

Staff Report

Story County Board of Adjustment

Date of Meeting:
September 16, 2020

Case Number CUP06-20

APPLICANT: Michael Roth, HR Green
5525 Merle Hay Road, Suite #200
Johnston, Iowa, 50131

On Behalf of the City of Nevada
1209 6th Street
Nevada, IA 50201

STAFF PROJECT MANAGER: Amelia Schoeneman, Planner

SUMMARY: The request is for a conditional use permit for a new Wastewater Treatment Facility for the City of Nevada, proposed to be located on parcel 11-31-200-305, on the south side of 270th Street and west of West Indian Creek. The new facility will replace the existing facility, located at 457 S 6th Street, Nevada. The existing waste water treatment facility is approximately 60 years old. It does not have the capacity to support the population growth of the City of Nevada, the expansion of Burke Corporation or Iowa Department of Natural Resource Requirements. The applicant stated that the facility is “not readily amenable to be modified to provide additional effluent disinfection and nutrient removal requirements” and could not meet separation requirements from inhabitable buildings. The proposed facility will provide a higher level of treatment than the existing wastewater treatment facility. An interceptor sewer is proposed between the existing Wastewater Treatment Facility and the new location—a lift station and force main are proposed to pump effluent from the existing wastewater treatment facility to the proposed wastewater treatment facility, generally along Country Road S-14 (620th Avenue). The project will be completed in multiple phases with final completion by November 2023. At their September 2, 2020, meeting, the Planning and Zoning Commission recommend approval of the conditional use permit with conditions.





Property Information

PROPERTY OWNER

City of Nevada
1209 6th Street
Nevada, IA 50201

GENERAL PROPERTY LOCATION

Lot 1 of the Orchard View Subdivision

PARCEL IDENTIFICATION NUMBER(S)

11-31-200-305

CURRENT ZONING

A-1 Agricultural

LAND USE FRAMEWORK MAP DESIGNATION

Agricultural Conservation Area and Natural Resource Area

CITIES WITHIN TWO MILES

None

Background

This request is for a conditional use permit a new Wastewater Treatment Facility for the City of Nevada. Public water supply and sewage treatment facilities are allowed in the A-1 Agricultural Zoning District in accordance with the requirements of Chapter 90, Conditional Uses, of the Story County Land Development Regulations and with the granting of a conditional use permit by the Board of Adjustment.

Site and Current Land Use

The proposed location is on a 122.62 net-acre lot that is part of the Orchard View Subdivision, approved in 2017. The property is currently in row crop production. The parcel has frontage on 270th Street and is located one mile east of S-14/620th and a third-of-a-mile west of 19th Street, approximately two and one-quarter mile south of the City of Nevada. The Iowa Department of Transportation Traffic Counts from 2015 show 140 vehicles per day on 270th between 620th/S-14 and 19th Street. West Indian Creek runs on the east side of the property and is the receiving stream for the wastewater plant's effluent discharges. More information on the proposed treatment process and discharge will be provided later this staff report.

Need for a New Wastewater Treatment Facility

The new wastewater treatment facility will replace the existing wastewater treatment facility, located at 457 S 6th Street in Nevada. The existing wastewater treatment facility is approximately 60 years old. It no longer has the capacity to support the population growth of the City of Nevada, the expansion of Burke Corporation, or meet current Iowa Department of Natural Resources requirements. Burke Corporation is currently expanding (work will be completed in 2021) and will be hauling the excess waste to be treated at the Ames Wastewater Treatment Facility until the new Nevada wastewater treatment facility is



completed. Nevada also anticipates population growth at a rate of .75% annually, which is anticipated to exceed the capacity of the existing wastewater treatment facility by 2027.

Beyond capacity issues, the applicant states that existing wastewater treatment facility is “not readily amenable to be modified to provide additional effluent disinfection and nutrient removal requirements” and could not meet separation requirements from inhabitable buildings (1,000 feet). The Iowa Nutrient Reduction Strategy has set more stringent limits for Total Nitrogen and Phosphorus Removal and the existing wastewater treatment facility would require major modifications to meet these requirements. The existing wastewater treatment facility also does not provide disinfection, which is required to meet new Iowa Department of Natural Resources permit limits. The proposed facility will provide a higher level of treatment, meeting the stricter effluent limits, than the existing facility.

Operation Details

The new facility is planned as follows. An interceptor sewer is proposed between the existing wastewater treatment facility and the new location—a lift station and force main are proposed to pump effluent from the existing wastewater treatment facility to Country Road S-14 (620th Avenue) under and Highway 30 and through the Highway 30 right-of-way. Effluent is subsequently conveyed via a gravity interceptor sewer to the new site. The preference is to use the right-of-way of S-14 for the sewer. The concept alignment drawing also shows part of the sanitary sewer on private property near the proposed wastewater treatment facility. Due to the depth that would be required of the sewer at the intersection of 270th and S-14, the preferred alternative for the sewer would cross onto private property northeast of the intersection. Work related to easement acquisition for the interceptor is planned for spring of 2021. The construction of the sewer is not planned until 2022, with completion in 2023. The existing wastewater treatment facility will continue to be used until the proposed facility is completed.

At the proposed wastewater treatment facility, the effluent will first be treated through screening and grit removal inside of a headworks building. The screened waste and grit will be washed, which helps control odor as it removes the organic material. The waste will then be stored inside the building until disposal and the grit will be stored on a covered pad until disposal. The effluent will then go through an aeration process in oxidation ditches to remove organics and nutrients and minimize odor during treatment. The sludge is then settled from the effluent in clarifiers before being sent to the UV building for disinfection. The sludge is treated through aerobic digestion in covered tanks and will be applied to farm fields for fertilizer annually. Aerobic digestion also limits odors. The land application will generate additional traffic above normal levels—84 trips (entries and exits) may be generated a day for a three week period. Haul routes will be:

Route 1: 270th Street west to 620th Avenue/County Road S14/NE 72nd Street; 620th Avenue/County Road S14/NE 72nd Street, south to 280th Street; 280th Street east to 630th Avenue; 630th Avenue south to 287th Street; 287th Street east to 640th Avenue; north on 640th Avenue.

Route 2: 270th Street east 640th Avenue; south on 640th Avenue.

A proposed new outfall structure is planned to discharge treated effluent into West Indian Creek and is approximately three miles south of the existing outfall. The outfall structure will be the only portion of the wastewater treatment facility located in the floodplain and will require a floodplain permit.



The facility will also include a 134-foot-by-61-foot administration and vehicle storage building, including an operations and control room, offices, and an employee breakroom and locker rooms. Four employees are anticipated per shift. The total number of daily trips anticipated is 24. Ten parking spaces are proposed and one space will be van accessible to comply with ADA requirements. Under the Story County Land Development Regulations, 16 maximum parking spaces would be permitted for the building, which includes office and warehouse uses. Three trees will be planted in the parking area—one tree is required for every five parking spaces.

All structures and other parts of the facility will exceed the 50-foot required setback from property lines for conditional uses. The Iowa Department of Natural Resources requires that the wastewater treatment facility has a separation distance of 1,000 feet from any inhabitable structure and a 400-foot separation from private wells.

A paved drive, 24-feet in width is proposed. The drive will be gated. Provisions will be made at the entrance gate to allow emergency vehicle access at all times. The drive will extend directly south from the 270th Street right-of-way on the western side of the site and the gate will be approximately 330 feet south of the right-of-way. A four-foot-by-eight-foot monument sign will be installed at the access on 270th street. A light pole will be installed at the entrance point as well as along the drive. All buildings will be located near the southwestern portion of the site. The buildings will also be lit with security lights. Past the gate, the drive will curve to the southeast. The administration building will be located approximately 600 feet south of the right-of-way and 110 feet east of the westernmost property line. The headworks (33-feet-by-64-feet) and solids processing buildings (32-feet-by-35-feet) are located to the southeast of the administration building. The drive then continues to the southeast and becomes a loop road with the oxidation ditches in the center. The biosolids pumping building (25-feet-by-32-feet) and storage are on the west side of the loop. The secondary treatment building (28-feet-by-46-feet—includes a restroom, office, lab, and pump room), chemical storage building, the clarifiers, and UV disinfection building (41-feet-by-30-feet) are proposed to be located on the southeastern end. The chemical storage building will contain ferric chloride and a carbon supplement (Micro-C), which are non-hazardous. Secondary containment for 110% of the largest tank capacity will be provided. The UV disinfection building will be the southeastern-most building and over 500 feet from the nearest external property line. The sanitary sewer will extend from the UV disinfection to discharge into West Indian Creek. Construction is anticipated to begin in July of 2021. The loop road provides access to all buildings by vehicle and has been reviewed by the Nevada Fire Chief.

