

# Staff Report

## Story County Board of Adjustment

**Date of Meeting:**  
January 15, 2020

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**Case Number CUP12-19**

Ballard Golf and Country Club and Proposed Maintenance Shop

**APPLICANT:** Kory Brown  
2710 Robert Dr. #106  
Ames, IA 50014

**STAFF PROJECT MANAGER:** Marcus Amman, Planner

**SUMMARY:** Ballard Golf and Country Club is applying for a Conditional Use Permit to bring the existing use and related associated structures into conformance with the existing ordinance and to expand their existing use. Ballard Golf and Country Club is proposing to erect a 40'x40' maintenance shop for the golf course and country club. The proposed 40'x40' accessory structure would serve as the new heated shop, a 12'x12' office area to house the irrigation computer, potentially a bathroom, and equipment storage.



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**On January 8<sup>th</sup>, 2020 the Story County Planning and Zoning Commission Recommended approval of the Conditional Use Permit for the Ballard Golf and Country Club and associated structures and proposed Maintenance Shop CUP12-19 with conditions:**

- 1. The applicant shall obtain zoning permits for all existing structures, excluding the clubhouse, within 30 days of Board of Adjustment action.**
- 2. Support of the Conditional Use Permit includes the Board of Adjustment taking action on the submitted variance 06-19 for the existing structures located in the southwest area of the property.**
- 3. Direct illumination of the business sign must be discontinued.**



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## Property Information

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### PROPERTY OWNERS

Ballard Golf and Country Club  
30608 US Highway 69  
Huxley, IA 50124

### GENERAL PROPERTY LOCATION

Section: 14 Township: 82 Range: 24 Lots 1 2 3 4 5 NE SE & NW SE

### SITE ADDRESS

30608 US Highway 69

### PARCEL IDENTIFICATION NUMBER(S)

13-14-400-105

### CURRENT ZONING

A-1 Agricultural District

### CURRENT LAND USE

The current land use at the proposed site of the 40'x40' maintenance shop for the Ballard Golf and Country Club is the golf course and country club. The property is mainly surrounded by residential uses. To the northwest of the parcel is a 20 acre parcel with approximately half in row crop production. The parcel to the southwest of the parcel is a 40 acre parcel in row crop production.

### FUTURE LAND USE MAP DESIGNATION

Natural Areas

### CITIES WITHIN TWO MILES

Huxley

**The following items were submitted by the applicant:** CUP Application, Site Plan, narrative, and responses to County Staff review comments.

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## Background

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The applicant with the Ballard Golf and Country Club is submitting this Conditional Use Permit as they proposing to expand the use of the golf and country club by constructing the proposed 40'x40' accessory structure. In order to permit the construction of a new accessory structure they were informed by Planning and Development Staff that they needed to apply and obtain a Conditional Use Permit.

This conditional use permit application is for the existing golf course country club and associated structures that was developed in 1974 as a permitted use and for a new accessory structure to serve as a new maintenance shop. The golf course in 1974 was a permitted use in the A-1 Agricultural District. In June of 1977 golf courses were removed from the permitted uses list in A-1



districts and placed under the conditional use permits in the Story County Code of Ordinances. When golf courses were removed from the permitted uses in the A-1 district the status of the Ballard Golf and Country Club became a legal non-conforming use due to the changes the County made to its ordinances. Under the current Story County Land Development Regulations, legal non-conforming uses cannot be enlarged upon, expanded or extended. However, a Conditional Use Permit granted by the Board of Adjustment will allow for the golf course to expand its use.

The golf course and country club was built in 1975 as well as all other buildings without permits. The Deer Creek Subdivision to the east of the subject property was platted in 1977. The Country Club View Subdivision was platted in 1999 and is located directly south of the southwestern area of the subject property. Ballard Golf and Country Club owns a 0.44 acre parcel between the Country Club View Subdivision and the subject property. Northview Heights was platted in 2004 and is southeast of the subject property.

