

1. Board Of Adjustment Packet

Documents:

[BOARD OF ADJUSTMENT AGENDA FEBRUARY 18, 2014 - ITEM 1.PDF](#)
[ARTIST RENDERINGS - ITEM 2.PDF](#)
[COVER LETTER - ITEM 3.PDF](#)
[SITE PLAN - ITEM 4.PDF](#)
[VARIANCE APPLICATION - ITEM 5.PDF](#)



Notice of Public Meeting
BOARD OF ADJUSTMENT

Agenda for Tuesday, February 18th, 2014 - 5:00 p.m.
City Council Chambers, City Hall
10 West State Street, Marshalltown IA

Committee Members:

Darrell Eaton
Kevin Hitchins
G Ward Miller

David Schulze
Sherm Welker

Call to Order:

Roll Call: Schulze

1. Approve Agenda
2. Review and approval of the Minutes from 09-03-13

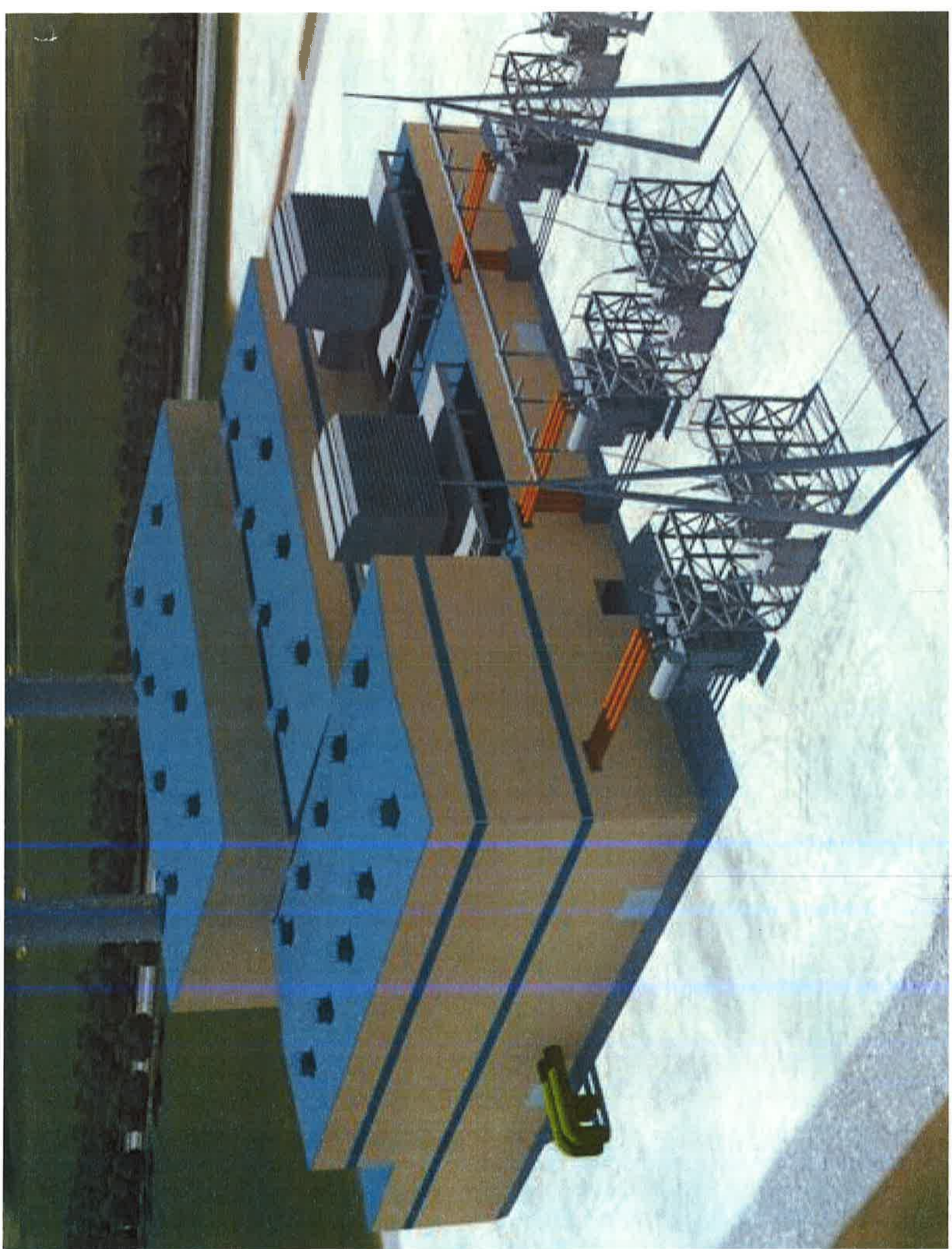
Old Business:

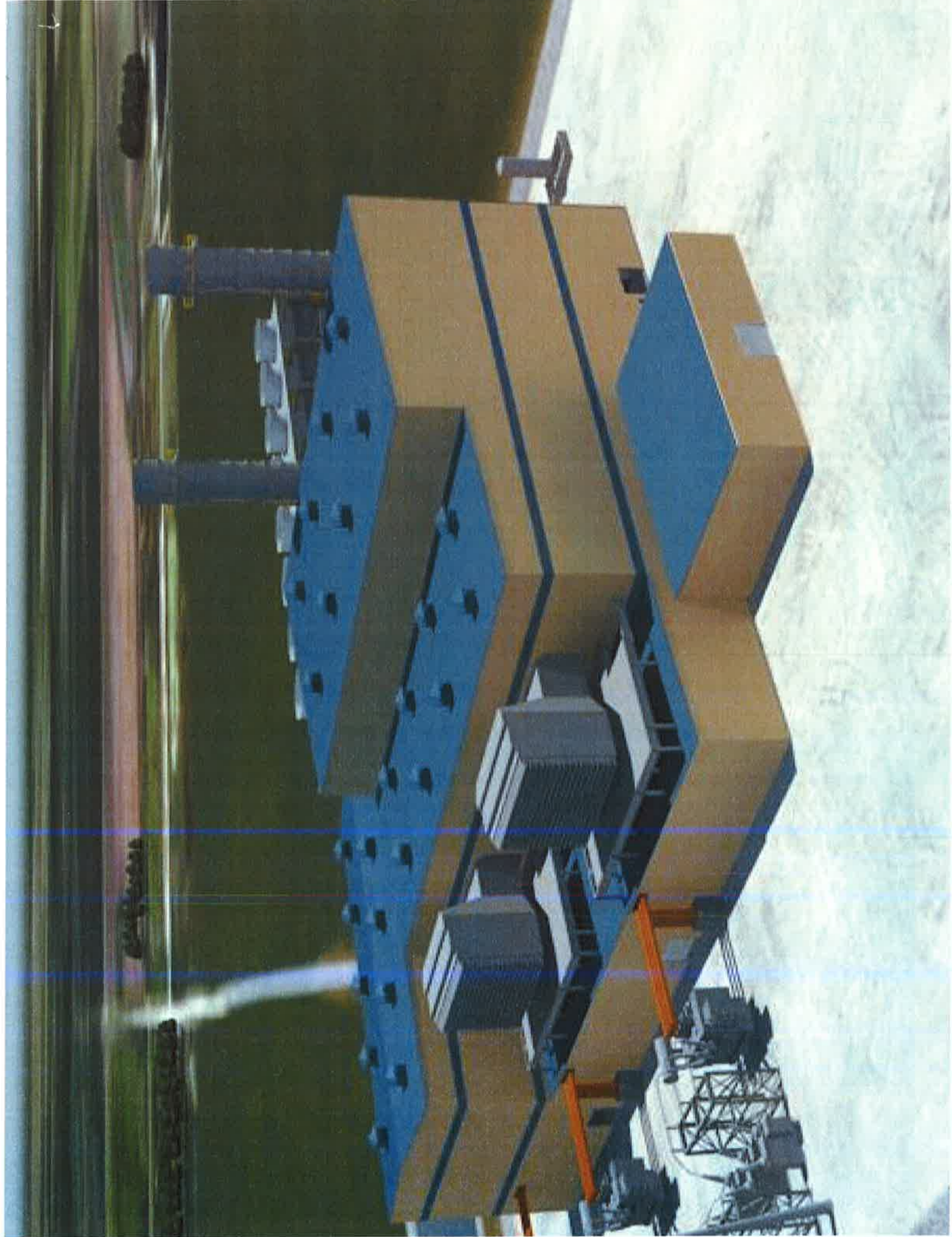
3. None