The site will be fenced and the fenced-in area will be approximately 17.5 acres. The construction and grading limits are approximately 50 acres and, again, are outside of the floodplain with the exception of the sewer pipe that discharges the treated effluent into West Indian Creek after treatment. The areas outside of the wastewater treatment facility are planned to be landscaped with native grasses. Story County Conservation requests a management plan be developed to maintain the site in functional native environmental systems. Plantings may include native hardwoods and shrubs, and native local ecotype warm season grasses and forbs. Story County Conservation is willing to assist with development of seed lists.

The applicant indicates that the existing grade of the site will allow the facility to be built out of sight of adjacent properties. The existing elevation of the north property line on the western portion of the site



is between 960 and 954 feet above sea level. The property slopes to the southeast, towards West Indian Creek. The grading plans show that the west property line, west of the facility will have an elevation of 960 feet above sea level. The facility will be located at 950 to 915 feet above sea level, falling to the southeast. West Indian Creek is at an elevation of approximately 902 feet above sea level. The elevation rises east of the creek. Existing treelines along West Indian Creek east of the wastewater treatment facility will be maintained to provide screening on the east side of the facility. Two 10-foot tall berms are also proposed to provide screening of the north and west sides of the facility. The north berm is proposed to be located east of the site entrance, near the right-of-way of 270th Street, to provide screening from 270th Street. The west berm is proposed to be located south of the administration building and will screen the other facility buildings and processes from the properties to the west and potentially S-14/620th.

A draft stormwater management plan has been submitted and the project will require a National Pollutant Discharge Elimination System (NPDES) form the Iowa DNR for erosion control. A final stormwater management plan will be submitted with the zoning permit. The draft stormwater management plan includes two detention ponds.

According to the applicant, the project will be completed in multiple phases. Grading is anticipated to start this fall as the first phase of the project, with final completion by November 2023.

Future Land Use

The subject property is designated as Agricultural Conservation Area and Natural Resource Area (approximately the same area as the floodplain) on the C2C Comprehensive Plan Future Land Use Map.

Principle 3 of the C2C plan for Agricultural Conservation Areas is to “encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the designated Urban Expansion, Rural Residential, Rural Village, and Commercial Industrial Area designations on the Future Land Use Map.”

The selected site has a low corn suitability rating (CSR2) due to soils, slopes, and flooding in the area. The weighted average CSR for the site is 55. The average CSR for Story County is 77.6 (<https://www.extension.iastate.edu/soils/suitabilities-interpretations>). The city was limited to sites that could discharge into West Indian Creek, met the 1,000 foot separation requirement from dwellings, was large enough to accommodate the facility, and had a willing seller.

Principal 2 of the C2C plan for Natural Resource Areas to mitigate impacts of proposed development contiguous to areas identified as Natural Resource Areas.

Other policies for Natural Areas include:

NA Policy 3: Mitigate negative impacts to Natural Areas, including, but not limited to: agricultural chemical application, animal confinement and feeding, agricultural irrigation, miscellaneous agricultural activities like manure and fuel storage, outdated and non-functioning on-site wastewater systems, underground storage tanks, and nutrient-loaded urban stormwater run-off.



Surrounding Land Use

There are 34 parcels within one-quarter mile of the subject property. Of these parcels, 11 contain single-family dwellings.

North

There is one parcel adjacent to the north of the subject property and on the same (south) side of 270th Street as the subject property. It is 4.5 net-acres and contains a dwelling. It is owned by Willie and Donna See, who sold the subject property to the City of Nevada. The city has a waiver to the 1,000-foot buffer with the Sees, although it appears the separation distance is met as the dwelling is 1,650 feet from the headworks building.

On the north side of 270th street and adjacent to the subject property are three large agricultural parcels ranging from 8.7 to 30.3 net-acres in size. There is also a 4.10 net-acre parcel that contains a single-family dwelling. These parcels are all zoned A-1 Agricultural.

East

The parcels to the east of and adjacent to the subject property include a 40-acre parcel in agricultural production. There are also two smaller parcels (8.29 and 10.87) net-acres that are outlots in the Orchard View Subdivision. Willie and Donna See own all three parcels.

South

To the south of and adjacent to the subject property are two 40-acre parcels. They are zoned A-1 Agricultural and contain agricultural production and trees along the floodplain. They are part of the Berry Patch Farm.

West

The parcels to the west of and adjacent to the subject property include two large agricultural parcels (40 and 28.58 net-acres). Also adjacent is a 166.62-acre parcel owned by Story County Conservation that is part of the Jennett Heritage Area.

While not adjacent, to the northeast of the subject property and south of 270th are several parcels with single-family dwellings. Two are lots that were platted in 1979 as part of the Wilderness Addition Subdivision and are zoned R-1 Residential. These lots are .83 and .84 acres and will be 1,710 feet from the nearest portion of the wastewater treatment facility. To the east of the Wilderness Addition is a parcel zoned A-1 Agricultural, 2.42 gross acres in size, and which contains a single-family dwelling. The dwelling will be 1,650 feet from the nearest portion of the wastewater treatment facility. To the south of the Wilderness Addition is a 4.82 net-acre parcel with a dwelling that will be 1,450 feet northeast of the nearest portion of the wastewater treatment facility.

There two dwellings to the east of the subject property that take access on 19th Street that are located on 9.66 and 4.95 net-acre parcels. These will be 2,130 feet and 1,880 feet from the nearest portion of the wastewater treatment facility, respectively.

Analysis

1. **Applicable Regulations:** Chapter 90.04: Standards for Approval



The Board of Adjustment shall review the proposed development for conformance to the following development criteria:

1. **Compatibility.** The proposed buildings or use shall be constructed, arranged and operated so as to be compatible with the character of the zoning district and immediate vicinity, and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations. The proposed development shall not be unsightly, obnoxious, nor offensive in appearance to abutting or nearby properties.

Applicant Comment: The proposed WWTF site is currently classified as an A-1 Agricultural Zone. According to Table 90-1 of Story County's Code of Ordinances, "public water or sewage treatment facilities" are permitted conditional uses of this zone with the approval of a conditional use permit. The WWTF is designed to be compatible with the current Agricultural Zoning classification of the site. All structures of the proposed WWTF will adhere to Story County land develop regulations including the Bulk Requirements found under the A-1 Agricultural Zone requirements. The total site property area is approximately 122.6 acres. The enclosed fenced portion of WWTF will only encompass approximately 17.5 acres of the site property. All structures will be placed with a minimum 50 ft setback from all property lines and no structure will exceed 40 feet in height.

The proposed wastewater treatment facility will have no interference with the development and use of adjacent properties. The majority of adjacent properties are classified as A-1 Agricultural Zones. The wastewater treatment facility will have no impact to agricultural classified zones. The remaining adjacent properties are classified as: (1) Agricultural Dwelling Zone and (1) Residential Zone. According to IDNR regulations, new WWTF's must maintain a 1,000-foot separation between inhabitable structures and wastewater treatment processes unless written permission is obtained from owners of inhabitable structures within the 1,000-foot separation distance. The proposed site allows greater than the required 1,000-foot separation to all inhabitable structures. The City of Nevada purchased the site property from the owner of the nearest inhabitable structure and have received certified permission for construction of the WWTF within 1,000-feet of that property. See Appendix A for that certification. Property owners are permitted to develop within the 1,000-foot separation distance once the WWTF is constructed, and thus the facility will have no impact to the neighboring properties' development. See Figure 1 on the next page for a site separation map of the proposed WWTF processes to inhabitable structures. As can be seen in Figure 1, the majority of the facility's 1,000-ft site separation is contained within the City of Nevada owned property. This is a great improvement from the existing Nevada WWTP, which is located within several hundred feet of residential properties. One of the greatest benefits of this site is its separation from other properties. Due to the large area of land the City of Nevada was able to purchase, this facility is ideally located as far as feasible from developed and/or residential areas. Given the location of the plant, it is not anticipated there will be any impact to adjacent properties' values or development ability. A similar WWTF is currently being constructed in Warren County, Iowa. An appraisal was performed with findings that the proposed WWTF would not diminish or impair established property values in adjoining or surrounding properties. See Appendix B for a formal appraisal of surrounding properties to the proposed Nevada WWTF. Formal appraisals are currently being assessed and will be provided as soon as available.

