



WOODBURY COUNTY ZONING COMMISSION

Monday, June 24, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, June 24, 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: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: April 22, 2024 and May 29, 2024
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – SECOND CHANCE ADDITION. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as <i>Second Chance Addition</i> , A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 2.322-acre portion of T89N R46W (Concord Township) in Section 20 in the NW ¼ of the SE ¼ on Parcel #894620400001. The property is approximately one-half mile east of the City of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Property Address: 1378 Buchanan Ave., Sioux City, IA 51106. Owner(s)/Applicant(s): Mark and Kathryn Walker.
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 be 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 Johnston 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?

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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

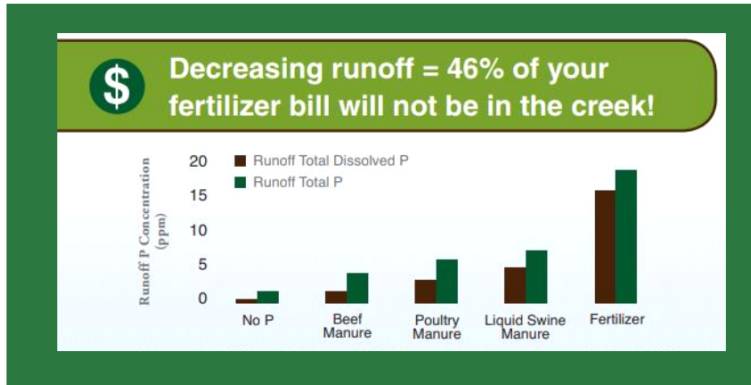
Why is manure popular?



4

2
24

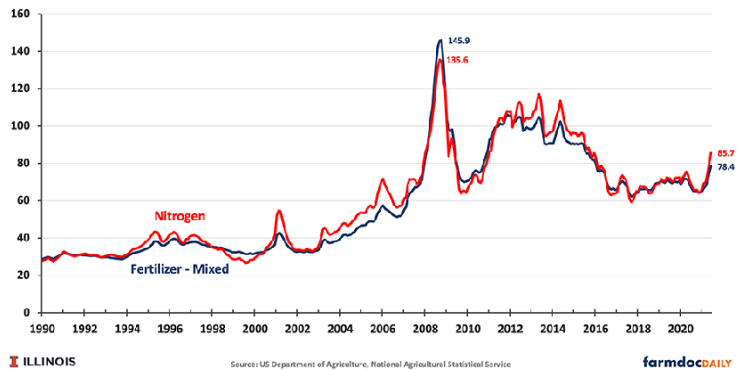
Need for better Environmental Stewardship



5

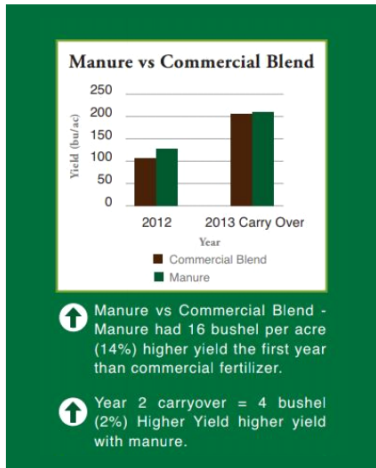
Fertilizer prices have increased

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

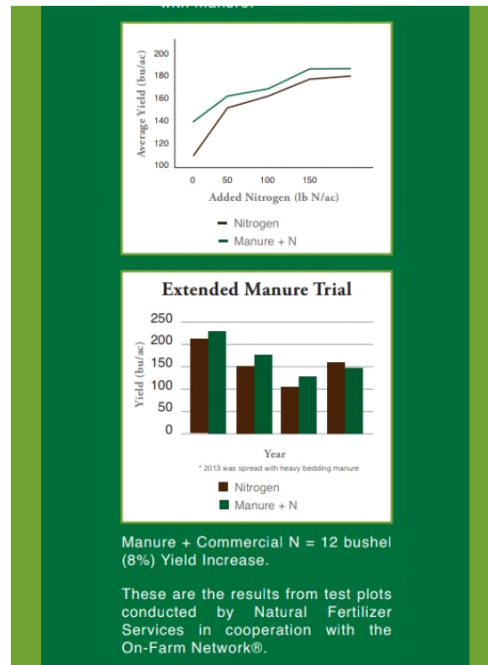


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Improving soils and yields



7



Not enough manure to fertilizer the midwest

8

By [REUTERS](#) April 6, 2022

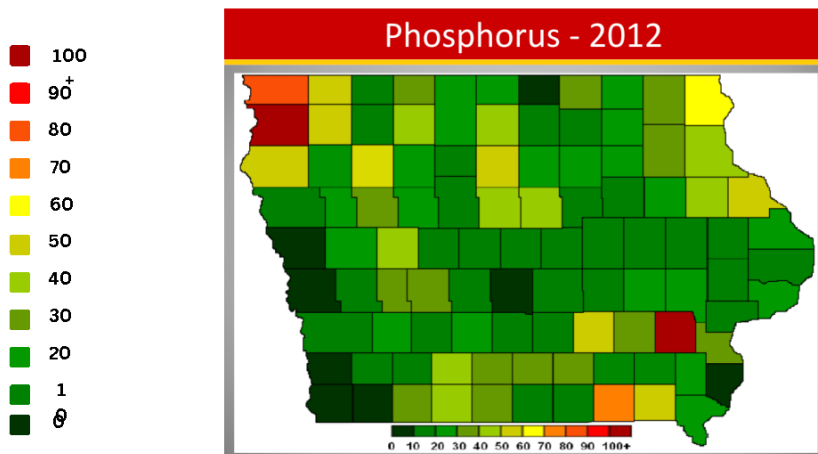
For nearly two decades, Abe Sandquist has used every marketing tool he can think of to sell the back end of a cow. Poop, after all, needs to go somewhere. The Midwestern entrepreneur has worked hard to woo farmers on its benefits for their crops.

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.



10

5
27

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

11



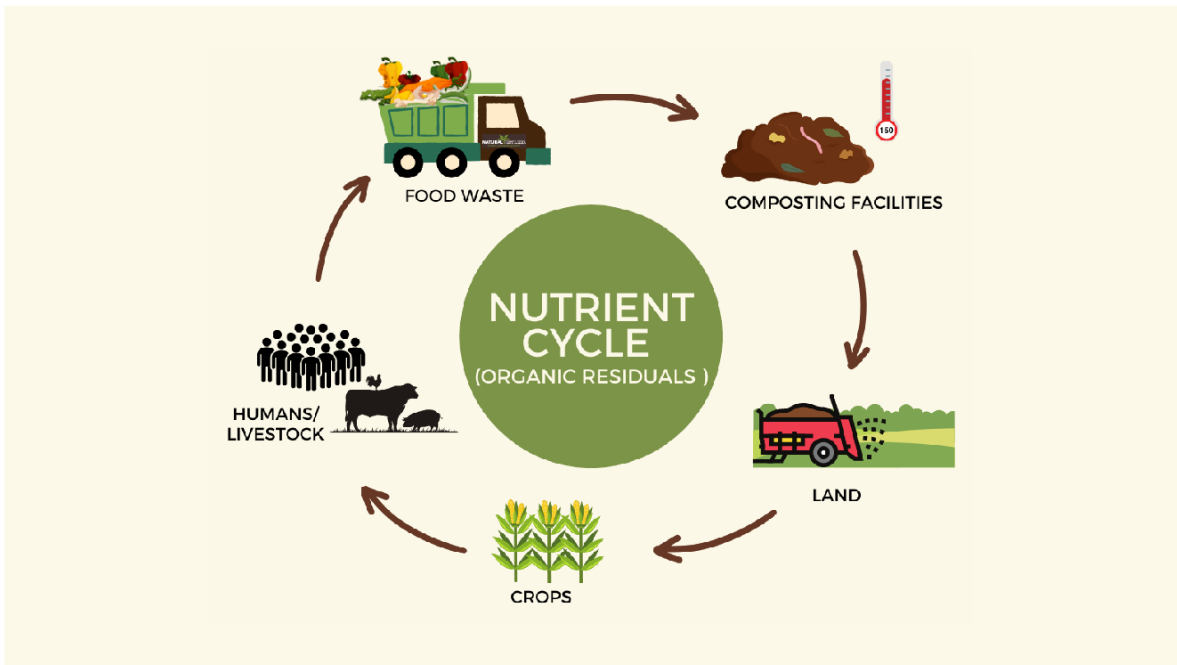
Creating WINS



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

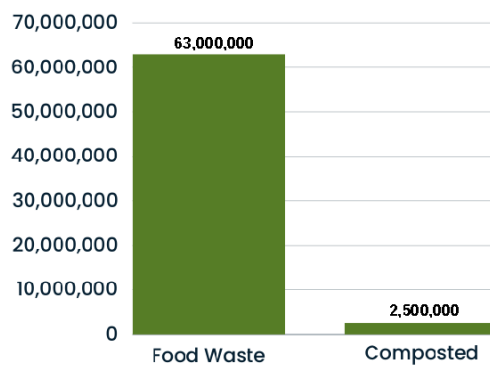
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EPA STUDY 2018 IN US TONS



14

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

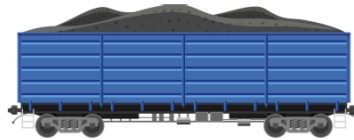
This would be like...