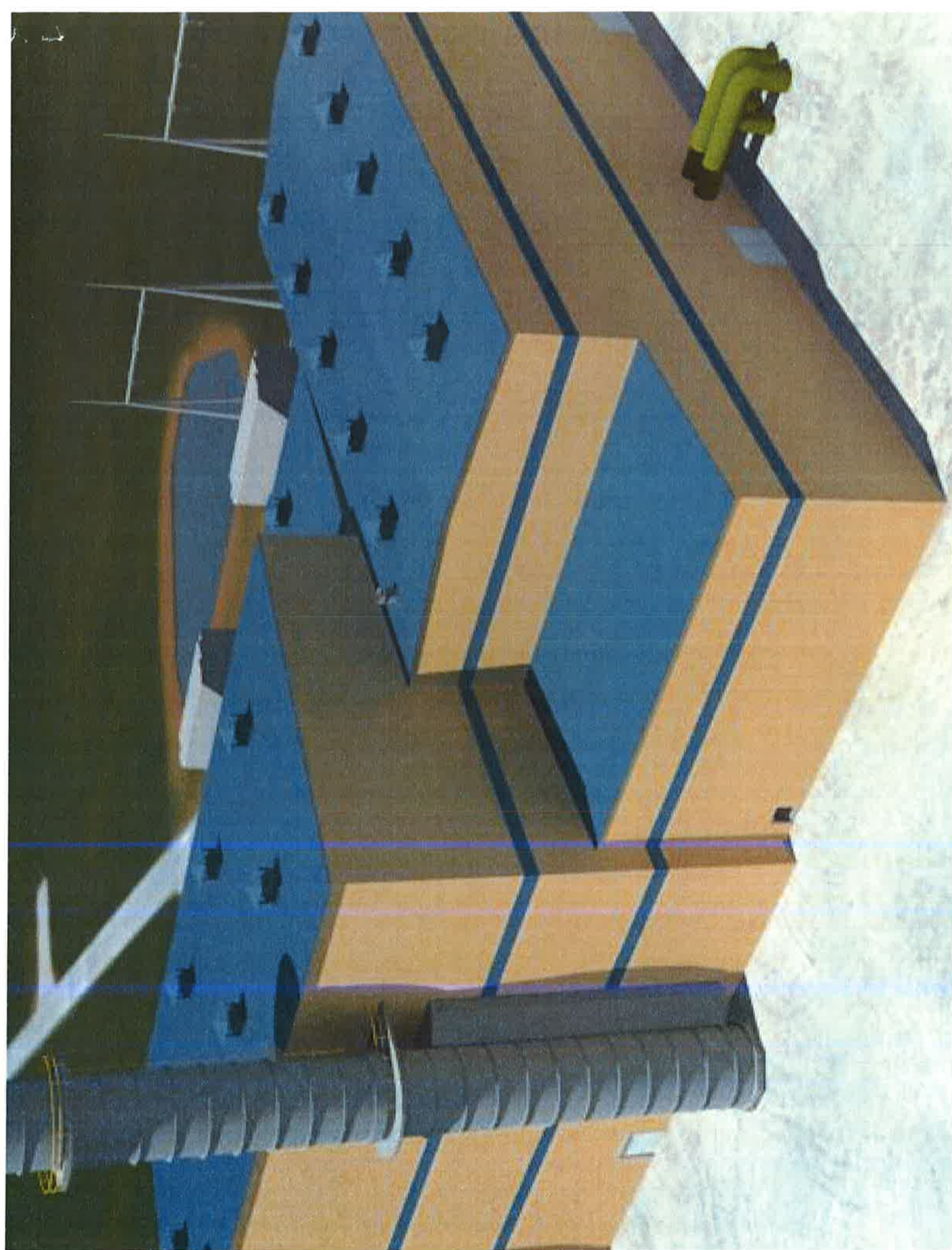
New Business:

4. Variance – 214 Newcastle Rd
5. Variance – Alliant Energy new power plant

Date Posted: 2-11-14









Interstate Power and Light Co.
An Alliant Energy Company

Corporate Headquarters
Alliant Tower
200 First Street SE
P.O. Box 351
Cedar Rapids, IA 52406-0351

Office: 1.800.822.4348
www.alliantenergy.com

January 29, 2014

Mr. Stephen Troskey
City Planner, City of Marshalltown Housing and Development
24 N. Center Street
Marshalltown, IA 50158

Subject: Proposed Marshalltown Generating Station

Re: Variance Request Application

Dear Mr. Troskey:

As you know, Interstate Power and Light Company (IPL) is actively permitting its new Marshalltown Generating Station (MGS). The MGS will be located on IPL controlled land, approximately $\frac{3}{4}$ mile to the west of the existing IPL Sutherland Generating Station (SGS) within the city limits of Marshalltown. The land is zoned M-2.

As noted in our January 2, 2014 pre-application meeting, IPL is submitting the attached city of Marshalltown Variance Application for the new MGS facility. Specifically, IPL is requesting a variance to the M-2 100' building height restriction for the new MGS as described in the attached application. In addition to the application and fee, artist renderings and a detailed Site Layout plan are also included for your use.

IPL understands that the next Board of Adjustment meeting will be on February 18, 2014. IPL will be in attendance at that meeting, and will be prepared to answer any questions that you or the Board may have on the MGS. During the meeting, we also would like to present a short video depicting the plant's construction sequencing activities. If you have any questions during your review or require additional information as part of the review, please do not hesitate to contact me at (319) 786-4476.

