

Story County
Board of Supervisors Meeting
Agenda
5/26/20

1. Originating From Administration Building, Story County Public Access Provided Via Conference Call

SPECIAL NOTE TO THE PUBLIC: Due to recommendations to limit gatherings to no more than ten (10) people in order to help slow the spread of the COVID-19 virus, public access to the meeting will be provided via conference call to listen to the meeting. Members of the public who would like to call in:

- Dial 515-603-3144
- Enter 895791# when prompted for the access code

**We ask that you mute your phone if possible.

Audio recordings of all Board meetings will be posted on our website www.storycountyiowa.gov shortly after the meeting is concluded. You may access these recordings at any time by clicking on the Meetings and Agendas button on the home page.

**If you have called to listen to the Board of Supervisors meeting and you have a question or comment, You can now text us during the meeting at 515-451-7293

2. CALL TO ORDER: 10:00 A.M.

3. PLEDGE OF ALLEGIANCE:

4. STATEMENT EXPLAINING WHY A MEETING IN PERSON IS IMPOSSIBLE OR IMPRACTICAL, PER CODE SECTION 21.8.1

5. ADOPTION OF AGENDA:

6. UPDATES ON COVID-19

a) Staff

b)Supervisors

7. PUBLIC COMMENT #1:

This comment period is for the public to address topics on today's agenda

8. DISCUSSION AND CONSIDERATION OF ITEMS BROUGHT BEFORE THE BOARD WITH REQUEST FOR IMMEDIATE ACTION:

9. AGENCY REPORTS:

10. CONSIDERATION OF MINUTES:

I. 5/1/20, 5/5/20, 5/8/20, 5/12/20, 5/15/20, And 5/19/20 Minutes

Department Submitting Auditor

11. CONSIDERATION OF PERSONNEL ACTIONS:

12. CONSIDERATION OF CLAIMS:

I. 5/28/20 Claims

Department Submitting Auditor

Documents:

[CLAIMS 052820.PDF](#)

13. CONSENT AGENDA:

(All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Board votes on the motion.)

I. Consideration Of The City Of Nevada Building Permit Application For The Building Approved At The 5/4/2020 Board Meeting

Department Submitting Sheriff

Documents:

[BUILDING PERMIT.PDF](#)

II. Consideration Of Comprehensive Opioid Abuse Program (COAP) Grant Through Office Of Drug Control Policy 5/1/20-9/30/22 In The Federal Amount For \$449,100.00

Department Submitting Auditor

Documents:

[OPIOID.PDF](#)

III. Consideration Of Resolution #20-97, The 2020 Noxious Weed Resolution

Department Submitting Auditor

Documents:

[WEED RESOLUTION 2020.PDF](#)

IV. Consideration Of Resolution 20-98 Agreement With The City Of Story City, Iowa For Grading And Paving Of Timberland Drive

Department Submitting Engineer

Documents:

[AGR TIMBERLAND DR GRADING_PAVING.PDF](#)

V. Consideration Of DOJ BJA Coronavirus Emergency Supplemental Funding Grant For \$58,008

Department Submitting Sheriff

Documents:

[CESF NARRATIVE.PDF](#)
[FCQ QUESTIONNAIRE.PDF](#)
[REFERENCE SHEET.PDF](#)
[US DEPT OF JUSTICE.PDF](#)
[DISCLOSURE.PDF](#)
[CESF NARRATIVE.PDF](#)

VI. Consideration Of FY21 County Substance Abuse Prevention & Treatment With IDPH
For \$10,000 Subcontracted With Youth & Shelter Services

Department Submitting Auditor

VII. Consideration Of Amendments To The Economic Development Process And Policies
(To Address Timelines Only)
Consent

Department Submitting Board of Supervisors

Documents:

[DEADLINES FOR MAY 2020.PDF](#)

VIII. Consideration Of License Fees Between Story County And RoseRush Services, LLC
For Annual Software Licensing, Support And Upgrades Effective 6/1/2020 - 5/31/2021
For \$4,290.00

Department Submitting Information Technology

Documents:

[SHELTERPRO INVOICE.PDF](#)

IX. Consideration Of Renewal With Employee And Family Resources For Employee
Assistant Program Effective 7/1/20-6/30/21 For \$5,940.00

Department Submitting Human Resources

Documents:

[EFR.PDF](#)

14. PUBLIC HEARING ITEMS:

I. Consideration Of Resolution # 20-94, FY20 Budget Amendment - Lisa Markley

Department Submitting Auditor

Documents:

[RES 2094.PDF](#)

II. Second Consideration Of Ordinance No. 288, Amending Certain Boundaries Of The
Official Zoning Map Of Story County – Amelia Schoeneman

Department Submitting Planning and Development

Documents:

[SECOND CONSIDERATION MEMO.PDF](#)
[FIRST CONSIDERATION STAFF REPORT.PDF](#)
[ORDINANCE NO 288.PDF](#)
[REZONING PLAT.PDF](#)
[REZONING AND C2C REQUESTS.PDF](#)
[PRAIRIE SURVEY.PDF](#)
[MAY 2019 PRAIRIE SURVEY.PDF](#)

15. ADDITIONAL ITEMS:

I. Consideration Of Resolution #20-95, FY20 Appropriation Amendment - Lisa Markley

Department Submitting Auditor

Documents:

[RES 2095.PDF](#)

II. Discussion And Consideration Of Hiring Freeze Exception For County Attorney Victim Witness Interns - Tim Meals And Julie Erickson

Department Submitting Human Resources

Documents:

[ATTORNEY VW INTERNS.PDF](#)

III. Discussion And Consideration Of Revised Open Records Policy (After Seven Day Review) - Sandra King

Department Submitting Board of Supervisors

Documents:

[OPEN RECORDS POLICY REVISED 2020FINAL.PDF](#)

IV. Discussion And Consideration Of Ames Urban Fringe Plan - Learning About Main Components Of Plan, Discussing Concerns, Strengths And Weaknesses Of The Plan And 28E Agreement, And Ideas On Working With City Of Ames, City Of Gilbert, And Others, And The General Public Input Process – Jerry L. Moore

Department Submitting Planning and Development

Documents:

[STAFF MEMO.PDF](#)
[AUFP.PDF](#)
[AUFP LAND USE FRAMEWORK MAP.PDF](#)
[28E AGREEMENT.PDF](#)

[ENVIRONMENTAL HEALTH COMMENTS.PDF](#)

- V. Discussion And Consideration Of Purchasing A Replacement Water Heater And Associated Installation Material, For The Jail Kitchen. Approximately \$12,000.00 (Un-Budgeted) - Joby Brogden

Department Submitting Facilities Management

Documents:

[PLUMB SUPPLY.PDF](#)

- 16. DEPARTMENTAL REPORTS:

- 17. OTHER REPORTS:

- I. Discussion On Proposed Modifications And Comments On The Strategic Plan - Leanne Harter

Department Submitting Board of Supervisors

Documents:

[2020 STRATEGIC PLAN REVIEW.PDF](#)

- 18. UPCOMING AGENDA ITEMS:

- 19. PUBLIC FORUM #2:

Comments from the Public on Items not on this Agenda. The Board may not take any Action on the Comments due to the Requirements of the Open Meetings Law, but May Do So In the Future.

- 20. LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:

- 21. ADJOURNMENT:

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.

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
<u>Department 01 Board Of Supervisors</u>								
Ames Tribune	7277	05/19/2020	4,450.26	Publ. Bos 3/30-5/3/20 legal publ.	01000	34749		4,450.26
	Vendor Total		4,450.26	*				
Marco	7299	05/19/2020	204.40	Rnt Bos usage 4/1-4/30/20	01000	27003791		204.40
	Vendor Total		204.40	*				
Simmering-Cory & Ia Codificat	7401	05/20/2020	450.00	Serv. BOS web hosting	01000	2020IC0144		450.00
	Vendor Total		450.00	*				
Windstream Communications	7430	05/20/2020	94.71	Phn Bos 4/7-5/6/20 phone	01000	91124979		94.71
	Vendor Total		94.71	*				
	Department Total		5,199.37	**				
<u>Department 02 Auditor</u>								
Cott Systems, Inc.	7338	05/19/2020	75.00	Serv Aud monthly online index fee	01000	134419		75.00
	Vendor Total		75.00	*				
Marco	7299	05/19/2020	206.35	Rnt Aud usage 4/1-4/30/20	01000	27003791		206.35
	Vendor Total		206.35	*				
Office Depot	7305	05/19/2020	161.98	Sup Aud paper/folders/tape	01000	35658370		31.62
	7306	05/19/2020	39.55	Sup Aud paper/folders/tape	01000	35658370		130.36
	7387	05/20/2020	79.30	Sup Aud off. supplies	01000	35658370		39.55
				Sup Aud paper	01000	125123001		39.55
				Sup Aud paper	01000	125123001		39.75
	Vendor Total		280.83	*				
SYNCB/Amazon	7427	05/20/2020	791.59	Sup Aud supplies	01000	7810215448		359.63
				Sup Aud supplies	01000	7810215448		431.96
	Vendor Total		791.59	*				
USPS	7455	05/20/2020	2,183.62	Aud 5/4-5/17 postage	01000			4.10
				Aud 5/4-5/17 postage	01000			96.75

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Aud 5/4-5/17 postage	01000			476.95
				Aud 5/4-5/17 postage	01000			1,581.77
				Aud 5/4-5/17 postage CICS	01000			24.05
	Vendor Total		2,183.62	*				
Windstream Communications	7430	05/20/2020	101.47	Phn				
				Aud 4/7-5/6/20 phone	01000	91124979		54.12
				Phn				
				Aud 4/7-5/6/20 phone	01000	91124979		47.35
	Vendor Total		101.47	*				
	Department Total		3,638.86	**				
<u>Department 03 Treasurer</u>								
Marco	7299	05/19/2020	251.81	Rnt				
				Trea usage 4/1-4/30/20	01000	27003791		251.81
	Vendor Total		251.81	*				
USPS	7455	05/20/2020	2,616.98	Treas 5/4-5/17 postage	01000			33.48
				Treas 5/4-5/17 postage	01000			2,583.50
	Vendor Total		2,616.98	*				
Windstream Communications	7430	05/20/2020	121.76	Phn				
				Trea 4/7-5/6/20 phone	01000	91124979		60.88
				Phn				
				Trea 4/7-5/6/20 phone	01000	91124979		60.88
	Vendor Total		121.76	*				
	Department Total		2,990.55	**				
<u>Department 04 County Attorney</u>								
Aerialink, LLC	7369	05/19/2020	99.10	Serv				
				Atty Text reminders May	01000	AL20004309		99.10
	Vendor Total		99.10	*				
Century Link	7281	05/19/2020	56.48	Phn				
				Atty 5/4-6/3 analog	01000	2326405		56.48
	Vendor Total		56.48	*				
CenturyLink	7402	05/20/2020	9.29	Phn				
				Atty fax /lng dist 4/12-5/11	01000	87247010		9.29
	Vendor Total		9.29	*				
Iowa Division Investigations	7373	05/19/2020	80.00	Serv				
				Atty Serv/fees JVJV00007903	01000	20-176		80.00
	Vendor Total		80.00	*				
Marco	7299	05/19/2020	497.25	Rnt				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Atty usage 4/1-4/30/20	01000	27003791		497.25
			497.25	*				
Story County Treasurer	7315	05/19/2020	1,310.51	Fees				
				Atty 3rd qtr CIDTF 2020	01000			1,310.51
			1,310.51	*				
Thomson Reuters - West	7375	05/19/2020	376.29	Supplies				
				Atty Library 5/1-5/31	01000	842339784		376.29
	7376	05/19/2020	305.55	Supplies				
				Atty Clear April	01000	842262564		305.55
			681.84	*				
Windstream Communications	7430	05/20/2020	155.59	Phn				
				Atty 4/7-5/6/20 phone	01000	91124979		155.59
			155.59	*				
			2,890.06	**				
<u>Department 05 Sheriff</u>								
Alliant Energy	7325	05/19/2020	50.00	Util.				
				Shrf Util. range 4/7-5/7/2020	01000	787711000		50.00
			50.00	*				
Philip L. Ascheman, Ph.D.	7327	05/19/2020	210.00	Psych eval.				
				Shrf MMPI Eval Sweet	01000			210.00
			210.00	*				
Brown's Shoe Fit Co.	7330	05/19/2020	140.00	Unfrm				
				Shrf shoes	01000	20/25733		140.00
			140.00	*				
Brownells, Inc	7331	05/19/2020	1,363.92	Educ.				
				Shrf Equip Maint supplies	01000	19179722		1,363.92
			1,363.92	*				
Emily G Carlson	7333	05/19/2020	600.00	Empl Mlg/Exp				
				Shrf tuition reimb.	01000			600.00
			600.00	*				
CDW Government Inc.	7332	05/19/2020	754.53	Data Proc Sup				
				Shrf laptop	01000	XSS3536		754.53
	7398	05/20/2020	381.24	Data Proc Sup				
				Shrf Office Pro Plus	01000	XSW3420		381.24
			1,135.77	*				
Direct TV	7340	05/19/2020	73.22	Cble				
				Shrf cable tv 5/17-6/16/20	01000	3744661359		73.22
			73.22	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Dive Rescue International Inc	7341	05/19/2020	2,230.00	Uniform/Equip Shrf dry suit	01000	182423		2,230.00
	Vendor Total		2,230.00	*				
Dive Right in Scuba	7408	05/20/2020	316.00	Equip Shrf dive equipment	01000	147036		316.00
	Vendor Total		316.00	*				
Fareway Store #426	7346	05/19/2020	2,177.91	Fd/Prov. Shrf groceries April 2020	01000			2,177.91
	Vendor Total		2,177.91	*				
FedEx	7347	05/19/2020	13.16	Pstg Shrf shipping	01000	7-01063083		13.16
	Vendor Total		13.16	*				
Freedom Tire & Auto Center-	7349	05/19/2020	62.66	Fls/Mnt Shrf LOF/Air filter	01000	132048		62.66
	Vendor Total		62.66	*				
Gall's	7351	05/19/2020	784.95	Unfrm/Equip Shrf uniforms	01000	1001954997		784.95
	7411	05/20/2020	2,167.89	Unfrm/Equip Shrf uniforms	01000	1001954997		2,167.89
	Vendor Total		2,952.84	*				
Grainger	7352	05/19/2020	665.00	Sup Shrf prisoner supplies	01000	9495396666		665.00
	Vendor Total		665.00	*				
Hillyard/Des Moines	7356	05/19/2020	372.49	Equip. Shrf cleaners/pads	01000	603872377		372.49
	Vendor Total		372.49	*				
Diane C Hobart	7357	05/19/2020	198.00	Empl Mlg/Exp Shrf Tuition reimb.	01000			198.00
	Vendor Total		198.00	*				
Interstate All Battery Center	7359	05/19/2020	301.20	Veh Fls/Mnt Shrf ERV Battery 2	01000	301035799		301.20
	Vendor Total		301.20	*				
ISU Treasurer's Office	7360	05/19/2020	42.30	Supplies Shrf bleach	01000	00008-4795		42.30
	Vendor Total		42.30	*				
John Deere Financial	7361	05/19/2020	205.18	Sup Shrf clay pigeons	01000	1111300985		64.95
				Sup Shrf painting supplies	01000	1111300985		140.23
	Vendor Total		205.18	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
LOF-Xpress Oil Change	7367	05/19/2020	37.98	Serv Shrf LOF	01000	1-0455567		37.98
	Vendor Total		37.98	*				
Martin Bros. Distributing Co.	7378	05/20/2020	3,788.80	Prov. Shrf groceries	01000	8421477		2,862.58
				Prov. Shrf groceries	01000	9429900		926.22
	Vendor Total		3,788.80	*				
Menards	7381	05/20/2020	111.88	Sup Shrf stapleguns	01000	25056		111.88
	Vendor Total		111.88	*				
Moffitt's Ford Lincoln	7421	05/20/2020	388.64	Serv Shrf switch/LOF/Maint.	01000	36337/340		388.64
	Vendor Total		388.64	*				
Marylin T Mosinski	7384	05/20/2020	749.17	Empl Mlg/Exp Shrf tuition reimb FY20	01000			749.17
	Vendor Total		749.17	*				
Office Depot	7307	05/19/2020	252.96	Sup Shrf office sup.	01000	78487608		252.96
	Vendor Total		252.96	*				
P & M Apparel	7388	05/20/2020	525.00	Supp Shrf CA flashdrives	01000	32837		525.00
	Vendor Total		525.00	*				
Peer Support Foundation	7389	05/20/2020	150.00	Serv Shrf Hobart reg 9/14-15	01000			150.00
	Vendor Total		150.00	*				
Per Mar Security Services	7390	05/20/2020	107.67	Security Shrf 6/1-8/31 monitoring	01000	2271157		107.67
	Vendor Total		107.67	*				
Qualification Targets Inc	7392	05/20/2020	532.04	Supplies Shrf training targets	01000	22001209		283.04
				Supplies Shrf backer boards	01000	22001209		249.00
	Vendor Total		532.04	*				
Reinhart Foodservice	7393	05/20/2020	1,370.32	Prov Shrf provisions	01000	342354		674.91
				Prov Shrf provisions	01000	343766		633.86
				Prov Shrf provisions	01000	344222		61.55
	Vendor Total		1,370.32	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
S & C Automotive	7397	05/20/2020	275.00	Veh Sup				
				Shrf keyless entry	01000	120660		275.00
	Vendor Total		275.00	*				
Staples	7403	05/20/2020	1,213.53	Off Supp				
				Shrf office supplies	01000	8058284818		1,213.53
	Vendor Total		1,213.53	*				
Steamway Craftsmen	7405	05/20/2020	50.00	Veh maint				
				Shrf vehicle sanitizing	01000	119070		50.00
	Vendor Total		50.00	*				
Story County Treasurer	7412	05/20/2020	1,310.51	Fees				
				Shrf 3rd Qtr CIDTF fees	01000			769.51
				Fees				
				Shrf 3rd Qtr CIDTF fees	01000			541.00
	Vendor Total		1,310.51	*				
Superior Diving Repair, Inc.	7413	05/20/2020	644.00	Serv.				
				Shrf dry suit insp/rep	01000	6259		644.00
	Vendor Total		644.00	*				
SYNCB/Amazon	7427	05/20/2020	2,269.76	Sup				
				Shrf supplies	01000	7810215448		140.99
				Sup				
				Shrf supplies	01000	7810215448		158.99
				Sup				
				Shrf supplies	01000	7810215448		1,969.78
	Vendor Total		2,269.76	*				
Thermo King Sales & Services	7451	05/20/2020	5,400.00	Serv				
				Shrf MRAP AC unit	01000	2455419		5,400.00
	Vendor Total		5,400.00	*				
Thomas Bus Sales	7452	05/20/2020	2,495.00	Equip				
				Shrf utility trailer	01000	M10000176		2,495.00
	Vendor Total		2,495.00	*				
Unity Point Clinic	7454	05/20/2020	616.00	Med Serv				
				Shrf pre-empl (4)	01000	7100001626		616.00
	Vendor Total		616.00	*				
Valley West Uniforms	7456	05/20/2020	191.70	Uniforms				
				Shrf uniform	01000	684293		81.85
				Uniforms				
				Shrf uniform	01000	684595		109.85
	Vendor Total		191.70	*				
Windstream Communications	7430	05/20/2020	595.47	Phn				
				Shrf 4/7-5/6/20 phone	01000	91124979		595.47
	Vendor Total		595.47	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Department Total			36,185.08	**				
<u>Department 07 Recorder</u>								
Cott Systems, Inc.	7338	05/19/2020	75.00	Serv Rec monthly online index fee	01000	134419		75.00
	Vendor Total		75.00	*				
Marco	7299	05/19/2020	105.91	Rnt Rec usage usage 4/1-4/30/20	01000	27003791		105.91
	Vendor Total		105.91	*				
Tyler Technologies Inc	7317	05/19/2020	16,923.00	Data Proc Rec 4/20-4/21 subscrip	01000	0250289326		16,923.00
	Vendor Total		16,923.00	*				
USPS	7455	05/20/2020	90.00	Rec 5/4-5/17 postage	01000			90.00
	Vendor Total		90.00	*				
Windstream Communications	7430	05/20/2020	60.88	Phn Rec 4/7-5/6/20 phone	01000	91124979		60.88
	Vendor Total		60.88	*				
Department Total			17,254.79	**				
<u>Department 08 Animal Control</u>								
A & M Services Inc	7394	05/20/2020	128.34	Rugs/mops Aco laundry service	11000			128.34
	Vendor Total		128.34	*				
Alliant Energy	7275	05/19/2020	1,445.12	Util. Aco util. 4/3-5/5	11000	3258780000		1,445.12
	Vendor Total		1,445.12	*				
Brekke's Town & Country Store	7279	05/19/2020	426.48	Sup Aco supplies	11000	48781		426.48
	Vendor Total		426.48	*				
City of Nevada	7302	05/19/2020	169.45	Util. Aco 3/2-4/1 sewer/water	11000	36976002		169.45
	Vendor Total		169.45	*				
SYNCB/Amazon	7427	05/20/2020	221.73	Sup Aco supplies	11000	7810215448		221.73
	Vendor Total		221.73	*				
Windstream Communications	7323	05/19/2020	169.14	Phn Aco 4/28-5/27 phn/internet/fax	11000	091139933		169.14
	Vendor Total		169.14	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Department Total			2,560.26	**				
<u>Department 20 County Engineer</u>								
A & M Farms	76921	05/28/2020	1,350.00	Serv				
				RT Clean - WO 4829	20000	1510		200.00
				Serv				
				RT Clean - WO 4827	20000	1510		200.00
				Serv				
				Jet- DD#35	20000	1510		200.00
				Serv				
				Tree Roots - Wilson	20000	1525		350.00
				Serv				
				RT Clean - WO 4829	20000	1525		200.00
				Serv				
				RT Clean - WO 4808	20000	1525		200.00
			Vendor Total	1,350.00	*			
A & M Services Inc	76923	05/28/2020	138.43	Rugs/mops				
				Rugs/mops	20000	1818533		138.43
			Vendor Total	138.43	*			
Big 8 Tyre Center	76914	05/28/2020	1,332.00	Equip Rep				
				Tires	20000	80729		1,332.00
			Vendor Total	1,332.00	*			
Black Hills Energy	76896	05/28/2020	53.53	Utility				
				Gas	20000			53.53
			Vendor Total	53.53	*			
BlackStrap Inc.	76900	05/28/2020	1,872.56	Serv				
				Ice Control	20000	33746		1,872.56
			Vendor Total	1,872.56	*			
Joseph D Bottorf	76895	05/28/2020	90.37	Empl Mlg/Exp				
				Boot Reimb.	20000	007039		90.37
			Vendor Total	90.37	*			
Capital Sanitary Supply	76907	05/28/2020	176.57	Cust. Sup.				
				Gloves	20000	301255A		98.44
				Cust. Sup.				
				Dust bag kit/Towels	20000	303974		78.13
			Vendor Total	176.57	*			
Charles A Carsrud	76917	05/28/2020	200.00	Empl Mlg/Exp				
				Boot Reimb.	20000	25934		200.00
			Vendor Total	200.00	*			
Cintas First Aid & Safety	76902	05/28/2020	67.13	Sup				
				First Aid Supplies - Maint	20000	5017038794		67.13
			Vendor Total	67.13	*			