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

16

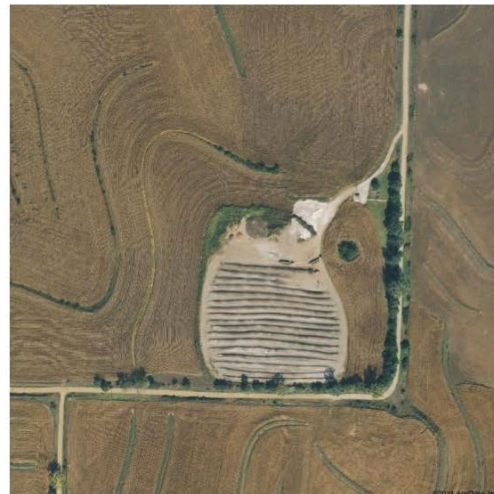
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Iowa State University Compost Site



17

Natural Fertilizer Products Current Livestock Manure Compost Sites



18

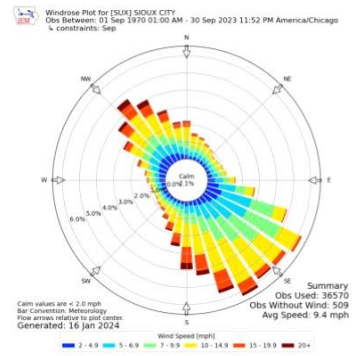
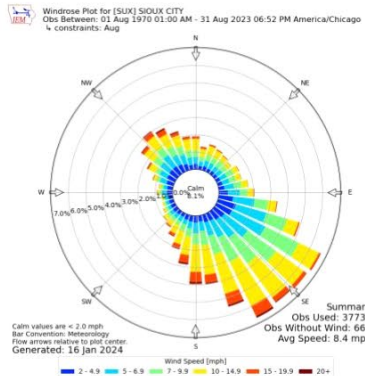
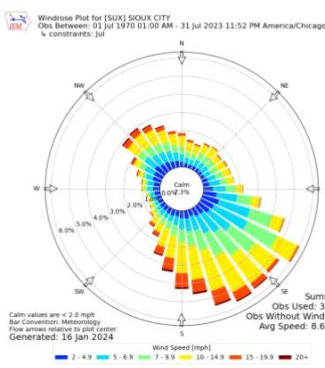
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31

Natural Fertilizer Products Current Livestock Manure Compost Sites



19

ISU Wind Charts



20

10
32



We Make [REDACTED] Happen!

any questions?

21

Thank You

Abe Sandquist

Certified Crop Advisor (CCA)

USDA Technical Service Provider (TSP)

22

11
33

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 “man” could make better fertilizer than what their livestock produce but in many cases all “man” 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

Minutes - Woodbury County Zoning Commission – Special Meeting – May 29, 2024

The Zoning Commission (ZC) meeting convened on the 29th day of May, 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. 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=P3ZzHDdZIXM> (Part 1)
 - o <https://www.youtube.com/watch?v=uzj-CscxbYw> (Part 2)
 - o <https://www.youtube.com/watch?v=kUaruN29I14> (Part 3)

ZC Members Present:

Jeff Hanson, Tom Bride, Corey Meister, Chris Zant

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Les Thompson, Erica Thompson, Mary Thompson, Mark Thompson, Colin Chatterton, Jason Gall, Dolf Ivener, Kevin Alexander

CALL TO ORDER

Chair Chris Zant called the meeting to order at 5:08 p.m. Barb Parker absent.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None

APPROVAL OF MINUTES: April 22, 2024 minutes – Motion by Hanson to approve. Second by Bride. Meister and Zant abstained. Vote 2-0. Approval of the minutes failed and will be brought forward at the next available meeting of the Zoning Commission.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – THOMPSON FARM ADDITION.

Priestley read the staff summary into the record. 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.

Motion to close public hearing: Bride. Second: Hanson. Carried: 4-0. No questions or comments from public or board members. Motion to recommend approval of the Thompson Farm Addition final plat to the Board of Supervisors: Bride. Second: Hanson. Carried: 4-0.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – HUSEN 2ND ADDITION.

Priestley read the staff summary into the record. 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 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 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. Kevin Alexander addressed the Commission with concerns about water runoff in the area including the area where the previous subdivision, Husen Addition was located. Alexander shared a video with the Commission showing areas where water was collected. Dolf Ivener also addressed the Commission and indicated that this is a good proposal. Zellmer-Zant suggested that this process went through the County Engineer and the City of Sergeant Bluff and the Commission relies on the expertise of the stakeholders involved. Bride discussed future land use map and the area being removed from the floodplain. Motion by Bride to close the public hearing. Second by Meister. Carried 3-0. Meister motioned to recommend the Husen 2nd Addition to the Board of Supervisors with the condition a paving agreement be signed. Second: Bride. Carried: 3-0. Hanson abstained.

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.

Priestley read the staff summary into the record. 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. Bride reiterated his comments about the future land use map as discussed during the previous agenda item. Motion by Bride to close public hearing. Second by Meister. Carried: 3-0. 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: Bride. Second: Meister. Carried: 3-0. Hanson abstained.

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED ASPHALT MIXING (TEMPORARY) SITE ON PARCEL #894431100010 and PARCEL #894431100011.

Priestley read the staff summary into the record. 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. Colin Chatterton and Jason Gall addressed the Commission discussing the proposal including having their assets movable from the floodplain when necessary. They also discussed the project timeframe through the end of the year. Motion by Bride to recommend approval of the conditional use permit application to the Board of Adjustment with conditions that all Iowa Department of Natural Resources (IDNR) regulations be complied with including applicable floodplain development permits and following all permitting guidelines set forth. Second: Hansen. Carried: 4-0.

NO PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None.

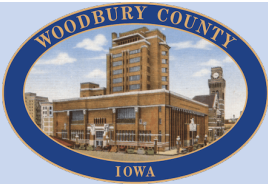
STAFF UPDATE

Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

NO COMMISSIONER COMMENT OF INQUIRY

MOTION TO ADJOURN:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:56 PM.