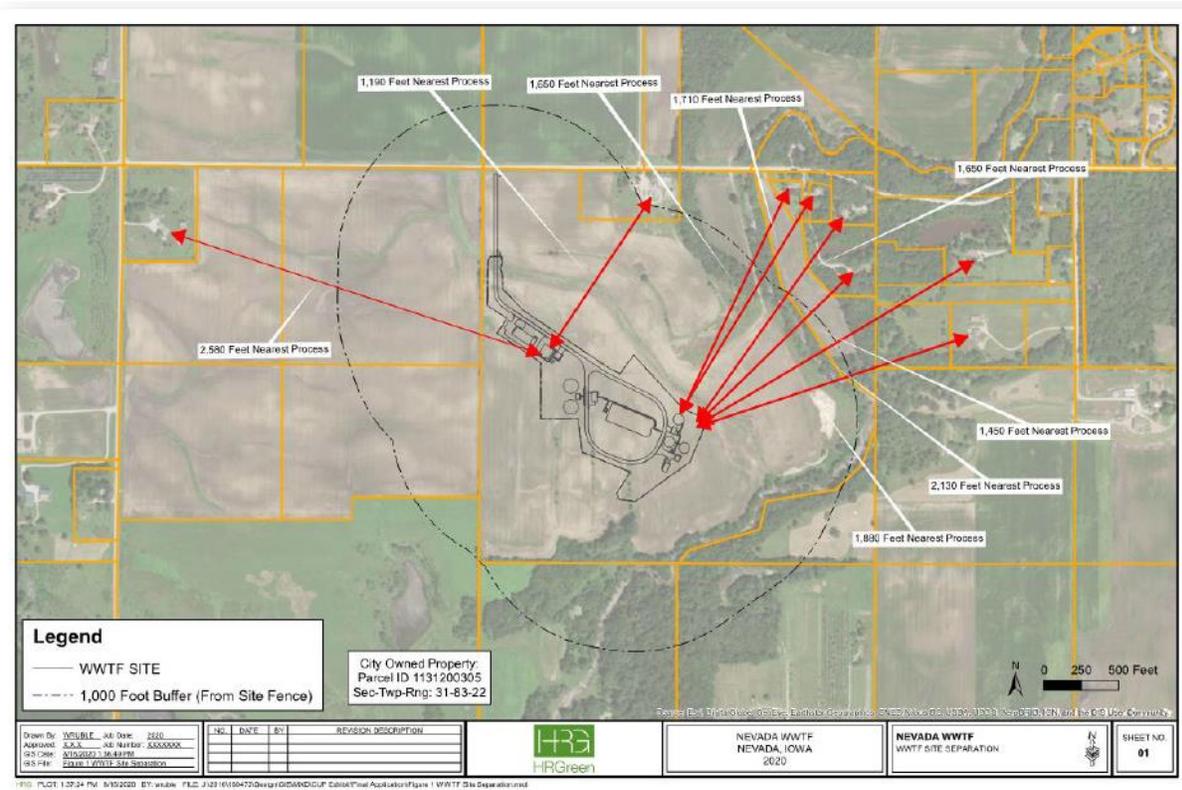


Figure 1: WWTF Site Separation Map

The proposed WWTF will not be unsightly, obnoxious, nor offensive in appearance to abutting or nearby properties. Another major benefit to the WWTF site location is its ability to screen the proposed WWTF from view of adjacent properties. The natural site grade allows for the facility to be built on a natural slope. This natural slope will allow the majority of the facility to be built below the natural line of site from properties to the north and west. To assist with visual screening, landscaped berm(s) are proposed to be constructed to the north of the site to provide screening from 270th Street. Other landscaped berm(s) are proposed to be constructed on the west side of the site to provide screening from the west properties and County Road S14. The southwest side of the site is abutted by the Jennet Heritage Area which serves as a public hunting area owned by Story County. This property serves as another visual barrier to privately owned properties. The south and east sides of the property are abutted by West Indian Creek which serves as both a physical and visual barrier to adjacent properties due to the established tree line that has formed around the floodplain. The site will also follow all applicable Story County development standards. The combination of visual screening and adherence to development standards will ensure a facility that will not be unsightly to nearby properties. See Figure 2 below for a site plan showing visual screening from adjacent properties.

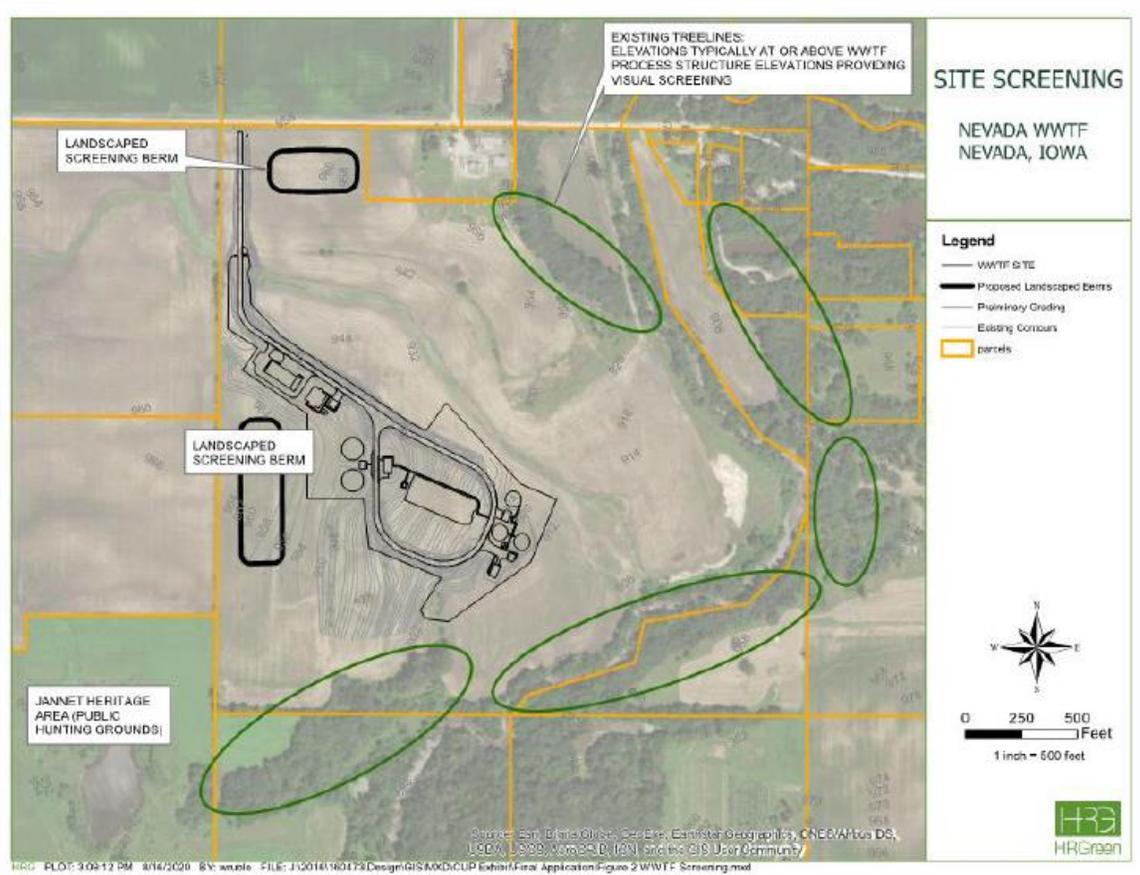


Figure 2: Site Screening

Staff Comment: The buildings and use of the property are proposed to be arranged in the southwestern portion of the site. This provides over 1,000 feet of distance from all adjacent dwellings to the buildings/processes. The UV disinfection building and administration building are the closest buildings to property lines. The administration building is proposed to be located approximately 600 feet south of the right-of-way and 110 feet east of the westernmost property line. The UV disinfection building is proposed to be the southeastern-most building and over 500 feet from the nearest external property line. The properties adjacent to the west and south are in agricultural use and the proposed wastewater treatment facility will not interfere with their use. There is also a property to the southwest that is the location of the Jennette Heritage Area, owned by Story County Conservation. To ensure compatibility with the Jennette Heritage Area, the Planning and Zoning Commission recommended a condition that the applicant work with County Conservation to develop a management plan to maintain the site in functional native environmental systems.