The golf course and country club averages 50-120 people a day during peak golf season and 0-50 a day in the off season. The property is located on the northern side and touching the boundary of the City of Huxley, while being in the county. The property is 75.32 net acres and is generally surrounded by subdivisions. Of the parcels contiguous or within 40 feet of the subject parcel, 24 are less than 2 acres in size and 10 are greater than 2 acres. Access to the property by the public is obtained from US Highway 69 and is located approximately 125 feet north of the parcel line. From this access patrons going to the clubhouse can access the upper asphalt parking lot with 58 parking spaces, 2 of which being ADA accessible, or the lower gravel lot with 26 parking spaces.

There is an employee access on the parcel line leading to the southern accessory structures (maintenance buildings). The parcel generally slopes to the north and east away from U.S. Highway 69. The parcel also has a small portion of the northwestern area in the floodplain. The golf course and country club is located on the northwestern portion of the parcel and is buffered by mature trees along the northern and eastern parcel lines. The maintenance shops at the southwestern corner of the parcel is buffered on the south by mature trees from the subdivision to the south. The southeastern portion of the parcel is not buffered from the subdivision contiguous with the subject parcel.

There are a total of 6 structures, the 9-hole golf course, a dam, a sign and a pond on the parcel currently. From review of county records there are zoning permits for the clubhouse, the golf course and dam, and the sign. The structures on the property include the clubhouse, two golf cart sheds, two existing maintenance structures, and an approximately 205 square foot gazebo structure at the pond. In 2006 the northeastern accessory building (golf cart shed) had an addition of 50'x50' constructed through a zoning permit, though the golf cart shed itself did not have a zoning permit issued for its initial construction.

There are also a total of 12 lights currently on the parcel. There are two lights on the sign, one light at the entrance of the access to the golf course and country club, four lights at parking areas, and six lights on structures at their entrances. All permitted lighting shines down and there is no concern with county's existing lighting requirements. Regarding the sign lighting, the applicant requested a variance in 2006 to illuminate the existing free standing sign that was denied by the Board of Adjustment. Planning and Development Staff communicated this information to the applicant and is dealing with this administratively.



The existing structures on the parcel have the following approximately setbacks based on aerial imagery:

Building	West (Front)	East (Rear)	North (Side)	South (Side)
Clubhouse	258'	2,200'	425'	841'
Northwestern Accessory Structure	386'	2,071'	136'	1,117'
Northeastern Accessory Structure	494'	1,915'	100'	1,196'
Southwestern Accessory Structure	110'	2,419'	1,277'	24'
Southeastern Accessory Structure	143'	2,375'	1,285'	24'
Pond Structure	1,521'	1,008'	742'	577'
Proposed Accessory Structure	112'	2,403'	1,229'	83'

If the CUP is approved by the Board of Adjustment, the Ballard Golf and Country Club will be considered an Other Permitted Use in the A-1 District Bulk Requirements which requires a 50 foot setback from property lines. The two southwest accessory structures do not meet this requirement and the applicant has requested a variance to the setback to the south property line. Had golf course obtain permits when the building were constructed they would have met the setbacks in 1975.

Regarding the need for the proposed new 40'x40' accessory structure. The two accessory structures near the southwest corner of the parcel are used by the maintenance department. The closest dwelling is approximately 415 feet to the southeast. One accessory structure is 35'2"x24'2" and the other is 36'3"x24'3". Both of these structures are used to store golf course equipment including various mowers, irrigation supplies, equipment parts, hand tools, and various other golf course maintenance tools. The larger of the two structures is currently used as the heated shop of the golf course which also houses the irrigation computer.

The proposed 40'x40' accessory structure would serve as the new heated shop, as well as creating a 12'x12' office area to house the irrigation computer and potentially a bathroom. The structure would also have equipment stored in it, meaning all equipment would be able to be stored inside. This will allow the equipment and materials that are stored outside to be moved into one of the three buildings.

