

# TAMA COUNTY ZONING BOARD OF ADJUSTMENT MINUTES

Conditional Use Permit for Substation by Salt Creek Wind II LLC

Monday December 8, 2025. Administration Building, 104 W State Street, Toledo IA.

Board members present: Nancy Yuska, David Sherwood, Nancy Smith, Scott Snyder, John Wagner.

Zoning Administrator: Laura Wilson

Attorneys present: Kelli Orton & Tom Henderson

7 community members were present in the room, with 2 attending via Teams.

## MINUTES:

The meeting was called to order at 6:00 PM by Yuska, followed by the Pledge of Allegiance.

Motion by Smith, second by Wagner to approve the agenda. All Ayes, motion carried.

Motion by Sherwood, second by Snyder to approve the Minutes from the previous meeting on 11/6/25. All Ayes, motion carried.

Zoning Administrator Wilson recommended approval of the Conditional Use Permit, with conditions, based on application materials and barring any major objections from other commentors. Conditions recommended by the Administrator included setback distances, E911 address requirement, emergency signage requirements, and clarifying that the approval of the CUP is transferable to any future sale of the project.

Attorney Kelli Orton made the Conditional Use Permit presentation on behalf of Salt Creek Wind II LLC

Zoning Administrator relayed a comment submitted by the landowners of the substation parcel, in support of the project.

The members of the Board of Adjustment asked questions about the siting at the planned location, equipment that will be brought in for construction, building permit details that will be provided at the later time of the building permit application, along with a few other questions. A representative from Salt Creek Wind II LLC answered some of the questions along with Attorney Orton.

Motion by Snyder to approve the Resolution (for the Conditional Use Permit) for the Substation, Resolution 120825, second by Wagner. Roll Call Vote; All Ayes, motion carried.

Motion to adjourn by Smith, second by Sherwood. All Ayes, motion carried. Meeting adjourned at 6:18 PM.

***\*\*VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD OF ADJUSTMENT MEETING HELD DECEMBER 8, 2025 IS AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL\*\****

Respectfully Submitted,

Laura Wilson

## RESOLUTION APPROVING SALT CREEK WIND II APPLICATION FOR CONDITIONAL USE PERMIT

Tama County Board of Adjustment Resolution No. 120825

On December 8, 2025, Tama County Board of Adjustment (BOA) conducted a public hearing on the Salt Creek Wind II Application for inclusion of an electrical substation in its Conditional Use Permit (CUP) that was approved in October of 2025. At that time, the BOA received comments from Applicant Salt Creek Wind II, LLC (Applicant) represented by attorney Kelli Orton and Salt Creek Wind II, LLC Representative Alex Tracey, Zoning Administrator Laura Wilson, and members of the public.

After the hearing was closed, BOA Board Member Snyder moved, and BOA Board Member Wagner seconded the following motion:

The CUP application for construction of an electrical substation in connection with the CUP approved in October of 2025, is hereby approved with the following conditions and/or exceptions:

1. **Legal Description of Location-** The substation must be constructed within the following legally described property:

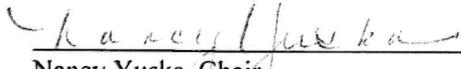
**Parcel 10-35-400-003** — The Southwest Quarter of the Southeast Quarter (SE1/4), EXCEPT a tract in the Southwest Corner described as commencing at the Southwest Corner of said Southeast Quarter (SE1/4), thence North 316 feet, thence East 333 feet, thence South 316 feet, thence West 333 feet to the place of beginning, in Section Thirty-five (35), Township Eighty-four (84) North, Range Fifteen (15), West of the 5th P.M., in Tama County, Iowa.

2. **Building Permit Requirements-** Prior to issuance of a building permit and commencement of construction, the Applicant will submit a building permit application to the Zoning Administrator for approval that contains the following:
  - a. The precise legal description for the location of the proposed substation and any underground electrical wiring or connection to the substation within the approved legal property description.
  - b. A site plan for the proposed electrical substation that complies with Tama County Zoning Ordinances for the agricultural zoning district including any setback requirements from public or road right of way, adjacent properties, and other structures, signage limitations, and which meet any height requirements for building construction and yard ratios. Regarding setbacks from any public road or right-of-way, the setback shall be a minimum of fifty (50) feet regardless of any zoning requirements.
  - c. Plans for the construction of the electrical substation certified by a licensed electrical engineer that meet all applicable federal, state, and local electrical code and statutory requirements for an electrical substation of its size and capacity including any required perimeter fencing, location in relation to other structures including existing substations, external signage, alarms, warning and security equipment, substation surfacing, location of access or approach drives, lighting, or other safety equipment requirements.
  - d. An E-911 address to be used for emergency calls by first responders will be supplied by the Applicant, and signage will be placed at the substation with emergency contact information of the substation operator.

3. **Time Limit of CUP Approval-** This CUP approval shall remain valid for two years from the approval date of this Resolution, unless the applicant substantially commences construction of the electrical substation or requests an extension from the Zoning Administrator.
4. **Additional Future Applications-** It is anticipated that the Applicant will be filing a CUP application and building permit for LiDAR.
5. **Transfer of CUP-** If the Applicant sells the project, this CUP may be transferred by the Applicant to the purchaser.

Passed by the Tama County Board of Adjustment by a vote of 5 to 0 on the 8<sup>th</sup> day of December 2025.

**TAMA COUNTY BOARD OF ADJUSTMENT**

  
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Nancy Yuska, Chair

Attested:

  
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Laura Wilson, Zoning Administrator

**The CUP conditions and exceptions are acceptable to the Applicant.**

**SALT CREEK WIND II, LLC**

  
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Alex Tracey, Authorized Signor