
MIXING (TEMPORARY) SITE**

The Woodbury County Board of Adjustment will hold a public hearing on the following item hereafter described in detail on **June 3, 2024 at 6:00 PM** or as soon thereafter as the matter may be considered. Said hearing will be held in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to the matter should appear at the aforesaid hearing in person or call: **712-454-1133** and enter the Conference ID: **742 346 123#** during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. 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 Fri., May 31, 2024.

Item One (1)
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039.
COL-IA-500368

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	5
Notification Letter Date:	May 16, 2024
Public Hearing Board:	Board of Adjustment
Public Hearing Date:	June 3, 2024
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
Robert A. Davis Trust	1520 Grundy Ave.	Moville	IA	51039-8022	None	
Davy's & Jim's Feed Store Inc.	PO Box 505	Moville	IA	51039-0505	None	
Darlene L. Davis Trust	1529 Grundy Ave.	Moville	IA	51039	None	
Ellis Bruce Johnson & Sharon Irene Johnson	101 23rd St.	Sioux City	IA	51104	None	
Witt Family Trust B c/o Marlene Witt	36 Eastview Apt. 113	Sioux City	IA	51106	None	

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
ARLINGTON TOWNSHIP:	None
FIBERCOMM:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	SEE EMAIL FROM ASIA AZAM BELOW, 5/20/24
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LOGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following conditional use permit for MEC electric, and we have no conflicts. The Petitioner should be aware that any requested relocation or extension of distribution facilities is subject to customer contribution. – Casey Meinen, 5/6/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 5/6/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	None
SIUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	I recommend the temporary conditional use of the above captioned parcel. The location is optimal for the pending reconstruction of Highway 20, is already gravel surfaced, not used for row crop or pasture agriculture, and is a reasonable temporary land use for this parcel. I recommend approval of the temporary conditional use permit. – Mark J. Naha, PE., 5/20/24.
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 5/6/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 5/6/24.

Daniel Priestley

From: Azam, Asia <asia.azam@dnr.iowa.gov>
Sent: Monday, May 20, 2024 11:05 AM
To: colin.chatterton@kniferiver.com
Cc: Daniel Priestley
Subject: Floodway offset for a Portable Asphalt mixing plant near Merville, IA
Attachments: Floodway offset-2024-0670.PNG

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Colin,

Attached is the site map where I have marked an approximate offset for the floodway of this unnamed creek where you are planning to have the portable asphalt plant for some work along Hwy 20.

Dan-As I mentioned over the phone, this offset is approximate and should only be used for this project. Detailed calculations were not performed for this request due to the temporary nature of the project and time constraint.

Please let me know if you have any questions.

Thanks!

Asia

Asia Azam
Environmental Engineer Senior
Flood Plain and Dam Safety Section
Iowa Department of Natural Resources
502 E. 9th Street, Des Moines, IA 50319
Cell: 515-669-2335
<http://floodplain.iowadnr.gov>





Woodbury County, IA / Sioux City

Summary

Parcel ID 894431100010
Alternate ID 860732
Property Address N/A
Sec/Twp/Rng 31-89-44
Brief PT OF NW1/4 COM SE CO R THEC N 60'TO POB: THEC N 312.58';NWLY 419.11';SWLY 428.38' & E 475' 31'-
Tax Description 89-44
 (Note: Not to be used on legal documents)
Deed Book/Page [1081-615 \(3/17/1965\)](#)
Gross Acres 3.75
Net Acres 3.75
Adjusted CSR Pts 0
Zoning AP - AGRICULTURAL PRESERVATION
District 0049 ARLINGTON/WD-C
School District WOODBURY CENTRAL
Neighborhood N/A



Owner

Deed Holder
 DAVY'S & JIM'S FEED STORE INC
 PO BOX 505
 MOVILLE IA 51039-0505
Contract Holder
Mailing Address
 DAVY'S & JIM'S FEED STORE INC
 PO BOX 505
 MOVILLE IA 51039-0505

Land

Lot Area 3.75 Acres :163,350 SF

Commercial Buildings

Type	Base Area	Year Built
Steel Grain Storage Bin	0	1969
Steel Grain Storage Bin	0	1969
Metal Warehouse - Rigid Steel Frame	3200	1965
Warehouse (Storage)	0	1960
Steel Grain Storage Bin	0	1982