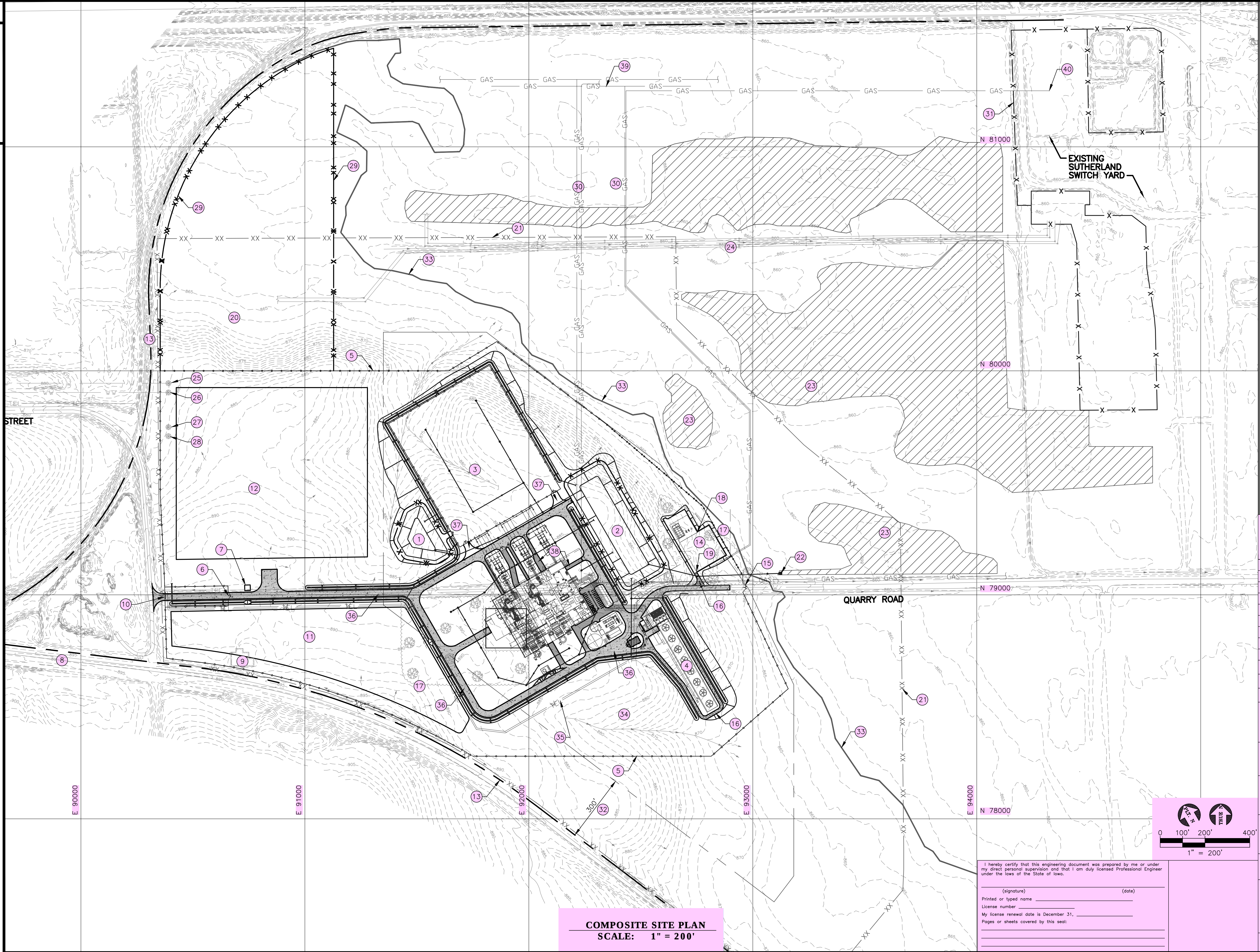
Sincerely,

A handwritten signature in blue ink, appearing to read "Alan J. Arnold".

Alan J. Arnold
MGS Permitting Manager

W/Attachments

CC: Lee Hanson, IPL Project Director- MGS
Larry Harder, IPL Project Manager- MGS
Kenn Vinson, Community Liaison- MGS