The proposed structure will meet the setbacks from all property lines. The proposed structure will not likely be seen by immediately adjacent property owners as it will be buffered by two existing buildings to the south. Part of the proposed structure may be visible from the road but there is some vegetation to buffer the structure from the road to the west. This new structure is not proposed to generate any additional traffic to the site. The maintenance structures are where the 1-4 seasonal staff park and report to. New parking for these staff will be identified just west of the existing maintenance structures. Ballard Country and Golf is proposing a 1,300 square foot landscaped area just west of the proposed building and north of the maintenance employee parking area. This will meet the county's 20 percent landscaped area requirement.

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## Analysis

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### A. Applicable Regulations: Chapter 90.04: Standards for Approval

The Planning and Zoning Commission 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 new shop will meet all setback requirements and will be used in conjunction with the other two buildings in the southwest corner of the property in order to store golf course equipment and run a golf course grounds department.

Staff Comment: The golf course and country club was a permitted use in the A-1 District and compatible with the character of the area when it was created in 1974. The golf course and country club continues to be compatible with the surrounding uses in the area. The golf course was constructed prior to adjacent subdivisions and many of the dwellings. The Deer Creek Subdivision to the east of the subject property was platted in 1977. The Country Club View Subdivision was platted in 1999 and is located directly south of the southwestern area of the subject property. Northview Heights was platted in 2004 and is southeast of the subject property.

The accessory structures are a part of the golf course operation. The proposed structure (maintenance shop) is compatible with the southwestern corner of the parcel where the existing maintenance buildings are located. The proposed structure is in compatibility with the existing use of the parcel. A majority of the surrounding land is residential lots due to proximity to the city limits of the City of Huxley. The *Story County Cornerstone to Capstone (C2C) Plan* designates this parcel as natural areas to include parks. From an efficiency perspective it is beneficial to locate the proposed accessory structure near the access drives, employee parking, and the existing maintenance structures.

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: The old buildings will have new steel put on them to match the proposed new building. We will seed a native grass buffer strip to the west of the proposed new building which will buffer the buildings from the highway.

Staff Comment: The golf course and country club is buffered on the north and eastern property lines by mature trees. The existing maintenance shops are buffered to the south by mature trees. The southeastern portion of the golf course is not buffered from the parcels to the south.

The proposed structure will meet the setbacks from all property lines. The closest dwelling is approximately 415 feet to the southeast. The overall proposed structure height will be 14 feet. The proposed structure will be 112 feet from the west (front) property line, 83 feet from the south property line, 1,229 feet from the north property line, and over 2,000 feet from the east property line. The proposed structure will not likely be seen by immediately adjacent property owners as it will be buffered by two existing buildings to the south. Part of the proposed structure may be visible from the road but there is some vegetation to buffer the structure from the road. The applicant is also placing the green space to meet the



20 percent landscape requirement to the west of the proposed structure.

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 traffic patterns of the property will not change, this new building will not add any new members or employees to the property therefore the traffic patterns of the property will remain the same. Winter (off-season) 0-50 people visit per day, during peak golf season 50-120 a day varying by day of the week, tournaments, leagues, outings etc.

Staff Comment: The golf course and country club has an average of 0-50 people a day visiting the site in the off season and 50-120 during peak golf season.

The traffic impact of the proposed structure is expected to be minimal. Once construction of the proposed structure is completed, the only traffic that will visit the structure will be employees. There are 1-4 seasonal staff reporting to the proposed structure depending on the time of year.

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.

Staff Comment: The golf course and country club have a total of 74 parking spaces. 58 in the upper parking lot that is asphalt and 26 in the lower gravel lot. Two are ADA accessible parking spaces in the upper asphalt lot.

The parking impact of the proposed structure is expected to be minimal as it will be used by the golf course maintenance staff. Once construction of the proposed structure is completed, the only parking will be for 4 employees. The parking will be located directly west of the maintenance sheds. There are 1-4 seasonal staff reporting to the proposed structure depending on the time of year.

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: there will be no new signs being added to the property and any exterior lighting will be on the east side of the new building facing inward to the golf course.

Staff Comment: The golf course and country club has 12 external lights. There is one sign that was granted a permit that has lighting. The lighting for the external business sign was denied in 2006 after a variance was denied by the Board of Adjustment. They are not proposing adding any other signage. All other lighting appears to meet the County's requirements in 88.09.