The processes themselves have also been designed to reduce possible odor. At the facility, the effluent will first be treated through screening and grit removal inside of a headworks building. The screened waste and grit will be washed, which helps control odor as it removes the organic material. The waste will then be stored inside the building until disposal and the grit will be



stored on a covered pad until disposal. The effluent will then go through an aeration process in oxidation ditches to remove organics and nutrients and minimize odor during treatment. The sludge is then settled from the effluent in clarifiers before being sent to the UV building for disinfection. The sludge is treated through aerobic digestion in covered tanks and will be applied to farm fields for fertilizer annually. Aerobic digestion also limits odors.

The construction of the sewer from the existing wastewater treatment facility to the proposed site may present a temporary inconvenience to property owners whose property abuts the right-of-way of S-14 where the sewer is installed. The right-of-way will be restored.

2. **Transition.** The development shall provide for a suitable transition, and if necessary, buffer between the proposed buildings or use and surrounding properties.

Applicant Comment: As previously stated, the WWTF site and location is designed to provide both visual and physical barriers from adjacent properties. The facility maintains maximum separation distances possible from inhabitable structures following IDNR regulations. In addition to visual, physical, and distance barriers to adjacent properties, the areas outside the physical WWTF on the site are planned to be planted with native grasses and landscaping. This will provide a visually appealing buffer between the facility and adjacent properties.

Staff Comment: The applicant indicates that the existing grade of the site will allow the facility to be built out of sight of adjacent properties. They also chose this site because it wasn't a highly developed area and separation distances required by the Iowa DNR from dwellings could be met. Existing treelines east of the facility will be maintained to provide screening. Two 10-foot tall berms are also proposed to provide screen on the north and west sides of the facility. The north berm is proposed to be located east of the site entrance, near the right-of-way of 270th Street, to provide screening from 270th Street. The west berm is proposed to be located south of the administration building and will screen the other facility buildings and processes from the properties to the west and potentially S-14/620th.

3. **Traffic.** The development shall provide for adequate ingress and egress, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

Applicant Comment: The WWTF development will provide adequate ingress and egress to the site. The site will include a single entrance location from 270th Street. The entrance drive is located approximately 900 feet from the nearest driveway with a line-of-site exceeding the required 500 feet in each direction. The entrance drive will have a security gate that will control access into and out of the facility. This gate is anticipated to remain open during normal business hours. A security camera will be placed at the entrance gate so plant staff can monitor access. A gravel pull off will be located outside of the entrance gate so vehicles may turn around should they attempt to enter the facility after hours. There will also be controlled access via a card access system at the gate for operators or contractors. The gate can also be opened remotely by operators to let visitors enter the facility should the gate be closed. Provisions will be made at the entrance gate to allow emergency vehicle access at all times. The entrance drive will circulate



traffic directly past the facility's Administration Building where visitor and employee parking will be located.

After passing the Administration Building, the entrance drive will split into a "loop road" that will circulate traffic around the facility in an oval orientation. The entrance drive and loop road will be a 24' wide, 7" thick portland cement concrete road designed to be able to circulate tanker trucks and emergency vehicles. The road will have a maximum grade of 5% to allow adequate circulation of the design vehicles. A speed limit of 15 mph will be posted before the loop road for the protection of pedestrians and vehicles. The entrance and loop road will serve as emergency and fire access to all site structures. The design has been reviewed for compliance with the International Fire Code by the City of Nevada's Fire chief. See Figure 3 on the following page for the site paving plan. The proposed WWTF is not anticipated to increase traffic greatly along 270th Street. See Appendix C for projected traffic volumes of the proposed WWTF.

Staff Comment: Access is proposed from 270th Street. The Iowa Department of Transportation Traffic Counts from 2015 show 140 vehicles per day on 270th between 620th/S-14 and 19th Street. As an administration building is proposed on the site, traffic levels will slightly increase. Four employees are anticipated per shift. The total number of daily trips anticipated is 24. Land application of the sludge will generate additional traffic above normal levels—84 trips (entries and exits) may be generated a day for a three week period. The County Engineer reviewed the proposed traffic volumes and had no concerns about the impact on the County road condition.

A paved drive, 24-feet in width is proposed to serve the site. The drive is proposed to be a loop drive to provide access to all proposed buildings. The plan has been reviewed by the Nevada Fire Chief.

During construction of the facility and sewer from the existing wastewater treatment facility to the proposed, traffic may also temporarily increase.