Yard Extras

- #1 - (1) Scale - Truck 58 Length, 10 Width, Readout=No, 50 Tons, Built 1965
- #2 - (1) Enclosed Drive 864 SF, Steel Frame, Average Pricing, Built 1969
- #3 - (1) Dump Pit Average Pricing, Built 1969
- #4 - (1) Bucket Conveyor (Leg) 2,000 Cap., Conv. Hght 50 Ft, Heads=None, Built 1969
- #5 - (1) Distributor Head Manual-Typical, Range Average, Built 1969
- #6 - (1) 12X12 STL BIN AREA(4 BINS) Quantity=1.00, Units=Units, Height=15, Built 1969
- #7 - (1) Grain Dryer - Cont. Flow or Batch 500 BU/Hour, Low Pricing, Built 1975
- #8 - (1) Tank - Containment Area 136 Square Feet, R.Concrete Wall, Average Pricing, Built 1982
- #9 - (1) Tank - Containment Area 280 Square Feet, R.Concrete Floor, Average Pricing, Built 1982
- #10 - (1) Tank - Containment Area 448 Square Feet, Spill Pads, Average Pricing, Built 1996
- #11 - (1) Tank - Containment Area 120 Square Feet, R.Concrete Wall, Average Pricing, Built 1996
- #12 - (1) Tank - Containment Area 644 Square Feet, R.Concrete Floor, Average Pricing, Built 1996
- #13 - (1) MTL CONTAINMENT WALL-44" HIGH Quantity=360.00, Units=Lineal Feet, Height=0, Built 1996
- #14 - (1) Tank - Large Storage Steel 125,000 Gallons, Piping/Metering: Yes, Built 1960
- #15 - (1) Tank - Small Bulk Vert. Steel-Single, 25,000 Gal, Built 1960
- #16 - (4) Tank - Small Bulk Vert. Steel-Single, 8,000 Gal, Built 1960
- #17 - (1) Tank - Small Bulk Vert. Fiberglass-Single, 6,500 Gal, Built 1960
- #18 - (1) Tank - Small Bulk Vert. Fiberglass-Single, 3,000 Gal, Built 1960
- #19 - (1) Tank - Small Bulk Vert. Steel-Single, 11,000 Gal, Built 1960

Valuation

	2024	2023	2022	2021	2020
Classi cation	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$38,230	\$38,230	\$38,230	\$38,230	\$37,810
+ Assessed Building Value	\$89,490	\$110,400	\$80,650	\$80,650	\$79,760
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$127,720	\$148,630	\$118,880	\$118,880	\$117,570
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$127,720	\$148,630	\$118,880	\$118,880	\$117,570

Woodbury County, IA / Sioux City

Summary

Parcel ID 894431100011
Alternate ID 860731
Property Address N/A
Sec/Twp/Rng 31-89-44
Brief ARLINGTON TOWNSHIP SE NW OF 31-89-44 (EX AN IRREG TCT DESCRIBED AS COM AT SE COR OF SE NW THNC N 60' TO POB; THNC N 312.58; THNC NW 419.11; THNC SW 428.38; THNC E 475' TO POB); (EX A TCT DESCRIBED AS COM AT SE COR OF SE NW THNC N 656.80' TO POB; THNC W 5
Tax Description
(Note: Not to be used on legal documents)
Deed Book/Page [761-5967 \(10/25/2018\)](#)
Gross Acres 28.57
Net Acres 28.57
Zoning AP - AGRICULTURAL PRESERVATION
District 0049 ARLINGTON/WD-C
School District WOODBURY CENTRAL
Neighborhood N/A

Owner

Deed Holder
[DAVIS ROBERT A TRUST](#)
[1520 GRUNDY AVE](#)
 MOVILLE IA 51039-8022

Contract Holder
Mailing Address
 DAVIS ROBERT A TRUST
 1520 GRUNDY AVE
 MOVILLE IA 51039-8022

Land

Lot Area 28.57 Acres ; 1,244,509 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/25/2018	DAVIS DARLENE L TRUST	DAVIS ROBERT A TRUST	761-5967	Split or division	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	\$44,500	\$44,500	\$34,560	\$34,560	\$33,100
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$44,500	\$44,500	\$34,560	\$34,560	\$33,100
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$44,500	\$44,500	\$34,560	\$34,560	\$33,100

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.

