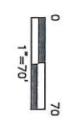


INDIANOLA WWTP SITE PLAN





HRGreen

▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131  
Main 515.278.2913 • Fax 515.278.1846

▷ HRGREEN.COM

August 10, 2018

Warren County Zoning  
Attn: Board of Adjustment  
301 N. Buxton, Suite 210  
Indianola, IA 50125

Re: Application for Special Use Permit per Title V, Chapter 41

Dear Members of the Board,

On behalf of the City of Indianola, we are writing to submit the enclosed Special Use Permit application for the Board's consideration. The requested permit would allow the construction of a new municipal wastewater treatment facility on City-owned parcels currently zoned A-1. The proposed project site – hereafter called the "Farm Site" – is located northwest of Indianola in Section 3, T76N, R24W. The City purchased the 360-acre Farm Site back in 2001 for the distinct purpose of relocating their Wastewater Treatment Plant (WWTP) there and providing adequate separation from surrounding land owners.

In addition to the enclosed application materials, we offer the following comments, which the Board may find germane to the review of the application.

#### **Site Selection Process**

In June 2014, the City of Indianola completed a Siting Study to select a site for the new wastewater treatment facility (WWTF). That study evaluated six different alternative combinations of site location, treatment technology and capacity. Two of those alternatives involved situating all treatment on the City's current WWTF site; two alternatives would have utilized both the current WWTF site and the Farm Site covered by the enclosed application; and two alternatives involved decommissioning of the City's current WWTF, with all treatment processes relocated to the Farm Site. These alternatives were evaluated on the basis of economic and non-economic factors. Non-economic factors included ease of operation, public acceptance, constructability, likelihood of approval by the Iowa Department of Natural Resources (DNR), as well as other factors.

Ultimately, relocation of all treatment processes to the Farm Site scored the highest in this evaluation process. The site plan attached to the enclosed application represents the outcome of that evaluation process. The 36-page Siting Study final report is available upon request.

#### **Iowa DNR Facility Planning Process**

Since completion of the Siting Study, the City of Indianola has completed the Iowa DNR Facility Planning process, as well. This is a lengthy and detailed process to demonstrate that the proposed project meets all Iowa DNR requirements, and poses no significant adverse impacts to environmental or cultural resources. Among those requirements is the criterion that the facility be located at least 1,000 feet away from all inhabitable buildings. The proposed project meets this criterion. Facility Planning also included an Anti-degradation Alternatives Analysis, to verify that the discharge from the WWTF would cause no degradation of the receiving stream (Middle River). The 207-page Facility Plan document and 54-page Anti-degradation Study Report are also available upon request.

The Iowa DNR is in the process of final review of the Facility Plan and the Anti-degradation study.



Addressee Name  
Date

### **Warren County Master Plan Considerations**

The *Warren County Master Plan for Future Land Use, Growth and Development* identified an Urban Service Area (USA) around the City of Indianola corporate limits. The designated USA included areas primarily to the north and west of Indianola for future growth and expansion. The Farm Site provides approximately one mile of additional buffer space outside the USA, and is located down-gradient from the USA. For these reasons, the Farm Site is ideally located to allow the City to provide sanitary sewer service to areas of new development as they emerge within the designated USA. Additionally, although it has been cultivated before, the proposed WWTP site is located on upland ridges with moderate-to-steep slopes. The site therefore has a relatively low Corn Suitability Rating (CSR) compared to more prime agricultural tracts in bottomland areas.

### **Communication with the Farm Site Neighbors**

The City of Indianola has had multiple communication meetings with the neighbors around the Farm Site and is committed to understanding their issues and being a good neighbor. The current site design for the Indianola WWTP incorporates many features that shelter the facility from having a negative impact to the area. Some of these design elements are:

- Using approximately only 20 acres for the WWTP to keep as much of the existing Farm Site as farmland.
- Locating the WWTP site cut into the hill so it is not visible from almost all directions due to the grade and existing tree cover.
- Minimizing odors from the site by selecting less odorous treatment processes, protecting the site by trees and separating the treatment process by more than the required separation distances.
- Using low lighting design techniques to avoid nuisance.
- To protecting sensitive natural resources including floodplains, forested areas, steep slopes, and wetlands.

Please review this request for Special Use Permit on behalf of the City of Indianola. Please don't hesitate to contact me (515) 657-5261, or Indianola City Manager Ryan Waller (515) 961-9410 for more information or questions about the enclosed application.

Sincerely,  
HR GREEN, INC.

A handwritten signature in cursive script that reads "James R. Rasmussen".

**James R. Rasmussen, P.E.**  
President – Water

Enclosures

Cc: Ryan Waller, City Manager  
Doug Schull, Warren County Commissioner

# COUNTY OF WARREN

## APPLICATION FOR A SPECIAL USE PERMIT FROM THE TERMS OF THE WARREN COUNTY ZONING ORDINANCE

\*\*\*\*\*

Application Fee \$250.00

Receipt Number \_\_\_\_\_

To the Warren County Board of Adjustment, c/o Warren County Planning and Zoning Director,  
301 North Buxton, Suite 210, Indianola, Iowa 50125: Application is hereby made by:

NAME: The City of Indianola

ADDRESS: 110 N. 1<sup>st</sup> Street

Indianola, IA 50125

\*\*\*\*\*

Owner(s) of the property in question if different from applicant(s):

NAME: (Applicant is owner.)