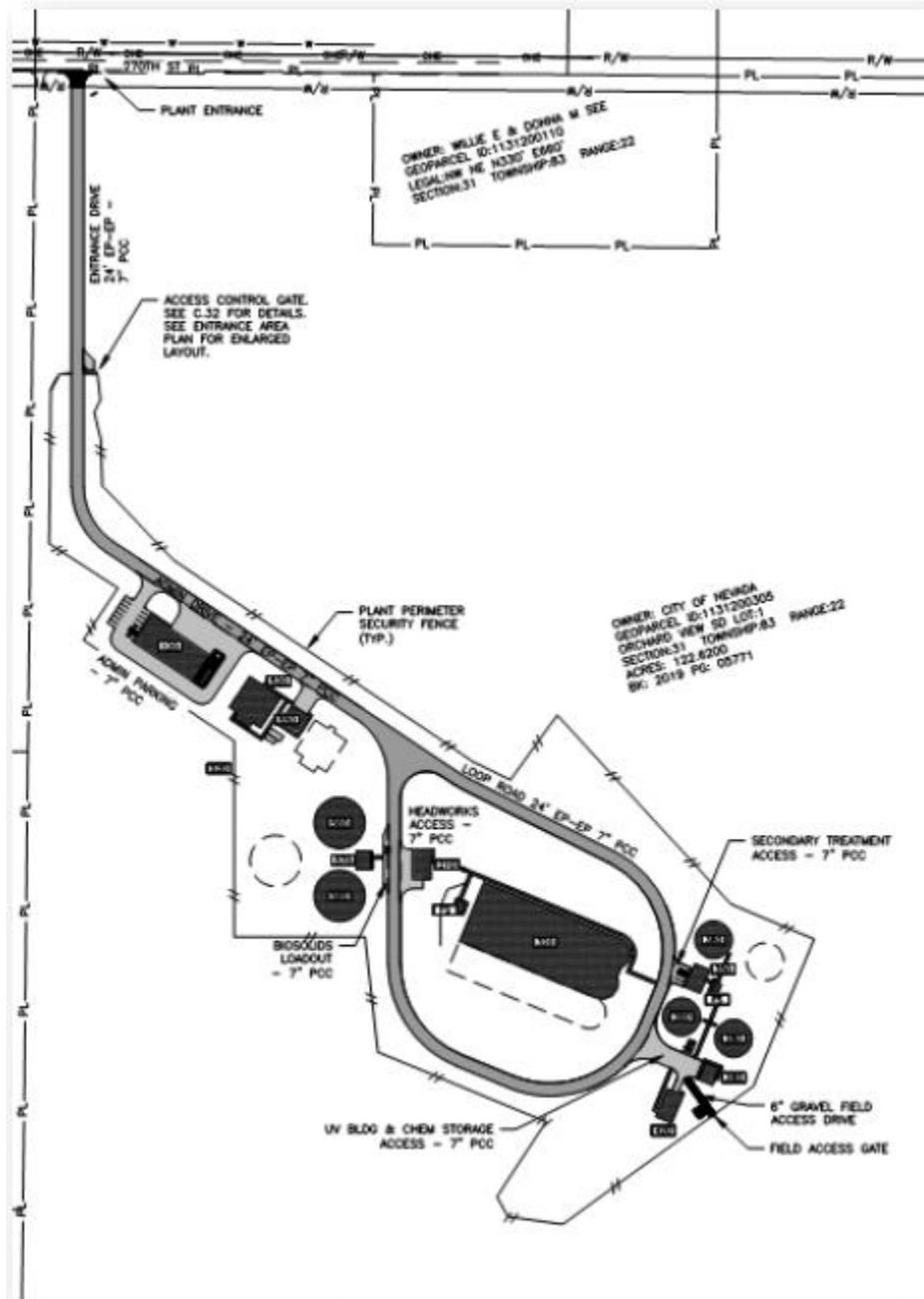


Figure 3: Site Paving Plan

4. **Parking and Loading.** The development shall provide all off-street parking and loading areas as required by this Ordinance, and adequate service entrances and areas. Appropriate screening shall be provided around parking and service areas to minimize visual impacts, glare from headlights, noise, fumes or other detrimental impacts.

Applicant Comment: A single designated parking lot will be provided at the Administration Building for employee, visitor, and accessible parking. At minimum one (1) van accessible parking



space will be provided in accordance with American Disabilities Act regulations. At minimum, an additional ten (10) parking spaces will be provided for visitor and employee parking. There is no parking ratio designation for wastewater treatment facilities in Story County's Code of Ordinances, so it was assumed "Manufacturing Plants" to be a reasonable and similar designation. Manufacturing plants require one (1) parking space for every three (3) employees on the largest working shift. The proposed WWTF is anticipated to have four (4) employees on site during the largest shifts. The proposed ten (10) parking spaces should be more than sufficient based on this criterion. (Note: staff worked with the applicant to apply the maximums allowed for office and warehouse uses instead of manufacturing plants). Each remaining building will have a driveway for employee, contractor, or delivery access. These driveways will also serve as access for emergency and fire vehicles. These site buildings are only intended for employee, contractor, and delivery use and thus the driveways will not be designated as parking lots. Per Story County regulations, a minimum of three (3) trees will be planted at the Administration Building parking lot to comply with the requirement of one (1) tree planted for every ten (10) parking spaces. These trees will be planted along the west side of the parking lot and will also serve as a screening barrier. The total impervious area on site is approximately 3.4 acres. According to Story County Regulations an equivalent to 20-percent of a site's impervious surface must be planted as landscaped area. As previously stated, all disturbed areas of the site outside of the wastewater treatment facility will be restored to native vegetation. This area will account for greater than 20-percent of the sites impervious surfaces as landscaped area.

Staff Comment: Ten parking spaces are proposed and one space will be van accessible to comply with ADA requirements. The parking area will be outside of the administration building Under the Story County Land Development Regulations, 16 maximum parking spaces would be permitted based on the size and use of the administration for the building, which includes office and warehouse uses. Three trees will be planted in the parking area—one tree is required for every ten parking spaces.

5. **Signs and Lighting.** Permitted signage shall be in accordance with the applicable district regulations and shall be compatible with the immediate vicinity. Exterior lighting, if provided, shall be with consideration given to glare, traffic safety and compatibility with property in the immediate vicinity.

Applicant Comment: A single landscaped monument sign will be located at the plant entrance to display the site as the City of Nevada's Wastewater Treatment Facility. The proposed sign's surface area will equal 32 square feet to meet the A-1 Zoning limitation. The sign will be lit by a single ground mounted flood light directed at the monument sign to provide visual aid to employees and visitors. See drawing C.33 of the "Phase 2" construction documents for a detail of the proposed sign. Site lighting will comply with all requirements of Section 88.09 of Story County's Code of Ordinances. A single light pole will be located beside the plant entrance drive, just inside of the property line, to light the plant entrance off 270th Street. Site lighting poles will be placed along the plant's entrance drive from the security gate up to the Administration Building to provide safe access for employees. Site lighting poles will also be placed in the parking area west of the Administration Building, the access drive north of the UV Building, and at the south plant entrance gate. The three clarifier tanks and two biosolids storage tanks will have light poles mounted on top of them. Each building will also have building mounted exterior security



environmental impact due to the construction of the WWTF. The disturbed site area that will not be part of the WWTF will be restored to natural vegetation. The WWTF design will also include storm water management practices to prevent erosion to the site and surrounding water bodies in compliance with Story County regulations. Further information regarding the storm water management and erosion control plans will be provided in the “Permitting and Development Compliance” section of this report. A wetland delineation of the site has been performed and found that no wetlands will be impacted for construction of this project. Story County’s Code of Ordinances also requires that no more than 15-percent of the sites naturally occurring resources may be removed. See Figure 5 for a map of the site plan and the site’s naturally occurring resources, floodplain, and wetlands. Less than 15-percent of the site’s naturally occurring resources will be impacted by the construction of the facility. Refer to Appendix D for the wetland delineation report.

The proposed WWTF will also follow all IDNR regulations and comply with all State and Federal guidelines regarding wastewater treatment and discharge. As previously mentioned, the Facility Plan for the WWTF has been reviewed and approved by the Iowa DNR. An Antidegradation Analysis has also been submitted and approved for the facility. The Waste Load Allocation (WLA) provides water quality-based permit limitations for the discharge of the treated wastewater into West Indian Creek. The proposed WWTF will have to comply with all discharge limitations as detailed in the WLA and subsequent discharge permit. The existing WWTF currently discharges into West Indian Creek. The proposed WWTF will provide a benefit to the environment as it will provide a higher level of treatment than what the existing facility provides and discharge several miles downstream of the current facility which will result in less total impacted stream length to West Indian Creek. The WLA is provided in Appendix E.

The proposed WWTF will not generate excessive noise, vibration, dust, smoke, fumes, odor, glare, groundwater pollution, or other undesirable or nuisance conditions. The WWTF’s largest noise contributors will be equipment used for the wastewater treatment processes (i.e. aeration blowers, standby emergency generator, and pumps). The site’s aeration blowers and standby emergency generator will be in noise attenuating enclosures that will be required to keep noise below specified thresholds. All pumps will be located within site buildings and structures that will contain/mitigate noise. Other exterior located equipment, equipment motors, and typical facility operations will not generate excessive noise. In general, the site will not generate any noise more than what would be expected in a typical A-1 Agricultural zone. The facility will not generate any vibration, dust, or smoke except during construction activities. Construction activities will obtain all necessary permits as required at local, state, and federal levels.