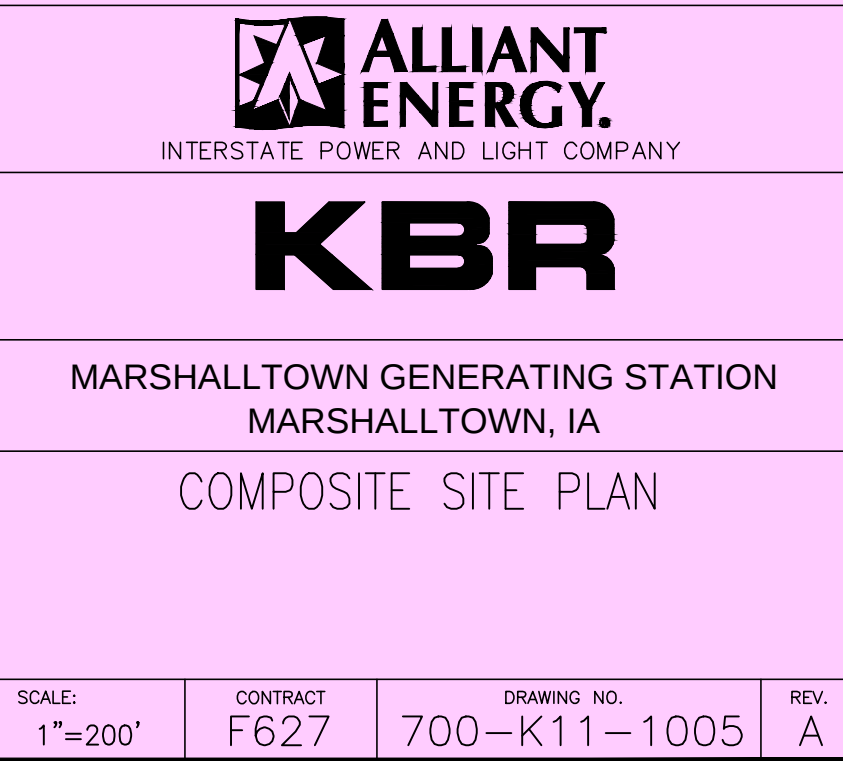
1. STORM WATER POND #01
2. STORM WATER POND #02
3. SWITCH YARD BY ITC MIDWEST
4. COOLING TOWER
5. 8' HIGH PERMANENT CHAIN LINK FENCE
6. CONSTRUCTION GATE
7. PERMANENT GUARD HOUSE
8. EXISTING UNION PACIFIC RAILROAD TRACKS
9. EXISTING BUILDING TO BE REMOVED BY IPL
10. AUTOMATED ENTRY GATE
11. CONST. TRAILERS & PARKING (8.1± ACRES)
12. LAYDOWN AREA (14.8± ACRES)
13. IPL PROPERTY LINE
14. GAS YARD
15. MAIN ENTRY GATE
16. GRAVEL ROAD
17. PRESERVE EVERGREEN TREES WHEN POSSIBLE
18. INTERFACE POINT (N 79278.59 E 92751.56)
19. GAS YARD CORNER (N 79103.69 E 2748.62)
20. CONSTRUCTION WORK AREA (IF REQUIRED)
21. 3 STRAND BARB WIRE FENCE FOR AIR DISPERSION PERMIT
22. STORMWATER (POND OVERFLOW)
23. WETLANDS (TYP)
24. EXISTING TELEPHONE LINES
25. PROPOSED CITY WATER CONNECTION
26. PROPOSED CITY WASTEWATER CONNECTION
27. CONSTRUCTION PHASE POWER POLE LOCATION
28. PERMANENT TELECOM CONNECTION POINT
29. 6' HIGH CONSTRUCTION FENCE
30. UNDERGROUND NATURAL GAS BY IPL
31. EXISTING FENCE
32. 300' SETBACK LINE
33. FEMA SPECIFIC FLOOD HAZARD ZONE BOUNDARY (APPROX. 1 FT ABOVE 500 YR. FLOOD AT EL. 863.50 FEET ABOVE SEA LEVEL)
34. AVAILABLE SITE AREA FOR POWERBLOCK AND COOLING TOWER (APPROX. BOUNDARY BASE ON KNOWN LIMITS)
35. RELOCATED WATER AND TELEPHONE UTILITIES
36. CONCRETE SURFACING (TYP)
37. GRAVEL SURFACING (TYP)
38. ASPHALT SURFACING (TYP)
39. EXISTING DISTRIBUTION MAINLINE
40. SUTHERLAND CT SYSTEM TRANSFER VALVE

ISSUED FOR INFORMATION				
By _____ DZS _____		DATE 12/13/13 _____		
A	12/13/13	ISSUED CLIENT APPROVAL		DENIED
NO.	DATE		REVISIONS	DWN
DRAWN BY DED	DATE 12/13/13	CHECKED BY DZS	DATE 12/13/13	
DESIGNED BY BHC	DATE 12/13/13	APPROVED BY JTV	DATE 12/13/13	

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Date Submitted & Fee Paid: _____

Hearing Date: _____

Variance Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-752-3454 Fax: 641-754-5742
www.ci.marshalltown.ia.us

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

☒ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**

- Dimensioned property lines indicating any easements;
- Location & identification of adjacent streets and alleys;
- Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
- Dimensioned driveways and parking areas; and
- Any other pertinent information necessary to fully understand the need for a variance.

☒ **Site photographs** showing all views of the property, including any special features such as topography and existing and adjacent structures. **Please note:** Materials submitted with the application or presented as evidence during the public hearing will not be returned and must be kept as a part of the public record.