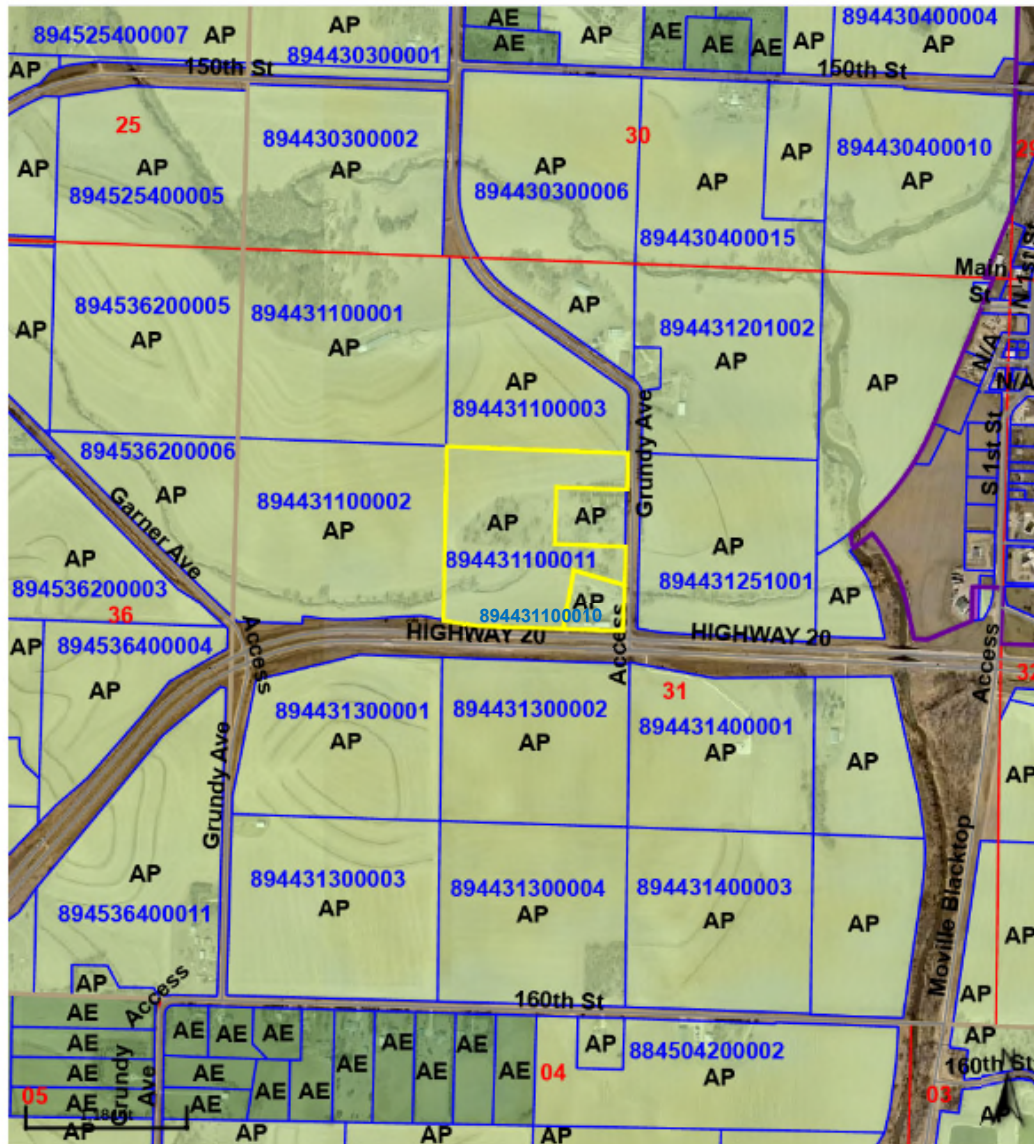
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 Last Data Upload: 5/4/2024, 12:01:15 AM