As previously stated, the WWTF will follow all Story County regulations regarding site lighting. As such, the site will not create an excessive amount of glare. The site’s piping, tanks, and structures are designed according to applicable codes and standards. All wastewater will be contained throughout the treatment process and will not result in any impact to existing groundwater. As previously stated, the treated effluent to be discharged into West Indian Creek will meet all discharge limitations and will provide an increased level of treatment as compared to the existing wastewater treatment facility. On-site chemicals are stored inside an enclosed building with containment areas each providing 110-percent of the stored chemical volume. There will be two (2) chemicals stored in bulk on-site for the treatment of the wastewater as



necessary. Both chemicals, ferric chloride and a carbon supplement (Micro-C), are non-hazardous. These chemicals should not pose any risk to the existing groundwater. As with any wastewater treatment facility, there will be odor on the facility site. This odor has been mitigated during the design by choosing methods and processes that are known to reduce odor or produce less odor. The largest odor producing process in wastewater treatment is from the treatment of the raw sewage. The raw sewage in the proposed WWTF will be treated through screening and grit removal in the Headworks building. Screening is the process of removing inorganic material from the wastewater such as rags, paper, plastic, metals, and other debris. Grit removal is the process of removing finer, largely inorganic, particles from the wastewater. The removed grit material will have a similar consistency to sand. The grit removal and screening will occur within the enclosed headworks building to contain the odor of the raw wastewater influent. The screened waste will be washed to remove organics and also help reduce odor while it is stored. It will be stored in dumpsters within the headworks building until disposal. The grit will also be washed to remove organics and reduce odor. The grit will be conveyed and stored on a covered pad outside of the headworks building. As the grit is inorganic and washed, it will be relatively odorless. The screened raw wastewater will then be treated for organic and nutrient removal through an extended aeration process using a dual Oxidation Ditch layout. This process involves aerating and mixing the wastewater to allow microorganisms to remove organics and nutrients from the wastewater. The aerated treatment process minimizes odors while treating wastewater. The process is designed to have adequate detention times for constituent removal without allowing for the formation of odor-causing compounds (e.g. hydrogen sulfide) due to excessive detention time in the process. Once the wastewater has been treated for nutrient and organic removal, the remaining solids are settled out as "sludge" in clarifiers before the treated wastewater is sent to the UV building for disinfection. These last two processes are known to be odorless as the organic material has been removed. The "sludge" that was settled in the clarifiers is typically treated through anaerobic or aerobic digestion. This facility will use aerobic digesters for the treatment of the waste sludge. Aerobic digestion is completed in an environment that limits the formation of odor-causing compounds. As such, the process is relatively odorless.

Additionally, the aerobic digestion process will incorporate covers over the tanks which will provide a secondary benefit of containing the minimal amount of odors produced during digestion. Once the sludge has been treated, the stabilized liquid material it is stored in large tanks and eventually applied to farm fields as a liquid fertilizer. With the use of design considerations as described above, this WWTF will not produce excessive odor. The facility will not generate odor more than what would be expected of the current site or surrounding sites as an Agricultural use.

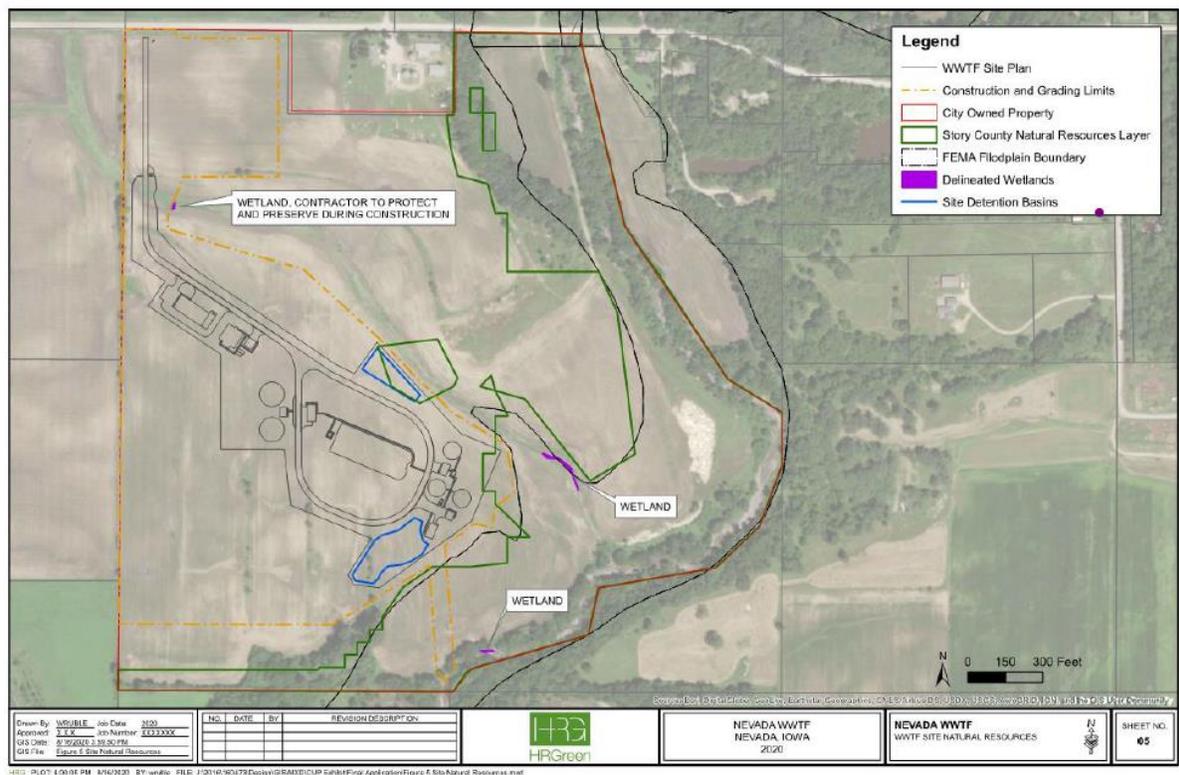


Figure 5: Site Natural Resources

Staff Comment: The result of the project will be an improvement in the effluent discharge into West Indian Creek. The existing system is “not readily amenable to be modified to provide additional effluent disinfection and nutrient removal requirements” and could not meet separation requirements from inhabitable buildings. The Iowa Nutrient Reduction Strategy has set more stringent limits for Total Nitrogen and Phosphorus Removal and the existing facility would require major modifications to meet these requirements. The existing facility also does not provide disinfection, which is required to meet Iowa DNR permit limits for discharge. The proposed facility will provide a higher level of treatment, meeting the stricter effluent limits, than the existing facility. As the proposed discharge is three miles south of the existing discharge, fewer miles of the West Indian Creek will be impacted with treated effluent with this project.

Regarding existing vegetation and stormwater control, 17.5 acres of the 122.62 net-acre property will be occupied by the facility. The remainder will be restored to native landscaping.

The Iowa DNR will oversee the NPDES permit for erosion control during construction. The applicant submitted a draft stormwater management plan. The submittal of a final stormwater management plan with the zoning permit was recommended as a condition by the Planning and Zoning Commission. The draft stormwater management plan includes two detention ponds.



2. If the Board concludes that all the above development criteria will be met, it must recommend approval of the application unless it concludes that, if completed as proposed, there is a strong probability the development will:

- 1. not adequately safeguard the health, safety and general welfare of persons residing or working in adjoining or surrounding property.**

Staff Comment: All structures and other parts of the facility will exceed the 50-foot required setback from property lines for conditional uses. The Iowa Department of Natural Resources requires that the facility has a separation distance of 1,000 feet from any inhabitable structure and a 400-foot separation from private wells. The applicant will meet these requirements. The site was chosen as development is limited in the area and these requirements could be met.

- 2. impair an adequate supply (including quality) of light and air to surrounding properties.**

Staff Comment: The processes have been designed to reduce possible odor. At the facility, the effluent will first be treated through screening and grit removal inside of a headworks building. The screened waste and grit will be washed, which helps control odor as it removes the organic material. The waste will then be stored inside the building until disposal and the grit will be stored on a covered pad until disposal. The effluent will then go through an aeration process in oxidation ditches to remove organics and nutrients and minimize odor during treatment. The sludge is then settled from the effluent in clarifiers before being sent to the UV building for disinfection. The sludge is treated through aerobic digestion in covered tanks and will be applied to farm fields for fertilizer annually. Aerobic digestion also limits odors. Street lights and security lights on buildings are proposed. All lighting must be under 1,800 lumens or shielded so that light does not escape above a horizontal plane through the lowest portion of the luminaire to meet County requirements.

- 3. unduly increase congestion in the roads, or the hazard from fire, flood, or similar dangers.**

Staff Comment: Minimal increases in traffic are anticipated with this project. The County Engineer raised no concerns with the level of traffic generated. The Nevada Fire Chief reviewed the plans for the interior drive and approved the loop road design to provide access to emergency vehicles. Only the effluent discharge will be constructed in the floodplain.