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Consumers Energy	76908	05/28/2020	106.07	Util. Street Lights	20000			106.07
	Vendor Total		106.07	*				
Dan's Auto	76924	05/28/2020	193.98	Veh. Fls/Mnt Replace thermostat/antifreeze Veh. Fls/Mnt Labor on repair	20000	20438		65.18
					20000	20438		128.80
	Vendor Total		193.98	*				
Denco Corporation	76916	05/28/2020	37,687.24	Rds liners S14/210 & E18/65	20000			37,687.24
	Vendor Total		37,687.24	*				
DIAM Pest Control	76906	05/28/2020	45.00	Eqp. Oper. Pest Control	20000	576887		45.00
	Vendor Total		45.00	*				
Door & Fence Store Inc	76911	05/28/2020	213.75	Eqp. reset cables/service door/open	20000	297068		213.75
	Vendor Total		213.75	*				
Hall Backhoe and Trenching LL	76901	05/28/2020	4,545.00	Serv Tile repair DD#11 SE 1/4 WR 19	20000	4685		4,545.00
	Vendor Total		4,545.00	*				
Hawkeye Truck Equipment	76913	05/28/2020	3,244.62	Eqp/srv Bars/flaps Eqp/srv reservior Cap Eqp/srv reservior cap Eqp/srv reservior cap Eqp/srv Tank/Light/flaps/bar/meter	20000	142223		280.50
					20000	141956		50.81
					20000	141956		50.82
					20000	141956		50.82
					20000	142298		2,811.67
	Vendor Total		3,244.62	*				
Heartland Coop	76899	05/28/2020	2,353.58	Equip Oper Tank Diesel - Colo Equip Oper Tank Diesel - Collins Equip Oper Tank Diesel - Colo Equip Oper Tank Diesel - Collins	20000	60-235368		816.91
					20000	16-620440		537.74
					20000	16270		432.44
					20000	25447		566.49
	Vendor Total		2,353.58	*				
Hokel Machine Supply	76912	05/28/2020	89.48	Mnt Hyd Hose	20000	757613		89.48
	Vendor Total		89.48	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Iowa Dept of Transportation	76909	05/28/2020	46.64	Eqp/Sup				
				Gloves	20000	61425		29.06
				Eqp/Sup				
				Gloves	20000	61426		17.58
	Vendor Total		46.64	*				
Iowa Plains Signing	76925	05/28/2020	4,450.00	Service				
				Rumble strips/traffic control	20000	43885		4,450.00
	Vendor Total		4,450.00	*				
Iowa Prison Industries	76918	05/28/2020	1,170.40	Sup				
				Weight limit signs	20000	955293		1,170.40
	Vendor Total		1,170.40	*				
John Deere Financial	76915	05/28/2020	24.99	Sup				
				Pin	20000	4669943		24.99
	Vendor Total		24.99	*				
KAM Line Highway Markings	76898	05/28/2020	106,521.57	Rd Maint				
				FY 20 Pavement Markings	20000	702282		106,521.57
	Vendor Total		106,521.57	*				
Key Cooperative	76894	05/28/2020	5,413.28	Veh Fls/Mnt				
				Tank Diesel - McCallsburg	20000	0548214		1,560.20
				Veh Fls/Mnt				
				Tank Diesel - Kelley	20000	0548215		2,188.70
				Veh Fls/Mnt				
				Tank Diesel - Kelley	20000	0548216		1,324.77
				Veh Fls/Mnt				
				Propane - Kelley	20000	0144232		339.61
	Vendor Total		5,413.28	*				
Marco	76892	05/28/2020	153.24	Rnt				
				Printer Charges 4/1-4/30/20	20000	27003791		153.24
	Vendor Total		153.24	*				
Martin Marietta Aggregate	76922	05/28/2020	804,239.64	Rd Mnt				
				1 1/2" Rd Stone	20000	28405769		628.02
				Rd Mnt				
				1" Rd Stone	20000	28405769		11,532.13
				Rd Mnt				
				Crusher Run	20000	28405820		157.46
				Rd Mnt				
				1" Rd St	20000	28439343		109.84
				Rd Mnt				
				1 1/2" Rd Stone	20000	28439345		8,963.80
				Rd Mnt				
				1" Rd Stone	20000	28439345		7,504.06
				Rd Mnt				
				Class E Rip Rap	20000	28439444		1,019.17
				Rd Mnt				
				Class A	20000	28439444		295.49

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Rd Mnt				
				1 1/2" Rd Stone	20000	28483746		2,056.64
				Rd Mnt				
				1 Rd stone	20000	28483746		1,318.68
				Rd Mnt				
				1 1/2 Rd St	20000	2848756		182.84
				Rd Mnt				
				1 1/2 Rd St	20000	28512199		4,013.94
				Rd Mnt				
				1" Rd St	20000	28512199		2,324.38
				Rd Mnt				
				1 1/2" Rd Stone	20000	28546131		2,733.16
				Rd Mnt				
				1" Rd Stone	20000	28546131		3,809.57
				Rd Mnt				
				Class E Rip Rap	20000	28546132		283.40
				Rd Mnt				
				1 1/2" Rd St	20000	28566469		4,914.30
				Rd Mnt				
				1" Rd St	20000	28566469		2,161.18
				Rd Mnt				
				1 1/2" Rd Stone	20000	28611090		4,898.34
				Rd Mnt				
				1" Rd Stone	20000	28611090		22,328.41
				Rd Mnt				
				Class E Rip Rap	20000	28611132		366.45
				Rd Mnt				
				1 1/2" Rd St (Rock Haul)	20000	3270138		722,638.38
			Vendor Total	804,239.64 *				
Nevada Hardware Inc	76919	05/28/2020	53.02	Prts/Sup				
				supplies	20000	47891		8.98
				Prts/Sup				
				Seed	20000	47722		18.89
				Prts/Sup				
				hose adapter/IRVM	20000	48421		7.19
				Prts/Sup				
				Twine	20000	48441		4.49
				Prts/Sup				
				Battery	20000	48472		13.47
			Vendor Total	53.02 *				
Story City Municipal Electric	76903	05/28/2020	50.37	Utility				
				Electrical	20000			50.37
			Vendor Total	50.37 *				
City of Story City	76893	05/28/2020	50.38	Eqp oper.				
				Water/Sewer 3/9-4-7	20000			50.38
			Vendor Total	50.38 *				
Unity Point Clinic	76905	05/28/2020	168.00	Hlth/sfty				
				2nd qtr drug test April 2020	20000	17585		168.00

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		168.00	*				
Verizon Wireless	76897	05/28/2020	90.92	data				
				Data 4/5-5/4	20000	9853954962		90.92
	Vendor Total		90.92	*				
Vetter Equipment	76910	05/28/2020	408.25	Sup				
				filters	20000	953238A		34.75
				Sup				
				Filters	20000	953238		456.00
				Sup				
				credit on filters	20000	953355		82.50-
	Vendor Total		408.25	*				
Windstream Communications	76926	05/28/2020	81.18	Phn				
				Phone chg 4/7-5/6	20000	91124979		67.65
				Phn				
				Phone chg 4/7-5/6	20000	91124979		13.53
	Vendor Total		81.18	*				
Ziegler Inc.	76920	05/28/2020	223.91	Eqp				
				Housing lube	20000	501386621		152.87
				Eqp				
				Bleed screw	20000	501387351		71.04
	Vendor Total		223.91	*				
Jeffrey K Zimmerman	76904	05/28/2020	235.84	Empl Mlg/Exp				
				Boot Reimb.	20000	4632541		105.92
				Empl Mlg/Exp				
				Clothing Reimb.	20000	3356		37.42
				Empl Mlg/Exp				
				Clothing Reimb.	20000	64645		92.50
	Vendor Total		235.84	*				
	Department Total		977,140.94	**				

Department 21 Veterans Affairs

CenTec Cast Metal Products	7280	05/19/2020	310.26	Care/Grvs				
				Va markers	01000	49747		310.26
	Vendor Total		310.26	*				
Century Link	7281	05/19/2020	56.49	Phn				
				Va 5/4-6/3 analog	01000	2326405		56.49
	Vendor Total		56.49	*				
CenturyLink	7402	05/20/2020	8.24	Phn				
				Va fax line/lng dist 4/12-5/11	01000	87247010		8.24
	Vendor Total		8.24	*				
Marco	7299	05/19/2020	19.52	Rnt				

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Va usage 4/1-4/30/20	01000	27003791		19.52
			19.52	*				
			394.51	**				
<u>Department 22 Conservation Board</u>								
A & M Farms	7324	05/19/2020	125.00	Serv				
				Sccb jet/locate tile Hertz	01000	1527		125.00
			125.00	*				
A & M Services Inc	7394	05/20/2020	137.34	Rugs/mops				
				Sccb laundry service	01000			137.34
			137.34	*				
Advance Auto Parts	7431	05/20/2020	37.79	Veh. Fls/Mnt				
				Sccb headlight	01000	6097045365		37.79
			37.79	*				
Crystal Ashby	7432	05/20/2020	192.00	Refund				
				Sccb reimb reservation	68000			192.00
			192.00	*				
Kenneth Borwick	7433	05/20/2020	40.00	Refund				
				Sccb reimb reservation	68000			40.00
			40.00	*				
Brekke's Town & Country Store	7329	05/19/2020	179.35	Sup				
				Sccb Seed	01000	772/862		179.35
			179.35	*				
Century Link	7335	05/19/2020	154.63	Phn				
				Sccb fax/phn/lng dist 5/4-6/3	01000	5152326989		154.63
			154.63	*				
Consumers Energy	7337	05/19/2020	677.57	Util.				
				Sccb Util 4/1-4/29/20	01000			677.57
			677.57	*				
Arthur Davis	7339	05/19/2020	70.00	Award				
				Sccb photo contest award 2020	01000			70.00
			70.00	*				
Door & Fence Store Inc	7342	05/19/2020	127.50	Eqp.				
				Sccb repair door/ less tax	01000	297085		127.50
			127.50	*				
Aaron Eckley	7343	05/19/2020	60.00	Fees				
				Sccb photo contest award 2020	01000			60.00
			60.00	*				

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Ann Evans	7345	05/19/2020	90.00	Fees				
				Sccb photo contest award 2020	01000			90.00
		Vendor Total	90.00	*				
Kalie Fink	7348	05/19/2020	40.00	Fees				
				Sccb photo contest award 2020	01000			40.00
		Vendor Total	40.00	*				
Forestry Suppliers Inc	7435	05/20/2020	221.00	Supplies				
				Sccb fire suit pants for staff	01000	671668-01		221.00
		Vendor Total	221.00	*				
Lake Gage	7350	05/19/2020	40.00	Fees				
				Sccb photo contest award 2020	01000			40.00
		Vendor Total	40.00	*				
Tina Gute	7353	05/19/2020	50.00	Fees				
				Sccb photo contest award 2020	01000			50.00
		Vendor Total	50.00	*				
Marianne S Harrelson	7354	05/19/2020	318.70	Empl Mlg/Exp				
				Sccb reimb exp. 5/13-5/18/20	01000			252.12
				Empl Mlg/Exp				
				Sccb reimb exp. 5/13-5/18/20	01000			66.58
	7436	05/20/2020	20.06	Empl Mlg/Exp				
				Sccb reimb exp 5/17	01000			20.06
		Vendor Total	338.76	*				
Frank Harsla	7437	05/20/2020	184.00	Refund				
				Sccb reimb reservation	68000			184.00
		Vendor Total	184.00	*				
Todd Hick	7439	05/20/2020	128.00	Refund				
				Sccb reimb reservation	68000			128.00
		Vendor Total	128.00	*				
Interstate All Battery Center	7440	05/20/2020	65.00	Veh Fls/Mnt				
				Sccb battery for mower	01000	303009966		65.00
		Vendor Total	65.00	*				
DaLene Kahler	7441	05/20/2020	44.00	Refund				
				Sccb reimb reservation	68000			44.00
		Vendor Total	44.00	*				
Keith Cooper & Sons Inc.	7442	05/20/2020	2,985.00	Brdgs/clvrt				
				Sccb repair tiles and backfill	01000	67945		2,985.00
		Vendor Total	2,985.00	*				
Key Cooperative	7363	05/19/2020	647.26	Veh Fls/Mnt				
				Sccb Fuel April	01000	14454		647.26
		Vendor Total	647.26	*				

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Darla Knutson	7364	05/19/2020	60.00	Fees				
				Sccb photo contest award 2020	01000			60.00
	Vendor Total		60.00	*				
Craig Krueger	7444	05/20/2020	40.00	Refund				
				Sccb reimb reservation	68000			40.00
	Vendor Total		40.00	*				
Jessica R Lancial	7365	05/19/2020	20.00	Serv				
				Sccb reimb exp 5/8/20	01000			20.00
	Vendor Total		20.00	*				
Virginia Lephart	7366	05/19/2020	20.00	Fees				
				Sccb photo contest award 2020	01000			20.00
	Vendor Total		20.00	*				
Richard Lopez	7368	05/19/2020	20.00	Fees				
				Sccb photo contest award 2020	01000			20.00
	Vendor Total		20.00	*				
Denise Lounsberry	7445	05/20/2020	512.00	Refund				
				Sccb reimb reservation	68000			512.00
	Vendor Total		512.00	*				
John Mann	7447	05/20/2020	128.00	Refund				
				Sccb reimb reservation	68000			128.00
	Vendor Total		128.00	*				
Marco	7299	05/19/2020	277.43	Rnt				
				Sccb usage 4/1-4/30/20	01000	27003791		277.43
	Vendor Total		277.43	*				
Barb McBreen	7379	05/20/2020	10.00	Fees				
				Sccb photo award 2020	01000			10.00
	Vendor Total		10.00	*				
McDonald Supply Co.	7380	05/20/2020	214.40	Adm bldg mnt				
				Sccb parts for Dakins toilets	01000	C116802		214.40
	Vendor Total		214.40	*				
Mechanical Comfort Inc	7419	05/20/2020	427.00	Htng/Clng				
				Sccb service HVAC	01000	39559		427.00
	Vendor Total		427.00	*				
Menards	7448	05/20/2020	84.67	Sup				
				Sccb supplies	01000	33560252		9.91
				Sup				
				Sccb supplies	01000	33560252		5.79
				Sup				
				Sccb supplies	01000	33560252		43.64
				Sup				
				Sccb supplies	01000	33560252		5.88

