



**STORY COUNTY  
PLANNING AND DEVELOPMENT  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087**

*"Commitment, Vision, Balance"*

**515-382-7245**

**MINUTES  
STORY COUNTY  
BOARD OF ADJUSTMENT**

**AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING [WWW.STORYCOUNTYIOWA.GOV](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> July 17, 2019	Steve McGill	2022
	Lynn Scarlett	2023
<b>CALL TO ORDER:</b> 4:02 PM	*Karen Youngberg	2019
<b>PLACE:</b> Public Meeting Room	*Randy Brekke	2020
Administration Building	Matthew Neubauer	2021
*Absent		

**PUBLIC PRESENT:** Jason Dietzenbach, Mike Cox

**STAFF PRESENT:** Jerry Moore, Planning and Development Director; Marcus Amman, Planner; Stephanie Jones, Recording Secretary

**ROLL CALL:** McGill, Scarlett, Youngberg, Brekke, Neubauer

**ABSENT:** Brekke, Youngberg

**APPROVAL OF AGENDA (MCU)**

---

**APPROVAL OF MINUTES Motion by Scarlett, Second by Neubauer (MCU)**  
June 19, 2019

---

**APPROVAL OF FINDINGS OF FACTS FROM JUNE 19, 2019 MEETING Motion by Neubauer Second by, Scarlett (MCU)**

Written Findings of Fact CUP05-19 VAR2-19  
Written Findings of Fact CUP06-19  
Written Findings of Fact CUP03-19  
Written Findings of Fact CUP04-19

---

**PUBLIC COMMENTS:** None

---

**HEARINGS:**

**CUP08-19 STORY COUNTY CONSERVATION (DAKINS LAKE)**

Marcus Amman presented a summary of the staff report and stated that Story County Conservation is proposing to build a three-room cabin at Dakin's Lake. The cabin will be located at the first spot on the southeast side of the loop drive through the campground. The cabin will be sustainably built and ADA accessible. Story County Conservation is requesting a Conditional

Use Permit to build a cabin at Dakin's Lake. This cabin is the first of three cabins that were added to the park master plan in 2013. Funding for the cabin has been appropriated since and construction can now begin, pending approval of the CUP. The proposed cabin is 1,330 square feet, three bedroom, two bathroom, ADA complainant and a sustainably built design. The storm water management design of the cabin is to use rain collection barrels located at the down spouts off the gutters. When these barrels are full, the excess water will be used to water the landscaping beds being installed to account for the 20% landscape requirement based on the cabins impervious surfaces.

McGill asked what the use plan is for the cabin. Mike Cox stated that there would be room for up to 12 people for overnight use. Mike Cox stated that cabin use has been extremely sought after and there is none currently available in Story County. Cox feels that it is a good offering for the community for recreation and education and the cabin is climate controlled and anticipated to be used year around. Neubauer asked how much it would cost to rent the cabin. Cox stated that typically the price will be approximately \$170 or a little higher per night, but the fee has not been set yet.

**MOTION: The Story County Board of Adjustment recommends approval of the Conditional Use Permit for the Story County Conservation Dakin's Lake Cabin as put forth in case CUP08-19, as submitted.**

**Motion: Scarlett**  
**Second: Neubauer**  
**Ayes: Scarlett, Neubauer, McGill**  
**Nays: None**  
**Not Voting: None**  
**Absent: Youngerg, Brekke**  
**Vote: (3-0)**

**BOARD/STAFF COMMENTS:**

**Staff:** Jerry Moore stated that the next meeting is August 21 and currently there is one case, which involves a previous home business that is not currently meeting the home business requirements. Moore provided an update on Hickory Grove Mobile Home Park, which was a previous item, ruled on by the BOA for the number of homes allowed. The judge ruled in favor of the property owner and the county appealed and won. The attorneys are working through a reasonable compliance schedule to get the number of units down. Moore provided a summary of the second quarter report presented to the Board of Supervisors, which included updates on zoning permits, agricultural exemptions, development cases (residential parcel subdivisions, site plans, conditional use permits, variance, rezoning, and annexations), insignificant modifications, property research, and conceptual review. Moore provided a US census update on ways to reach hard to count people and a brief work program update on subdivisions and stormwater ordinance.

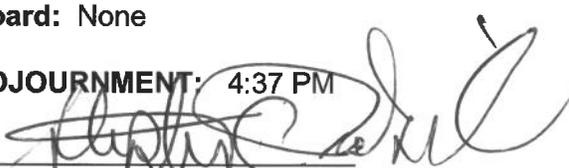
McGill asked if there is a status update for the bed and breakfast appeal. Moore stated that there is discussions about future negotiations, which would likely come to the Board of Adjustment for input.

**Board: None**

**ADJOURNMENT: 4:37 PM**

**Approval of Minutes**

**Title and Date**

  
Chairman 8-21-2019