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 – JUNE 19, 2024

SECOND CHANCE ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Mark Walker & Kathryn Walker	Parcel(s):	894620400001	Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Application Type:	Minor Subdivision	Township/Range:	T89N R46W	Legal Notification	
Name of Subdivision:	Second Chance Addition	Section:	20	Neighbor(s) Notification	
Application Date:	June 3, 2024	Quarter:	NW ¼ SE ¼	Stakeholder(s) Comments	
Number of Lots:	One (1)	Zoning District:	Agricultural Estates (AE)	Review Criteria / Applicant Responses	
Total Acres:	2.322	Floodplain:	Not in Floodplain (Zone X)	Application	
Extraterritorial Review:	May 13, 2024	Property Address:	1378 Buchanan Ave., Sioux City, IA 51106	Supporting Documentation	
Legal Notice Date:	June 11, 2024				
Neighbor(s) Notice Date:	June 7, 2024				
Stakeholder(s) Notice Date:	June 4, 2024				
Zoning Commission Public Hearing Date:	June 24, 2024				
Board of Supervisors Agenda Date:	TBD				
Attorney:	Robert Rehan, 712-253-1003				
Surveyor:	Douglas Mordhorst, 712-253-1085				

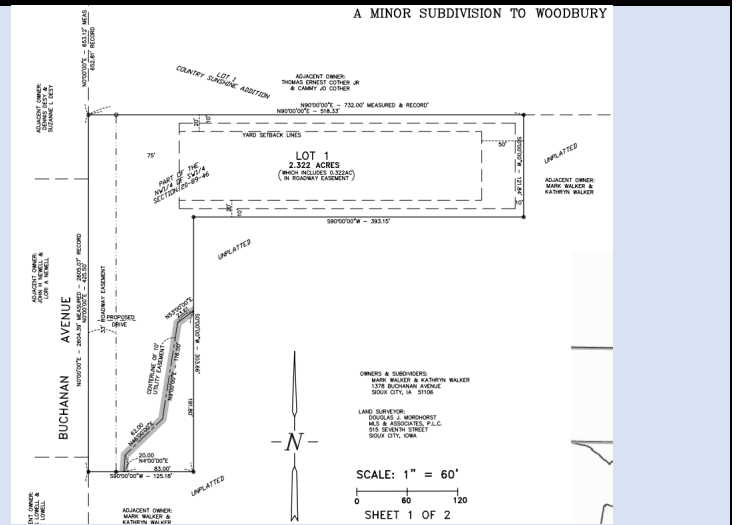
SUMMARY

Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned AE which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 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. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised their extraterritorial review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval.

AERIAL MAP



PLAT EXCERPT



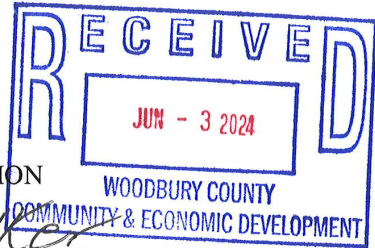
STAFF RECOMMENDATION

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

SUGGESTED MOTION

Motion to recommend approval of the Second Chance Addition final plat to the Woodbury County Board of Supervisors.

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Mark & Kathryn Walker
Name of Owner

Mailing Address: 1378 Buchanan Ave. Sioux City IA 51106
Street City or Town State and Zip + 4

Property Address: 1378 Buchanan Ave. Sioux City Ia 51106
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-9776 E-mail Address: Kathy@WalkerPM.com

To subdivide land located in the NW 1/4 SE Quarter of Section 20-89-46

Civil Township Concord GIS Parcel # 894620400001

Name of Subdivision: Second Chance Addition

Subdivision Area in Acres 2.322 Number of Lots 1

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: Douglas T. Merdhorst Ph/Cell: 712-253-1003

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: Kathy Walker

Zoning Director: [Signature]

For Office Use Only:

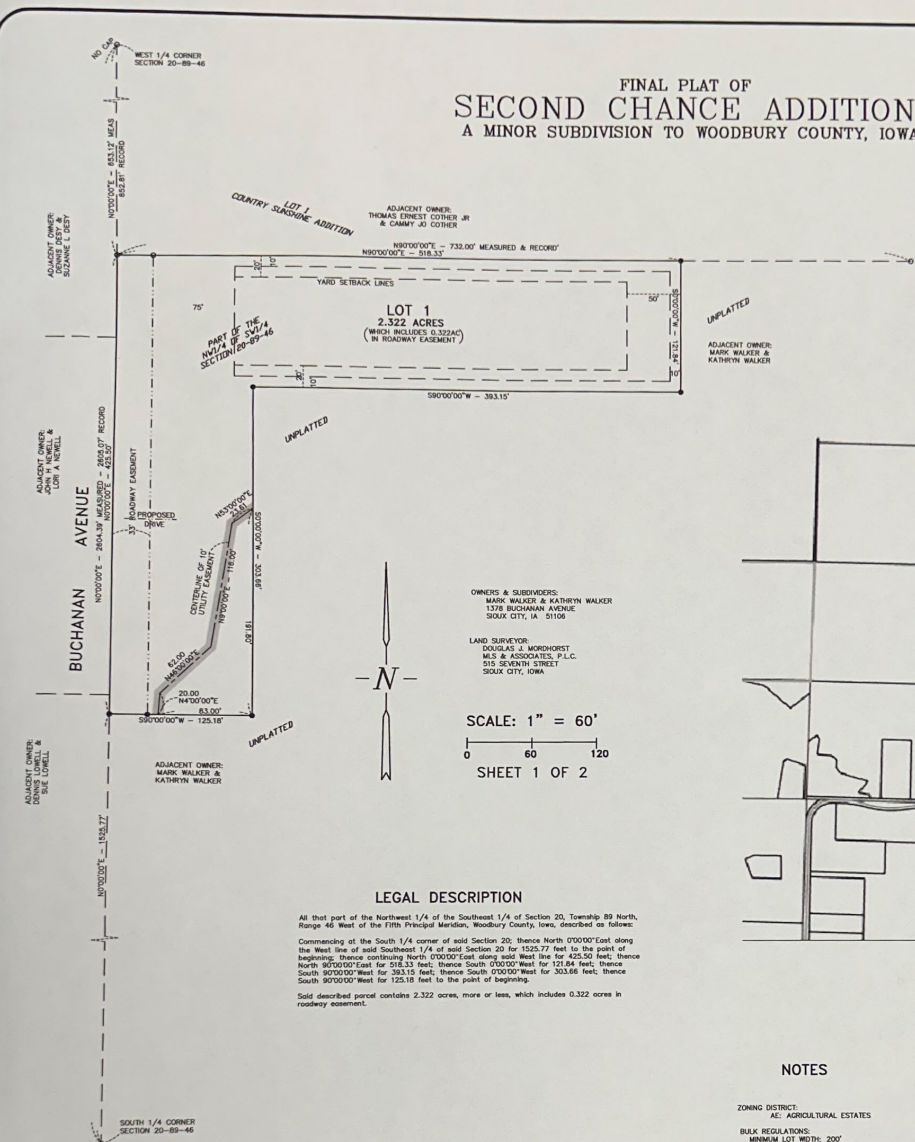
Zoning District AE Flood District 45 D Date 6/3/24 No. 6989 cc: Nancy

Application Fee 4 Lots or less (\$300*+ Additional Fees) 300 - 3789

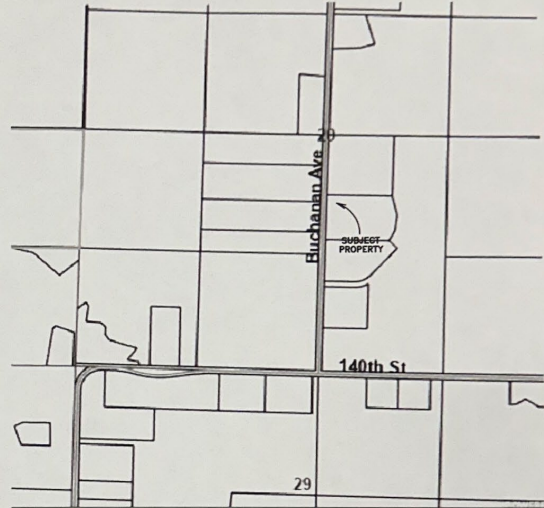
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) _____

*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 OF
SECOND CHANCE ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA**



VICINITY MAP



OWNERS & SUBDIVIDERS:
MARK WALKER & KATHRYN WALKER
1378 BUCHANAN AVENUE
SIOUX CITY, IA 51105

LAND SURVEYOR:
DOUGLAS J. MORDEHORST
MLS & ASSOCIATES, P.L.C.
515 SEVENTH STREET
SIOUX CITY, IOWA

SCALE: 1" = 60'
0 60 120
SHEET 1 OF 2

LEGAL DESCRIPTION

All that part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:
Commencing at the South 1/4 corner of said Section 20, thence North 0°00'00" East along the West line of said Southeast 1/4 of said Section 20 for 125.18 feet to the point of beginning; thence continuing North 0°00'00" East along said West line for 425.50 feet; thence North 80°00'00" East for 518.33 feet; thence South 0°00'00" West for 121.84 feet; thence South 80°00'00" West for 383.15 feet; thence South 0°00'00" West for 303.66 feet; thence South 80°00'00" West for 125.18 feet to the point of beginning.
Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in roadway easement.