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Sup Sccb supplies	01000	33560252		4.49
				Sup Sccb supplies	01000	33560252		14.96
	Vendor Total		84.67	*				
Midland Power Cooperative	7449	05/20/2020	641.06	Util. Sccb Util McFPark 4/1-5/1/20	01000			641.06
	Vendor Total		641.06	*				
Miracle Recreation	7383	05/20/2020	141.30	Equip Sccb swings/HGP playground	01000	823273		141.30
	Vendor Total		141.30	*				
Nevada Hardware Inc	7385	05/20/2020	23.33	Prts/Sup Sccb parts/HGP faucet	01000	19760		23.33
	Vendor Total		23.33	*				
Outdoor Envisions	7450	05/20/2020	283.50	Supplies Sccb limestone	01000	20-0589		283.50
	Vendor Total		283.50	*				
Gail Palmer	7459	05/20/2020	44.00	Refund Sccb Reimb Reservation	68000			44.00
	Vendor Total		44.00	*				
Plumb Supply Co.	7391	05/20/2020	17.82	Sup Sccb toilet parts-Dakins	01000	6615165		12.43
				Sup Sccb toilet parts-Dakins	01000	6616514		5.39
	Vendor Total		17.82	*				
Quality Flow Systems, Inc	7462	05/20/2020	250.00	Serv Sccb annual service check DLak	01000	39010		250.00
	Vendor Total		250.00	*				
Nora Ryan	7395	05/20/2020	20.00	Fees Sccb photo award 2020	01000			20.00
	Vendor Total		20.00	*				
Lorna Schuckert	7399	05/20/2020	80.00	Fees Sccb photo award 2020	01000			80.00
	Vendor Total		80.00	*				
Shive-Hattery, Inc.	7400	05/20/2020	12,127.32	Serv Sccb PRT thru 5/8	01000	415296020		12,127.32
	Vendor Total		12,127.32	*				
Sigler Companies	7460	05/20/2020	377.63	Sup Sccb T-Shirts/ Logo summ staff	01000	634697		377.63
	Vendor Total		377.63	*				

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Cindy Smith	7463	05/20/2020	308.00	Refund				
				Sccb Reimb Reservation	68000			308.00
	Vendor Total		308.00	*				
SYNCB/Amazon	7427	05/20/2020	122.87	Sup				
				Sccb supplies	01000	7810215448		79.99
				Sup				
				Sccb supplies	01000	7810215448		42.88
	Vendor Total		122.87	*				
Teresa Testroet	7416	05/20/2020	20.00	Fees				
				Sccb photo award 2020	01000			20.00
	Vendor Total		20.00	*				
Van Diest Supply Company	7457	05/20/2020	1,736.06	Grnds mnt				
				Sccb herbicides	01000	52051000		1,736.06
	Vendor Total		1,736.06	*				
Van Wall Equipment	7466	05/20/2020	846.07	Prts/Sup				
				Sccb repair/supp	01000	25051		155.73
				Prts/Sup				
				Sccb repair/supp	01000	140931		690.34
	Vendor Total		846.07	*				
Vetter Equipment	7458	05/20/2020	50.04	Sup				
				Sccb mower parts	01000	I952353		50.04
	7467	05/20/2020	98.18	Sup				
				Sccb fuel filter	01000	W926070		98.18
	Vendor Total		148.22	*				
Department Total			25,634.88	**				
<u>Department 23 Environmental Health</u>								
Matthew D Cory	7282	05/19/2020	41.01	Empl Mlg/Exp				
				EnvHlth reimb. exp. 5/9	01000			41.01
	Vendor Total		41.01	*				
Flummerfelt Quail Ridge, LLC	7286	05/19/2020	500.00	Plug well				
				EnvHlth plugging well	01000			500.00
	Vendor Total		500.00	*				
Margaret C Jaynes	7295	05/19/2020	91.98	Empl Mlg/Exp				
				EnvHlth reimb. exp. 5/7	01000			91.98
	Vendor Total		91.98	*				
Marco	7299	05/19/2020	43.20	Rnt				
				EnvHlth usage 4/1-4/30/20	01000	27003791		43.20
	Vendor Total		43.20	*				
USPS	7455	05/20/2020	1.50	EnvHlth 5/4-5/17 postage	01000			1.50

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		1.50	*				
Verizon Wireless	7429	05/20/2020	316.33	Phn EnvHlth cell phone 5/8-6/7	01000	9854130393		316.33
	Vendor Total		316.33	*				
WEX Bank	7322	05/19/2020	55.44	Veh fls/mnt EnvHlth Apr. fuel	01000	65269065		55.44
	Vendor Total		55.44	*				
Windstream Communications	7430	05/20/2020	23.68	Phn EnvHlth 4/7-5/6/20 phone	01000	91124979		23.68
	Vendor Total		23.68	*				
	Department Total		1,073.14	**				
<u>Department 24 I.R.V.M.</u>								
Alliant Energy	7325	05/19/2020	36.45	Util. Irvm Util. range 4/7-5/7/2020	11000	787711000		36.45
	Vendor Total		36.45	*				
Big 8 Tyre Center	7328	05/19/2020	24.95	Equip Rep Irvm repair tire	11000	80750		24.95
	Vendor Total		24.95	*				
Brekke's Town & Country Store	7329	05/19/2020	89.40	Sup Irvm Seed	11000	48817		89.40
	Vendor Total		89.40	*				
Coleman Moore Company	7336	05/19/2020	25.00	Rd Clrng Irvm wood stakes	11000	0026796-IN		25.00
	Vendor Total		25.00	*				
Ecolab Pest Elim. Div	7344	05/19/2020	85.51	Serv Irvm pest control 4/3-5/7/2020	11000	9284532		85.51
	Vendor Total		85.51	*				
Heartland Ag	7355	05/19/2020	61.37	Fls/Mnt Irvm valve and nozzles	11000	A11059		61.37
	7438	05/20/2020	5.32	Fls/Mnt Irvm caps spray nozzles	11000	A11059		5.32
	Vendor Total		66.69	*				
Tyler H Kelley	7443	05/20/2020	36.37	Empl Mlg/Exp Irvm reimb exp 4/29	11000			36.37
	Vendor Total		36.37	*				
Key Cooperative	7363	05/19/2020	152.26	Veh Fls/Mnt Irvm Fuel April	11000	12587		152.26
	Vendor Total		152.26	*				

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Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Midwest Spray Team & Sales In	7382	05/20/2020	1,771.00	Chmcls IRVM herbicide	11000	8242		1,771.00
	Vendor Total		1,771.00	*				
Nutrien Ag Solutions, Inc.	7386	05/20/2020	1,618.80	Chmcls IRVM herbicides	11000	41771412		698.80
				Chmcls IRVM herbicides	11000	41847547		920.00
	Vendor Total		1,618.80	*				
United Seeds, Inc	7465	05/20/2020	1,288.88	Suppl Irvm Mix and seed oats	11000	20-03699		1,288.88
	Vendor Total		1,288.88	*				
Windstream Communications	7430	05/20/2020	13.53	Phn Irvm 4/7-5/6/20 phone	11000	91124979		13.53
	Vendor Total		13.53	*				
Department Total			5,208.84	**				

Department 25 Community Services

Gary R. Eslick	7434	05/20/2020	500.00	Rent Cser rent May 2020	01000	GA#153835		500.00
	Vendor Total		500.00	*				
Marco	7299	05/19/2020	37.65	Rnt Cser usage 4/1-4/30/20	01000	27003791		37.65
	Vendor Total		37.65	*				
Soderstrum Funeral Home	7461	05/20/2020	1,993.00	Serv Cser Cremation	01000	GA#276618		1,993.00
	Vendor Total		1,993.00	*				
Karla K Webb	7321	05/19/2020	19.81	Empl Mlg/Exp Cser reimb. sup. 3/11	01000			19.81
	Vendor Total		19.81	*				
Department Total			2,550.46	**				

Department 26 Community Life

Alliant Energy	7396	05/20/2020	135.72	Util. Clp Util. GH Calhoun	01000	6763841000		135.72
	Vendor Total		135.72	*				
Chitty Garbage Service Inc.	7404	05/20/2020	148.50	Serv Clp Garbage GH Duluth April	01000	1613632001		148.50
	Vendor Total		148.50	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
O'Donnell Ace Hardware	7304	05/19/2020	23.38	Supplies				
				Clp plumbing/screws	01000	K00595		23.38
			23.38	*				
Plumb Supply Co.	7423	05/20/2020	615.58	Sup				
				Clp plumbing supplies	01000	200013		615.58
			615.58	*				
Verizon Wireless	7428	05/20/2020	143.86	Phn				
				Clp cell phones 5/11-6/10	01000	842028022		143.86
			143.86	*				
			1,067.04	**				
<u>Department 50 Human Services Center</u>								
A & M Services Inc	7394	05/20/2020	190.82	Rugs/mops				
				Hsc laundry service	01000			190.82
			190.82	*				
Chitty Garbage Service Inc.	7404	05/20/2020	229.50	Serv				
				Hsc Garbage April	01000	0741643752		229.50
			229.50	*				
Grainger	7414	05/20/2020	580.73	Sup				
				Hsc binder clips	01000	9518836682		6.38
				Sup				
				Hsc bulbs	01000	9530623926		574.35
			580.73	*				
Key Cooperative	7297	05/19/2020	77.53	Veh Fls/Mnt				
				Hsc april fuel	01000	12586		77.53
			77.53	*				
Marco	7299	05/19/2020	82.11	Rnt				
				Hsc usage 4/1-4/30/20	01000	27003791		82.11
			82.11	*				
Menards	7420	05/20/2020	55.51	Sup				
				Hsc Supplies	01000	33560267		23.45
				Sup				
				Hsc Supplies	01000	33560267		32.06
			55.51	*				
Nevada Hardware Inc	7301	05/19/2020	11.69	Prts/Sup				
				Hsc supplies	01000			11.69
			11.69	*				
Schumacher Elevator Co.	7424	05/20/2020	434.32	Mnt				
				Hsc Elevator maintenance	01000	90493543		434.32
			434.32	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
SYNCB/Amazon	7427	05/20/2020	221.74	Sup Hsc supplies	01000	7810215448		221.74
	Vendor Total		221.74	*				
Verizon Wireless	7428	05/20/2020	143.87	Phn Hsc cell phones 5/11-6/10	01000	842028022		143.87
	Vendor Total		143.87	*				
Department Total			2,027.82	**				
<u>Department 51 Facilities Management</u>								
A & M Services Inc	7394	05/20/2020	810.90	Rugs/mops Fmgt laundry service	01000			810.90
	Vendor Total		810.90	*				
Alliant Energy	7396	05/20/2020	44.11	Util. Fmgt Util. EM Shed	01000	2764111300		44.11
	Vendor Total		44.11	*				
Grainger	7414	05/20/2020	6.38	Sup Fmgt binder clips	01000	9518836682		6.38
	Vendor Total		6.38	*				
Heartland Flagpoles & Flags	7415	05/20/2020	60.00	Adm Bldg Mnt Fmgt flags	01000	8149		60.00
	Vendor Total		60.00	*				
Hokel Machine Supply	7291	05/19/2020	52.50	Mnt Fmgt ear plugs	01000	755826		52.50
	Vendor Total		52.50	*				
Key Cooperative	7297	05/19/2020	52.65	Veh Fls/Mnt Fmgt april fuel	01000	12586		52.65
	Vendor Total		52.65	*				
Marco	7299	05/19/2020	91.80	Rnt Fmgt usage 4/1-4/30/20	01000	27003791		91.80
	Vendor Total		91.80	*				
Mechanical Comfort Inc	7419	05/20/2020	493.12	Htng/Clng Fmgt service Solidyne	01000	39524		493.12
	Vendor Total		493.12	*				
Menards	7420	05/20/2020	264.80	Sup Fmgt Supplies	01000	33560267		49.83
				Sup Fmgt Supplies	01000	33560267		214.97
	Vendor Total		264.80	*				
Nevada Hardware Inc	7301	05/19/2020	103.33	Prts/Sup				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Fmgt supplies	01000			33.21
				Prts/Sup				
				Fmgt supplies	01000			70.12
	Vendor Total		103.33	*				
Schumacher Elevator Co.	7424	05/20/2020	18,699.35	Mnt				
				Fmgt Elevator maintenance	01000	90493368		699.35
				Mnt				
				Fmgt 2020 code updates	01000	90492585		18,000.00
	Vendor Total		18,699.35	*				
Snow Creek Apparel	7425	05/20/2020	110.00	Unfrms/eqp.				
				Fmgt shirts/Jon	01000	5264		110.00
	Vendor Total		110.00	*				
SYNCB/Amazon	7427	05/20/2020	4,057.21	Sup				
				Fmgt supplies	01000	7810215448		4,057.21
	Vendor Total		4,057.21	*				
USPS	7455	05/20/2020	6.90	FacMgr 5/4-5/17 postage	01000			6.90
	Vendor Total		6.90	*				
Verizon Wireless	7428	05/20/2020	143.87	Phn				
				Fmgt cell phones 5/11-6/10	01000	842028022		143.87
	Vendor Total		143.87	*				
Kevin W Warren	7320	05/19/2020	10.00	Empl Mlg/Exp				
				Fmgt reimb. mlg. 4/21	01000			10.00
	Vendor Total		10.00	*				
Windstream Communications	7430	05/20/2020	110.29	Phn				
				Fmgt 4/7-5/6/20 phone	01000	91124979		110.29
	Vendor Total		110.29	*				
	Department Total		25,117.21	**				
<u>Department 52 Information Technology</u>								
Iowa County Attorneys Case	7417	05/20/2020	18,440.00	Educ.				
				IT Annual fee 7/1/20-6/30/21	01000	MPST000197		5,000.00
				Educ.				
				IT Annual user fee x28 FY21	01000	MPST000197		13,440.00
	Vendor Total		18,440.00	*				
Iowa One Call	7418	05/20/2020	29.25	Fbr Opt.				
				IT faxes/notif. DIG April	01000	221406		29.25
	Vendor Total		29.25	*				
Marco	7299	05/19/2020	91.16	Rnt				
				IT usage usage 4/1-4/30/20	01000	27003791		91.16
	Vendor Total		91.16	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Monoprice, Inc.	7422	05/20/2020	233.65	Data proc sup.				
				IT cables/panel/jack	01000			233.65
	Vendor Total		233.65	*				
Newegg.Com	7303	05/19/2020	383.46	Sup				
				IT ISO bars/6	01000	1302757775		347.94
				Sup				
				IT charger	01000	1302768927		35.52
	Vendor Total		383.46	*				
SYNCB/Amazon	7427	05/20/2020	1,361.94	Sup				
				IT supplies	01000	7810215448		61.95
				Sup				
				IT supplies	01000	7810215448		1,299.99
	Vendor Total		1,361.94	*				
Tyler Technologies Inc	7317	05/19/2020	440.00	Data Proc				
				IT subscripnt 5 pub/licenses	01000	025-242455		440.00
	7318	05/19/2020	5,796.38	Data Proc				
				IT maint. 6/20-6/21	01000	020-24256		5,796.38
	Vendor Total		6,236.38	*				
Windstream Communications	7323	05/19/2020	44.95	Phn				
				IT 4/28-5/27 phn/internet/fax	01000	091139933		44.95
	7430	05/20/2020	117.22	Phn				
				IT 4/7-5/6/20 phone	01000	91124979		117.22
	Vendor Total		162.17	*				
Department Total			26,938.01	**				

Department 53 Planning & Development

Marco	7299	05/19/2020	43.20	Rnt				
				P&D usage 4/1-4/30/20	11000	27003791		43.20
	Vendor Total		43.20	*				
USPS	7455	05/20/2020	15.00	P&D 5/4-5/17 postage	11000			15.00
	Vendor Total		15.00	*				
WEX Bank	7322	05/19/2020	26.07	Veh fls/mnt				
				P&D Apr. fuel	11000	65269065		26.07
	Vendor Total		26.07	*				
Windstream Communications	7430	05/20/2020	30.44	Phn				
				P&D 4/7-5/6/20 phone	11000	91124979		30.44
	Vendor Total		30.44	*				
Department Total			114.71	**				

Department 54 Justice Center Facilities

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
A & M Services Inc	7394	05/20/2020	583.50	Rugs/mops Jc laundry service	01000			583.50
	Vendor Total		583.50	*				
Altorfer, Inc.	7276	05/19/2020	1,842.20	Serv Jc serv/generator	01000	400030171		1,842.20
	Vendor Total		1,842.20	*				
Bergstrom Construction Inc.	7278	05/19/2020	8,602.25	Serv Jc HVAC phase 1	01000	8142-1		8,602.25
	Vendor Total		8,602.25	*				
Cornerstone Detention Product	7407	05/20/2020	279.85	Eqp. Prt/Sup Fmgt mirrors/jail	01000	SEW20-047		279.85
	Vendor Total		279.85	*				
Dennis Supply Company	7283	05/19/2020	425.00	Eqp/Prts Jc inducer assembly	01000	AM01183876		425.00
	Vendor Total		425.00	*				
Grainger	7414	05/20/2020	218.90	Sup Jc binder clips	01000	9518836682		6.38
				Sup Jc push button control station	01000	9532072627		212.52
	Vendor Total		218.90	*				
Key Cooperative	7297	05/19/2020	72.60	Veh Fls/Mnt JC april fuel	01000	12586		72.60
	Vendor Total		72.60	*				
Marco	7299	05/19/2020	73.71	Rnt Jc usage 4/1-4/30/20	01000	27003791		73.71
	Vendor Total		73.71	*				
Nevada Hardware Inc	7301	05/19/2020	82.86	Prts/Sup Jc supplies	01000			26.23
				Prts/Sup Jc supplies	01000			56.63
	Vendor Total		82.86	*				
Schumacher Elevator Co.	7424	05/20/2020	378.28	Mnt Jc Elevator maintenance	01000	90493544		378.28
	Vendor Total		378.28	*				
Staples Credit Plan	7426	05/20/2020	11.98	Off Supp Jc tape/dispensers	01000	7820175890		11.98
	Vendor Total		11.98	*				
SYNCB/Amazon	7427	05/20/2020	79.99	Sup Jc supplies	01000	7810215448		79.99
	Vendor Total		79.99	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Verizon Wireless	7428	05/20/2020	143.87	Phn				
				Jc cell phones 5/11-6/10	01000	842028022		143.87
			143.87	*				
Vendor Total			143.87					
Windstream Communications	7430	05/20/2020	157.69	Phn				
				Jc 4/7-5/6/20 phone	01000	91124979		157.69
			157.69	*				
Vendor Total			157.69					
			12,952.68	**				

Department Total 12,952.68 **

Department 59 Dept. Human Services

Mail Services, LLC	7446	05/20/2020	225.13	Ntcs/Pstg				
				Dhs mail 4/20-5/8	01000	I011784		225.13
			225.13	*				
Vendor Total			225.13					
U.S. Cellular	7464	05/20/2020	563.94	Phn				
				Dhs cell phones 4/28-5/27/20	01000	370876430		563.94
			563.94	*				
Vendor Total			563.94					
Xerox Corporation	7469	05/20/2020	380.70	Serv				
				Dhs meter 3/21-4/21	01000	10167663/4		380.70
			380.70	*				
Vendor Total			380.70					
			1,169.77	**				

Department Total 1,169.77 **

Department 60 Mental Health Administr.