ADDRESS: N.A.

\*\*\*\*\*

Pursuant to Title V, Chapter 41.02 (2) of the Warren County Code of Ordinances, and Chapter 335 of the Code of Iowa, the undersigned owner, contract buyer, or agent, hereby petitions for a Special Use Permit.

If approved, the proposed special use will allow for [the applicant (s) is to explain in some detail what use the special use permit is for]:

Construction of a municipal wastewater treatment facility. See attached site plan.  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

In order to process the application, the complete LEGAL DESCRIPTION of the real estate in question is needed. Fill out all of the following:

Section 3, Township 76 N, Range 24 W,

Quarter (1/4) Quarter (1/4) Section E 1/2 of SE 1/4

Other: County parcel numbers 05000039880 and 05000039820  
\_\_\_\_\_  
\_\_\_\_\_

Name of Subdivision N.A.

Block/Addition N.A. Lot(s) N.A.

Other legal description. A copy of your deed/contract may be attached in lieu of filling out this section.

See attached deeds for both parcels.

Street address if different than applicant's address: N.A.  
\_\_\_\_\_

CERTIFICATION AND SIGNATURE OF APPLICANT(S):

Kelly B. Shaw

Name of applicant(s) (Print)

Kelly B. Shaw

Signature

515-961-9410

Telephone Number

8-10-18

Date

\*\*\*\*\*

Special Use Permit from Title V, Chapter 41.02 (2), H of the Warren County Zoning Ordinance, which provides for:

Public water supply and sewage treatment facilities.

\_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

**VERIFICATION OF APPLICATION  
SPECIAL USE PERMIT REQUEST**

I/We state that I/We have read the foregoing or attached application for a special use permit and personally know that the contents and statements made therein are true, as I/We verily believe.

\_\_\_\_\_  
Owner/Titleholder Date

\_\_\_\_\_  
Owner/Titleholder Date

\_\_\_\_\_  
Owner/Titleholder Date

\_\_\_\_\_  
Owner/Titleholder Date

R/ IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
Entered in transfer book this 2  
day of April, 2002  
By Traci Sandy Simden Auditor  
Rhonda Green Deputy

WARREN COUNTY, IOWA  
FILED FOR RECORD  
02 APR -1 AM 10:45  
PAGE 3708  
SOUTH R.I. ALTHOUSE RECORDER

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266 453-4636 (NR)

Address Tax Statements to: City of Indianola, 110 N. First Street, Indianola, Iowa 50125  
DEPUTY  
SPACE ABOVE THIS LINE FOR RECORDER  
Iowa Title 21 pl

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Simon Casady and Patricia Casady, husband and wife, hereby convey unto City of Indianola, the following described real estate, situated in Warren County, Iowa:

See Exhibit "A" attached

For Revenue See 2002 - 3709

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to such real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 18 March, 2002.

Simon Casady  
Simon Casady  
Patricia K. Casady  
Patricia Casady

STATE OF Iowa, Warren COUNTY, SS:

On this 18<sup>th</sup> day of March, A.D. 2002, before me, a Notary Public in and for said State, personally appeared Simon Casady and Patricia Casady, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John W. Akers  
Notary Public in and for Said State

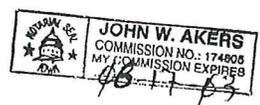


Exhibit "A"

The N 1/2 NW 1/4 and the SW 1/4 of the NW 1/4 of Section 2 EXCEPT that part lying South and East of the Old Channel of the Middle River and EXCEPT all North of the center of Middle River Channel in the N 1/2 NW 1/4 of Section 2; ALSO beginning at the Northwest corner of the SW 1/4 of Section 2, thence South 42 rods, thence South 80 degrees East 40 rods, thence North 3 degrees East 49 rods and 4 links, thence West 42 rods and 16 links to the place of beginning (containing 11 Acres and 124 square rods more or less); all in Township 76 North, Range 24 West 5th P.M. Iowa.

AND

The NE 1/4 of Section 3 EXCEPT beginning at the Northwest corner thereof, thence South 66 rods, thence East 6 rods, thence North to Section line, thence West 5 rods to beginning, and EXCEPT all North of the center of Middle River in said NE 1/4 of said Section 3 (containing 48.23 acres more or less); all in Township 76 North, Range 24 West 5th P.M., Warren County, Iowa.

AND

The N 1/2 of the SE 1/4 of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa,



Exhibit "A"

The S 1/2 of the SE 1/4 of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, EXCEPT that part of Parcel "F" of the Southwest Quarter of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 12, Page 2 of 76-24 in the office of the Warren County Recorder, that lies within the SW 1/4 of the SE 1/4 of said Section 3.

AND EXCEPT, Parcel "G" of the survey of the Southwest Quarter of the Southeast Quarter of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 13, Page 2 of 76-24 in the office of the Warren County Recorder.