



# BOARD OF ADJUSTMENT TENTATIVE AGENDA

Wednesday, September 17, 2025  
4:00 PM

*Public Meeting Room\* - Story County Administration (900 6th Street) – Nevada, Iowa*

**THIS MEETING IS OPEN TO THE PUBLIC PURSUANT TO CHAPTER 21 IOWA CODE.**

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES

Documents:

[08\\_20 BOA MINUTES DRAFT.DOCX](#)

5. PUBLIC COMMENTS

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Board of Adjustment

6. APPROVAL OF FINDINGS OF FACT FROM PREVIOUS MEETING

6.I. CUP25-000014 Findings Of Fact

Documents:

[HGP FINDINGS OF FACT.PDF](#)

6.II. CUP25-000015 Findings Of Fact

Documents:

[DRAFT CUP25-000015 DAKINS LAKE PARK FINDINGS OF FACT.PDF](#)

6.III. CUP25-000016 Findings Of Fact

Documents:

[DRAFT CUP25-000016 PRAIRIE VALLEY PARK FINDINGS OF FACT.PDF](#)

6.IV. CUP25-000019 Findings Of Fact

Documents:

[CUP25000019 FINDINGS OF FACT.PDF](#)

7. PUBLIC HEARINGS

7.I. Discussion And Consideration Of Case Number CUP25-000018 YSS Phase 2

Documents:

STAFF REPORT CUP25000018 BOA.PDF  
EMBER RECOVERY CAMPUS PHASE 2 - CUP NARRATIVE.PDF  
EMBER RECOVERY CAMPUS PHASE 2 - SITE DIAGRAMS.PDF  
EMBER OWNER AFFIDAVIT.PDF

8. NEW BUSINESS

8.I. Consideration Of Extension Request For Case Number CUP02-16.1 - Leanne Harter

New Business

Documents:

[EXTENSION REQUEST MEMO.PDF](#)

9. OTHER BUSINESS

10. BOARD/STAFF COMMENTS

11. ADJOURNMENT

## INSTRUCTIONS TO PARTICIPATE IN VIRTUAL MEETINGS

<https://us02web.zoom.us/j/82543709372>

Join by Telephone by dialing 312 626 6799

Webinar ID: 825 4370 9372

Passcode: 971163

The Board shall adjourn prior to but no later than 11:30 p.m. Any business not brought forth to the Board prior to adjournment shall be tabled to the next regularly-scheduled Board hearing.

\*Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.

\*\*For further information on these cases, contact the Story County Planning and Development Department at [PZWeb@storycounty.com](mailto:PZWeb@storycounty.com) or by phone at (515) 382-7245. Case Files, including exact property locations, may be inspected in the Story County Planning and Development Department located in the Story County Administration Building, 900 6th Street, Nevada, Iowa.

## ORDER OF PUBLIC HEARINGS

1. **The Chair will open the hearing on the case and make any opening statements, including rules for the hearing or time limits imposed, as appropriate.**
2. **The Planning Staff will present the staff report. Any letters or other communication received from the public prior to the hearing will be entered into the record.**
3. **The applicant will present his/her case.**
4. **Comments from the public will be heard. Please state your name for the record. All**

interested parties shall be heard, but repetitious comments should be avoided and may be ruled out of order by the chair.

5. After all public comments have been heard, the applicant may make a closing statement. The hearing shall then be closed and no further comments from the public or applicant may be heard unless solicited by the Board.
6. The Board shall deliberate the case, formulate and vote on a resolution.