Century Link	7281	05/19/2020	56.48	Phn				
				Mh 5/4-6/3 analog	10000	2326405		56.48
			56.48	*				
Vendor Total			56.48					
CenturyLink	7402	05/20/2020	10.63	Phn				
				Mh fax line/lng dist 4/12-5/11	10000	87247010		10.63
			10.63	*				
Vendor Total			10.63					
Marco	7299	05/19/2020	82.27	Rnt				
				Mh usage 4/1-4/30/20	10000	27003791		82.27
			82.27	*				
Vendor Total			82.27					
Karla K Webb	7321	05/19/2020	19.81	Empl Mlg/Exp				
				MH reimb. sup. 3/11	10000			19.81
			19.81	*				
Vendor Total			19.81					
			169.19	**				

Department Total 169.19 **

Department 61 Juvenile Court Services

Central Iowa Detention	7334	05/19/2020	425.65	Serv.				
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Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Jcs detention Manning medical Serv.	01000	32445		95.65
				Jcs detention Stokesbary med. Serv.	01000	32461		165.00
				Jcs detention Stokesbary med. Serv.	01000	32462		165.00
		Vendor Total	425.65	*				
		Department Total	425.65	**				
<u>Department 91 Insurances</u>								
Life Insurance Company of	7298	05/19/2020	5,152.79	Ins lif/sht/lng/disab/June	91000			5,152.79
		Vendor Total	5,152.79	*				
		Department Total	5,152.79	**				
<u>Department 92 Dental Insurance</u>								
Story County Self Insurance	7314	05/19/2020	2,520.48	Ins April/May claims/admin	92000			2,520.48
		Vendor Total	2,520.48	*				
		Department Total	2,520.48	**				
<u>Department 99 Countywide Services</u>								
Adams Funeral Home	7274	05/19/2020	3,200.00	Serv Cwde transport/Harmon	01000	000430		800.00
				Serv Cwde transport/Dillinger	01000	000430		800.00
				Serv Cwde transport/Ennenga	01000	000430		800.00
				Serv Cwde transport/Brommel	01000	000430		800.00
		Vendor Total	3,200.00	*				
Ames Tribune	7326	05/19/2020	157.50	Publ. Cwde inmate papers 3/30-5/3	28000	1421286		157.50
		Vendor Total	157.50	*				
Direct TV	7340	05/19/2020	177.77	Cble Cwde cable tv 5/17-6/16/20	28000	3744661359		177.77
		Vendor Total	177.77	*				
Emergency Residence Project	7370	05/19/2020	8,107.50	ER Shltr Cwde Service March 2020	01000			8,107.50
		Vendor Total	8,107.50	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount			
Exchange State Bank	7284	05/19/2020	156,936.99	Bond Pay							
				Cwde princ pay 2017 TIF bond	15000		140,700.00				
				Bond Pay							
				Cwde interest pay 2017 TIF bnd	15000		16,236.99				
Vendor Total			156,936.99	*							
Fareway Store #426	7346	05/19/2020	144.40	Fd/Prov.							
				Cwde commissary	28000		144.40				
				Vendor Total			144.40	*			
First National Bank	7285	05/19/2020	214,562.88	Bond Pay							
				Cwde princ pay 2019 storycomm	29000		155,475.21				
				Bond Pay							
				Cwde interest pay 2019 strycm	29000		59,087.67				
Vendor Total			214,562.88	*							
Amy Fritz	7287	05/19/2020	484.50	Serv							
				Cwde investigate/brommel	01000		150.00				
				Serv							
				Cwde investigate/Ennenga	01000		150.00				
				Serv							
				Cwde investigate/Dilliner	01000		150.00				
				Serv							
				Cwde mlg/dilliner	01000		34.50				
				7288	05/19/2020	300.00	Serv				
				Cwde investigate/Yorgensen	01000		150.00				
				Serv							
				Cwde investigate/Rhead	01000		150.00				
				7410	05/20/2020	450.00	Serv				
Cwde investigate/Harris	01000		150.00								
Serv											
Cwde investigate/Murray	01000		150.00								
Serv											
Cwde investigate/Desher	01000		150.00								
Vendor Total			1,234.50	*							
Gall's	7289	05/19/2020	885.33	Unfrm/Eqp							
				Cwde uniform/Johnson replcmnt	02000		885.33				
				Vendor Total			885.33	*			
Great Western Bank	7290	05/19/2020	107,878.00	Bond Pay							
				Cwde princ pay 2018 TIF bnd	15000		89,847.00				
				Bond Pay							
				Cwde Interest pay 2018 TIF bnd	15000		18,031.00				
Vendor Total			107,878.00	*							
Heartland Senior Services	7371	05/19/2020	636.60	Serv							
				Cwde Service April	01000		636.60				
				Vendor Total			636.60	*			
HIRTA Public Transit	7372	05/19/2020	1,760.80	Serv.							
				Cwde Service April	01000		1,760.80				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		1,760.80	*				
Howrey Construction LLC	7358	05/19/2020	2,791.10	HOINT Cwde TELC work thru 5/8/20	32000		4	2,791.10
	Vendor Total		2,791.10	*				
Iowa Communities Assurance	7292	05/19/2020	81.00	Ins Cwde insur/new beach hse bldng	02000	101612		81.00
	Vendor Total		81.00	*				
Iowa State Medical Examiner	7293	05/19/2020	507.19	Autopsy fees Cwde Montufar/autopsy/testing	01000	19SME857-A		75.52
				Autopsy fees Cwde add't testing/Dolph	01000	19SME1007-		431.67
	Vendor Total		507.19	*				
Iowa State University	7294	05/19/2020	620,033.34	Serv Cwde storycomm radio pay #2	01000	100101		620,033.34
	Vendor Total		620,033.34	*				
Bret L Johnson	7296	05/19/2020	1,129.66	Empl Mlg/Exp Cwde reimb. radio replcmnt	02000			1,129.66
	Vendor Total		1,129.66	*				
Keltek Incorporated	7362	05/19/2020	2,780.96	Equip Cwde 85-65 change over	01000	30947C		2,780.96
	Vendor Total		2,780.96	*				
Legal Aid Society of Story Co	7374	05/19/2020	4,773.29	Serv. Cwde Service April 2020	01000			4,773.29
	Vendor Total		4,773.29	*				
MGMC Home Health & Hospice Sr	7300	05/19/2020	3,164.97	Serv. Cwde immunization srv/BOH/Mar	01000			3,164.97
	Vendor Total		3,164.97	*				
Old Republic Surety Group	7308	05/19/2020	1,328.00	Ins/bnds Cwde 7/20-7/21 bond	02000	RPS0535105		1,328.00
	Vendor Total		1,328.00	*				
Polk County Treasurer	7309	05/19/2020	184.77	Serv Cwde ME rev/telephn Deo	01000	20-01557		134.77
				Serv Cwde ME rev/telephn Deo	01000	20-01558		50.00
	Vendor Total		184.77	*				
Prairie Rivers of Iowa RC&D	7310	05/19/2020	2,400.00	Serv Cwde March/April wtr qlty mntr	01000	SCWM 20.3		2,400.00
	Vendor Total		2,400.00	*				
Rasmusson Funeral Home	7471	05/20/2020	400.00	Serv Cwde transport Nolan	01000	1802		400.00

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		400.00	*				
State Bank & Trust	7311	05/19/2020	501,337.08	Fees				
				Cwde princ pay 2013 TIF bnd	15000			335,000.00
				Fees				
				Cwde interest pay 2013 TIF bnd	15000			10,140.00
				Fees				
				Cwde princ pay 2016 TIF bnd	15000			144,500.00
				Fees				
				Cwde interest pay 2016 TIF bnd	15000			11,697.08
	Vendor Total		501,337.08	*				
Stivers Ford	7406	05/20/2020	33,932.00	Equip				
				Cwde 2020 Explorer-Shrf	01000	156901		33,932.00
	Vendor Total		33,932.00	*				
Story County E911	7312	05/19/2020	5,390.52	Serv				
				Cwde 3/29-4/25 25% reimb.	01000			5,390.52
	Vendor Total		5,390.52	*				
Story County Housing Trust	7313	05/19/2020	10,000.00	Serv				
				CWde funding/cmtmnt/2020 pledg	01000			10,000.00
	Vendor Total		10,000.00	*				
Story County Inmate Trust Acc	7409	05/20/2020	20.00	Exp				
				Cwde reclaim check cashed	28000			20.00
	Vendor Total		20.00	*				
SYNCB/Amazon	7427	05/20/2020	178.61	Sup				
				Cwde supplies	28000	7810215448		178.61
	Vendor Total		178.61	*				
Thermo King Sales & Services	7451	05/20/2020	5,400.00	Serv				
				Cwde MRAP AC unit	22000	2455419		5,400.00
	Vendor Total		5,400.00	*				
Thomson Reuters - West	7316	05/19/2020	1,170.94	Supplies				
				Cwde west info charges/Apr.	02000	842248373		1,170.94
	Vendor Total		1,170.94	*				
Thrifty White Pharmacy	7453	05/20/2020	1,133.25	Meds				
				Cwde April inmate meds	01000	324985		1,133.25
	Vendor Total		1,133.25	*				
U.S. Cellular	7470	05/20/2020	12.45	Phn				
				Cwde GIS data 5/4-6/3/20	01000	0371656958		12.45
	Vendor Total		12.45	*				
Unity Point Clinic	7319	05/19/2020	42.00	Hlth/sfty				
				Cwde drug screens	01000	17585		42.00
	Vendor Total		42.00	*				

Disbursement Date 05/28/2020

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
VISA	7468	05/20/2020	31.21	Educ.				
				Cwde transport meals	01000	2728		31.21
	Vendor Total		31.21	*				
WEX Bank	7322	05/19/2020	14.99	Veh fls/mnt				
				Cwde Apr. fuel	01000	65269065		14.99
	Vendor Total		14.99	*				
Youth & Shelter Services, Inc	7377	05/19/2020	5,097.56	Serv.				
				Cwde Service March	01000			1,377.64
				Serv.				
				Cwde Service March	01000			3,719.92
	Vendor Total		5,097.56	*				
Department Total			1,699,017.16	**				
Report Total			2,859,394.25	***				

The above claims are approved except as indicated for warrants issued 05/28/2020

Claims Disapproved: Total Claims \$ 2,859,394.25

Claim No. By Board of Supervisors

Totals by Department

01	Board Of Supervisors	5,199.37
02	Auditor	3,638.86
03	Treasurer	2,990.55
04	County Attorney	2,890.06
05	Sheriff	36,185.08
07	Recorder	17,254.79
08	Animal Control	2,560.26
20	County Engineer	977,140.94
21	Veterans Affairs	394.51
22	Conservation Board	25,634.88
23	Environmental Health	1,073.14
24	I.R.V.M.	5,208.84
25	Community Services	2,550.46

CITY OF NEVADA

BUILDING PERMIT APPLICATION

BUILDING PERMIT NO.: _____

ZONING PERMIT NO.: _____

UBC CLASSIFICATION: _____

	PERSON OR BUSINESS	CONTRACTOR (IF ANY)
NAME	Story County Sheriff	Wagler Builder
MAILING ADDRESS	1315 South B Ave	12466 Mink Blvd
CITY/STATE/ZIP	Nevada, IA 50201	Bloomfield, IA 52537
PHONE (DAY/EVE)	515-382-7200	641-777-5000

LOCATION PERMIT IS FOR:	1315 South B Ave Nevada, IA 50201	FEES	
LEGAL DESCRIPTION:		WATER MTR / HOOK UP	
		SEWER HOOK UP	
		SITE PLAN	
		PLAN REVIEW	
NATURE OF WORK TO BE DONE:		BUILDING PERMIT	
Polo Barn			
		TOTAL AMOUNT DUE	
		RECEIPT NO:	

NEW <input checked="" type="checkbox"/>	ADD <input type="checkbox"/>	ALTER <input type="checkbox"/>	INSPECTIONS		
REPAIR <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>	MOVE <input type="checkbox"/>	ITEM	DATE	INSPECTOR
OTHER			BUILDING		
			Setback		
			Footing		
RESIDENTIAL <input type="checkbox"/>		NON-RESIDENTIAL <input checked="" type="checkbox"/>	Foundation		
NO. OF STORIES: 1			Framing		
NO. OF DWELLING UNITS: N/A			Gypsum Board		
CHANGE OF USE FROM: N/A			Final		
CHANGE OF USE TO (PROPOSED USE):			Other:		
			PLUMBING		
			Groundwork		
			Rough		
			Final		
PLOT PLAN ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>			Other:		
PLOT PLAN APPROVED: YES <input type="checkbox"/> NO <input type="checkbox"/>			ELECTRICAL		
VALUATION OF WORK:			Groundwork		
SIDE YARD:	FRONT YARD:		Rough		
REAR YARD:	USE ZONE:		Final		
LOT AREA:			Other:		
VACANT SITE: YES <input type="checkbox"/> NO <input type="checkbox"/>			MECHANICAL		
HEIGHT:			Rough		
BLDG AREA:			Final		
			Other:		
			SMOKE DETECTOR		
			SPRINKLER SYSTEM		
VARIANCE NO.:			FINAL INSPECTION		

Should any part of the lot described above be in the flood plain or floodway, the applicant must submit a flood plain development permit application and is required to submit an elevation certification.

All work done under this permit shall be in compliance with the Ordinances of the City of Nevada, the laws of the State of Iowa and the state building code which has adopted the following codes:

- **International Building Code, IBC (2003)**
- **International Residential Code, IRC (2003)**
- **National Electrical Code, NEC (2005)**
- **International Mechanical Code, IMC (2003)**
- **Uniform Plumbing Code, UPC (2000)**
- **Model Energy Code, MEC (1992)**

It shall be the responsibility of the owner or contractor to contact the building inspector for all inspections at least two days prior to desired date of inspection.

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction or performance of construction.

SIGNATURE OF AUTHORIZED AGENT _____ DATE _____

FOR OFFICIAL USE ONLY

APPLICATION APPROVAL

This application is not a permit until signed by building official and fees are paid and application marked approved in space provided.

Signature

Date

File

This permit covers work to be done on private property only. Any construction on the public domain (curbs, sidewalks, driveways, etc.) will require separate permission.

Remarks: _____

Contractor or Authorized Agent: _____ Date: _____

APPLICATION DENIAL

This application has been denied because the proposed construction did not comply with the following:

Article _____, Section of the _____

Article _____, Section of the _____

Article _____, Section of the _____

Signature _____ Date _____

Remarks: _____

COMPREHENSIVE OPIOID ABUSE PROGRAM (COAP)

Governor's Office of Drug Control Policy
Pape State Office Bldg., 5th Floor
215 E 7th Street, Des Moines, Iowa 50319 (515) 725-0300
CFDA #16.838
U.S. Department of Justice

Grantee: Story County Attorney 126 S. Kellogg, Suite 203 Ames, Iowa 50010 Phone: 515/232-4185	Grant #19-COAP-05 Grant Period: May 1, 2020 – September 30, 2022 Federal: \$449,100 Match: \$0 Total: \$449,100			
Federal ID Number: 42-6005024	ODCP Contact: Dennis Wiggins 515/725-0311			
Legal Applicant: Linda Murken	Program Director: Timothy Meals			
<p><i>This grant is subject to the terms and conditions incorporated either directly or indirectly by reference in the grant program legislation, the grant program request for proposal, and the stipulations, if any, noted under "Special Conditions." Except for any waiver granted explicitly elsewhere in this grant, this award does not constitute approval of waiver from any Federal or state statutory/regulatory requirements for a United States Department of Justice grant. The grantee agrees to perform all services and furnish all supplies set forth in the application of this grant award for the consideration stated herein. This grant consists of the application for funds, the grant award notice, the budget documents, the standard grant conditions, the reporting forms, and all approved grant revision documents. All parties to this grant award acknowledge that they have fully read and understand this contract, and agree to abide by the terms set forth within.</i></p> <p style="text-align: center;">SPECIAL CONDITIONS</p>				
<p>In witness wherefore, the parties hereto have executed this grant the day and year specified below.</p> <p style="text-align: center;">SIGNATURES/DATES</p> <table style="width: 100%;"><tr><td style="width: 33%; text-align: center;">_____ Legal Applicant/Date</td><td style="width: 33%; text-align: center;">_____ Program Director/Date</td><td style="width: 33%; text-align: center;">_____ ODCP Administrator/Date</td></tr></table>		_____ Legal Applicant/Date	_____ Program Director/Date	_____ ODCP Administrator/Date
_____ Legal Applicant/Date	_____ Program Director/Date	_____ ODCP Administrator/Date		

RESOLUTION # 20-97

NOTICE TO ALL PROPERTY OWNERS

BE IT RESOLVED by the Board of Supervisors of Story County, Iowa, that in accordance with the provisions of Chapter 317 of the Code of Iowa, Chapter 58 of the Iowa Department of Agriculture and Land Stewardship and Land Stewardship Administrative Code, and amendments there to; it is hereby ordered:

Each owner and each person responsible for managing lands shall eradicate all Class A noxious weeds and control all Class B noxious weeds. The order shall be consistent with the county Integrated Roadside Vegetation Management plan adopted by the Board of Supervisors. The owner and or persons responsible for managing any lands shall keep said lands free from the growth of any other weeds that make the streets or highways adjoining said land unsafe for public travel. Control is defined as the prevention of the spread of noxious weeds by limiting the production of reproductive structures.