There is one proposed light on the proposed structure on the east side of the structure. All lighting will meet 88.09 standards. There will be no signs placed on the proposed structure.

- 6. Environmental Protection.** The development shall be planned and operated in such a manner that will safeguard environmental and visual resources. The development shall not generate excessive noise, vibration, dust, smoke, fumes, odor, glare, groundwater pollution or other undesirable, hazardous or nuisance conditions, including weeds.

Applicant Comment: the new building is not going to change any of the current use of the maintenance facility as well as not cause any environmental harm.

Staff Comment: No excessive noise, vibration, dust, smoke, fumes, odor, glare, groundwater pollution or other undesirable, hazardous or nuisance conditions, including weeds, are anticipated. Ballard Country and Golf is proposing a 1,300 square foot landscaped area just west of the proposed building and north of the maintenance employee parking area. This landscaped area will address the County's 20 percent landscaped area requirement of the proposed impervious surface.

**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:

The golf course, country club and associated structures are an established use and has operated in the area for 46 years. The proposed maintenance structure will be built in compliance with the required setbacks from the right-of-way and adjacent property lines. While the existing maintenance buildings near the southwest corner of the parcel will need to obtain variances, trees to the south provide some buffering, to the vacant parcel to the south. Any future improvements will require that the applicant apply for the necessary zoning permits.

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

Staff Comment:

The golf course, country club, and proposed maintenance structure will have little to no impact on the supply of light and air to surrounding properties.

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

Staff Comment:



The golf course, country club, and proposed maintenance structure will not likely increase congestion on the roads. No improvements are planned within the FEMA designated floodplain on the subject property.

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

Staff Comment:

The Story County Assessor’s Office raised no concerns with this item from the review of the requested Conditional Use Permit application. The golf course use and associated structures are established in the area and no impacts on property values are anticipated.

**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 C2C plan is oriented toward preserving the county’s rural character and high value agricultural land, protecting environmentally-sensitive areas, and identifying areas for future growth and development. The continued use of this area as its existing use is in keeping with the C2C plan as this area is identified as Natural Resource Areas to include parks.

**B. 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.**

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## **Commentary**

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The following comments are part of the official record of the proposed **Ballard Golf and Country Club and the proposed Maintenance Shop CUP12-19**. If necessary, conditions of approval may be formulated based off these comments.

Conceptual Review – December 3<sup>rd</sup>, 2019

**Comments from the Environmental Health**

The proposed building will not impact the existing septic system, currently serving the clubhouse. If there will be wastewater generation in the new building, the applicant shall submit an application for a septic permit to the Environmental Health Department. The existing system was installed in 1974. Recommended pumping frequency is a minimum of five years. The applicant can contact Environmental Health for the system diagram or general information.





**Comments from the Auditors Office**

No comment

**Comments from the Engineers Office**

No comment

**Story County Planning and Development Comments for Applicant**

- 1. Please provide a site plan sketch for the entire Golf and Country Club. The proposed new development areas (structure, 20% landscaped area, employee parking) can be included in this overall site plan sketch. However, if information on the drawing is determined to be lacking, a professionally drawn site development plan to be acted on by the Board of Supervisors may be required.**
  - a. Included is a site plan made using Google Earth, all lines on the map are to scale per the measurements required. The Landscaped area to the West of the proposed new building and North of the parking, will be roughly 1300 sq. ft. In the site plan you can see that there are four parking spots approximately 20' x 10' for employee parking.
- 2. Please identify the uses of all buildings on site plan.**
  - a. The farthest west (Maintenance building #2) building is used for equipment, outdoor tool storage, irrigation fittings, and seed. The building directly to the east of that (Maintenance building #1) is used for equipment storage as well as housing our tools, irrigation computer, Air compressor, power tools and workbenches. The proposed 40' x 40' new building would still have equipment stored in it, we would move our mechanics tools to the proposed new building, but also would like to have a 12' x 10' area framed in for an office to house our expensive irrigation computer and its components.
- 3. Please identify ADA parking on the site plan.**
  - a. There are currently 2 ADA parking spots in the clubhouse parking lot. Parking for all grounds crew employees will be on the west side of the west pole building. The four parking spots will accommodate our seasonal staff.
- 4. Please provide estimated values of all accessory building excluding the Clubhouse at the time they were built and estimated dates.**