LEGEND

- INDICATES FOUND ROD UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" x 30" IRON PIN W/ CAP #10570

COUNTY: WOODBURY
SECTION: 20 - TOWNSHIP: 1 89N RANGE: R 46W
ALLOT PART: NW 1/4 OF SE 1/4
CITY: SUBDIVISION: SECOND CHANCE ADDITION
BLOCK:
LOT: 1
PROPRIETOR: MARK & KATHRYN WALKER
REQUESTED BY: KATHRYN WALKER

PREPARED BY
MLS & ASSOCIATES, PLC
515 SEVENTH STREET
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

NOTES

- ZONING DISTRICT: AE - AGRICULTURAL ESTATES
- BULK REGULATIONS:
MINIMUM LOT WIDTH: 200'
MINIMUM LOT SIZE: 2 ACRES
MINIMUM FRONT YARD: 75'
SIDE YARD: 25' 10" (ACCESSORY BUILDING)
MINIMUM REAR YARD: 50' 10" (ACCESSORY BLDG)
MAXIMUM HEIGHT: 45'
MAXIMUM STORES: NO LIMIT
- ** OTHER REGULATIONS APPLY. SEE SUBDIVISION ORDINANCES FOR DETAILS
- LOT TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS
- ELECTRICAL: WOODBURY COUNTY REC
1495 HUMBOLT AVE.
MORVILLE, IOWA 51039
- TELEPHONE: LOT PRESENTLY NOT SERVED BY LANDLINE
PHONE SERVICE
- TOTAL AREA IN ADDITION: 2.322 ACRES

CERTIFICATION

I, DOUGLAS J. MORDEHORST, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10570, DO HEREBY CERTIFY THAT THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO 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 DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA:
Douglas J. Mordehorst
DOUGLAS J. MORDEHORST
LICENSE NUMBER 10570
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
2 SHEETS COVERED BY THIS SEAL
PLOT DATE: APRIL 1, 2024



FINAL PLAT OF
SECOND CHANCE ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

SHEET 2 OF 2
PLAT DATE: APRIL 1, 2024

DEDICATION
MARK WALKER & KATHRYN WALKER ARE THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION AND HAS IN THE PURSUANCE OF LAW CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, AND HAS IN PURSUANCE OF LAW CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF SURVEY. MARK WALKER, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS SECOND CHANCE ADDITION A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____ IOWA THIS _____ DAY OF _____ 20____

MARK WALKER
KATHRYN WALKER

ANNEXATION AGREEMENT CERTIFICATE
THE PROPERTY INCLUDED ON THE ATTACHED PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED ON _____ IN _____ OF THE WOODBURY COUNTY RECORDER'S OFFICE.

CERTIFICATE OF PLANNING AND ZONING COMMISSION
WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER AGREEMENT THE ATTACHED PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____ 20____ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

BOARD OF SUPERVISORS RESOLUTION
RESOLUTION NUMBER: _____
RESOLUTION ACCEPTING AND APPROVING SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.
WHEREAS, THE OWNER AND PROPRIETOR DID ON _____ DAY OF _____ 20____ FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO 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 SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRPERSON AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNER AND PROPRIETOR A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.
PASSED AND APPROVED THIS _____ DAY OF _____ 20____

MATTHEW UNG
CHAIRPERSON OF BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

PATRICK F GILL
SECRETARY

STATEMENT OF MORTGAGE HOLDER
THE UNDERSIGNED, NORTH STAR COMMUNITY CREDIT UNION, THE PRESENT OWNER AND HOLDER OF THE MORTGAGE RECORDED AS INSTRUMENT #003-0386 STATES THAT THE ATTACHED PLAT IS PREPARED WITH NORTH STAR COMMUNITY CREDIT UNION'S FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRE. BY SIGNING THIS PLAT, THE MORTGAGEE CONSENTS TO THE SUBDIVISION, INCLUDING A RELEASE OF THE MORTGAGES OR LENS WHICH ARE RECORDED FOR ANY AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC. THIS STATEMENT IS MADE IN ACCORDANCE WITH IOWA CODE SECTION 354.1(2).

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION
WE DO HEREBY CERTIFY THAT WE ARE THE CHAIR AND THE COORDINATOR OF THE PLANNING & ZONING COMMISSION, WOODBURY COUNTY, IOWA, AND WE FURTHER CERTIFY THAT THE SAID ZONING COMMISSION DID TAKE UNDER AGREEMENT THE ATTACHED PLAT AND FORTHWITH PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.
CITY COUNCIL RESOLUTION NO. 024-0515

CHRISTINE ZILLMANN BART CHAIR
WOODBURY COUNTY ZONING COMMISSION

DANIEL J PRESTLEY
PLANNING & ZONING COORDINATOR
WOODBURY COUNTY ZONING COMMISSION

STATE OF IOWA, WOODBURY COUNTY, ss:
THIS INSTRUMENT WAS KNOWN BEFORE ME ON _____ DAY OF _____ 2024, BY MARK WALKER AND KATHRYN WALKER.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

DATED _____
NORTH STAR COMMUNITY CREDIT UNION

ANDREW QUANT
VICE PRESIDENT OF LENDING

TITLE OPINION
COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA

Dear Sir/Madam:
We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.1(1)(3), to the property described in the Legal Description on the Plat of Second Chance Addition, a minor subdivision to Woodbury County, Iowa. Said abstract of title was last certified by Engstrom Abstract Co., Inc. dated _____ 2024.

at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Mark Walker and Kathryn Walker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common. The provisions, terms and clear of all mortgages, liens and other encumbrances, except the following: . . .

- a) Mortgage from Mark J. Walker and Kathryn J. Walker, husband and wife to North Star Community Credit Union dated June 16, 2021, filed June 26, 2021 at Inst. #021-09834.
- b) Right-of-Way Contract filed January 3, 1945 in Book 173, Page 412 in favor of Kanab Pipe Line Operating Partnership, L.P.
- c) Notice of Intent filed May 23, 2003 on Roll 592, Image 1182 by Kanab Pipe Line Operating Partnership, L.P.
- d) Survey filed March 15, 1988 on Roll 198, Image 2159. Note location of a 33' right-of-way encroachment.
- e) Easement filed September 17, 1976 on Roll 54, Image 899 conveyed to Iowa Public Service Company in connection with an electric line.
- f) Easement filed June 30, 1971 in Book 1267, Page 436 pertaining to the establishment of the Bison Creek Watershed Subdistrict.
- g) Easement filed September 9, 1953 in Book 734, Page 149 conveyed to Woodbury County, Iowa, for a public highway.
- h) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78
- i) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120
- j) Notice of Filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 268, Image 2343.
- k) Resolution No. 8460 filed December 12, 2000 on Roll 475, Image 935.
- l) Resolution No. 10,455 filed August 29, 2008 on Roll 699, Image 7213
- m) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313
- n) Ordinance No. 61 filed February 28, 2022 as Inst. #022-02525.
- o) Ordinance No. 74 filed August 18, 2023 as Inst. #023-07899.
- p) Matters reflected on the final plat of Second Chance Addition, Woodbury County, Iowa.
- q) 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

STATE OF IOWA, WOODBURY COUNTY, ss:
THIS INSTRUMENT WAS KNOWN BEFORE ME ON _____ DAY OF _____ 2024, BY ANDREW QUANT, AS VICE-PRESIDENT OF LENDING OF NORTH STAR COMMUNITY CREDIT UNION.

NOTARY PUBLIC IN AND FOR WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE
I, MARK NAHRA, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREON, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

DATED _____

MARK NAHRA, P.E.
WOODBURY COUNTY ENGINEER

STATE OF IOWA
WOODBURY COUNTY

I, THE UNDERSIGNED, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____ 20____ AND APPROVED BY THE MAYOR OF SAID CITY IN SAID DATE AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED _____

ROBERT E. SCOTT, MAYOR

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

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

DATED _____

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

STATE OF IOWA

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSIGNMENTS

I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSIGNMENTS.

