

## PLANNING & DEVELOPMENT

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Item 02  
03-10-15

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Timothy Huey  
Director

To: Dee F. Bruemmer, Scott County Administrator

From: Brian McDonough, Planning & Development Specialist

Date: March 3, 2015

**Re: Review of Master Matrix application for the expansion of a confined animal feeding operation for Grandview Farms.**

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Scott County's adoption of the Master Matrix allows the County to review applications for State construction permits for confined animal feeding operations. The Master Matrix rewards points for additional separation distances above the State required minimums. Points are also rewarded based upon the design and operation of the site, such as the development of an emergency action plan, responsible manure application, among others. Points are awarded in the three categories of air, water, and community. A minimum score is required for each of these categories, with a total minimum score of 440 points required to pass the Matrix.

The Planning & Development Department, with assistance from the County Health Department and the Iowa DNR, reviews Master Matrix applications and provide a recommendation to the Board of Supervisors. Upon receipt of an application the County has 30 days to pass a resolution and forward it to the IDNR either affirming or denying the request for a State construction permit. This application was received on February 17<sup>th</sup>. Planning & Development and Health Department staff will accompany the IDNR on a site inspection on Thursday, March 5<sup>th</sup>. The Board of Supervisors held a public hearing on February 26<sup>th</sup> to take public comments on this issue.

Planning & Development staff met previously with Mr. Dittmer at the time his application was being submitted in order to better understand the details of this request. Due to the size of Grandview Farms' operation, any expansion requires a State construction permit, and therefore a Master Matrix review by Scott County. This current expansion would reduce the operation's overall animal unit capacity (AUC) by 25, but increase the animal weight capacity (AWC). The expansion includes the construction of a new 1,200 head gilt grower barn, two new sow gestation barns, the conversion of four wean to finish barns to sow gestation barns, one new 480 head farrowing barn, the demolition of two existing barns built in 1979 and 1982, and the addition of 32 farrowing stalls to an existing farrowing barn.

In reviewing the submitted application, this expansion meets the minimum required points to pass the Matrix. Grandview Farms took 480 total points, 40 more than the required minimum of 440 points. The application meets the minimum scores for each of the three categories of air, water, and community. In Staff's review we concur with all of the points taken except #5 which grants 30 points for a separation distance of 300 feet or greater from the nearest thoroughfare, which is 240<sup>th</sup> Street. The closest building associated with this expansion appears to be between 285 to 300 feet setback from 240<sup>th</sup> Street. Staff discussed this issue with Mr. Dittmer, and stated that if he could submit a survey showing the distance from the closest building to the edge of the road surface is a minimum of 300 feet, the County would credit the points. The County has not received this information to-date. However, without these 30 points the application still passes the Matrix with an overall score of 450, and the required minimum scores in each subcategory.

Staff would recommend that the Board pass a resolution approving the construction permit, to be forwarded to the Iowa DNR.

# Scott County Scoring of Master Matrix for Grandview Farms, 2015 Expansion

The Master Matrix has 44 possible scoring criteria:

The first 25 are listed under **Proposed Site Characteristics**,

The remaining 19 are listed under **Proposed Site Operation and Manure Management Practices**.

Applicants can choose amongst the various criteria in order to score points. Each criterion has a total point value which is then divided and weighted between any of the three subcategories of Air, Water, and Community.

The County can review each criterion upon which the applicant has scored and concur or not concur that the points are accurately taken. The County only reviews the criteria the applicant has used to score points, other criterion for which points are not taken are not evaluated, even though the application may meet that criterion. The selection of scoring criteria is the applicant's option. Evaluating that scoring is the County's option by adopting the Master Matrix.

## Proposed Site Characteristics

Scoring Criteria	Total Score	Air	Water	Community
#2 Additional separation distance to the closest Public use area (greater than 1,500 feet)	30	12.00	0.00	18.00
#3 Additional separation distance from closest school, church or business (greater than 1,500 feet)	30	12.00	0.00	18.00
#4 Additional separation distance, above 500 foot minimum, to closest water source (greater than 1,500 feet)	30	0.00	30.00	0.00
#5 Separation distance of 300 feet or more from the Proposed confinement structure to the nearest Thoroughfare (300 feet or greater)	30	9.00	0.00	21.00
<b>Scott County's Score</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
#6 Additional separation distance, above minimum Of 1,875 feet, from confinement to the closest critical public area (500 feet or greater)	10	4.00	0.00	6.00
#8 Additional separation distance over the minimum 1,000 feet from drainage well, known sink hole or major water source (greater than 2,500 feet)	50	5.00	25.00	20.00
#10 Separation distance from closest high quality waters or protected water area (2x the minimum separation distance of 500 feet)	30	0.00	22.50	7.50

<b>Scoring Criteria</b>	<b>Total Score</b>	<b>Air</b>	<b>Water</b>	<b>Community</b>
#12 Liquid manure storage structures are covered	30	27.00	0.00	3.00
#16 Enhancement, above minimum requirements, of structures used in stockpiling and composting activities, such as an impermeable pad and a roof or cover	30	9.00	18.00	3.00
#17 Proposed Manure Storage Structure is Formed	30	0.00	27.00	3.00
#19 Truck Turnaround	20	0.00	0.00	20.00
#20 No history of Administrative Orders in last five years	30	0.00	0.00	30.00
#22 Homestead Tax Exemption	25	0.00	0.00	25.00
#23 Family Farm Tax Credit	25	0.00	0.00	25.00
#25 Construction permit application includes livestock feeding and watering systems that significantly reduce manure volume	25	0.00	12.50	12.50