- 4. diminish or impair established property values on adjoining or surrounding property.**

Staff Comment: The closest dwelling to the proposed project is 1,450 feet to the north east. The Story County Assessor's Office raised no concerns with this item from the review of the requested conditional use permit application. No negative impacts on property values are anticipated. The applicant indicated they have requested a property value study that is not completed. The Planning and Zoning Commission recommended a condition that upon completion of the study, if the consultant finds property values will be negatively impacted, the permit is brought back to the Board of Adjustment for consideration and the applicant presents options to address any negative findings.



5. not be in accord with the intent, purpose and spirit of the Land Development Regulations or County Cornerstone to Capstone (C2C) Plan.

Staff Comment: The subject property is designated as Agricultural Conservation Area and Natural Resource Area (approximately the same area as the floodplain) on the C2C Comprehensive Plan Future Land Use Map.

Principle 3 of the C2C plan for Agricultural Conservation Areas is to “encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the designated Urban Expansion, Rural Residential, Rural Village, and Commercial Industrial Area designations on the Future Land Use Map.”

The selected site has a low corn suitability rating (CSR2) due to soils, slopes, and flooding in the area. The CSR is based on the U.S. Department of Agriculture’s Natural Resource Conservation Service’s current soil survey for Story County. A CSR rating can range in value from 5-100 where a rating of 100 is the most productive soil and five (5) is the least productive. The weighted average CSR2 for the site is 54. The average CSR2 for Story County is 77.6 (The selected site has a low corn suitability rating (CSR) due to soils, slopes, and flooding in the area. The CSR is based on the U.S. Department of Agriculture’s Natural Resource Conservation Service’s current soil survey for Story County. A CSR2 rating can range in value from 5-100 where a rating of 100 is the most productive soil and five (5) is the least productive. The weighted average CSR for the site is 55. The average CSR for Story County is 77.6 (<https://www.extension.iastate.edu/soils/suitabilities-interpretations>). It can thus be concluded that the proposed site is not a high-value agricultural area compared to other areas of the county and does not violate Principle 3 of the C2C plan for Agricultural Conservation Areas.

Principal 2 of the C2C plan for Natural Resource Areas to mitigate impacts of proposed development contiguous to areas identified as Natural Resource Areas. Less than 15% of the natural areas on the site will be impacted. Only the effluent discharge/sewer will encroach on the floodplain. The areas on the site unoccupied by the wastewater treatment facility will be restored to native landscaping.

While conserving agricultural lands in Story County is a primary goal of the C2C Plan, there are uses such as wastewater facilities that have specific siting requirements that are better accommodated in rural areas. The cities of Roland, Zearing, Gilbert, and Ames (which also serves Kelley) all have their wastewater treatment facilities located in the unincorporated areas of Story County. All other cities except Nevada have their facilities inside their corporate boundaries but located on the boundary with the unincorporated area. Nevada’s existing facility. The City of Nevada grew to the south of the wastewater treatment plant after its construction in the 1960s. The city was limited to sites that could discharge into West Indian Creek, met the 1,000 foot separation requirement from dwellings, was large enough to accommodate the facility, and had a willing seller.

Other policies for Natural Areas include:



NA Policy 3: Mitigate negative impacts to Natural Areas, including, but not limited to: agricultural chemical application, animal confinement and feeding, agricultural irrigation, miscellaneous agricultural activities like manure and fuel storage, outdated and non-functioning on-site wastewater systems, underground storage tanks, and nutrient-loaded urban stormwater run-off.

The proposed wastewater treatment plant will meet more stringent effluent limitations than the existing plant, which also discharges into West Indian Creek.

3. Burden of Persuasion.

1. **The burden of persuasion as to whether the development, if completed as proposed, will comply with the requirements of this Chapter is at all times on the applicant.**
2. **The burden of presenting evidence to the Board of Adjustment sufficient enough for it to conclude that the application does not comply with the requirements of this Chapter is upon the person or persons recommending such a conclusion, unless the information presented by the applicant warrants such a conclusion.**

Comments

The following comments are part of the official record of the proposed City of Nevada **Wastewater Treatment Facility CUP06-20**. If necessary, conditions of approval may be formulated based off these comments.

A Conceptual Review meeting for the proposed Conditional Use Permit request was held on Thursday, May 7, 2020. The applicant spent the last three months further working on and revising plans and documentation in response to County staff comments. After conceptual review, the complete application submittal was also forwarded to the members of the Interagency Review Team. Some of the County staff review comments were as follows:

County Conservation Comments

I request that the balance of the site not used for the treatment facility be placed in native vegetation and a management plan be developed to maintain the site in functional native environmental systems. Plantings may include native hardwoods and shrubs, and native local ecotype warm season grasses and forbs. Story County Conservation is willing to assist with development of seed lists.

The Jennett Heritage Area contains remnants of native mesic tallgrass prairie. The presence of this prairie heightens the importance of establishment and management of a proper prairie re-creation on the WWTF site.

Engineer's Comments:

The projected traffic impacts to 270th do not appear to be that great so our gravel road should hold up fine.



Planning and Development Selected Comments

1. Signs are not permitted to be lit in the A-1 Agricultural District. One alternative would be a street light above the sign. The light, if greater than 1,800 lumens, must have a cutoff so no light is emitted above a horizontal plane through the lowest direct light-emitting part of the light.
2. Story County's parking requirements are maximums for the number of spaces permitted. Institutional uses are allowed one space per person on duty during a normal shift. The proposed ten-space parking lot exceeds this requirement.
3. Please provide the size of the parking spaces and aisle. A 90-degree two-way aisle is required to be 26 feet wide. Spaces are required to be nine feet wide and 17.5 feet deep.
4. The stormwater management plan will be required to have the required and proposed capacity of the proposed detention ponds and the summary of the required and post-development discharge rates.
5. The water quality volume is required to be treated through infiltration practices. Will the detention pond provide infiltration?
6. In addition to a floodplain permit, a zoning permit will be required for all structures including fencing and the proposed sign before construction.

Comments from the General Public

Public notification letters were mailed to surrounding property owners within ¼ mile of the site and sewer route on August 27, 2020, regarding the Conditional Use Permit application.

No comments had been received at the time of completion of this staff report. Planning and Development received two email inquiries and two for information about the project.

Points for Consideration

1. The existing facility no longer has the capacity to support the population growth of the City of Nevada, the expansion of Burke Corporation, or meet IDNR requirements. It also does not meet the 1,000 foot separation distance requirement from dwellings.
2. The approved subdivision plat by the Board of Supervisors in 2017 for this property was the first stage in the wastewater treatment plant project.
3. In selecting a site for the new facility, the city was limited to sites that could discharge into West Indian Creek, met the 1,000 foot separation requirement from dwellings, was large enough to accommodate the facility, and had a willing seller. Also, the selected site has a low corn suitability rating (CSR2) due to soils, slopes, and floodplain.
4. The new facility will provide disinfection, which is required to meet more stringent Iowa DNR permit limits, and meet the more stringent Iowa Nutrient Reduction Strategy limits for Total Nitrogen and Phosphorus Removal.



5. The buildings and use of the property are proposed to be arranged in the southwestern portion of the site. This provides over 1,000 feet of distance from all adjacent dwellings to the buildings/processes. The slopes and proposed berms will also assist in buffering the proposed wastewater treatment plant from adjacent properties.
6. Two adjacent parcels contain dwellings. Other adjacent parcels are in agricultural production. One contains the Jennette Heritage Area. The Planning and Zoning Commission recommended a condition that the applicant to work with County Conservation on native landscaping to ensure compatibility with the conservation area.
7. The property is designated as Agricultural Conservation Area and Natura Resource Area by the C2C Plan. The selected site has a low corn suitability rating (CSR2) due to soils, slopes, and flooding in the area. The remainder of the site not occupied by the facility will be restored to native landscaping.
8. The processes used to treat the wastewater are designed to reduce odor.
9. Access is proposed from 270th Street. The Iowa Department of Transportation Traffic Counts from 2015 show 140 vehicles per day on 270th between 620th/S-14 and 19th Street. As an administration building is proposed on the site, traffic levels will slightly increase. Four employees are anticipated per shift. The total number of daily trips anticipated in 24. Land application of the sludge will generate additional traffic above normal levels—84 trips (entries and exits) may be generated a day for a three week period. The County Engineer reviewed the proposed traffic volumes and had no concerns about the impact on the County road condition.
10. A paved drive, 24-feet in width is proposed to serve the site. The drive is proposed to be a loop drive to provide access to all proposed buildings. The plan has been reviewed by the Nevada Fire Chief.
11. A new outfall structure is proposed to discharge treated effluent into West Indian Creek and is approximately three miles south of the existing outfall. The outfall structure will be the only portion of the facility in the floodplain and will require a floodplain permit. Fewer miles of the West Indian Creek will be impacted with treated affluent with this project.
12. The proposed monument sign will require a sign permit prior to its construction. Signs cannot be lit in the A-1 Agricultural Zoning District and the applicant has indicated they will remove the flood light, meeting requirements.
13. Regarding the street lights, staff has communicated that all lighting must be under 1,800 lumens or shielded so that light does not escape above a horizontal plane through the lowest portion of the luminaire.
14. The applicant submitted a draft stormwater management plan. The Planning and Zoning Commission recommend a condition that the final stormwater management plan be submitted with the zoning permit.