DATED _____

TINA M. BERTRAND, TREASURER
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, _____ HEREBY CERTIFY THAT ON _____ DAY OF _____ 20____, A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
COUNTY ASSESSOR

AUDITOR & RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA

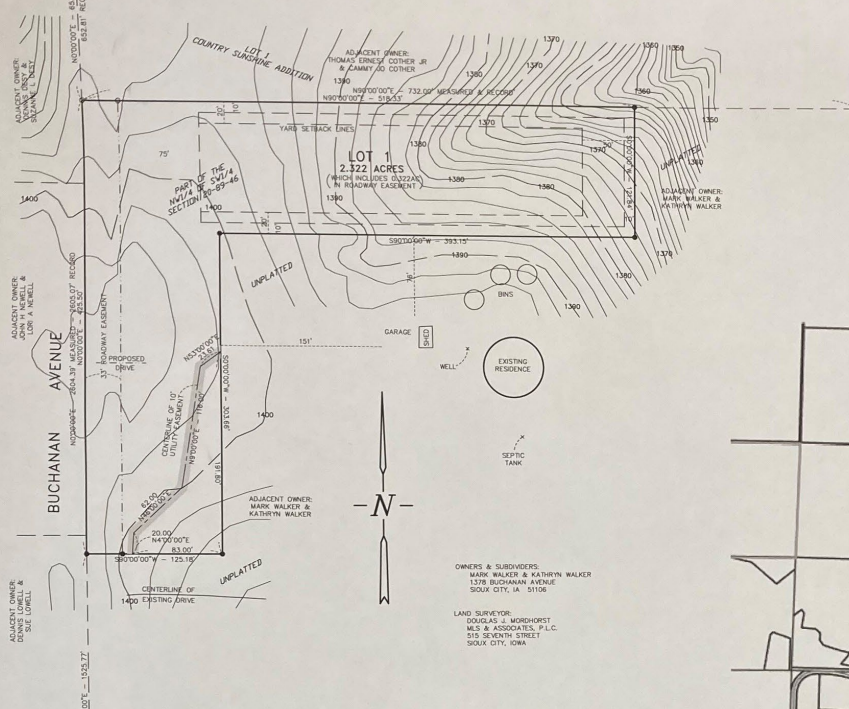
DOCKET NO. _____ FILED FOR RECORD, THIS _____ DAY OF _____ 20____ AT _____, IOWA. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR & RECORDER
BY: DIANE SWOODA PETERSON, DEPUTY

PREPARED BY
MLS & ASSOCIATES, PLC
515 SEVENTH STREET
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

TOPOGRAPHIC MAP OF
SECOND CHANCE ADDITION
 A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



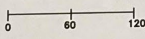
VICINITY MAP



LEGAL DESCRIPTION

All that part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:
 Commencing at the South 1/4 corner of said Section 20; thence North 07°00'00" East along the West line of said Southeast 1/4 of said Section 20 for 1523.77 feet to the point of beginning; thence continuing North 07°00'00" East along said West line for 425.50 feet; thence North 90°00'00" East for 364.15 feet; thence South 03°00'00" West for 121.84 feet; thence South 90°00'00" West for 364.15 feet; thence South 03°00'00" West for 303.66 feet; thence South 90°00'00" West for 125.18 feet to the point of beginning.
 Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in roadway easement.

SCALE: 1" = 60'



LEGEND

- INDICATES FOUND ROD
- UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" x 30" IRON PIN w/ CAP #10570

NOTES

ZONING DISTRICT:
 AE: AGRICULTURAL ESTATES

BULK REGULATIONS:
 MINIMUM LOT WIDTH: 200'
 MINIMUM LOT SIZE: 2 ACRES
 MINIMUM FRONT YARD: 75'
 SIDE YARDS: 20', 10' (ACCESSORY BUILDING)
 MINIMUM REAR YARD: 50', 10' (ACCESSORY BLDG)
 MAXIMUM HEIGHT: 40'
 MAXIMUM STORES: NO LIMIT

** OTHER REGULATIONS APPLY. SEE SUBDIVISION ORDINANCES FOR DETAILS.

LOT TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

ELECTRICAL: WOODBURY COUNTY REC
 1485 HAMBOLT AVE.
 MOVELLE, IOWA 51059

TELEPHONE: LOT PRESENTLY NOT SERVED BY LANDLINE PHONE SERVICE.

TOTAL AREA IN ADDITION: 2.322 ACRES

CERTIFICATION

I, DOUGLAS J. MORDHORST, A DAILY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10570, DO HEREBY CERTIFY THAT THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO 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 LOT DESCRIBED IN THE ADDITION PLATTED, THAT THE SAME ARE OF THE DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA
 Douglas J. Mordhorst 6/3/24
 IOWA THE 10570

DOUGLAS J. MORDHORST
 LICENSE NUMBER 10570
 MY LICENSE RENEWS DATE IS DECEMBER 31, 2024
 THIS SHEET COVERED BY THIS SEAL
 PLAT DATE: APRIL 1, 2024



COUNTY: WOODBURY
 SECTION: 20 | TOWNSHIP: 1 89N | RANGE: R 46W
 ALIQUOT PART: NW 1/4 OF SE 1/4
 CITY:
 SUBDIVISION: SECOND CHANCE ADDITION
 BLOCK:
 LOT: 1
 PROPRIETOR: MARK & KATHRYN WALKER
 REQUESTED BY: KATHRYN WALKER

PREPARED BY
MLS & ASSOCIATES, PLC
 515 SEVENTH STREET
 SIOUX CITY, IOWA 51101
 (712) 258-6844
 MLSSURVEYING@GMAIL.COM

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>Staff does not recommend any specific conditions for this final plat. However, 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>

EXTRATERRITORIAL REVIEW (PLAT CERTIFICATE EXCERPTS) – CITY OF SIOUX CITY

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING

COMMISSION DID ON THE 23 DAY OF April, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED 5/28/24 [Signature]
ANDREW GLISAR, CHAIRPERSON

DATED 5/20/24 [Signature]
MARTIN J. DOUGHERTY,
DIRECTOR OF COMMUNITY &
ECONOMIC DEVELOPMENT

ANNEXATION AGREEMENT CERTIFICATE

THE PROPERTY INCLUDED ON THE ATTACHED PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED ON

Instrument # 2024-09465 OF THE WOODBURY COUNTY RECORDER'S OFFICE

CITY COUNCIL RESOLUTION NO. 2024-0535

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, 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 SIOUX CITY, IOWA, THAT SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED

PASSED May 13, 2024 [Signature]
ROBERT E. SCOTT, MAYOR

APPROVED May 13, 2024 [Signature]
ATTEST: HEIDI FARRENS, CITY CLERK

STATE OF IOWA }
WOODBURY COUNTY }SS

I, THE UNDERSIGNED, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY

COUNCIL OF SAID CITY ON THE 14 DAY OF May, 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 May 20, 2024 [Signature]
ROBERT E. SCOTT, MAYOR

[Signature]
HEIDI FARRENS, CITY CLERK

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:

Casey Allen, 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:
Jun. 11, 2024

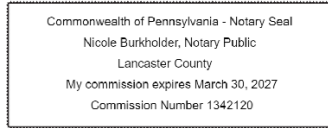
NOTICE ID: 9xvtMO7yKylpEDUSgEi
PUBLISHER ID: COL-IA-500465
NOTICE NAME: ZC_Second_Chance_Addition
Publication Fee: \$33.76

Casey Allen

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 06/11/2024

Nicole Burkholder

Notary, Public
Notarized remotely online using communication technology via Proof.

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

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on **June 24, 2024 at 5:00 PM** or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons.

All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Mon., June 24, 2024.