### **Proposed Site Operation and Manure Management Practices**

<b>Scoring Criteria</b>	<b>Total Score</b>	<b>Air</b>	<b>Water</b>	<b>Community</b>
#26 Injection or incorporation of manure on the same date it is land applied	30	12.00	12.00	6.00
#31 Additional separation distance for land application of manure to closest public use area	5	2.00	0.00	3.00
#32 Additional Separation distance of 200 feet for land application of manure to closest school, church, or business	5	2.00	0.00	3.00
#35 Additional separation distance of 400 feet above minimum requirements for the land application of manure to closest high quality waters or protected water area	10	0.00	7.50	2.50
#40 Construction permit application contains an emergency action plan	5	0.00	2.50	2.50
<b>Total Scoring by Grandview Farms</b>	<b>480</b>	<b>94.00</b>	<b>157.00</b>	<b>229.00</b>
<b>Total Scoring by Scott County</b>	<b>450</b>	<b>85.00</b>	<b>157.00</b>	<b>208.00</b>
<b>Minimum Score required to Pass Master Matrix</b>	<b>440</b>	<b>53.38</b>	<b>67.75</b>	<b>101.13</b>



SCOTT COUNTY HEALTH DEPARTMENT  
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March 9, 2015

To: Dee F. Bruemmer  
County Administrator

From: Ed Rivers *ER*  
Director

Subject: Review of Tom Dittmer dba Grandview Farms, 12090 240<sup>th</sup> Street, Eldridge, IA,  
Confined Animal Feeding Operation

On March 5, 2015, Tammy Loussaert, Environmental Health Specialist, and Brian McDonough, Assistant Planner, Scott County Planning and Development, met with Jeff Prier, Iowa Department of Natural Resources, and Tom Dittmer at the above mentioned property to review the expansion proposal of the Confinement Animal Feeding Operation (CAFO). The proposal includes construction of a new gilt grower barn (building #17), demolish and rebuild west end of building #6 and expansion on east end of same building, demolish and rebuild building #4, add onto east end of building #5, and build a new farrowing barn at the west sow farm.

The Master Matrix that was submitted by Grandview Farms was reviewed by Tim Huey and Brian McDonough, Planning and Development, and Tammy Loussaert. It was determined that this expansion does meet the minimum Master Matrix points of 440, scoring a total of 450.

This Department also reviewed the Manure Management Plan, identifying the fields used for manure application. A total of 14,440,094 gallons of manure will be generated. The manure will be injected/ incorporated into the soil on the same day it is land applied.

Staff would recommend that the Board pass a resolution approving the construction permit for Grandview Farms.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT  
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY  
THE BOARD OF SUPERVISORS ON \_\_\_\_\_.  
DATE

\_\_\_\_\_  
SCOTT COUNTY AUDITOR

**RESOLUTION**  
**SCOTT COUNTY BOARD OF SUPERVISORS**  
**March 12, 2015**  
**ADOPTING A RECOMMENDATION TO THE IOWA DEPARTMENT OF NATURAL**  
**RESOURCES TO APPROVE THE CONSTRUCTION PERMIT APPLICATION OF**  
**THOMAS DITTMER FOR THE EXPANSION OF AN EXISTING CONFINED ANIMAL**  
**FEEDING OPERATION IN SECTION 7 OF SHERIDAN TOWNSHIP**  
**AND SECTION 12 OF HICKORY GROVE TOWNSHIP**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. Thomas Dittmer, dba Grandview Farms, Inc in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 7, T79N, R3E (Sheridan Township), and SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 12, T79N, R2E (Hickory Grove Township) has submitted an application to the Iowa Department of Natural Resources (IDNR) for a construction permit for the expansion of an existing confined animal feeding operation at 12090 240<sup>th</sup> Street in unincorporated Scott County.
- Section 2. The Scott County Health Department and the Scott County Planning and Development Department have reviewed the construction permit application and the manure management plan and determined that both appear to be in compliance with the requirements of the Master Matrix, Iowa Code Section 459 and Iowa DNR rules.
- Section 3. The Scott County Board of Supervisors has determined that there are not any additional objects or locations not included in the application that are within the required separation distances, the soils and hydrology of the site appear to be suitable for the proposed expansion, and the applicant has adequate land for the application of manure originating from this confinement feeding operation available.
- Section 4. The Scott County Board of Supervisors published public notice of the receipt of said application, accepted written and electronic comments on the application and held a public hearing on February 26, 2015 during its regularly scheduled meeting to receive public comments on the application.
- Section 5. The Scott County Board of Supervisors will submit to the Iowa DNR the written reports it received from the Scott County Planning and Development and Health Departments on which its determination is based, and the documentation of publication of the required public notices. The Board will also submit all the written or electronic comments from the general public it received on this application.
- Section 6. The Scott County Board of Supervisors would recommend that the construction permit application of Grandview Farms be approved based on its compliance with the requirements of the Master Matrix, Iowa DNR rules and Iowa Code regulations for such applications.
- Section 7. This resolution shall take effect immediately.