(Buildings labeled using names from assessor page)

  - a. Building 3 (West Maintenance Shed): \$3600
  - b. Building 4 (Lower Cart Shed) : \$9000
  - c. Building 5 (Upper Cart Shed) : \$9000
  - d. Yard Extras #3 (Brown Shop) :\$5000
  - e. Pumphouse (building by pond): \$1,000
- 5. Please identify the typical days and hours of operation for the golf course and country club.**
  - a. Hours of operation of the country club varies by the season. During golf season the hours are sunup to sundown. During the off season the restaurant is open 4 days a week from 11:00AM-2:00PM, 5:00PM-9:00PM. The golf course maintenance staff made up of 1-4 crew members depending on time of year/season but hours generally range from 6:00AM-3:00PM
- 6. Please briefly explain the uses of the clubhouse.**
  - a. The clubhouse is used for treating our guests (members or the public) to a great experience. There is a restaurant here which is one of only two sit down restaurants in town. The restaurant also has take-out available which many members of the community frequent. The clubhouse is also used to allow for gatherings for club functions, business meetings in the private meeting room, business Christmas



parties, and weekly Kiwanis meetings. On top of that, it is a golf course clubhouse, we serve candy bars, chips, and refreshments to golfers.

7. **If the CUP is approved, any buildings that do not have zoning permits will need to have zoning permits applied for. A zoning permit application for the new building will also need to be submitted.**
8. **Please provide setbacks for all accessory buildings excluding the Clubhouse.**  
(Buildings labeled using names from assessor page)
  - a. Building 3: South: 39' West: 112' (To R.O.W.)
  - b. Building 4: North: 100' West: 494' (To R.O.W.)
  - c. Building 5: North: 135' West: 380' (To R.O.W.)
  - d. Yard Extras #3: South 39' West: 140' (To R.O.W.)
  - e. Pumphouse (not listed) South 580' East 1,110'
9. **Please confirm the building near the pond is to be demolished and the date it is to be demolished by.**
  - a. The open side picnic shelter will be demolished by March 1st 2020
10. **Please provide additional dates of construction of all accessory buildings.**
  - a. All accessory structures were constructed in 1975 besides the pump house by the pond and the addition to the lower cart shed. The addition to the lower cart shed was completed in 2006.
11. **Please identify any planned future improvements to the property.**
  - a. As of today there are no planned future improvements.
12. **Please identify employee parking at the southern accessory buildings on site plan. Parking spaces are 9'x17.5' under County regulations, table 88-4.**
  - a. Included is an overhead google earth picture showing employee parking at the maintenance facility. We will have 4 parking spots roughly 20' x 10'. Depending on the time of year we have 1-4 employees that report to the maintenance facility, these parking spots will accommodate them.
13. **A Site visit will be required for pictures of the property.**
14. **Please provide any zoning permits that you have records for.**
  - a. We have no zoning permits in our files
15. **Please submit a variance application and fee (1 fee for both buildings included). Variance requests are acted on by the Board of Adjustment. The next Board of Adjustment meeting is January 15<sup>th</sup>, 2020. The application due date is December 30<sup>th</sup>, 2019. The two accessory buildings near the southwest corner of the parcel do not appear to meet setbacks. For these buildings to be in compliance with the zoning ordinance a variance request for these two accessory buildings will need to be applied for and subsequently granted. Please provide answers to the following variance request items:**
  - a. Finding of unnecessary hardship
    - i. The land in question cannot yield a reasonable return if used only for a purpose allowed in that zone;
    - ii. The plight of the owner is due to unique circumstances and not to general conditions in the neighborhood which may reflect the unreasonableness of the Ordinance itself; and
    - iii. The use to be authorized by the variance will not alter the essential character of the locality.
  - b. Granting the variance will not be contrary to the public interest; and