☒ **Completion of all of the following questions included in this application.**

☒ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

☒ **Application fee.** A fee of **\$150 for owner-occupied residential properties** and a fee of **\$200 for any other property** is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Please type or print legibly in ink.

Property Address:	
Marshalltown Generating Station 2115 East Nevada Street, Marshalltown IA 50158	
Owner:	
Interstate Power and Light Company	
Mailing Address:	
P.O. Box 351 Cedar Rapids, IA 52406	
Phone:	Fax:
319-786-4476	319-786-4714
Email Address:	
alanarnold@alliantenergy.com	
Owner's Agent (if applicable):	
Agent Phone:	Agent Fax:

All of the following questions must be answered. The board will use this information to review your request. Additional information may be attached if necessary. Contact Zoning at 641-752-3454 with any questions.

The applicant makes the following request:

IPL requests a building height variance for the new Marshalltown Generating Station (MGS), a 600 MW (nominal) combined cycle generating station. The new MGS is proposed to be located within City of Marshalltown's Zoning District M-2 Heavy Industry. The M-2 Zoning District limits building heights to 100' or less. The MGS will include buildings, approximately 120-130' in height, to house the facility's heat recovery steam generators and associated steam turbine.

Please state your hardship.

As noted above, the MGS is a combined cycle generating station. As such, the primary generation facility will house two combustion turbines and associated heat recovery steam generators (HRSG) and steam turbine system. The HRSGs are very tall structures which receive the exhaust heat coming from the combustion turbines. Consequently, the overall height of the HRSG equipment and steam turbine infrastructure is well over 100'. The anticipated building height housing the HRSG will be approximately 120-130' in height. In addition, the HRSG steam generator building will exceed 100' as well, primarily because of steam piping design requirements coming from the HRSG into the generator. (Note: building heights are listed as approximate since final engineering efforts are still in progress). From a hardship perspective, IPL has been working on MGS siting efforts for over 2 years, including discussions and permitting efforts with federal, state and local agencies and staffs including the City of Marshalltown. IPL understands that the MGS siting process requires that this variance be obtained prior to final IUB approval.

In order to grant a variance, the Board of Adjustment must make a finding of unnecessary hardship. The hardship must be related to the physical aspects of the property and not a personal hardship. The granting of a variance should not merely serve as a convenience to the applicant. **To support a finding of unnecessary hardship, the board must find, based upon your evidence, that all of the following are met:**

- 1. The land in question cannot yield a reasonable return if used only for a purpose allowed in the district.** State how you will lose all beneficial use and/or enjoyment of the property if the variance is not granted. You may include supporting evidence from a professional appraiser, real estate professional, or other professional. The Board may require documentation of loss of value in order to grant this variance.

The M-2 Zoning allows for such uses as the construction and operation of the MGS. In addition, for purposes of the MGS project, IPL will lose all beneficial use associated with this project location if the variance is not granted. This statement is

based on the fact that the MGS, as proposed and approved by the Iowa Utility Board, cannot be built as a combined cycle generating station with a 100' height restriction. Through its siting approval process, the IUB concluded that IPL adequately addressed the need for MGS, and that the Marshalltown site was an acceptable site for this new generation resource. IPL acknowledges that the City of Marshalltown variance process is one of the local approvals that needs to be obtained prior to final siting approval is granted by the IUB.

2. **This variance is required because of the unique circumstances of this property and not the general conditions of the neighborhood.** The applicant must show that physical circumstances (such as an odd-shaped lot or difficult topography) on the property are unique to this property and unlike other properties in the vicinity. Also, the hardship should not be self-inflicted.

The unique circumstances associated with this property site are that it was rated the highest of all properties evaluated by IPL for locating a combined cycle generating facility within the IPL service territory. In summary, IPL carefully reviewed and ranked over 36 potential new generation sites and chose the proposed Marshalltown location for the new MGS due to its many siting factors, including its ability to provide the necessary water, land, gas supply and transmission resources.

3. **The proposal will not alter the present character of the area or seriously affect any adjoining property.** The applicant must show that the proposal is compatible with the character of the surrounding area.