Item One (1)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as *Second Chance Addition, A Minor Subdivision to Woodbury County, Iowa*, a one-lot minor subdivision in a 2.322-acre portion of T89N R46W (Concord Township) in Section 20 in the NW ¼ of the SE ¼ on Parcel #894620400001. The property is approximately one-half mile east of the City of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Property Address: 1378 Buchanan Ave., Sioux City, IA 51106. Owner(s)/Applicant(s): Mark and Kathryn Walker. COL-IA-500465

PROPERTY OWNER(S) NOTIFICATION

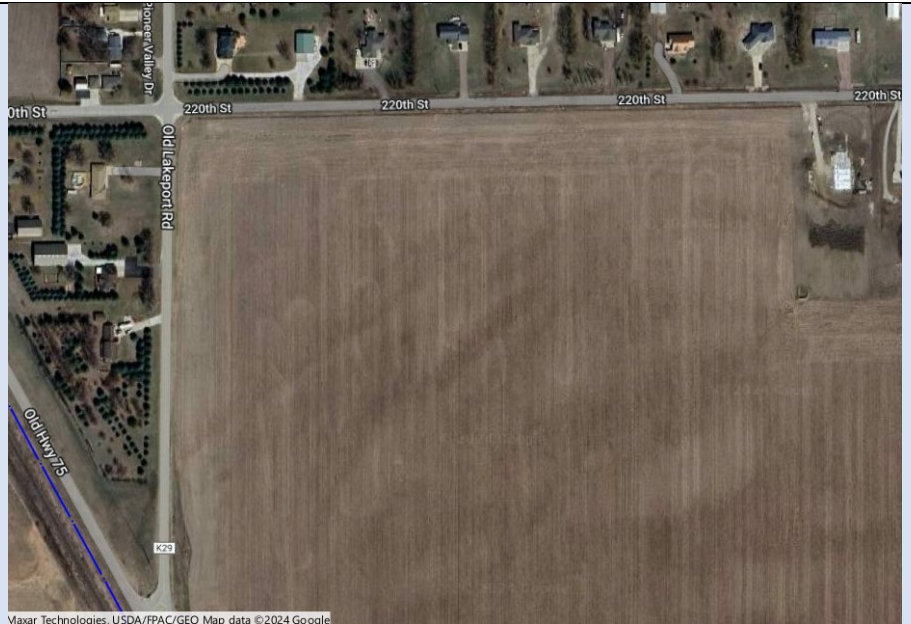
Total Property Owners within 1000 FT via Certified Abstractor's Listing:	13
Notification Letter Date:	June 7, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	June 24, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Mark Walker and Kathryn Walker	1378 Buchanan Avenue	Sioux City	IA	51106	No comments.
Valerie Unkrich	1535 Lexington Avenue	Winfield	IA	52659-9337	No comments.
Michael L. Sloniker and Barbara M. Sloniker	1336 Buchanan Avenue	Sioux City	IA	51106	No comments.
Angela J. Ricklefs and Benjamin J. Ricklefs	1337 Buchanan Avenue	Sioux City	IA	51106	No comments.
State of Iowa acting thru the Public Broadcasting Division of the Department of Education	6450 Corporate Dr.	Johnston	IA	50131	No comments.
Clayton W. Benson	1349 Buchanan Avenue	Sioux City	IA	51106	No comments.
Dennis E. Desy and Suzanne L. Desy	1353 Buchanan Avenue	Sioux City	IA	51106	No comments.
John H. Newell and Lori A. Newell	1373 Buchanan Avenue	Sioux City	IA	51106	No comments.
Dennis Lowell and Sue Lowell	1379 Buchanan Avenue	Sioux City	IA	51106	No comments.
Capital Management, LLC	970 Wynstone Dr.	Jefferson	SD	57038	No comments.
Thomas Ernest Cother, Jr. and Cammy Jo Cother	1358 Buchanan Avenue	Sioux City	IA	51106	No comments.
Kenneth R. Weiland and Julie A. Weiland	1384 Buchanan Avenue	Sioux City	IA	51106	No comments.
Todd M. Roerig and Susan R. Roerig	1392 Buchanan Avenue	Sioux City	IA	51106	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF ANTHON:	No comments.
CONCORD TOWNSHIP:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	Hello, we do not have any facilities in this area. Please see attached map. Let me know if you have any further concerns. – Kang Johnny Hsia, 5/7/24.



MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric and we have, no conflicts. – Casey Meinen, 6/10/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	Looks good to me. – Diane Swoboda Peterson, 6/4/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 6/10/24.
WOODBURY COUNTY TREASURER:	No comments.



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@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: June 18, 2024

Subject: Second Chance 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 June 4, 2024.

I am offering the following comments for your consideration.

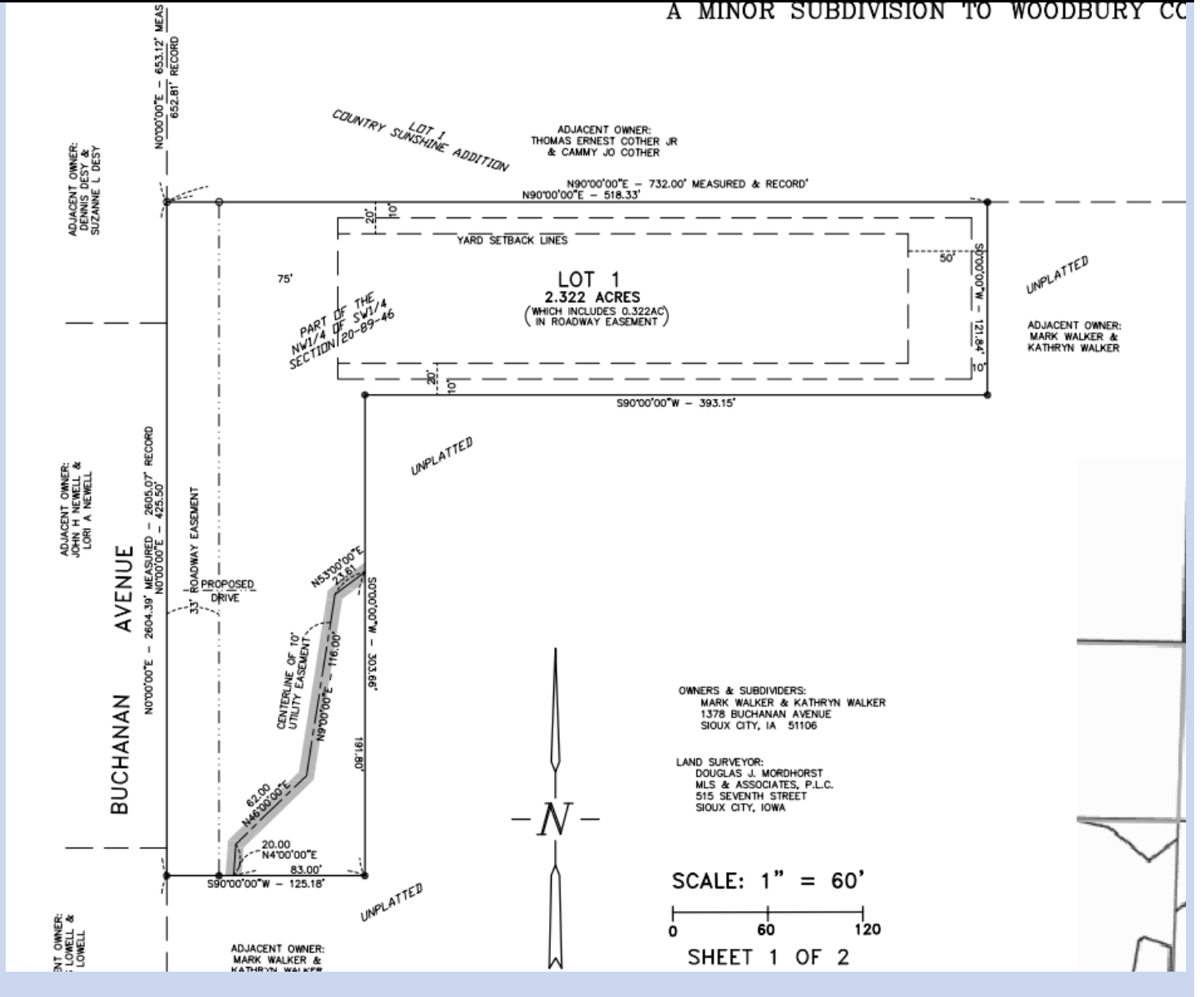
- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway can be used to serve the unplatted property outside of Lot 1. The proposed driveway location shown on the plat for Lot 1 has been reviewed and meets secondary road department requirements. The owner will have to apply for a driveway permit with my department when they are ready to have the driveway constructed.
- 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

PLAT MAP EXCERPT

A MINOR SUBDIVISION TO WOODBURY CO



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 Second Chance Addition, Woodbury County, Iowa, described more particularly as:

All that part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-nine (89) North, Range Forty-six (46), West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the South ¼ corner of Section 20; thence North 00°00'00" East along the West line of said Southeast ¼ of Section 20 for 1,525.77 feet to the point of beginning; thence continuing North 00°00'00" East along said West line for 425.50 feet; thence North 90°00'00" East for 518.33 feet; thence South 00°00'00" West for 121.84 feet; thence South 90°00'00" West for 393.15 feet; thence South 00°00'00" West for 303.66 feet; thence South 90°00'00" West for 125.18 feet to the point of beginning.

Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in roadway easement.

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 Walker and Kathryn Walker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Mark J. Walker and Kathryn J. Walker, husband and wife to North Star Community Credit Union dated June 18, 2021, filed June 28, 2021 at Inst. #2021-08934.

b) Right-of-Way Contract filed January 3, 1945 in Book 173, Page 412 in favor of Kaneb Pipe Line Operating Partnership, L.P.

- c) Notice of Intent filed May 23, 2003 on Roll 592, Image 1182 by Kaneb Pipe Line Operating Partnership, L.P.
- d) Survey filed March 15, 1988 on Roll 198, Image 2159. Note location of a 33' right-of-way encroachment.
- e) Easement filed September 17, 1976 on Roll 54, Image 899 conveyed to Iowa Public Service Company in connection with an electric line.
- f) Easement filed June 30, 1971 in Book 1267, Page 438 pertaining to the establishment of the Bacon Creek Watershed Subdistrict.
- g) Easement filed September 9, 1953 in Book 734, Page 149 conveyed to Woodbury County, Iowa, for a public highway.
- h) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;
- i) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;
- j) Notice of filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.
- k) Resolution No. 9460 filed December 12, 2000 on Roll 475, Image 935.
- l) Resolution No. 10,455 filed August 29, 2008 on Roll 699, Image 7213.
- m) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.
- n) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.
- o) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899.
- p) Matters reflected on the final plat of Second Chance Addition, Woodbury County, Iowa.

g) 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 894620400001
Alternate ID 877031
Property Address 1378 BUCHANAN AVE
 SIOUX CITY IA 51106
Sec/Twp/Rng 20-89-46
Brief AN IRREG TCT BEG 1466.76' N OF S1/4 CORNER 20-89-46 & PT OF BEG; G; THEC E 710 FT THEC NE 132 FT
 THEC NE 167 FT THEC NW 210.33 FT THEC W 732 FT THEC S 485.5 FT TO PT OF BEG NW SE 20-89-46
Tax Description
 (Note: Not to be used on legal documents)
Deed Book/Page 573-236 (12/20/2002)
Gross Acres 8.13
Exempt Acres 5.13
Net Acres 3.00
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0025 CONCORD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A



Owner

Deed Holder
 WALKER MARK & KATHRYN WALKER
 1378 BUCHANAN AVE
 SIOUX CITY IA 51106
Contract Holder
Mailing Address
 WALKER MARK & KATHRYN WALKER
 1378 BUCHANAN AVE
 SIOUX CITY IA 51106

Land

Lot Area 8.13 Acres ;354,143 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1995
Condition Normal
Roof T & G /Gable
Flooring
Foundation TILE
Exterior Material TILE
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,925 SF
Main Area Square Feet 1925
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 2 Standard Bath - 3 Fi;
Appliances 1 Range Unit; 1 Dishwasher;
Central Air Yes
Heat Yes
Fireplaces 1 Prefab;
Porches
Decks Concrete Patio (264 SF);
Additions
Garages 576 SF - Att Frame (Built 1995);
 900 SF - Det Frame (Built 1995);
 200 SF - Carport Att (Built 1995);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/20/2002	MC DANIEL JAMES A	WALKER MARK & KATHRYN WALKER	573/236	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$199,950.00
4/24/2002	BERNARD BEN J & PATRICIA,E	MC DANIEL JAMES A	536/603	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
3/3/2000	BERNARD, BEN J & PATRICIA E.	MC DANIEL JAMES A	454-897	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$165,000.00

Valuation

	2024	2023	2022	2021	2020
Classi cation	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$52,000	\$52,000	\$48,210	\$48,210	\$51,150
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$294,600	\$294,600	\$226,640	\$226,640	\$197,200
= Gross Assessed Value	\$346,600	\$346,600	\$274,850	\$274,850	\$248,350
- Exempt Value	(\$10,000)	(\$10,000)	(\$6,210)	(\$6,210)	(\$6,210)
= Net Assessed Value	\$336,600	\$336,600	\$268,640	\$268,640	\$242,140

Sioux City Special Assessments and Fees

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

Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

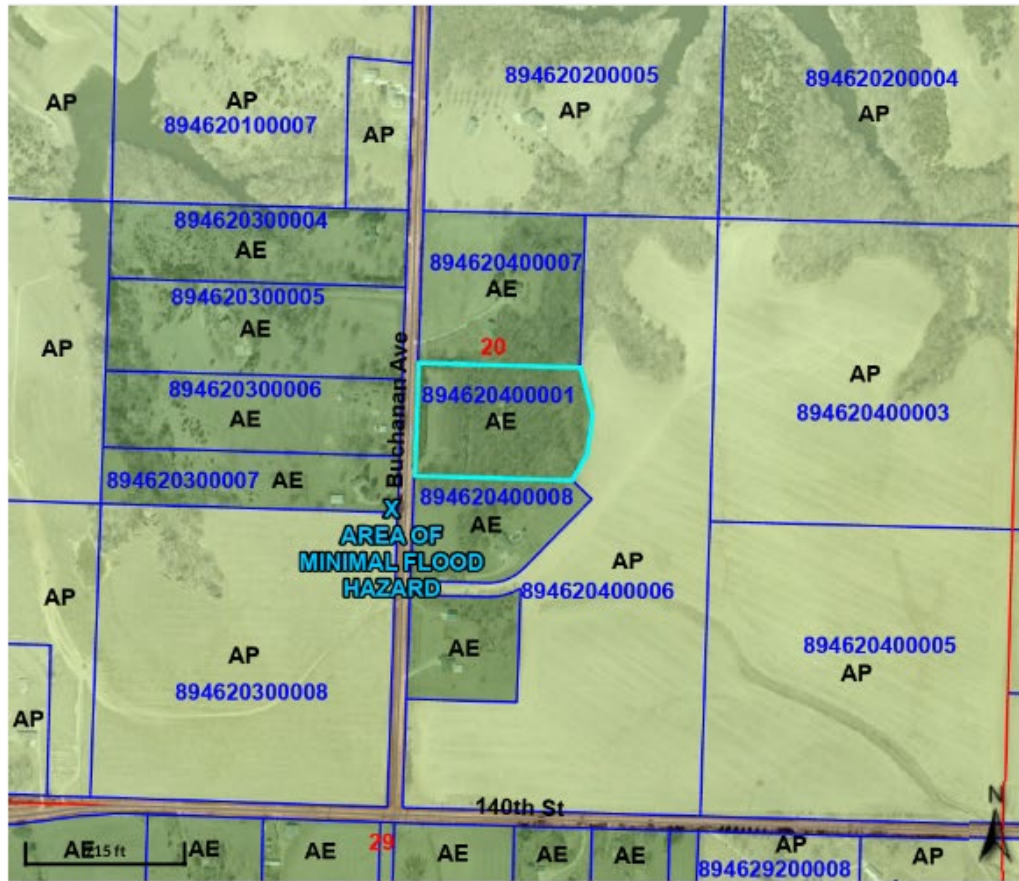
No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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 Schneider
 GEOSPATIAL

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ 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	894620400001	Alternate ID	877031	Owner Address	WALKER MARK & KATHRYN WALKER
Sec/Twp/Rng	20-89-46	Class	R		1378 BUCHANAN AVE
Property Address	1378 BUCHANAN AVE SIOUX CITY	Acreeage	8.13		SIOUX CITY, IA 51106
District	0025				
Brief Tax Description	AN IRREG TCT BEG 1466.76' N OF S1/4 CORNER 20-89-46 & PT OF BEG; G; THEC E 710 FT THEC NE 132 FT THEC NE 167 FT THEC NW 210.33 FT THEC W 732 FT THEC S 485.5 FT TO PT OF BEG NW SE 20-89-46 (Note: Not to be used on legal documents)				

Date created: 4/5/2024
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SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- 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

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	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/5/2024
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DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP

IOWA FLOOD MAPS

1378 Buchanan Avenue, Sioux City, IA, USA

Buchanan Ave

Buchanan Ave

MAP DESCRIPTION

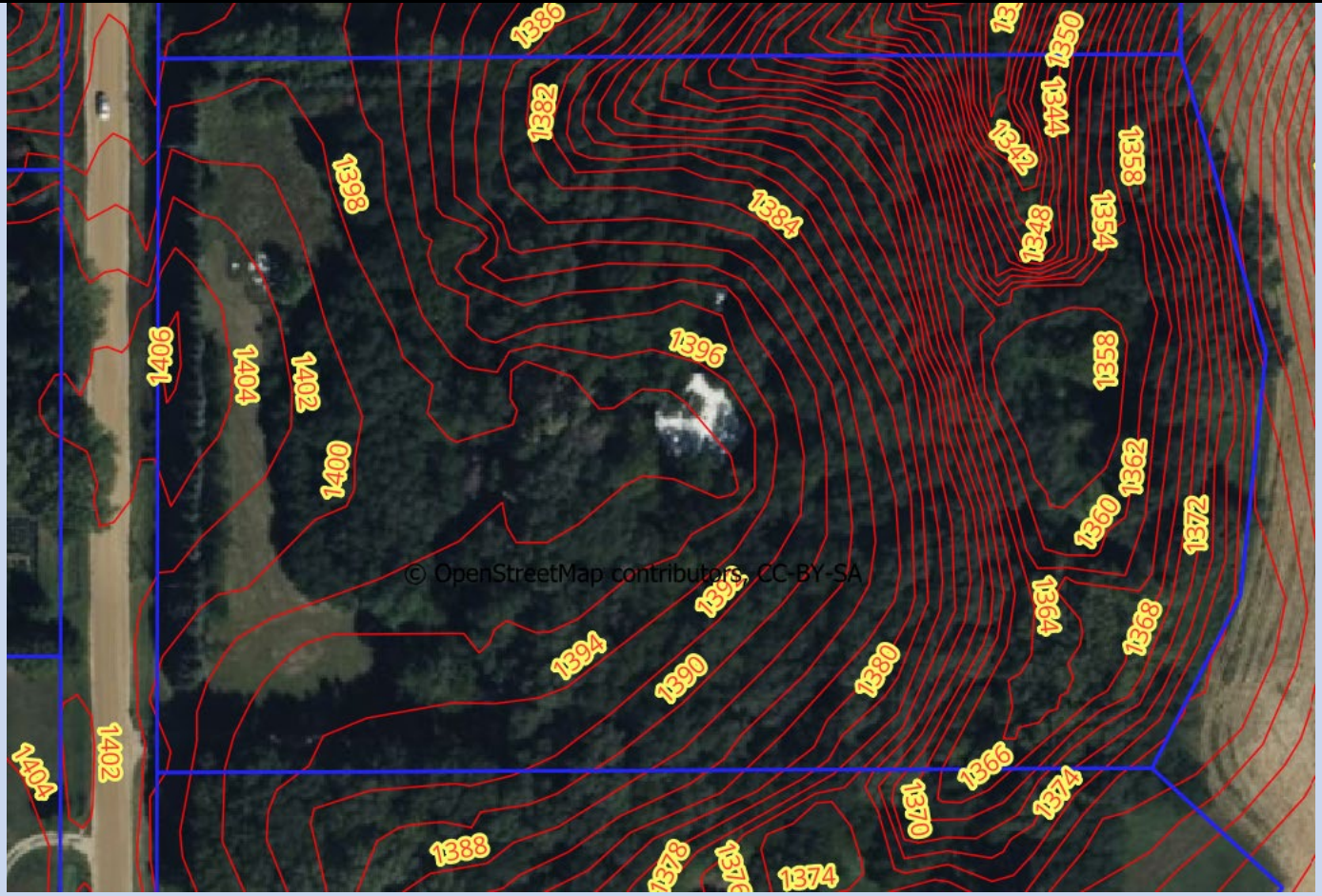
- A - 1 PCT ANNUAL CHANCE FLOOD HAZARD
- AE - 1 PCT ANNUAL CHANCE FLOOD HAZARD
- AE - FLOODWAY
- AO, RIVERINE
- AH, RIVERINE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, RIVERINE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, PROTECTED BY LEVEE
- X AREA OF SPECIAL CONSIDERATION, RIVERINE
- X AREA OF SPECIAL CONSIDERATION, PROTECTED BY LEVEE
- D, AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

Woodbury

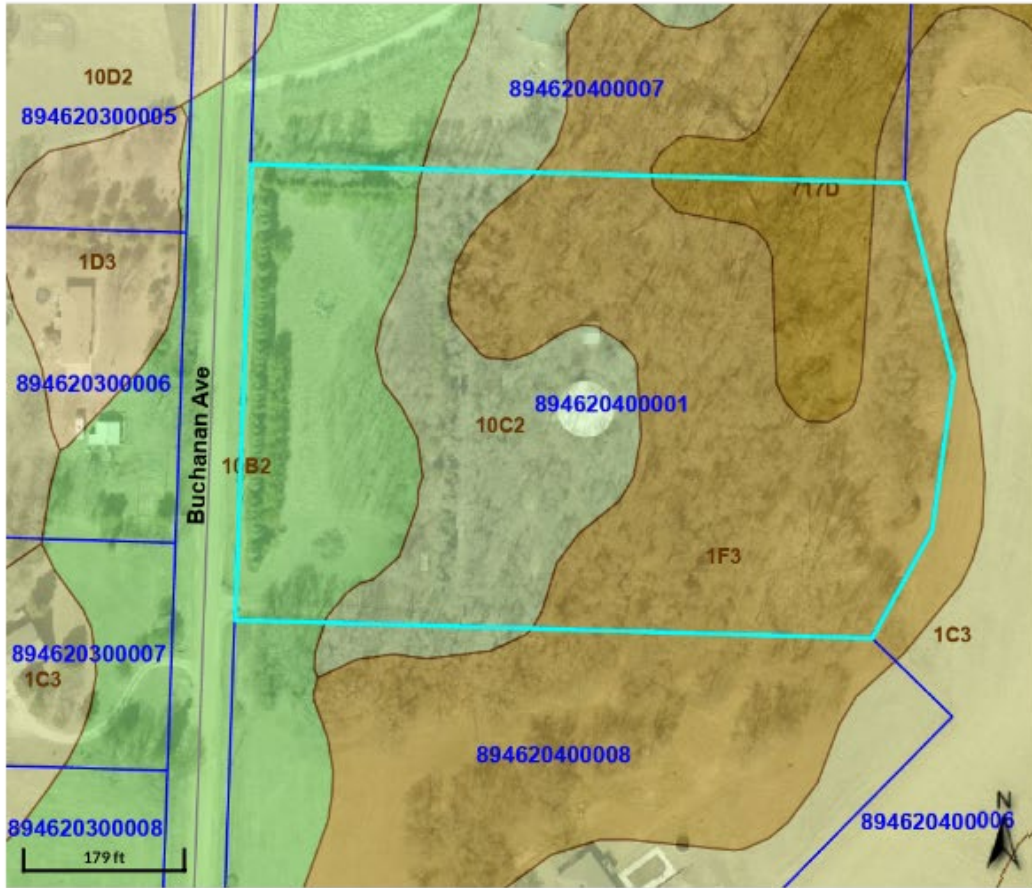
BASE FLOOD ELEVATION DATA

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

ELEVATION MAP



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

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	<i>(Note: Not to be used on legal documents)</i>				

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SOIL REPORT(S)

No Assessor soil report on file. Web Soil Survey from the Natural Resources Conservation Service provided in its place. The area of interest is an approximation and does not represent the exact parcel.



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

4/5/2024 Page 1 of 3

Soil Map—Woodbury County, Iowa

MAP LEGEND		MAP INFORMATION	
Area of Interest (AOI)	Area of Interest (AOI)		Spoil Area
Soils	Soil Map Unit Polygons		Stony Spot
	Soil Map Unit Lines		Very Stony Spot
	Soil Map Unit Points		Wet Spot
Special Point Features	Blowout		Other
	Borrow Pit		Special Line Features
	Clay Spot	Water Features	Streams and Canals
	Closed Depression	Transportation	Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp	Background	Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: [Web Soil Survey URL](#)
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa
 Survey Area Data: Version 33, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

4/5/2024 Page 2 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.4	4.6%
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	4.1	43.7%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	2.2	23.0%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.9	19.8%
717D	Napier-Gullied land complex, 5 to 14 percent slopes	0.8	8.9%
Totals for Area of Interest		9.4	100.0%