Noxious weeds from the Iowa Code 317 that are present in Story County shall be controlled or eradicated as is necessary throughout the growing season. Producers with sensitive crops or anyone with roadside spraying concerns should contact the Story County Weed Commissioner's Office (515-382-7355). Any landowner with property under CRP contract with the USDA is encourage to consult with their local office and must abide by contract requirements.

Class A Noxious Weeds for Eradication: Palmer Amaranth

At all times: Palmer amaranth must be eradicated. If Palmer Amaranth (*Amaranthus palmeri*) is found on lands in Story County, the owner or manager of said lands is encouraged to cooperate with the United States Department of Agriculture. This also may include the department's farm service agency office for that county, the farm service agency's state office, or any other office or official designated by the department.

Class B Noxious Weeds for Control: Canadian Thistle (*Cirsium arvense*), Teasel (*Dipsacus spp.*) biennial, Leafy Spurge (*Euphorbia esula*), Bull Thistle (*Cirsium vulgare*), Multiflora rose (*Rosa multiflora*), European morning glory or field bindweed (*Convolvulus arvensis*), all other species of thistles belonging in the genus of *Carduus*.

In addition to the State of Iowa's Noxious Weed List Story County recognizes the following as invasive plants to Story County roadsides and natural areas. Japanese Knotweed *Polygonum cuspidatum*, Wild Parsnip *Pastinaca sativa*, Bush Honeysuckle *Lonicera spp.*, Purple Loosestrife *Lythrum salicari*, Poison Hemlock *Conium maculatum*.

In case of failure to comply in any order of control of weeds, the commissioner, the deputies, or agents may, subsequent to the time after service of the notice provided for in Section 317.6, enter upon the land and control the weeds or impose a maximum penalty of \$10 per day, up to ten days, that the owner or person responsible for managing the land fails to comply. If a penalty is imposed and the owner or person responsible for managing the land fails to comply, the commissioner shall cause the weeds to be controlled. If the commissioner, the deputies, or the agents enter the land and control the weeds, the actual cost and expense of cutting, burning, or otherwise controlling the weeds, along with the cost of serving notice and special meetings or proceedings, shall be paid by the county and together with the additional assessment to apply toward costs of supervision and administration, be recovered by an assessment against the tract of real estate on which the weeds were growing as provided in Section 317.21. Any fine imposed shall be recovered by a similar assessment.

The Story County Integrated Roadside Vegetation Management program shall control noxious weed infestations and other problem vegetation in county road rights-of-way which may threaten public health, cause economic loss or effect safe travel. Costs to control noxious weed problems associated with physical changes in the right-of-way, (i.e. over spray, excess tillage, untimely mowing) may be assessed to those responsible for such acts per Story County ordinance 107.VI.1. Soil erosion by wind and water promotes annual and perennial weed growth on agricultural land and in road rights-of-way. Landowners and operators are encouraged to be good land stewards and utilize erosion control methods such as conservation tillage, cover crops, field borders, buffer strips, and grassed waterways.

Recommended Approval By: _____
Joseph F. Kooiker
Story County Weed Commissioner

Date: 5/19/2020

Chair, Board of Supervisors

Attest: _____
County Auditor

ROLL CALL	Lauris Olson	Yea	___	Nay	___	Absent	___
FOR ALLOWANCE	Lisa Heddens	Yea	___	Nay	___	Absent	___
	Linda Murken	Yea	___	Nay	___	Absent	___

ALLOWED BY VOTE
OF THE BOARD

Yea ___ Nay ___ Absent ___

CHAIRPERSON

Above tabulation made by _____

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: Story County Engineer, 837 N Ave., Nevada, IA 50201; (515) 2382-7355

STORY COUNTY SUPERVISORS RESOLUTION NO. 20-98
CITY OF STORY CITY RESOLUTION NO. _____

AGREEMENT FOR GRADING AND PAVING OF TIMBERLAND DRIVE

THIS IS AN AGREEMENT made pursuant to Iowa Code section 28E.12 by and between City and County upon the following terms and conditions:

1. DEFINITIONS. When used in this agreement, unless otherwise required by the context:
 - a. "CITY" means the City of Story City, Iowa, a municipal corporation located in the county of Story, state of Iowa.
 - b. "COUNTY" means Story County, Iowa, a municipal subdivision of the state of Iowa.
 - c. "PROJECT" means the grading, drainage structures, and paving of Timberland Drive, from the end of the existing pavement north 0.5 miles.
 - d. "PLANS" means the construction drawings and specifications to be prepared by or for CITY and approved by CITY and COUNTY.
 - e. "ADMINISTRATOR" means the City Administrator and/or the City Engineer of Story City.
 - f. "AGREEMENT" means this instrument in its entirety and the PLANS which shall constitute an integral part hereof.

2. DURATION. This agreement shall take effect from the date of its execution by both CITY and COUNTY and shall thereafter continue in full force and effect for such time as shall be necessary to fully accomplish its stated purposes and until it is terminated in accordance with its terms. COUNTY has the right to terminate this agreement if the PROJECT is not let within two years of the execution date of this agreement.

3. NO SEPARATE ENTITY. The agreement does not create a separate legal or administrative entity.

4. PURPOSE. The purpose of the agreement is to provide for the joint and cooperative design, construction and contract administration of the PROJECT in Story County inside and outside of the City's corporate limits.

5. CONSTRUCTION BIDS. After the PLANS have been approved by CITY and COUNTY, CITY shall let the PROJECT. Thereafter, and prior to the awarding of any contract for construction of the PROJECT, CITY shall submit to COUNTY for review copies of all bids received along with CITY'S recommendations concerning the award of contracts for construction of the PROJECT.

6. AWARD OF CONTRACTS. After COUNTY has approved CITY'S recommendations concerning the award of contracts for the construction of the PROJECT, CITY may enter into contracts for the construction of the PROJECT. COUNTY will not be a party to the construction contract or the engineering consultant contracts. The County shall review all consultant contracts before CITY approval.

7. SUPERVISION OF CONSTRUCTION. The ADMINISTRATOR shall have general supervisory authority over the PROJECT. COUNTY'S engineer may inspect the PROJECT from time to time at his discretion for purposes of verifying compliance with this agreement. CITY shall prepare a road closure plan and COUNTY must approve the plan before Timberland Drive will be allowed to close.

8. ACCEPTANCE OF CONSTRUCTION. After construction of the PROJECT has been completed in an acceptable manner and so certified by the ADMINISTRATOR and approved by COUNTY, CITY shall formally accept the work performed under the construction contracts.

9. PAYMENT OF PROJECT COSTS. All costs of the PROJECT will be shared equally by CITY and COUNTY, but the maximum total amount that the COUNTY will reimburse to the CITY is \$200,000 for this PROJECT. The CITY will bill the COUNTY its portion of reimbursable costs at the end of the project and payment will be made to the CITY within 30 days of the acceptance of construction. All invoices to COUNTY must include detailed documentation of reimbursable costs. Reimbursable costs shall include costs for engineering, preparation of construction drawings and specifications, construction costs and costs for construction administration and inspections. Each party shall be responsible for the costs of

acquiring the required right-of-way for the PROJECT that falls within their jurisdiction as it exists on the date of this agreement.

10. TIMETABLE. COUNTY and CITY shall each proceed with reasonable diligence in the performance of all actions required by them, respectively, under this agreement.

11. TERMINATION. Upon completion of the PROJECT and performance of all actions required by COUNTY and CITY by this agreement, as acknowledged by resolution adopted, respectively, by the Board of Supervisors of COUNTY and the Council of CITY, this agreement shall terminate. Upon completion of the PROJECT the CITY shall accept jurisdiction and control of this segment of roadway. COUNTY has the right to terminate this agreement if the PROJECT is not let within two years of the execution date of this agreement.

12. MULTIPLE COPIES. This agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

PURSUANT TO authority contained in Chapter 28E of the Code of Iowa, and by virtue of a resolution adopted by its Board of Supervisors, COUNTY has caused this agreement to be executed on its behalf on this _____ day of _____, 2020.

Moved by: _____
Seconded by: _____
Voting aye: _____
Voting nay: _____
Absent: _____
Not voting: _____

STORY COUNTY, IOWA

(SEAL)

By _____
Linda Murken, Chair
Board of Supervisors

ATTEST

By _____
Lucy Martin, County Auditor

STATE OF IOWA, COUNTY OF STORY, ss:

On the _____ day of _____, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Linda Murken and Lucy Martin, to me personally known, and who, being by me duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively, of the County of Story, State of Iowa; that the seal affixed to the foregoing instrument is the corporate seal of Story County, Iowa; and that the foregoing instrument was signed and sealed on behalf of Story County, Iowa, by authority of its Board of Supervisors, as contained in Resolution adopted by the Board of Supervisors on the _____ day of _____, 2020, and that the said Linda Murken and Lucy Martin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of Story County, Iowa.

Notary Public in and for the State of Iowa

PURSUANT TO authority contained in Chapter 28E of the Code of Iowa and by virtue of a resolution adopted by its Council, CITY has caused this agreement to be executed on its behalf on this _____ day of _____, 2020.

CITY OF Story City, IOWA

(SEAL)

By _____
Mike Jensen, Mayor

ATTEST

By _____
Heather Slifka, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On the _____ day of _____, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Mike Jensen and Heather Slifka, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Huxley, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of said municipal corporation; that the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council, as contained in Resolution adopted by the City Council on the _____ day of _____, 2020, and that the said Mike Jensen and Heather Slifka acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation.

Notary Public in and for the State of Iowa

Coronavirus Emergency Supplemental Funding (CESF) Program Narrative

Story County, Iowa

Project: Story County, IA COVID-19 Funding

Story County would like to seek our CESF grant in the sum of **\$58,008** for supplies, equipment, and construction items we have purchased and plan to purchase. Keeping our staff and inmates safe from COVID-19 is our top priority and we want to make sure we take all necessary precautions to do so. This virus can spread rapidly inside a facility like our, as we have seen time and time again, and we feel the items listed will help us prevent and prepare for these uneasy circumstances.

The first area we would like funding for is technical equipment totaling **\$17,936.40**. These include laptops and desktops, which will allow our employees to complete their necessary duties from home. Social distancing is one of the most effective ways to avoid the spread and this equipment will help us accomplish that. Below are the specific items, quantity, and price:

- *Desktop (11 units @ \$611.11) = \$6,722.21*
- *Laptops (13 units @ \$862.63) = \$11,214.19*

We will be able to maintain our workload and continue our normal processes with these.

Working from home will help thin the population in the jail and keeping more employees out of harm's way. Working remotely will be an effective way to combat COVID-19 but will still ensure that we remain efficient with completion of duties.

The next area we would like funds for is medical supplies totaling **\$31,864.62**. This will include basic necessities that are mandatory for our inmates and staff to use. We want to make sure our facility stays disinfected and properly cleaned so the virus cannot be spread on surfaces. Proper PPE is worn by staff and inmates to make sure each person is effectively covered and safe from any potential COVID-19 threat. Other supplies listed will help with ensure health and safety throughout the complex, while still maintain daily responsibilities. Below are the items listed out by items, quantity, and total cost:

- *Gloves / Box (2 units @ \$8.92) = \$17.83*
- *P100 Masks (2 units @ \$60.98) = \$121.95*
- *Cloth Masks (35 units @ \$11.98) = \$419.18*
- *Transport Hood (100 units @ \$6.65) = \$665.00*
- *Booties / Pair (400 units @ \$0.24) = \$97.13*
- *TyVech Suits (175 units @ \$6.60) = \$1,155.00*
- *Safety Glasses (64 units @ \$1.72) = \$110.08*
- *Face Shield/Visor (100 units @ \$3.29) = \$328.57*
- *Hand Sanitizer individual bottles (48 units @ \$3.36) = \$161.43*
- *32oz. Spray Disinfectant 409 (21 units @ \$10.30) = \$216.33*
- *Cotton Cloth Rags (30 units @ \$0.67) = \$19.98*
- *Bleach (10 units @ \$4.23) = \$42.30*
- *Disinfecting Vehicle Fleet: 43 Vehicles/Month (1 unit @ \$50.00) = \$50.00*
- *Fabric Supplies / Cloth Masks/Filter Material (1 unit @ \$266.19) = \$266.19*
- *Hand Sanitizer 5 Gal. (1 unit @ \$600.00) = \$600.00*
- *Hospital Grade Disinfectant (1 unit @ \$740.00) = \$740.00*
- *E-Fecticide / Case (4 units @ \$65.00) = \$260.00*
- *Gel Hand Sanitizer (5 units @ \$333.11) = \$1,665.56*
- *Alcohol Wet Wipes / 60 Sheets (7 units @ \$28.12) = \$196.86*
- *Face Mask Dispenser (20 units @ \$15.95) = \$318.95*
- *Thermometer (7 units @ \$70.20) = \$491.42*
- *2 Gal. Sprayer Bottle (2 units @ \$17.09) = \$34.18*
- *Spray Bottle and Measuring/Pouring Supplies (82 units @ \$4.49) = \$368.33*
- *Automatic Hand Cleaner Dispenser (6 units @ \$204.99) = \$1,229.93*
- *Sign Holder (2 units @ \$28.59) = \$57.18*
- *Portable Toilet/Sink Service (1unit @ \$170.00) = \$170.00*
- *Conference Phone/Microphone Kit (1 unit @ \$687.97) = \$687.97*
- *Gloves / Box (24 units @ \$4.92) = \$118.08*

- *Disposable Masks (3,403 units @ \$0.70) = \$2,382.10*
- *N95 Masks (2,010 units @ \$4.81) = \$9,668.10*
- *Cloth Masks (200 units @ \$5.00) = \$1,000.00*
- *Aprons (250 units @ \$2.00) = \$500.00*
- *Booties / Pair (200 units @ \$0.17) = \$34.00*
- *TyVech Suits (25 units @ \$6.78) = \$169.50*
- *Safety Goggles Fully Enclosed (90 units @ \$2.66) = \$239.40*
- *Face Shield/Visor (50 units @ \$2.00) = \$100.00*
- *Hand Sanitizer / Case of 12 (10 units @ \$25.68) = \$256.80*
- *Wall Mount Hand Sanitizer Refill (15 units @ \$20.24) = \$303.60*
- *32oz. Spray Disinfectant 409 (50 units @ \$9.95) = \$497.50*
- *Clorox Wipes (30 units @ \$4.98) = \$149.40*
- *Lysol (10 units @ \$11.10) = \$111.00*
- *AM/FM Radio (1 unit @ \$8.99) = \$8.99*
- *Literature Holder (7 units @ \$27.28) = \$190.96*
- *Electrostatic Spray Applicator for Disinfectant (3 units @ \$1,800.02) = \$5,400.06*
- *Thermometer (6 units @ \$40.63) = \$243.78*

These supplies are vital for the success of Story County to be prepared for and fight this deadly virus. The thermometers will let us turn away anyone with an elevated temp. The sign holders will give us the chance to mark areas to maintain social distancing. The radio can let us communicate aid and social distance from inmates. Everything else listed is PPE and cleaning products that will continue the success we have had on keeping our facility disinfected, individuals covered, and everyone within our walls safe and healthy. Without many of these items and funds to afford them, we could be leaving ourselves vulnerable to COVID-19 and a source for spreading.

The next area we will want funding for is Construction totaling **\$6,207.41**. This will be used to build plexiglass barriers in our public areas and offices. We want to keep as many people

separated as possible, and this physical barrier between them will vastly help any chance of a potential spread. Below is the specific item, quantity, and price:

- *Plexiglass Barriers (1 unit @ \$6,207.41) = \$6,207.41*

We feel this minor construction is necessary for our facility to keep visitor safe, germs confined, and employees healthy. Direct contact within 6 feet is commonly needed in our area of work so the barriers will most certainly be useful in blocking the virus from being transferred through the air. This is just another safeguard we feel to be imperative to take.

Located in the other section we have included funding for ZOOM services in the amount of **\$2,000**. This will satisfy our need of working from home and allow our employees to have access to zoom for meeting and communication to take place while working remotely. They will have all capabilities as before, but they will all be done virtually. This will be a huge asset for our Jurisdiction to maintain stay at home orders, but still satisfy or daily needs.

These purchases will combine to be vital for the safety of the employees, inmates, and community. The total cost of our orders will be \$58,008.43. We will use the CESF grant from the U.S. Department of Justice (USDOJ) Bureau of Justice Assistance (BJA) for **58,008** or **99.9%** of that cost. Story County is thrilled at the opportunity to be able to purchase these substantial items. Story County is very thankful to USDOJ/BJA for providing this CESF award.