The MGS is going to be located within an M-2 heavy industrial use zoning category. In addition, MGS will be located on land adjacent to existing local industries (to the west) and approximately 3000' from the existing IPL generation facility assets (to its east), including the Sutherland Generating Station (SGS) and the Marshalltown Combustion Turbines. For background information, the SGS was initially built in the 1950's.

Table 1 below indicates the relative heights of the existing Sutherland Station and the newly proposed MGS.

Table 1: MGS and Existing Sutherland Station: Building Height Comparison

Building / Stack	Elevation Above Grade (AGL)
SGS Steam Turbine Hall Roof	80 Ft.
SGS Boiler Enclosure Units 1 & 2 Roof	148 Ft.
SGS Boiler Enclosure Unit 3 Roof	139 Ft.
SGS Boiler Units 1, 2 & 3 Stacks	249 Ft.
MGS Steam Turbine Enclosure Roof	115 Ft.
MGS HRSG Enclosure Roof	124 Ft.
MGS CTG Enclosure Roof	91 Ft.
MGS HRSG Units 1 & 2 Stacks	199 Ft.

In addition, IPL has proposed locating the MGS project well away from its property boundaries, setting the facility back at least 500' from any external property boundaries. It should also be noted that the MGS went through the Iowa Utility Board's (IUB) generating plant siting process, known as the Generation Utility Certificate (GCU) process. The GCU process required IPL to address extensive siting criteria, including things such as noise impacts, traffic, and environmental considerations. IPL demonstrated to the IUB's satisfaction that the proposed MGS location, as noted in this application, met GCU siting requirements. In addition, IPL is committed to receiving all necessary permits and approvals from regulatory agencies required for siting the MGS at this location, including this variance.

4. **The variance will not be in contrary to the public interest.** The applicant must present information to indicate the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets or endanger public safety, nor will it devalue nearby property.

IPL has demonstrated public participation and interest for this project via the IUB certification process. As noted above, the IUB's GCU certification effort required IPL to demonstrate and ensure that the MGS facility will meet rigorous siting requirements. This process included items such as the public's safety, traffic impacts, property values and proper siting methodology. In addition, the process requires IPL to obtain all necessary federal, state and local permits necessary to construct and operate the MGS.

IPL has completed the GCU process for the MGS, presenting the current proposed Marshalltown site as the proposed location. In December, 2013, the IUB issued its conditional approval to IPL for issuance of the GCU certificate for MGS, pending final issuance of permits and local approvals such as this variance. IPL is prepared to provide the GCU application and supporting details to support this finding if so desired.

5. **The general intent and purpose of the Zoning Ordinance is protected.** A variance must be consistent with the intent of the Zoning Ordinance and the Comprehensive Plan. Is there another option which you could pursue that would not require a variance? If alternatives exist which do not require a variance, the proposal would not be consistent with the intent of the Zoning Ordinance and Comprehensive Plan.

As noted in Item 2 above, the MGS would require this variance in any M-2 zoning location found in the city. As such, IPL does not believe there is any other option available for locating the MGS, absent locating the MGS outside of Marshalltown city limits. Given the current land use in the area having generation assets and with adequate setbacks on the property, IPL believes the MGS is well positioned to ensure that the issuance of a variance is consistent with the intent of the Zoning Ordinance and the Comprehensive Plan.

Additional Comments and Information:

Attach additional information as necessary.

Please find attached to this application the following supporting documents:

1. *A MGS Site Layout Plan which includes building location and height information;*
2. *MGS Composite Site Plan depicting the overall location of MGS in relation to the IPL property boundary and existing SGS facility; and*
3. *Three (3) artist renderings of the new MGS*

As evidenced by the signature(s) below, I (we) certify that I (we) have been denied a building/zoning permit, that I (we) have submitted all the required information to appeal for a variance, and that said information is factual. (*)

Owner Signature:  (*)	Date: <i>01-29-2014</i>
-OR- Agent Signature:	Date:

** : Please note : This Variance Application is being submitted in advance of the facility's site plan review process, and any specific building permits.*