15. The applicant indicated they have requested a property value study that is not completed. The Planning and Zoning Commission recommended a condition that upon completion of the study, if the consultant finds property values will be negatively impacted, the permit is brought back to the Board of Adjustment for consideration and the applicant presents options to address any negative findings.
16. The project submittal shows the applicant's recommended routing of the sanitary sewer line. During the next phase of the project, the applicant will work with and obtain necessary permits from the Iowa Department of Transportation and Story County Engineering/Secondary Road to construct the sanitary sewer within the road right-of-way, including a possible easement from a private land owner to construct a portion of the sanitary sewer on private property.

Planning and Zoning Commission Meeting and Recommendation

The Planning and Zoning Commission has several questions for staff and the applicant and heard from several members of the public at their September 2, 2020, meeting.

Chair Cheryl Moss asked staff about the property value study and what would occur if the property value study was not completed until construction had begun. Staff stated that the applicant anticipates the study will be completed by late September or early October. Grading work is proposed to begin in November.

The Commission opened the public hearing. Michael Crow, who owns a lot to the east of the proposed wastewater treatment facility, expressed concerns about the location as he would like to construct a dwelling on the property in the future. Crow also had concerns about the notice, which was mailed August 27, due to mail delays. He received the notice on August 31. Crow asked about the possibility of paving 270th to reduce dust and asked if there was a comparative study between the odor from the existing facility and the proposed facility. He noted he hadn't noticed an odor from the existing facility when he lived in Nevada several decades ago.

Staff addressed the question on road paving. The County Engineer reviewed the proposed traffic volumes and had no concerns about the impact on the County road condition. Staff is not aware of any paving plans for 270th Steet, The typical daily traffic will be 24 trips—when sludge is being applied annually, there will be 84 trips a day for a three-week period.

Moss asked if dust control had been considered. Staff stated that they had asked the applicant about their dust control plans. Michael Roth, HR Green, spoke on behalf of the City of Nevada as the applicant and noted that if dust control was required during the sludge application period, it would be part of the contract for that work. Roth also noted that the city will be using the same sludge application sites as it does presently and using the same haul routes.

Crow asked if the traffic generated by the land application of sludge would be east- or west-bound. Roth indicated that it would mostly be west-bound given the grade and bridge to the east on 270th.

Roth also answered the question about the odor study. An odor study has not been completed. However, HR Green has done work at the existing facility, and based on their knowledge from that work,



there are no known odor complaints. The processes to be used in the proposed facility are not the same at the existing facility and have a very lower odor generation potential. They do not anticipate odor in excess of the existing facility.

Stephanie Jones, Recording Secretary, noted that one member of the public had been trying to get into the meeting but had called the Board of Adjustment Zoom number instead of the Planning and Zoning Commission number. Amelia Schoeneman, Planner, was working to conference them into the meeting.

Robert Riggerberg was conferenced into the meeting. His family owns the property to the north of the proposed facility. He stated that he was unable to connect to the Zoom meeting. He asked if the interceptor sewer would be in the road right-of-way. Schoeneman stated it would be, however, northeast of the intersection of S-14 and 270th, the sewer was proposed to cross onto private property. Roth stated that the trunk sewer would begin a half mile south of Highway 30 and continue in the right-of-way of S-14 until a half-mile north of 270th. The trunk sewer will either be on the east or west right-of-way of S-14, as needed to avoid utility conflict. Half of a mile north of 270th Street, the sewer is proposed to be routed to the east through private property for a half-mile. The sewer will then extend south to the proposed facility. The use of private property is needed due to the topography of 270th Street. The grade rises at the intersection and the sewer line would be required to be too deep for maintenance and require a very large open-cut installation.

Riggerberg asked if there would be a manhole every 400 feet when the sewer was not adjacent to a road. Roth stated that because it was a larger sewer, the Iowa DNR would allow up to 800-foot spacing between manholes.

Riggerberg asked if the sewer would run on the property line. Roth confirmed that was the intent.

Riggerberg asked where the dirt would be located when the sewer was being constructed. Roth stated that they would acquire temporary easements with property owners to allow material to be stored on their properties.

Riggerberg asked how wide the easement would be. Roth stated they did not have a width identified for the temporary construction easements.

Roth stated that the preliminary layout of the sewer shows it on the west side of S-14 prior to crossing the road on to private property. Riggerberg stated that the west side had four building sites (dwellings) in the last mile and a half. Roth stated that the dwellings may result in a change in the route.

Riggerberg asked if the public hearing was legal as it was limited to 10 people and Zoom was unavailable. Jerry Moore, Planning and Development Director, stated that conference calls and Zoom had been used for all public meetings and hearings since March as part of the County's response to the COVID-19 pandemic. Further, the public can submit letters, emails, and meet staff outside the building to make a comment. Moore stated he had several phone conversations with Riggerberg about the proposal. Riggerberg stated that Zoom was unavailable and he had tried to connect numerous times and received a message that the meeting had not started.



Staff clarified that Zoom was available and being used for the public hearing, however, it appeared some callers had called the Board of Adjustment Zoom number instead of the Planning and Zoning Commission number. Further, the limit of 10 people is on the public meeting room in the Story County Administration Building to adhere to social distancing guidelines to limit the spread of COVID-19, not on the number of participants in the Zoom call. The public meeting room was not being used for the meeting and the building is not open to the public due to COVID-19.

The Planning and Zoning Commission Recommended approval (vote 4-0) of the Conditional Use Permit for the City of Nevada Wastewater Treatment Facility with the following conditions:

1. A stormwater management plan meeting the requirements in Section 88.05 of the Story County Land Development regulations shall be submitted with the zoning permits for the facility.
2. Upon completion of the property value study, if the consultant finds property values will be negatively impacted, the permit is brought back to the Board of Adjustment for consideration and the applicant presents options to address any negative findings.
3. The applicant shall work with County Conservation on native landscaping to ensure compatibility with the Jennette Heritage Area and to develop a management plan to maintain the site in functional native environmental systems.
4. Planning and Development staff shall inspect all site, building, and other wastewater treatment plant improvements during the construction phase of the project.

Alternatives for the Board of Adjustment

The Board of Adjustment may consider the following alternatives for the conditional use permit request:

- 1) The Story County Board of Adjustment approves the Conditional Use Permit for the City of Nevada Wastewater Treatment Facility as put forth in case CUP06-20, as submitted.
- 2) **The Story County Board of Adjustment approves the Conditional Use Permit for the City of Nevada Wastewater Treatment Facility as put forth in case CUP06-20, with the above conditions.**
- 3) The Story County Board of Adjustment denies the Conditional Use Permit for the City of Nevada Wastewater Treatment Facility as put forth in case CUP06-20, as submitted.



- 4) The Story County Board of Adjustment remands the Conditional Use Permit for the City of Nevada Wastewater Treatment Facility as put forth in case CUP06-2018, back to the applicant for further review and/or modifications and directs staff to place this item on the October 21, 2020, Story County Board of Adjustment agenda.