- c. The spirit and intent of the Story County Cornerstone to Capstone (C2C) Comprehensive Plan and Story County Land Development Regulations are protected.
  - 1. Both of the accessory buildings in the southwest corner of the property were constructed in 1975 and have been used as the golf course maintenance buildings since that time. These buildings have never changed in use and have been in the same location since constructed. Both buildings will continue to be used in the same way they have been for the last 45 years, and have caused no harm to the community or neighbors where they are located.

**Public notices were mailed to adjacent property owners within ¼ mile of the proposed site on December 27, 2019.**

**Comments from the General Public:**

No comments were received as of the date of this staff report.

Ballard Golf and Country Club representatives were present.

**Comments from the Planning and Zoning Commission at their January 8<sup>th</sup>, 2020 meeting:**

Ballard Golf and Country Club representatives were present.

Smith asked what the significance of discontinuing the direct lighting of the business sign. Amman explained that the sign lighting is not permitted in the A-1 district and that the applicant had requested a variance in 2006 that was denied by the Board of Adjustment. Applicant stated that the light had already been disconnected for the business sign. Applicant stated that the lighting does meet Iowa DOT requirements.

McBride asked the reason for the regulation and if it was a light pollution problem. Amman stated that it is a glare concern for the county.

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## **Points to Consider for the Conditional Use Permit Request**

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1. The golf course, clubhouse and associated structures are established in the area and have served customers for 46 years.
2. This conditional use permit is to bring the existing non-conforming use into conformity with the County Land Development Regulations.
3. The CUP will provide a route to address future improvements if they are deemed necessary.
4. The applicant shall apply for Zoning Permits for all structures that did not receive zoning permits prior to their construction.
5. The applicant has submitted a variance application for the 2 accessory structures located in the southwest area of the parcel to be acted on by the Story County Board of Adjustment at the January 15<sup>th</sup>, 2020 meeting.

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## **Conditions of Approval**

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### **Chapter 90.05: Recommendations on Applications**

**Staff Recommendation:**

**Planning and Development Staff, based on review of the site, application materials, responses to County Staff comments, and the information and analysis in this staff report,**



**recommend approval of the Conditional Use Permit application as put forth in case CUP12-19 with the following conditions:**

- 1. The applicant shall obtain zoning permits for all existing structures, excluding the clubhouse, within 30 days of Board of Adjustment action.**
- 2. Support of the Conditional Use Permit includes the Board of Adjustment taking action on the submitted variance 06-19 for the existing structures located in the southwest area of the property.**
- 3. Direct illumination of the business sign must be discontinued.**

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## **Recommendation by Planning and Zoning Commission**

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At the January 8<sup>th</sup>, 2020 meeting, the Planning and Zoning Commission recommended approval of the Conditional Use Permit for the Ballard Golf and Country Club and associated structures and Proposed Maintenance Shop as put forth in case CUP12-19, with conditions with a 6-0 vote.

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## **Alternatives**

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The Story County Board of Adjustment may consider the following alternatives:

- 1) The Story County Board of Adjustment recommends approval of the Conditional Use Permit for the Ballard Golf and Country Club and associated structures and proposed maintenance shop as put forth in case CUP12-19, as submitted.
- 2) **The Story County Board of Adjustment recommends approval of the Conditional Use Permit for the Ballard Golf and Country Club associated structures and proposed maintenance shop as put forth in case CUP12-19, with conditions.**
- 3) The Story County Board of Adjustment recommends denial of the Conditional Use Permit for the Ballard Golf and Country Club associated structures and proposed maintenance shop as put forth in case CUP12-19.
- 4) The Story County Board of Adjustment remands the Conditional Use Permit for the Ballard Golf and Country Club associated structures and proposed maintenance shop as put forth in case CUP12-19, back to the applicant for further review and/or modifications, and directs staff to place this item on a future Story County Board of Adjustment agenda.