

**TO:** Zoning Board of Adjustment  
**FROM:** Pam Kalstrup, Planning  
**DATE:** February 10, 2022

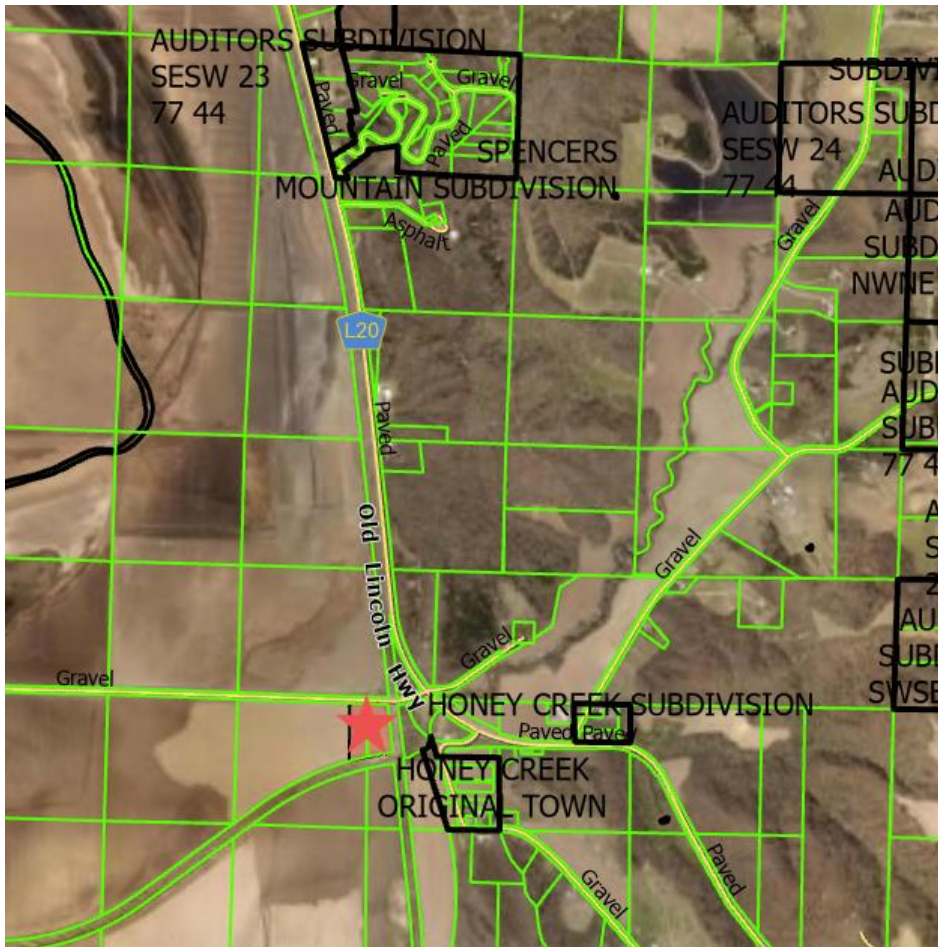
**RE:** Case #CU-2022-02

**REQUEST:** Conditional use approval to permit construction of an electrical utility substation in a Class A-3 (River Front & Ag Production) District.

**LOCATION:** Rockford Township

35-77-44 A parcel of land in the NW ¼ NE ¼ and the NE ¼ NW ¼ (surveyed as Parcel 21367)

The subject parcel is located just to the west of Honey Creek and approximately 1 mile south of Spencer's Mountain Subdivision.



**PROPERTY OWNER:** Frazier Farms Inc

**APPLICANT:** MidAmerican Energy Company

**REPRESENTATIVE:** Marty Dostalik, CEC

**GENERAL INFORMATION:**

MidAmerican Energy Company has made this request in order to allow them to construct an electrical substation to provide efficient utility service to the area. See Attachment #1.

The applicant has provided the following photographs of existing substations that are similar to the proposed substation to depict the proposed site development. See Attachment #2.

**SITE REVIEW:**

The applicant, MidAmerican Energy Company proposes to purchase a 5 acre parcel of land, which is part of a parcel owned by Frazier Farms Inc. The sketch plat process and approval of the Plat of Survey is in progress.





Section 8.096.030.03 of the County Code states:

.03 The Board shall have the power to hear and decide only such appeals for conditional uses as the Board is specifically authorized to pass on by the term of this Ordinance; to decide such questions as are involved in determining whether conditional uses should be granted; and to grant conditional uses with such conditions and safeguards as are appropriate under this Ordinance; or to deny conditional uses when not in harmony with the purpose and intent of this Ordinance. In reviewing an application for a conditional use permit, findings based on the following criteria shall be made and serve as the basis for approval or denial of the request:

- A. Does the proposed use conform to the Land Use Policy Plan?
- B. Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, and soil erosion problems shall be considered.
- C. Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.
- D. Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?
- E. Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.
- F. Does the conditional use comply with all conditions imposed on it by the provisions of the district in which such conditional use may be authorized?

**FLOOD HAZARD:** The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates the property as being in a Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.)

**ROADS & TRAFFIC:** Access to the subject property is gained from Overland Trail, a gravel county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 140 vehicles per day.

**STAFF**

**RECOMMENDATION:** Based on the above information, the preliminary recommendation by the Planning Department is to **approve** the application subject to the following conditions:

1. The applicant shall complete the sketch plat application.
2. The applicant shall secure a Building Permit and Flood Plain Development Permit.

based on the following findings of fact:

1. The subject property is located in the A-3 (River Front & Ag Production) District. The County Zoning Ordinance, which is adopted in conjunction with the Land Use Plan, stipulates that the proposed land use is a permitted conditional use in the A-3 District. The Land Use Plan recognizes the need for adequate utilities to accommodate existing and future development.
2. The subject property is suitable for the placement of an electrical substation and will not create a detrimental effect on adjacent properties.
3. The subject property consists of 5 acres and the placement of an electrical substation is not foreseen to have any negative impact on area properties.
4. The only time the proposed electrical substation will have any utilization of Sumac Road system is primarily during its initial construction. Traffic to the substation will be minimal after construction. The existing road system is adequate to accommodate said delivery and no negative impact should be encountered.

This recommendation is subject to change, based on evidence and information presented by the applicant and interested parties at the public hearing.