AUDIT INFORMATION

9. b) Does the applicant nonprofit organization maintain offshore accounts for the purpose of avoiding paying the tax described in 26 U.S.C. 511(a)?	Yes	No		
<p>9. c) With respect to the most recent year in which the applicant nonprofit organization was required to file a tax return, does the applicant nonprofit organization believe (or assert) that it satisfies the requirements of 26 C.F.R. 53.4958-6 (which relate to the reasonableness of compensation of certain individuals)?</p> <p>If "Yes", refer to "Additional Attachments" under "What An Application Should Include" in the OJP solicitation (or application guidance) under which the applicant is submitting its application. If the solicitation/guidance describes the "Disclosure of Process related to Executive Compensation," the applicant nonprofit organization must provide -- as an attachment to its application -- a disclosure that satisfies the minimum requirements as described by OJP.</p>	Yes	No		
<p>For purposes of this questionnaire, an "audit" is conducted by an independent, external auditor using generally accepted auditing standards (GAAS) or Generally Governmental Auditing Standards (GAGAS), and results in an audit report with an opinion.</p> <p>10. Has the applicant entity undergone any of the following types of audit(s)(Please check all that apply):</p> <p> "Single Audit" under OMB A-133 or Subpart F of 2 C.F.R. Part 200</p> <p> Financial Statement Audit</p> <p> Defense Contract Agency Audit (DCAA)</p> <p> Other Audit & Agency (list type of audit):</p> <p> None (if none, skip to question 13)</p>				
11. Most Recent Audit Report Issued:	Within the last 12 months	Within the last 2 years	Over 2 years ago	N/A
Name of Audit Agency/Firm:				
AUDITOR'S OPINION				
12. On the most recent audit, what was the auditor's opinion?				
Unqualified Opinion	Qualified Opinion	Disclaimer, Going Concern or Adverse Opinions	N/A: No audits as described above	
Enter the number of findings (if none, enter "0"):				
Enter the dollar amount of questioned costs (if none, enter "\$0"):				
Were material weaknesses noted in the report or opinion?			Yes	No
13. Which of the following best describes the applicant entity's accounting system:				
Manual	Automated	Combination of manual and automated		
14. Does the applicant entity's accounting system have the capability to identify the receipt and expenditure of award funds separately for each Federal award?	Yes	No	Not Sure	
15. Does the applicant entity's accounting system have the capability to record expenditures for each Federal award by the budget cost categories shown in the approved budget?	Yes	No	Not Sure	
16. Does the applicant entity's accounting system have the capability to record cost sharing ("match") separately for each Federal award, and maintain documentation to support recorded match or cost share?	Yes	No	Not Sure	



17. Does the applicant entity's accounting system have the capability to accurately track employees actual time spent performing work for each federal award, and to accurately allocate charges for employee salaries and wages for each federal award, and maintain records to support the actual time spent and specific allocation of charges associated with each applicant employee?	Yes	No	Not Sure								
18. Does the applicant entity's accounting system include budgetary controls to preclude the applicant entity from incurring obligations or costs that exceed the amount of funds available under a federal award (the total amount of the award, as well as the amount available in each budget cost category)?	Yes	No	Not Sure								
19. Is applicant entity familiar with the "cost principles" that apply to recent and future federal awards, including the general and specific principles set out in 2 C.F.R Part 200?	Yes	No	Not Sure								
PROPERTY STANDARDS AND PROCUREMENT STANDARDS											
20. Does the applicant entity's property management system(s) maintain the following information on property purchased with federal award funds (1) a description of the property; (2) an identification number; (3) the source of funding for the property, including the award number; (4) who holds title; (5) acquisition date; (6) acquisition cost; (7) federal share of the acquisition cost; (8) location and condition of the property; (9) ultimate disposition information?	Yes	No	Not Sure								
21. Does the applicant entity maintain written policies and procedures for procurement transactions that -- (1) are designed to avoid unnecessary or duplicative purchases; (2) provide for analysis of lease versus purchase alternatives; (3) set out a process for soliciting goods and services, and (4) include standards of conduct that address conflicts of interest?	Yes	No	Not Sure								
22. a) Are the applicant entity's procurement policies and procedures designed to ensure that procurements are conducted in a manner that provides full and open competition to the extent practicable, and to avoid practices that restrict competition?	Yes	No	Not Sure								
22. b) Do the applicant entity's procurement policies and procedures require documentation of the history of a procurement, including the rationale for the method of procurement, selection of contract type, selection or rejection of contractors, and basis for the contract price?	Yes	No	Not Sure								
23. Does the applicant entity have written policies and procedures designed to prevent the applicant entity from entering into a procurement contract under a federal award with any entity or individual that is suspended or debarred from such contracts, including provisions for checking the "Excluded Parties List" system (www.sam.gov) for suspended or debarred sub-grantees and contractors, prior to award?	Yes	No	Not Sure								
TRAVEL POLICY											
<p>24. Does the applicant entity:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">(a) maintain a standard travel policy?</td> <td style="width: 10%;">Yes</td> <td style="width: 10%;">No</td> <td style="width: 30%;"></td> </tr> <tr> <td>(b) adhere to the Federal Travel Regulation (FTR)?</td> <td>Yes</td> <td>No</td> <td></td> </tr> </table>				(a) maintain a standard travel policy?	Yes	No		(b) adhere to the Federal Travel Regulation (FTR)?	Yes	No	
(a) maintain a standard travel policy?	Yes	No									
(b) adhere to the Federal Travel Regulation (FTR)?	Yes	No									
SUBRECIPIENT MANAGEMENT AND MONITORING											
25. Does the applicant entity have written policies, procedures, and/or guidance designed to ensure that any subawards made by the applicant entity under a federal award -- (1) clearly document applicable federal requirements, (2) are appropriately monitored by the applicant, and (3) comply with the requirements in 2 CFR Part 200 (see 2 CFR 200.331)?	Yes	No	Not Sure N/A - Applicant does not make subawards under any OJP awards								



<p>26. Is the applicant entity aware of the differences between subawards under federal awards and procurement contracts under federal awards, including the different roles and responsibilities associated with each?</p>	<p>Yes No Not Sure N/A - Applicant does not make subawards under any OJP awards</p>
<p>27. Does the applicant entity have written policies and procedures designed to prevent the applicant entity from making a subaward under a federal award to any entity or individual is suspended or debarred from such subawards?</p>	<p>Yes No Not Sure N/A - Applicant does not make subawards under any OJP awards</p>

DESIGNATION AS 'HIGH-RISK' BY OTHER FEDERAL AGENCIES

<p>28. Is the applicant entity designated "high risk" by a federal grant-making agency outside of DOJ? (High risk includes any status under which a federal awarding agency provides additional oversight due to the applicant's past performance, or other programmatic or financial concerns with the applicant.)</p> <p>If "Yes", provide the following:</p> <p>(a) Name(s) of the federal awarding agency:</p> <p>(b) Date(s) the agency notified the applicant entity of the "high risk" designation:</p> <p>(c) Contact information for the "high risk" point of contact at the federal agency: Name: Phone: Email:</p> <p>(d) Reason for "high risk" status, as set out by the federal agency:</p>	<p>Yes No Not Sure</p>
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CERTIFICATION ON BEHALF OF THE APPLICANT ENTITY

(Must be made by the chief executive, executive director, chief financial officer, designated authorized representative ("AOR"), or other official with the requisite knowledge and authority)

On behalf of the applicant entity, I certify to the U.S. Department of Justice that the information provided above is complete and correct to the best of my knowledge. I have the requisite authority and information to make this certification on behalf of the applicant entity.

Name:		Date:	
Title:	Executive Director Chief Financial Officer	Chairman	
Other:			
Phone:			



JUSTICE BENEFITS, INC.

JBI Gets Results!

Information Sheet

“Applicant Information” Screen	County’s Information
EIN #	42-6005024
DUNS #	05-081-3112
Legal Name	County of Story
Legal Address	900 6 th St. Nevada, IA 50201

“Project Information” Screen	County’s Information
Applicant Project	Story County, IA COVID-19 Funding
Areas Affected	Supplies; Equipment; Con- struction; Other
Start Date	01/20/2020
End Date	12/31/2021
Congressional District	4th
Estimated Funding	Federal: \$58,008 Total: \$58,008

1711 East Beltline Rd. | Coppell, TX 75019

Toll Free

(800) 835-2164

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JBI-LTD.COM



Background

Recipients' financial management systems and internal controls must meet certain requirements, including those set out in the "Part 200 Uniform Requirements" (2.C.F.R. Part 2800).

Including at a minimum, the financial management system of each OJP award recipient must provide for the following:

- (1) Identification, in its accounts, of all Federal awards received and expended and the Federal programs under which they were received. Federal program and Federal award identification must include, as applicable, the CFDA title and number, Federal award identification number and year, and the name of the Federal agency.
- (2) Accurate, current, and complete disclosure of the financial results of each Federal award or program.
- (3) Records that identify adequately the source and application of funds for Federally-funded activities. These records must contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income, and interest, and be supported by source documentation.
- (4) Effective control over, and accountability for, all funds, property, and other assets. The recipient must adequately safeguard all assets and assure that they are used solely for authorized purposes.
- (5) Comparison of expenditures with budget amounts for each Federal award.
- (6) Written procedures to document the receipt and disbursement of Federal funds including procedures to minimize the time elapsing between the transfer of funds from the United States Treasury and the disbursement by the OJP recipient.
- (7) Written procedures for determining the allowability of costs in accordance with both the terms and conditions of the Federal award and the cost principles to apply to the Federal award.
- (8) Other important requirements related to retention requirements for records, use of open and machine readable formats in records, and certain Federal rights of access to award-related records and recipient personnel.

1. Name of Organization and Address:

Organization Name: Story, County of
 Street1: 900 6th St
 Street2:
 City: Nevada
 State: IOWA
 Zip Code: 50201

2. Authorized Representative's Name and Title:

Prefix: First Name: Lisa Middle Name: M
 Last Name: Markley Suffix:
 Title: Assistant Auditor

3. Phone: (515) 382-7212 4. Fax: 5153827221

5. Email: lmarkley@storycountyiowa.gov

6. Year Established: 1858	7. Employer Identification Number (EIN): 426005024	8. DUNS Number: 50813112
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9. a) Is the applicant entity a nonprofit organization (including a nonprofit institution of higher education) as described in 26 U.S.C. 501(c)(3) and exempt from taxation under 26 U.S.C. 501(a)? Yes No

If "No" skip to Question 10.
 If "Yes", complete Questions 9. b) and 9. c).



AUDIT INFORMATION

9. b) Does the applicant nonprofit organization maintain offshore accounts for the purpose of avoiding paying the tax described in 26 U.S.C. 511(a)?

Yes No

9. c) With respect to the most recent year in which the applicant nonprofit organization was required to file a tax return, does the applicant nonprofit organization believe (or assert) that it satisfies the requirements of 26 C.F.R. 53.4958-6 (which relate to the reasonableness of compensation of certain individuals)?

Yes No

If "Yes", refer to "Additional Attachments" under "What An Application Should Include" in the OJP solicitation (or application guidance) under which the applicant is submitting its application. If the solicitation/guidance describes the "Disclosure of Process related to Executive Compensation," the applicant nonprofit organization must provide -- as an attachment to its application -- a disclosure that satisfies the minimum requirements as described by OJP.

For purposes of this questionnaire, an "audit" is conducted by an independent, external auditor using generally accepted auditing standards (GAAS) or Generally Governmental Auditing Standards (GAGAS), and results in an audit report with an opinion.

10. Has the applicant entity undergone any of the following types of audit(s)(Please check all that apply):

- "Single Audit" under OMB A-133 or Subpart F of 2 C.F.R. Part 200
- Financial Statement Audit
- Defense Contract Agency Audit (DCAA)
- Other Audit & Agency (list type of audit):

None (if none, skip to question 13)

11. Most Recent Audit Report Issued: Within the last 12 months Within the last 2 years Over 2 years ago N/A

Name of Audit Agency/Firm: Auditor of State of Iowa

AUDITOR'S OPINION

12. On the most recent audit, what was the auditor's opinion?

- Unqualified Opinion
- Qualified Opinion
- Disclaimer, Going Concern or Adverse Opinions
- N/A: No audits as described above

Enter the number of findings (if none, enter "0"): 2

Enter the dollar amount of questioned costs (if none, enter "\$0"): \$ 0

Were material weaknesses noted in the report or opinion?

Yes No

13. Which of the following best describes the applicant entity's accounting system:

- Manual
- Automated
- Combination of manual and automated

14. Does the applicant entity's accounting system have the capability to identify the receipt and expenditure of award funds separately for each Federal award?

Yes No Not Sure

15. Does the applicant entity's accounting system have the capability to record expenditures for each Federal award by the budget cost categories shown in the approved budget?

Yes No Not Sure

16. Does the applicant entity's accounting system have the capability to record cost sharing ("match") separately for each Federal award, and maintain documentation to support recorded match or cost share?

Yes No Not Sure



<p>17. Does the applicant entity's accounting system have the capability to accurately track employees actual time spent performing work for each federal award, and to accurately allocate charges for employee salaries and wages for each federal award, and maintain records to support the actual time spent and specific allocation of charges associated with each applicant employee?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>18. Does the applicant entity's accounting system include budgetary controls to preclude the applicant entity from incurring obligations or costs that exceed the amount of funds available under a federal award (the total amount of the award, as well as the amount available in each budget cost category)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>19. Is applicant entity familiar with the "cost principles" that apply to recent and future federal awards, including the general and specific principles set out in 2 C.F.R. Part 200?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
PROPERTY STANDARDS AND PROCUREMENT STANDARDS	
<p>20. Does the applicant entity's property management system(s) maintain the following information on property purchased with federal award funds (1) a description of the property; (2) an identification number; (3) the source of funding for the property, including the award number; (4) who holds title; (5) acquisition date; (6) acquisition cost; (7) federal share of the acquisition cost; (8) location and condition of the property; (9) ultimate disposition information?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>21. Does the applicant entity maintain written policies and procedures for procurement transactions that -- (1) are designed to avoid unnecessary or duplicative purchases; (2) provide for analysis of lease versus purchase alternatives; (3) set out a process for soliciting goods and services, and (4) include standards of conduct that address conflicts of interest?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>22. a) Are the applicant entity's procurement policies and procedures designed to ensure that procurements are conducted in a manner that provides full and open competition to the extent practicable, and to avoid practices that restrict competition?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>22. b) Do the applicant entity's procurement policies and procedures require documentation of the history of a procurement, including the rationale for the method of procurement, selection of contract type, selection or rejection of contractors, and basis for the contract price?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
<p>23. Does the applicant entity have written policies and procedures designed to prevent the applicant entity from entering into a procurement contract under a federal award with any entity or individual that is suspended or debarred from such contracts, including provisions for checking the "Excluded Parties List" system (www.sam.gov) for suspended or debarred sub-grantees and contractors, prior to award?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
TRAVEL POLICY	
<p>24. Does the applicant entity:</p> <p>(a) maintain a standard travel policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(b) adhere to the Federal Travel Regulation (FTR)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
SUBRECIPIENT MANAGEMENT AND MONITORING	
<p>25. Does the applicant entity have written policies, procedures, and/or guidance designed to ensure that any subawards made by the applicant entity under a federal award -- (1) clearly document applicable federal requirements, (2) are appropriately monitored by the applicant, and (3) comply with the requirements in 2 CFR Part 200 (see 2 CFR 200.331)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure</p> <p><input type="checkbox"/> N/A - Applicant does not make subawards under any OJP awards</p>



<p>26. Is the applicant entity aware of the differences between subawards under federal awards and procurement contracts under federal awards, including the different roles and responsibilities associated with each?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure <input type="checkbox"/> N/A - Applicant does not make subawards under any OJP awards</p>
<p>27. Does the applicant entity have written policies and procedures designed to prevent the applicant entity from making a subaward under a federal award to any entity or individual is suspended or debarred from such subawards?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure <input type="checkbox"/> N/A - Applicant does not make subawards under any OJP awards</p>

DESIGNATION AS 'HIGH-RISK' BY OTHER FEDERAL AGENCIES

<p>28. Is the applicant entity designated "high risk" by a federal grant-making agency outside of DOJ? (High risk includes any status under which a federal awarding agency provides additional oversight due to the applicant's past performance, or other programmatic or financial concerns with the applicant.)</p> <p>If "Yes", provide the following:</p> <p>(a) Name(s) of the federal awarding agency: [REDACTED]</p> <p>(b) Date(s) the agency notified the applicant entity of the "high risk" designation: [REDACTED]</p> <p>(c) Contact information for the "high risk" point of contact at the federal agency: Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]</p> <p>(d) Reason for "high risk" status, as set out by the federal agency: [REDACTED]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Sure</p>
---	--

CERTIFICATION ON BEHALF OF THE APPLICANT ENTITY

(Must be made by the chief executive, executive director, chief financial officer, designated authorized representative ("AOR"), or other official with the requisite knowledge and authority)

On behalf of the applicant entity, I certify to the U.S. Department of Justice that the information provided above is complete and correct to the best of my knowledge. I have the requisite authority and information to make this certification on behalf of the applicant entity.

Name: **Linda Murken** Date: **2020-05-14**

Title: Executive Director Chief Financial Officer Chairman
 Other: **Chair, Board of Supervisors**

Phone: **(515) 382-7202**

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: Linda	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: 	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: 	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Linda Murken</u> Print Name: <u>Linda Murken</u> Title: <u>Chair, Board of Supervisors, Story County, IA</u> Telephone No.: <u>(515) 382-7202</u> Date: <u>5/18/2020</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Coronavirus Emergency Supplemental Funding (CESF) Program Narrative

Story County, Iowa

Project: Story County, IA COVID-19 Funding

Story County would like to seek our CESF grant in the sum of **\$58,008** for supplies, equipment, and construction items we have purchased and plan to purchase. Keeping our staff and inmates safe from COVID-19 is our top priority and we want to make sure we take all necessary precautions to do so. This virus can spread rapidly inside a facility like our, as we have seen time and time again, and we feel the items listed will help us prevent and prepare for these uneasy circumstances.

The first area we would like funding for is technical equipment totaling **\$17,936.40**. These include laptops and desktops, which will allow our employees to complete their necessary duties from home. Social distancing is one of the most effective ways to avoid the spread and this equipment will help us accomplish that. Below are the specific items, quantity, and price:

- *Desktop (11 units @ \$611.11) = \$6,722.21*
- *Laptops (13 units @ \$862.63) = \$11,214.19*

We will be able to maintain our workload and continue our normal processes with these.

Working from home will help thin the population in the jail and keeping more employees out of harm's way. Working remotely will be an effective way to combat COVID-19 but will still ensure that we remain efficient with completion of duties.