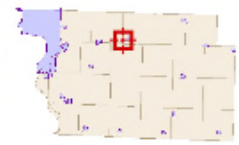
Contact Us



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



Overview



Legend

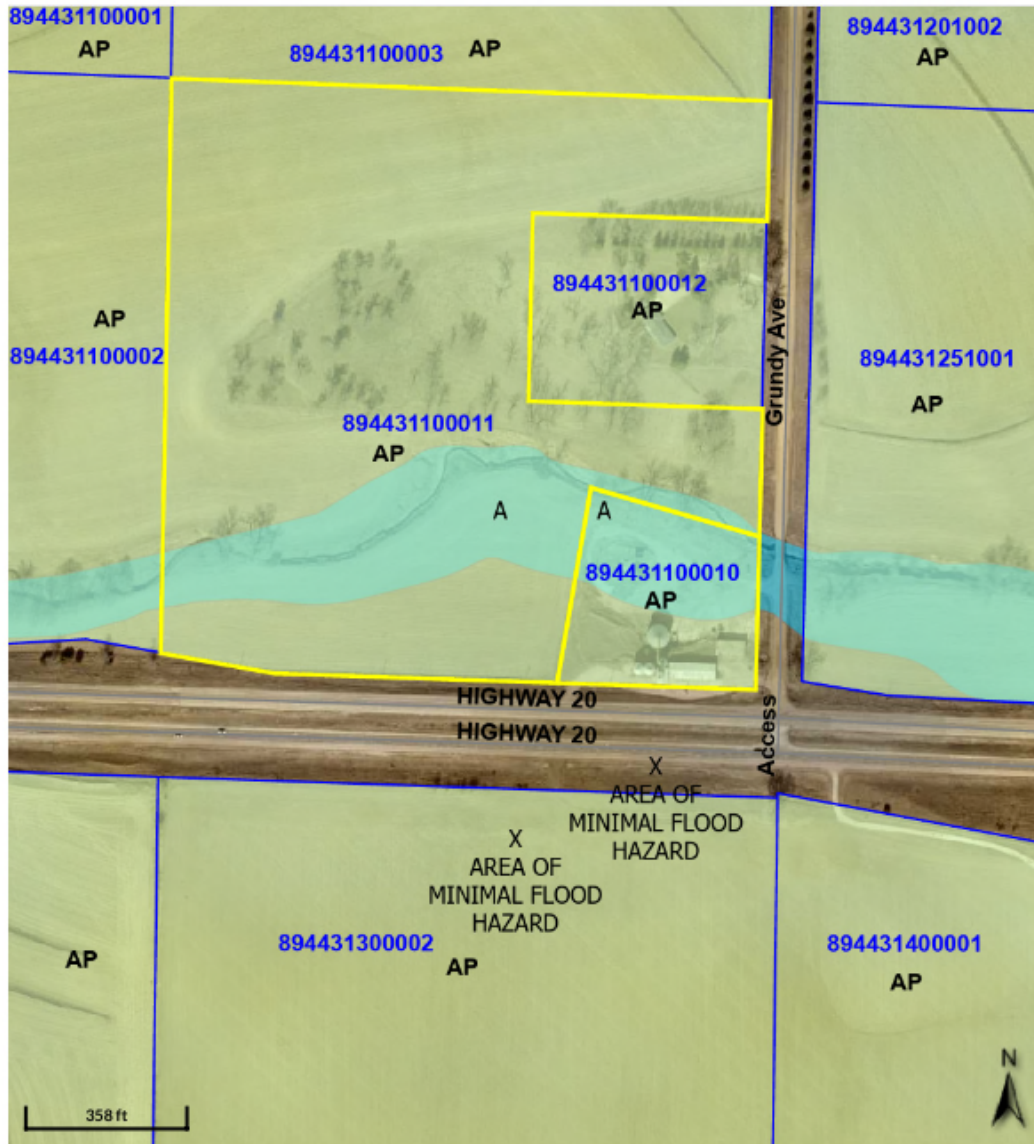
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Date created: 5/5/2024

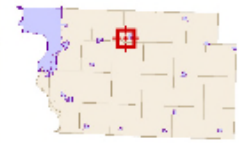
Last Data Uploaded: 5/4/2024 1:01:15 AM

Developed by  **Schneider**
GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels
- FEMA Flood Map**
- A,
- AE,
- AE,FLOODWAY
- AH,
- 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

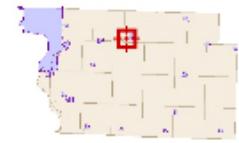
Date created: 5/5/2024
 Last Data Uploaded: 5/4/2024 1:01:15 AM

