

Sharon and Craig Okerberg are requesting a conceptual review for a Human Services Conditional Use Permit, in order to continue an existing Mental Health Counseling Office located on their property in Story County. The project is located on a 6.88- acre parcel between the City of Ames and the City of Gilbert on the west side of US Highway 69. (Assessor's Parcel Map Number 05-15-400-465, Address: 6139 US HIGHWAY 69, Ames Iowa.)

The acreage is a varied shape with the eastern property line abutting both the Korean Methodist Church as well as portions of the property abutting US HWY 69. Access to the property is byway of a shared paved encroachment and a recorded access easement from US HWY 69 that transverses the church property.

The property is currently developed with a single family residence with an attached garage (Built in 1994), a 7,200- square- foot private horse arena (Built in 2021) and 1,296- square -foot barn with a hay loft. There is a bricked driveway in front of the garage that would allow two cars to be parked along with two parking spaces within the garage. This would allow for 4 cars to be parked tandem in two rows on a parking surface. There is additional parking on unpaved portions (gravel) of the property allowing for 8 more parking spaces.

The property is used both as a mental health counseling office and a private residential home, with personal uses which include family dinners, family bbqs, horseback riding, caring for livestock, and animal husbandry. At this time, no one resides at the property, but Melinda Wadsley (Craig and Sharon Okerberg's daughter) and her daughter Isla (Craig and Sharon's granddaughter) plan to use it as a second home.

The property is served by an on-site private well and septic system, the property also has rural water.

The owners have been in contact with the County and realize that a conditional use permit is required to continue the mental health counseling office on their property.

The property is currently being used as a mental health counseling office with a licensed mental health counselor on-site along with caring for private livestock, which are also used in the counseling program. The majority of the counseling sessions meet off-site as Okerberg and Associates have contracts with local school districts in Story and Hamilton Counties to provide mental health counseling to students during the school year. Offices are provided on campus by the school districts.

Proposed use: Continuation of the Mental Health Counseling Office. Eventually, the Okerbergs would like to include Behavioral Health Intervention Services (BHIS) which will also fall under the Human Services use. This would also be included on the school campuses along with services provided with the licensed mental health therapist and possible interns.

One intern and one licensed counselor propose to see clients on-site on a regular basis. The estimated appointments are four a day, three days a week, during the summer months. During the school year this would decrease to 4 appointments one day a week.

The purpose of submitting this conceptual plan for review is to clarify and determine allowed uses, receive written recommended conditions of approval along with improvements needed to bring property into compliance with local and state regulations, including and not limited to, accessibility, building codes, fire codes, parking regulations and US Highway encroachments.

The applicants are concerned with limiting uses on the property and don't want to be constrained by the use permit as to what other uses are allowed as a matter of right (i.e. livestock and residential uses). Although no new structures are proposed at this time the owners would like to have the option to further develop the property for their personal use or potential expansion of the Mental Health Offices in the future.