The next area we would like funds for is medical supplies totaling **\$31,864.62**. This will include basic necessities that are mandatory for our inmates and staff to use. We want to make sure our facility stays disinfected and properly cleaned so the virus cannot be spread on surfaces. Proper PPE is worn by staff and inmates to make sure each person is effectively covered and safe from any potential COVID-19 threat. Other supplies listed will help with ensure health and safety throughout the complex, while still maintain daily responsibilities. Below are the items listed out by items, quantity, and total cost:

- *Gloves / Box (2 units @ \$8.92) = \$17.83*
- *P100 Masks (2 units @ \$60.98) = \$121.95*
- *Cloth Masks (35 units @ \$11.98) = \$419.18*
- *Transport Hood (100 units @ \$6.65) = \$665.00*
- *Booties / Pair (400 units @ \$0.24) = \$97.13*
- *TyVech Suits (175 units @ \$6.60) = \$1,155.00*
- *Safety Glasses (64 units @ \$1.72) = \$110.08*
- *Face Shield/Visor (100 units @ \$3.29) = \$328.57*
- *Hand Sanitizer individual bottles (48 units @ \$3.36) = \$161.43*
- *32oz. Spray Disinfectant 409 (21 units @ \$10.30) = \$216.33*
- *Cotton Cloth Rags (30 units @ \$0.67) = \$19.98*
- *Bleach (10 units @ \$4.23) = \$42.30*
- *Disinfecting Vehicle Fleet: 43 Vehicles/Month (1 unit @ \$50.00) = \$50.00*
- *Fabric Supplies / Cloth Masks/Filter Material (1 unit @ \$266.19) = \$266.19*
- *Hand Sanitizer 5 Gal. (1 unit @ \$600.00) = \$600.00*
- *Hospital Grade Disinfectant (1 unit @ \$740.00) = \$740.00*
- *E-Fecticide / Case (4 units @ \$65.00) = \$260.00*
- *Gel Hand Sanitizer (5 units @ \$333.11) = \$1,665.56*
- *Alcohol Wet Wipes / 60 Sheets (7 units @ \$28.12) = \$196.86*
- *Face Mask Dispenser (20 units @ \$15.95) = \$318.95*
- *Thermometer (7 units @ \$70.20) = \$491.42*
- *2 Gal. Sprayer Bottle (2 units @ \$17.09) = \$34.18*
- *Spray Bottle and Measuring/Pouring Supplies (82 units @ \$4.49) = \$368.33*
- *Automatic Hand Cleaner Dispenser (6 units @ \$204.99) = \$1,229.93*
- *Sign Holder (2 units @ \$28.59) = \$57.18*
- *Portable Toilet/Sink Service (1unit @ \$170.00) = \$170.00*
- *Conference Phone/Microphone Kit (1 unit @ \$687.97) = \$687.97*
- *Gloves / Box (24 units @ \$4.92) = \$118.08*

- *Disposable Masks (3,403 units @ \$0.70) = \$2,382.10*
- *N95 Masks (2,010 units @ \$4.81) = \$9,668.10*
- *Cloth Masks (200 units @ \$5.00) = \$1,000.00*
- *Aprons (250 units @ \$2.00) = \$500.00*
- *Booties / Pair (200 units @ \$0.17) = \$34.00*
- *TyVech Suits (25 units @ \$6.78) = \$169.50*
- *Safety Goggles Fully Enclosed (90 units @ \$2.66) = \$239.40*
- *Face Shield/Visor (50 units @ \$2.00) = \$100.00*
- *Hand Sanitizer / Case of 12 (10 units @ \$25.68) = \$256.80*
- *Wall Mount Hand Sanitizer Refill (15 units @ \$20.24) = \$303.60*
- *32oz. Spray Disinfectant 409 (50 units @ \$9.95) = \$497.50*
- *Clorox Wipes (30 units @ \$4.98) = \$149.40*
- *Lysol (10 units @ \$11.10) = \$111.00*
- *AM/FM Radio (1 unit @ \$8.99) = \$8.99*
- *Literature Holder (7 units @ \$27.28) = \$190.96*
- *Electrostatic Spray Applicator for Disinfectant (3 units @ \$1,800.02) = \$5,400.06*
- *Thermometer (6 units @ \$40.63) = \$243.78*

These supplies are vital for the success of Jurisdiction to be prepared for and fight this deadly virus. The thermometers will let us turn away anyone with an elevated temp. The sign holders will give us the chance to mark areas to maintain social distancing. The radio can let us communicate aid and social distance from inmates. Everything else listed is PPE and cleaning products that will continue the success we have had on keeping our facility disinfected, individuals covered, and everyone within our walls safe and healthy. Without many of these items and funds to afford them, we could be leaving ourselves vulnerable to COVID-19 and a source for spreading.

The next area we will want funding for is Construction totaling **\$6,207.41**. This will be used to build plexiglass barriers in our public areas and offices. We want to keep as many people

separated as possible, and this physical barrier between them will vastly help any chance of a potential spread. Below is the specific item, quantity, and price:

- *Plexiglass Barriers (1 unit @ \$6,207.41) = \$6,207.41*

We feel this minor construction is necessary for our facility to keep visitor safe, germs confined, and employees healthy. Direct contact within 6 feet is commonly needed in our area of work so the barriers will most certainly be useful in blocking the virus from being transferred through the air. This is just another safeguard we feel to be imperative to take.

Located in the other section we have included funding for ZOOM services in the amount of **\$2,000**. This will satisfy our need of working from home and allow our employees to have access to zoom for meeting and communication to take place while working remotely. They will have all capabilities as before, but they will all be done virtually. This will be a huge asset for our Jurisdiction to maintain stay at home orders, but still satisfy or daily needs.

These purchases will combine to be vital for the safety of the employees, inmates, and community. The total cost of our orders will be \$58,008.43. We will use the CESF grant from the U.S. Department of Justice (USDOJ) Bureau of Justice Assistance (BJA) for **58,008** or **99.9%** of that cost. Story County is thrilled at the opportunity to be able to purchase these substantial items. Story County is very thankful to USDOJ/BJA for providing this CESF award.



County Outreach and Special Projects Manager
Story County, Iowa
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov
www.storycountyiowa.gov

TO: Story County Board of Supervisors
FROM: Leanne Lawrie Harter, AICP, CFM
RE: Deadlines for URA Policies
DATE: May 20, 2020

At the Tuesday, May 26, 2020, meeting of the Board of Supervisors, I am requesting the Board consider once again amending the deadlines for the URA policies. The deadlines are proposed to be revised as highlighted below. The meeting in Step 1 will occur via conference call if other options are not available.

Economic Development Project Process

The following **standard operating procedure** applies to project requests for economic development funding through the *Urban Renewal Area Program*:

Step 1 - Pre-Application Conference (*prior to the Third ~~Tuesday~~ Friday of May June – Annually*). Annually, County staff will hold an information session to review application forms, timeline, and procedures. In order to be deemed an eligible applicant, potential applicants must attend this meeting.

Step 2 - Application Deadline (*prior to the Fifth ~~Second~~ Tuesday of June July – Annually*) This is the information gathering stage of a project which will provide the foundation for subsequent decision making by the Board of Supervisors. Applicants shall submit the Urban Renewal Area Project Application and include as much information as possible. Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed. To ensure fairness for all, applications that are incomplete, do not follow the guidelines, whose representative did not attend the Pre-Application Conference, or miss the deadline will not be reviewed.

Step 3 – Acknowledgement of Applications (*prior to the Second ~~Third~~ Tuesday of July – Annually*)

Step 4 – Notification of Applicants (*prior to the First Tuesday of August – Annually*). The Board of Supervisors shall notify the school district, municipality, and/or township trustees in the TIF district from which monies may be utilized for payment of the proposed TIF projects through the Urban Renewal Area Program. Further notice is sent to taxing authorities associated with the individual projects.





County Outreach and Special Projects Manager

Story County, Iowa

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov

www.storycountyiowa.gov

The notice shall be given by regular mail to the entities referenced above indicating how to view the project applications on file, date of the next regularly-scheduled Board of Supervisors meeting, date of consultation meeting, and include a copy of the existing Urban Renewal Area Plan. The notice requirement's intent is designed to encourage input from the area from which taxes will be utilized so that the Board can consider input from the public in its evaluation stage.

Step 5 – Consultation Meeting (*First Tuesday of September – Annually*). The Board of Supervisors will schedule a consultation meeting to discuss potential projects.

Step 6 – Evaluation (*prior to the First Tuesday of October – Annually*). The purpose of the evaluation stage is to weigh the public costs and benefits of the project. The Board of Supervisors will evaluate the public purpose/benefit involved, the strength of the opportunity, and the public costs involved. As part of the evaluation process, the Auditor shall prepare a report showing the status of all TIF projects, monies expended and monies owed on current TIF projects so that the Board of Supervisors can evaluate the funds available for all proposed projects. Further, the Board of Supervisors recognizes the importance of citizen input on proposed projects and will post all applications for projects on its website prior to decisions on the project so that the public may review the applications and prepare for any comment at the weekly meetings of the Board of Supervisors.

Step 7 – Urban Renewal Area Plan Updated (*prior to November 1*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to the Urban Renewal Area Plan to reflect any approved projects and present for action by the Board of Supervisors.

Step 7 – Incur Debt (*i.e. borrow money – prior to November 1*).

Step 8 – Debt Certified (*December 1*). Costs of all approved projects and the repayment schedule will be certified to the County Auditor.



Invoice #: 5519
Date: 05/20/2020
Customer ID: 50201

INVOICE

Payable To:

RoseRush Services, LLC
P.O. Box 2006
Buena Vista, CO 8121

Bill To:

Story County Animal Shelter and Control
975 West Lincoln Highway
Nevada, IA 50201

TERMS

Due by 01/31/2019

QTY	DESCRIPTION	TOTAL
1	Shelter Pro Software—Best Value Package	\$2395.00
1	Annual Software Licensing, support, and upgrades	\$1895.00
<i><u>Thank you for your order!</u></i>		

SUBTOTAL	\$4290.00
Processing	\$0.00
Balance due	\$4290.00

Renew Your EAP Benefits with EFR

Proposed for: **Story County**

275 Employees

Current Benefit:

Renewal Date: **July 1, 2020**

Core EAP with up to 6 counseling sessions \$21.60 Per employee/per year Total: **\$5,594.40**

Renewal Options:	PLEASE CHECK THE BOX CORRESPONDING WITH THE SELECTED PLAN & SIGN BELOW:	CORE EAP	Premier EAP
Up to 6 in-person EAP counseling sessions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Per employee/per year</i>		\$21.60	+2,500.00
Annual EAP Contract:		\$5,940.00	\$8,440.00

Premier PLUS			
Implementation Fee (one-time only)		<i>based on group size =</i>	<input type="checkbox"/>
Onsite biometric screenings billed at time of screening		<i>x \$58 per participant =</i>	<input type="checkbox"/>
Physician Packets		<i>x \$22 per participant =</i>	<input type="checkbox"/>
Wellness Portal (optional)		<i>x \$1.95 per employee/per month =</i>	<input type="checkbox"/>

Premier PLATINUM			
Implementation Fee (one-time only)		<i>based on group size =</i>	<input type="checkbox"/>
Onsite biometric screenings billed at time of screening		<i>x \$184 per participant =</i>	<input type="checkbox"/>
Physician Packets		<i>x \$62 per participant =</i>	<input type="checkbox"/>
Wellness Portal		<i>x \$2.50 per employee/per month =</i>	<input type="checkbox"/>

Add on-site workplace training in the contract.			
<i>\$250 per hour with minimum of 6 hours (plus travel). Topics can be selected at a later date. Write in total hours selected:</i>		<i>Total hours:</i>	<i>x \$250</i>
		=	

Additional Services Available			
On-site Education, Training, Development Seminars		<i>\$300/hour + travel costs</i>	<input type="checkbox"/>
Mediation Services		<i>\$200/hour + travel costs</i>	<input type="checkbox"/>
Leadership Coaching		<i>\$175/hour + travel costs</i>	<input type="checkbox"/>
Other Request (describe):			

Please complete and return 60 days prior to the renewal date.

Signature: _____

Date: _____

RESOLUTION NO. 20-94

COUNTY NAME: STORY	RECORD OF HEARING AND DETERMINATION ON THE AMENDMENT TO COUNTY BUDGET	COUNTY NO: 85
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Date budget amendment was adopted:
5/26/20

For Fiscal Year Ending:
June 30, 2020

The County Board of Supervisors met on the date specified immediately above to adopt an amendment to the current County budget as summarized below. The amendment was adopted after compliance with the public notice, public hearing, and public meeting provisions as required by law.

Iowa Department of Management Form 653 A-R Sheet 2 of 2 (revised 05/01/14)		Total Budget as Certified or Last Amended	Adopted Current Amendment	Total Budget After Current Amendment
REVENUES & OTHER FINANCING SOURCES				
Taxes Levied on Property	1	28,205,681	0	28,205,681
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Less: Credits to Taxpayers	3	1,030,109	0	1,030,109
Net Current Property Taxes	4	27,175,572	0	27,175,572
Delinquent Property Tax Revenue	5	3,050	0	3,050
Penalties, Interest & Costs on Taxes	6	75,000	0	75,000
Other County Taxes/TIF Tax Revenues	7	3,449,446	219,500	3,668,946
Intergovernmental	8	9,020,230	159,539	9,179,769
Licenses & Permits	9	69,420	160,000	229,420
Charges for Service	10	1,853,405	(16,950)	1,836,455
Use of Money & Property	11	511,405	272,735	784,140
Miscellaneous	12	1,254,100	113,296	1,367,396
Subtotal Revenues	13	43,411,628	908,120	44,319,748
Other Financing Sources:				
General Long-Term Debt Proceeds	14	11,000,000	(5,000,000)	6,000,000
Operating Transfers In	15	3,509,500		3,509,500
Proceeds of Fixed Asset Sales	16	6,000	10,000	16,000
Total Revenues & Other Sources	17	57,927,128	(4,081,880)	53,845,248
EXPENDITURES & OTHER FINANCING USES				
Operating:				
Public Safety & Legal Services	18	14,638,790	470,700	15,109,490
Physical Health & Social Services	19	2,807,706	74,036	2,881,742
Mental Health, ID & DD	20	1,927,134	1,021,600	2,948,734
County Environment & Education	21	5,131,820	29,575	5,161,395
Roads & Transportation	22	6,382,925	997,000	7,379,925
Government Services to Residents	23	1,562,238	43,525	1,605,763
Administration	24	6,787,724	191,755	6,979,479
Nonprogram Current	25	50,000		50,000
Debt Service	26	1,672,400		1,672,400
Capital Projects	27	8,414,956	(40,645)	8,374,311
Subtotal Expenditures	28	49,375,693	2,787,546	52,163,239
Other Financing Uses:				
Operating Transfers Out	29	3,509,500		3,509,500
Refunded Debt/Payments to Escrow	30	0	0	0
Total Expenditures & Other Uses	31	52,885,193	2,787,546	55,672,739
Excess of Revenues & Other Sources over (under) Expenditures & Other Uses	32	5,041,935	(6,869,426)	(1,827,491)
Beginning Fund Balance - July 1,	33	22,184,829		22,184,829
Increase (Decrease) in Reserves (GAAP Budgeting)	34	0	0	0
Fund Balance - Nonspendable	35	0	0	0
Fund Balance - Restricted	36	16,981,594	(6,957,977)	10,023,617
Fund Balance - Committed	37	1,048,094	(54,554)	993,540
Fund Balance - Assigned	38	2,853,675	290,422	3,144,097
Fund Balance - Unassigned	39	6,343,401	(113,717)	6,229,684
Total Ending Fund Balance - June 30,	40	27,226,764	(6,869,426)	20,357,338

Date original budget adopted:
03/12/19

Date(s) current budget was subsequently amended:
08/27/19

The below-signed certify that proof of publication of the hearing notice and proposed amendment is on file for each official County newspaper, that all public hearing notices were published not less than 10, nor more than 20 days prior to the public hearing, and that adopted expenditures do not exceed published amounts for any of the 10 individual expenditure classes, or in total.

Board Chairperson (signature)

County Auditor (signature)



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiaowa.gov

TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Planning and Development
RE: Second Consideration of Ordinance No. 288, Amending Certain Boundaries of The Official Zoning Map Of Story County

MEETING

DATE: May 26, 2020

At the May 19, 2020, Board of Supervisors meeting, the Board took action (vote 3-0) to approve the first consideration of Ordinance 288 and set second consideration for May 26, 2020. The requested amendment to the Official Zoning Map of Story County (rezoning) is to the GB-C Greenbelt-Conservation District for portions of the property located at the southeast corner of the intersection of 500th Avenue and 170th Street in the Northwest Quarter of Section 7 of Franklin Township determined to be environmentally sensitive and that contain floodplain. These areas are currently zoned A-1 Agricultural and R-1 Transitional Residential. The rezoning is required as condition on the R-1 Zoning of the property (as established by Ordinance 280, approved in December of 2018). Resolution 20-90, the Prairie Valley Major Subdivision Preliminary Plat, and Resolution 20-91 for a C2C Plan Amendment to designate the environmentally sensitive areas and floodplain as Agricultural Conservation and Natural Resource Areas on the property (votes 2-1 and 3-0, respectively) were approved at the May 19, 2020, Board of Supervisors meeting. The Story County Planning and Zoning Commission unanimously recommend approval of the rezoning at their May 6, 2020, meeting.

Discussion and public comments at the May 19, 2020, meeting mainly focused on the subdivision request. One member of the public did ask if a follow-up survey of the prairie remnants had been completed, as suggested in the fall 2018 report on the environmentally sensitive areas prepared by Dr. Tom Rosburg. Dr. Thomas Rosburg, a professor of Ecology and Botany at Drake University, completed a field review to locate remnant prairie and other landscape features in November of 2018. The most significant and environmentally sensitive features were the native prairie remnants. Dr. Rosburg noted that due to the lateness in the growing season, the full extent of the prairie could not be determined. A second survey by Dr. Rosburg was completed in May of 2019 and a map from the survey is included on the agenda center. The prairie remnants included on the map are all part of the area to be rezoned to GB-C Greenbelt Conservation. These and other areas on the property will be deeded to Story County Conservation as part of the Prairie Valley Subdivision.

Staff's analysis of the rezoning and background information on the request can be found in the staff report from the Board's first consideration available on the agenda center. The rezoning plat and application are also available on the agenda center.

The Board of Supervisors may consider the following alternatives on Ordinance 288:

Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiaowa.gov

1. **The Story County Board of Supervisors approves Ordinance 288, amending certain boundaries of the Official Zoning Map Of Story County from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District, as put forth in case REZ01-20 on second consideration and waives third consideration.**
2. The Story County Board of Supervisors approves Ordinance 288, amending certain boundaries of the Official Zoning Map Of Story County from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District, as put forth in case REZ01-20 on second consideration and sets third consideration for Tuesday, June 2, 2020.
3. The Story County Board of Supervisors approves Ordinance 288, amending certain boundaries of the Official Zoning Map Of Story County from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District, as put forth in case REZ01-20 on second consideration with conditions and sets third consideration for Tuesday, June 2, 2020.
4. The Story County Board of Supervisors denies Ordinance 288, amending certain boundaries of the Official Zoning Map Of Story County from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District, as put forth in case REZ01-20 on second consideration and sets third consideration for Tuesday, June 2, 2020.
5. The Story County Board of Supervisors remands Ordinance 288, amending certain boundaries of the Official Zoning Map Of Story County from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District, as put forth in case REZ01-20 back to the applicant and/or staff for additional information, and directs staff to set second consideration for Tuesday, June 2, 2020.

Staff Report

Story County
Board of Supervisors

Date of Meeting:
May 19, 2020

APPLICANT: Quarry Estates, LLC
619 East Lincoln Way
Ames, Iowa

STAFF PROJECT MANAGER: Amelia Schoeneman, Planner

Case Number REZ01-20 and SUB06-20 is a rezoning and Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map amendment request and a Major Subdivision Preliminary Plat request for the property located at the southeast corner of the intersection of 500th Avenue and 170th Street in the Northwest Quarter of Section 7 of Franklin Township. The subject property is currently zoned R-1 Residential and A-1 Agricultural. The requested amendment to the Official Zoning Map of Story County, Ordinance 288, is to the GB-C Greenbelt-Conservation District for portions of the subject property determined to be environmentally sensitive and that contain floodplain. The request includes a C2C Comprehensive Plan Future Land Use Map amendment from the Rural Residential Area to the Agricultural Conservation Area and from the Agricultural Conservation Area to the Natural Resource Area for the environmentally sensitive areas and floodplain. The requested major subdivision preliminary plat for the Prairie Valley Subdivision is proposed to include 70 lots for single-family dwellings, five lots to be dedicated to Story County and Story County Conservation including the environmentally sensitive areas, and seven outlots (not buildable for a dwelling) to be owned and managed by a homeowner association. At their May 6, 2020, meeting, the Story County Planning and Zoning Commission recommend approval of the rezoning and C2C Comprehensive Plan Future Land Use Map amendment request and a Major Subdivision Preliminary Plat request with conditions to the Board of Supervisors (a full list of conditions available on pages 32-33 of this report).