Developed by Schneider GEOSPATIAL

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

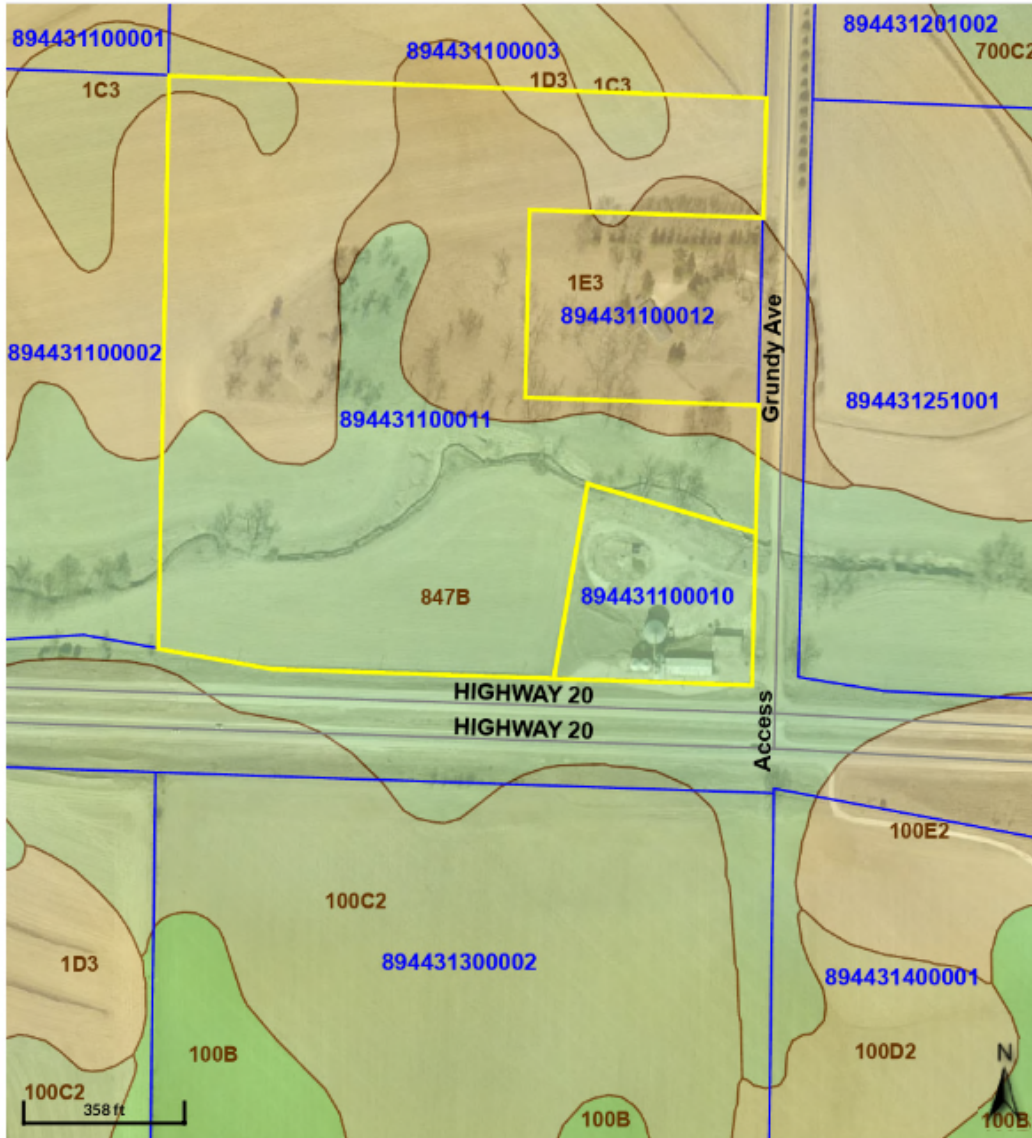
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 GEOSPATIAL

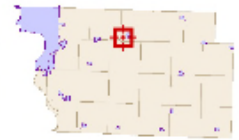
ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Date created: 5/5/2024
 Last Data Uploaded: 5/4/2024 1:01:15 AM

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Not available for Parcel #894431100010

Woodbury County, IA / Sioux City

Summary

Parcel ID	894431100011	
Gross Acres	28.57	
ROW Acres	0.00	
Gross Taxable Acres	28.57	
Exempt Acres	0.00	
Net Taxable Acres	28.57	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	55.02	(1571.82 CSR2 Points / 28.57 Gross Taxable Acres)

Aglan d Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	19.02	54.31	1,032.92	1,032.92
Non-Crop	9.55	56.43	538.90	333.60
Total	28.57		1,571.82	1,366.52

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	847B	JUDSON-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	86.00	8.21	706.06	706.06
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.99	57.42	57.42
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	6.62	211.84	211.84
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	3.20	57.60	57.60
Non-Crop	847B	JUDSON-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	86.00	5.01	430.86	226.95
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.88	60.16	58.77
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	2.66	47.88	47.88
Total				28.57	1,571.82	1,366.52

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