

**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH 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

DATE: August 15, 2018	*Steve McGill	2022
	Lynn Scarlett	2018
CALL TO ORDER: 4:00 PM	*Karen Youngberg	2019
PLACE: Public Meeting Room	Randy Brekke	2019
Administration Building	Matthew Neubauer	2021
*Absent		

PUBLIC PRESENT: Steve VanDyke

STAFF PRESENT: Jerry Moore, Director; Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary

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

ABSENT: McGill, Youngberg

APPROVAL OF AGENDA (MCU)

APPROVAL OF June 20, 2018 Minutes. The approval of Minutes was tabled until the September 19, 2018 meeting due to only one board member being present at the last meeting. (MCU)

PUBLIC COMMENTS: None

HEARINGS:

CUP08-18 City of Gilbert Wastewater Treatment Plant Improvements

Amelia Schoeneman presented the staff report and gave an overview of the request. Schoeneman stated that this request is for a conditional use permit for improvements to the City of Gilbert's existing wastewater treatment plant. The plant is located southwest of the City of Gilbert, in Section 9 of Franklin Township, with access from George Washington Carver Ave.

The current wastewater system does not have sufficient capacity to store and treat wastewater during extended wet weather periods. The City of Gilbert also anticipates future growth necessitating the improvements. A new aerated lagoon system with Submerged Attached Growth Reactors (SAGR) for ammonia removal and Ultraviolet Light (UV) disinfection is proposed. Major improvements to the system will include a new blower building located on the northwest corner of the property to house the aeration blowers. Sludge will be removed from the existing lagoons and work to regrade, till, and compact cells #1 and #2 (the northeastern most cells) will occur. The SAGR system will be installed in the eastern half of existing cell #3. All work/improvements will occur within the existing footprint of the wastewater plant—no expansion is proposed. The project will be completed in multiple phases with completion by late August of 2019. The proposed improvements will allow the City of Gilbert to treat all wastewater flows, including during wet weather and to accommodate future growth, and meet all NPDES permit limits. At their August 1, 2018, meeting, the Planning and Zoning Commission recommended that the Board of Adjustment approve the conditional use permit.

Brekke asked why the sludge is being moved instead of being land applied/spread. Steve VanDyke with Fox Engineering stated that land-applying sludge was considered, however land application could only happen when crops are out of field and that would be a challenge for the contractor to get the work done in a timely manner. Moving sludge to cell #4 is temporary and would be land applied in future. Brekke asked about the size of the creek that the wastewater system discharges to and if the only flow could be the effluent. VanDyke stated it is more like a drainage ditch. Brekke asked about the quality of water that is discharged and VanDyke stated that it is suitable for aquatic life at the point of discharge, as required by the Iowa DNR. Brekke asked about the distance to the closest home and to clarify if it had been constructed after the wastewater treatment plant. Schoeneman confirmed the home was constructed in 2015. VanDyke stated that the DNR has separation standards for new facilities but there are not any DNR requirements since the footprint is not being expanded and the homes were constructed after the wastewater treatment plant was established. Neubauer asked Schoeneman to point out where the blower building will be located—the northwestern corner of the site. Neubauer asked for clarification about the increased capacity. VanDyke stated that the design capacity is between 30% and 50% compared to what it is right now and Gilbert is expecting to continue to grow.

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the City of Gilbert Wastewater Treatment Plant Improvements as put forth in case CUP08-18, as submitted.

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

Brekke asked about heavy rainfall affecting discharge and discussion took place about that process. Scarlett asked if there are signs stating the discharge is going into the creek and Moore stated that the DNR has very strict discharge requirements.

BOARD/STAFF COMMENTS:

Staff: Moore summarized upcoming work program items including ordinance amendments on access requirements, home business, dog breeding and boarding, cabins, and traffic impact analysis that will be on a future Planning and Zoning Commission and Board of Supervisor agenda. Brekke asked if these items are for Story County or the cities. Moore stated that some of the items were generated because of the growth of cities in urban fringe areas. Brekke asked about boundaries of Ames Urban Fringe Plan due to annexation. Moore stated that generally the boundaries do not change with annexation. Scarlett asked if landowners are notified about these upcoming items. Moore stated that there would be a publication made in the three official County newspapers and there would be information on the website. Moore also stated that adjustments have been made to the cabins ordinance and shared that there had been an omission of the dog breeding and boarding ordinance that was identified after the County's ordinance was codified. Moore stated that there might also be a development case for Pleasant Grove Church.

Board: Brekke asked about the Ames flyover ramp issues. Moore asked if he was referring to the borrow pit and that the backfilling and restoration requirements have started, and if more time was needed they would need to come back to the Board of Adjustment. Neubauer asked if more time was requested after the issues with the top measurements being off. Moore stated that the initial extension given was administrative and the recent extension approved by the Board of Adjustment was due to additional material that was needed for the contractors to establish level areas for their cranes when working on the horizontal bridge sections and to also give the contractor time to complete the borrow pit backfilling and restoration work. Moore also clarified that that the current CUP does not have anything to do with the work that is being done on the pillar adjustments for the flyover bridge, only for the borrow pit material needed to level cranes and to complete the backfilling and restoration work.

ADJOURNMENT: 4:46 PM



Approval of Minutes

Chairman & 9-19-2018

Title and Date