Property Information

PROPERTY OWNER

Quarry Estates, LLC
619 East Lincoln Way
Ames, Iowa

GENERAL PROPERTY LOCATION

The Northwest Quarter of Section 7 of Franklin Township located at the southeast corner of the intersection of 500th Avenue and 170th Street.

PARCEL IDENTIFICATION NUMBERS

05-07-100-105, 05-07-100-200, 05-07-100-400, and 05-07-100-305

GROSS PROPERTY AREA

160 acres

SIZE OF AREA TO BE OCCUPIED BY DEVELOPMENT LOTS

Approximately 56 acres, including streets.

SIZE OF REZONING AREA

74.06 acres

LEGAL DESCRIPTION OF AREA TO BE REZONED

A part of the Northwest Quarter of Section 7, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the intersection of the south line of said Northwest Quarter with the east right of way line of 500th Avenue; thence following said right of way line N00°15'07"W, 1317.30 feet; thence N89°50'35"E, 5.00 feet; thence N00°15'07"W, 1257.30 feet; thence N89°51'55"E, 368.10 feet, parallel with and 60.00 feet South of the north line of said Section 7; thence S21°57'36"W, 141.13 feet; thence S40°17'31"W, 377.36 feet; thence S00°08'36"E, 48.94 feet; thence N90°00'00"E, 139.99 feet; thence S84°55'23"E, 388.88 feet; thence S23°07'56"E, 70.08 feet; thence S21°48'37"W, 169.43 feet; thence S38°11'07"E, 649.09 feet; thence N16°19'21"E, 153.03 feet; thence N28°05'47"E, 191.55 feet; thence S88°52'52"E, 61.21 feet; thence S60°10'21"E, 397.32 feet; thence S11°10'40"E, 284.95; thence N77°59'18"E, 218.91 feet; thence N89°52'48"E, 134.02 feet; thence S50°34'40"E, 76.03 feet; thence S12°47'45"E, 81.88 feet; thence S04°06'56"W, 395.78 feet; thence S21°24'37"W, 42.71 feet; thence S54°25'15"W, 173.64 feet; thence S73°57'26"W, 84.74 feet; thence S18°38'06"E, 377.48 feet; thence S10°44'59"E, 177.21 feet to the south line of



said Northwest Quarter; thence S89°49'14"W, 1864.64 feet to the point of beginning, containing 74.06 acres.

CURRENT ZONING

R-1 Transitional Residential and A-1 Agricultural

FUTURE LAND USE MAP DESIGNATION

The *Story County Cornerstone to Capstone (C2C) Comprehensive Plan* currently designates this property as Agricultural Conservation Area and Rural Residential Area. Portions are also designated as Natural Area.

CITIES WITHIN TWO MILES

Gilbert

DISTRICTS

School - Gilbert

Utilities- Xenia, Alliant Energy, Midland Power

Emergency - Gilbert Fire & Rescue

Watershed - Squaw Creek

Drainage Districts - Drainage District # 8, Drainage District #67, &

Drainage District #95

SUBMITTAL DOCUMENTS

Documents submitted for review include the preliminary plat, a management/ownership agreement with Story County Conservation, restrictive covenants, draft easements, a traffic study, a stormwater management plan, a rezoning and C2C Comprehensive Plan Future Land Use Map amendment request (including a narrative and rezoning plat), letters from utility and emergency service providers, environmentally sensitive areas study, and an archaeological study.



Proposed Use and Background

Current Land Use

The subject property includes four original quarter quarters, less road right-of-way, for a total area of 160 acres. The property contains approximately 66 acres of pastureland, which stretches from the northwest corner of the property to the southeast corner and varies between steep slopes and flat areas. This area was used for grazing cattle. Squaw Creek runs southwest through the southwestern-most corner of the property.

Approximately 41 acres, including a majority of the southwest quarter quarter and the northwestern 7 acres of the property have been enrolled in the Conservation Reserve Program (CRP) and planted in long term prairie. These are the lowest areas of the property and also contain FEMA designated floodplain. Approximately 40 acres of the subject property is located within the FEMA designated floodplain—along the western edge of the subject property and over a majority of the southwest quarter quarter. The northeast 25 acres of the subject property is currently in hay production, and to the south, approximately 19 acres along the eastern edge of the property was planted as corn. There is a steep ravine that is located near the center of the property and falls south and west from the highest point of the property. This ravine turns into a drainage way, which extends south from the center of the property. The drainage way is surrounded by vegetation including tree cover.

Background and Proposed Use

2018 Rezoning of the Property to R-1 Transitional Residential

In December of 2018, the northwest, northeast, and southeast quarter quarters (120 acres) of the subject property were rezoned to the R-1 Transitional Residential District. As part of this request, the C2C Future Land Use Map designation for the northwest, northeast, and southeast quarter quarters was also amended to the Rural Residential Area. Maps of the current zoning and C2C Future Land Map designations (since the 2018 rezoning and C2C Future Land Use Map amendment) are provided in Figures 1 and 2. The southwest quarter quarter was not part of the request as the Land Evaluation and Site Assessment score was too high to permit a rezoning from the A-1 Agricultural District. Additionally, the southwest quarter is largely covered by floodplain, and no development was proposed for the area.

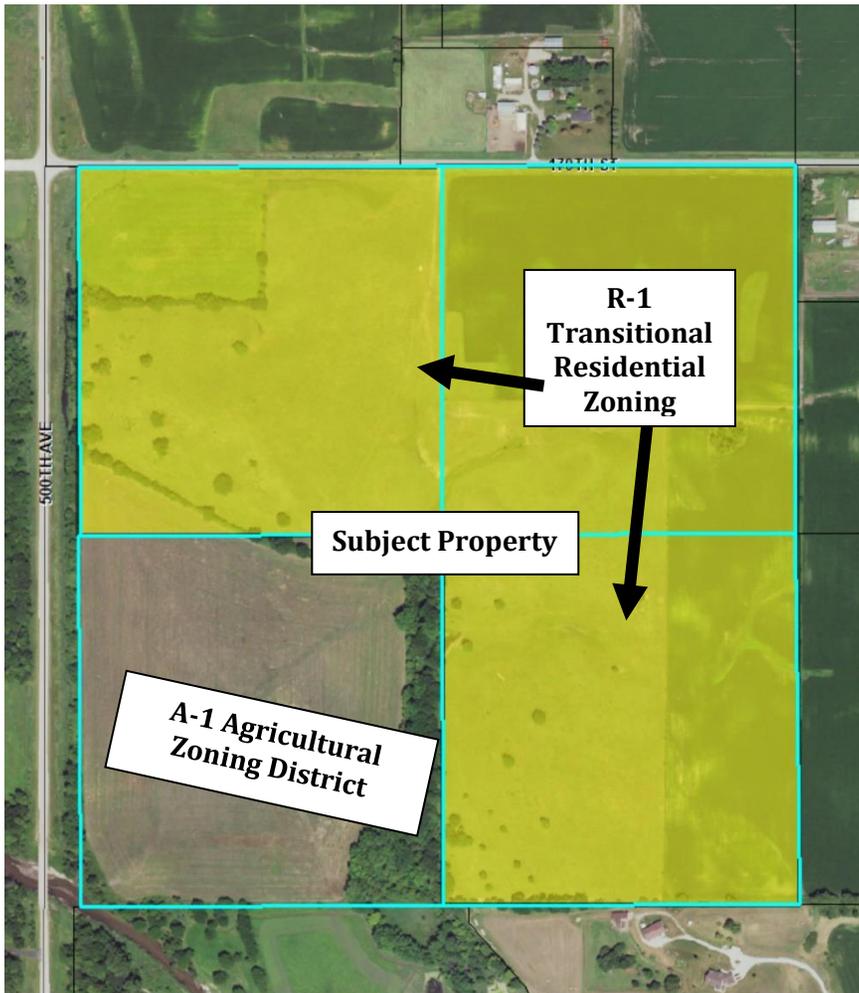


Figure 1: Current Story County Official Zoning Map for Subject Property

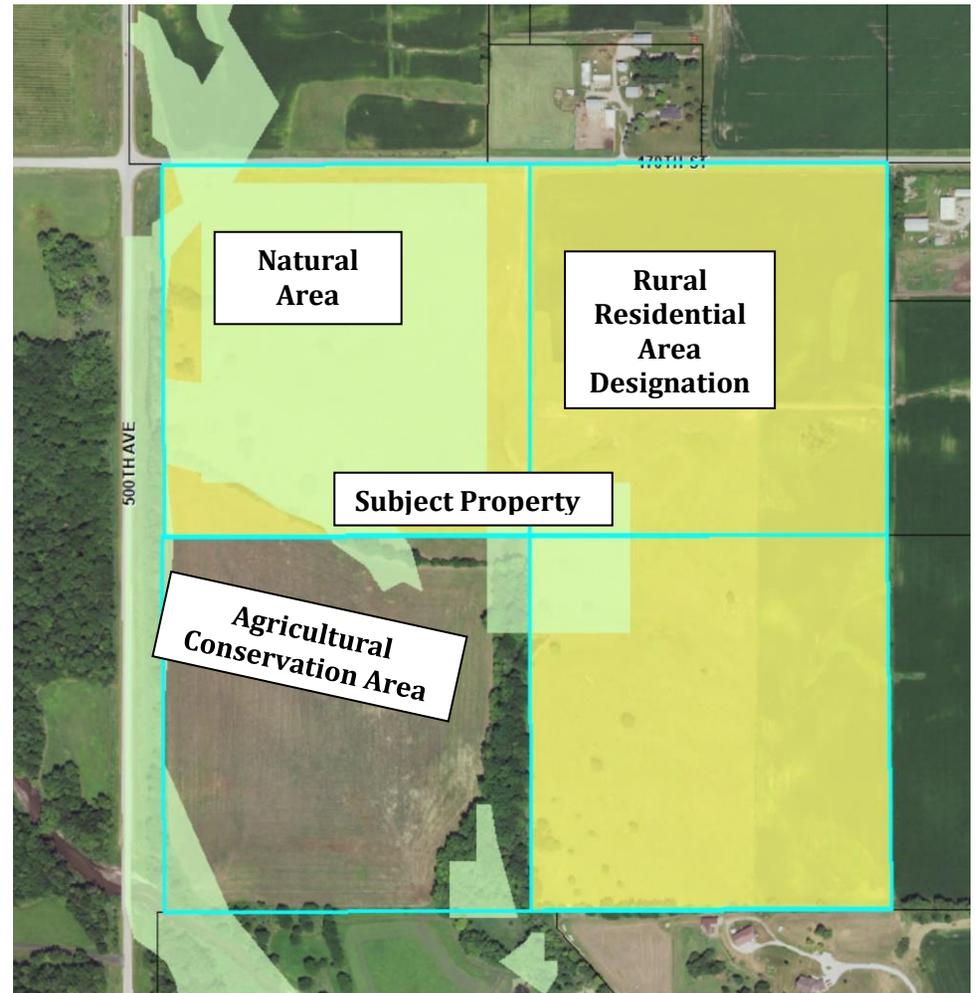


Figure 2: Current C2C Future Land Use Map for Subject Property

At the December 5, 2018, meeting, the Story County Planning and Zoning Commission made a motion to recommend approval of the staff recommendation to the Board of Supervisors. Staff's recommendation included a condition limiting the development to 56 lots, based on the density of other residential development in the area, and other conditions. This motion failed (vote 2-3) and was the recommendation provided to the Story County Board of Supervisors.

The Board of Supervisors ultimately approved the rezoning and C2C Plan amendment with conditions to ensure the standards of approval for a rezoning and for a C2C Plan amendment, including for compatibility with the surrounding area and protection of environmental resources, were met. The conditions on the rezoning are as follow:

1. The total number of development lots shall not exceed the total number of developable acres, up to a maximum of 70 developable acres (i.e. not to exceed 70 single-family dwellings)
2. The applicant shall work with Story County Environmental Health and Story County Planning and Development to identify areas on the subject property where it is possible to group septic system discharge for the purpose of limiting disruption to prairie remnants and other environmentally sensitive areas.
3. The applicant shall collaborate with Story County Conservation to identify and map the locations of environmentally sensitive areas, including the southwest of the northwest quarter quarter, on the subject property including but not limited to those identified in Condition 8 below.
4. The applicant shall request a Future Land Use Map Designation amendment for the environmentally sensitive areas, identified in Condition 3, from the requested Rural Residential Designation to the Agricultural Conservation Designation at the time of the proposed subdivision plat and rezoning submittal (see Condition 5). The environmentally sensitive areas identified in Condition 3 shall be further designated as Natural Resource Area on the C2C Future Land Use Map.
5. In order to ensure the long-term protection of the environmentally sensitive areas and the floodplain areas, an application to rezone the southwest quarter of the northwest quarter of Section 7 and all environmentally sensitive areas, identified in Condition 3, from the A-1 Agricultural District and the R-1 Transitional Residential District to the GB-C Greenbelt Conservation District shall be submitted by the property owner/applicant with the proposed subdivision plat. A management and/or ownership agreement with Story County Conservation shall be made and submitted at the time of the rezoning in order to best preserve and maintain the identified environmentally sensitive areas located on this property.
6. In accordance with Principle 4 of the Rural Residential Area C2C Future Land Use Map Designation, a buffer of no less than 50 feet shall be maintained between the proposed subdivision development lots and the agricultural land use located to the east.



7. A 20' wide easement for a future hard-surfaced trail shall be provided on the north and west sides of the proposed subdivision for future trail development as described in the C2C Cornerstone to Capstone Comprehensive Plan (See Map 29: Proposed Trails and Greenway Map).
8. As part of the subdivision plat submittal, the development improvements shall meet the requirements of the Story County Land Development Regulations R-C Residential Conservation Design (Overlay) District Chapter 86.15(4)(A)(1-7) as follows:
 4. Design and Improvement Requirements.
 - A. Land Suitability. No land shall be developed which is held to be unsuitable for any proposed use if identified as being environmentally sensitive. Areas identified as being environmentally sensitive include:
 - (1) All wetlands and hydric soils by the Natural Resource Conservation Service or Story County Conservation, including a 50-foot buffer around all such identified wetlands.
 - (2) Native prairie remnants.
 - (3) Significant trees and cover.
 - (4) All areas having slopes greater than 14 percent.
 - (5) Areas that provide habitat for rare, threatened or endangered species.
 - (6) Burial sites and Native American mounds.
 - (7) Drainage ways that contain running water during spring runoff, during storm events or when it rains. A 30-foot buffer along each side of the drainage way shall be included.

Proposed Subdivision and Conformance with Conditions on R-1 Zoning

The subdivision request is a preliminary plat for a major subdivision. When a major subdivision is proposed, both a preliminary and final plat are required by the Story County Land Development Regulations. The preliminary plat shows the overall concept and design for the subdivision. The final plat provides the legal description for the lots to record and complete the division of the property. The final plat will be reviewed for conformance with the preliminary plat by staff, the Planning and Zoning Commission, and the Board of Supervisors when it is submitted. The final plat must be submitted within one year of the preliminary plat. Before the submittal of the final plat, all improvements including roads, grading, stormwater management, and utilities are required to be completed or a development agreement and financial security submitted with a timeframe (a maximum of two years) for their completion with the final plat. The design, materials, and workmanship, installation, and construction of improvements must be warranted for a period of two years from and after completion.



To meet the conditions of the 2018 rezoning, the applicant has proposed a 70-lot subdivision at a density of .44 lots per acre (condition one of the rezoning limits the development to 70 lots). The minimum lot size for the R-1 Transitional Residential Zoning District in which the subdivision is located is 25,000 square feet for a single-family dwelling. All lots meet or exceed this minimum lot size requirement. A layout drawing for the subdivision is provided in Figure 3.

The final plat for the proposed Prairie Valley Subdivision will be completed in four phases, demarcated by various colored dashed lines on layout drawing in Figure 3.

Regarding condition two of the rezoning (grouping of septic systems), the Board of Supervisors added this condition as a way to protect the remnant prairie on the site from the moisture of the discharge from the septic laterals. A protective subdrain to divert runoff from the septic laterals away from the prairie remnants is proposed for lots with lateral fields that slope towards the prairie remnants. This proposal has been reviewed by the County Sanitarian and County Conservation. The subdrain is shown by the thin black line on the layout drawing (Figure 3) behind the rear lot lines of the development lots. A design of the protective subdrain is provided with the preliminary plat and available on the agenda center. The subdrains are located on outlots to be owned and managed by a homeowner association. The County Sanitarian and County Conservation Director requested an additional tile on Lot 52. The applicant provided an amended plan to staff showing the drain, although they do not believe it is needed and noted it would add cost to the project. The Planning and Zoning Commission and staff recommend the addition of this tile to the preliminary plat as a condition of approval.

The design of the subdivision meets the conservation design principles prescribed as part of the eighth condition on the rezoning. Story County Conservation performed a desktop survey through the Iowa Department of Natural Resources and determined there are no threatened or endangered species on the site. The applicant also completed an archaeological study that did not locate burial grounds or Native American mounds. Dr. Thomas Rosburg, a professor of Ecology and Botany at Drake University, completed a field review to locate remnant prairie and other landscape features, as required by conditions three and eight of the rezoning. The most significant and environmentally sensitive features were the native prairie remnants. Several remnant prairie areas are present on the subject property and they are shown in yellow outlines on the layout drawing for the subdivision in Figure 3. The remnant prairies are mainly located on steeply sloped areas of the south half of the northwest quarter quarter and on the western half of the southeast quarter quarter. These areas were previously the pastureland. Several lots do have areas with slopes over 14% or with potentially hydric soils but were not identified as



environmentally sensitive. Further, the trees on the site were not identified as environmentally sensitive.

The conditional rezoning required the environmentally sensitive areas and floodplain to be rezoned to the Greenbelt-Conservation District and their C2C Future Land Use Map designation amended to Agricultural Conservation and Natural Area (conditions four and five). The layout drawing shows the area to be rezoned to the Greenbelt-Conservation Zoning District and amended to Agricultural Conservation and Natural Areas on the C2C Plan Future Land Use Map in blue. The blue area also contains the FEMA mapped floodplain present on the subject property.

The fifth condition of the rezoning also requires that a management agreement with Story County Conservation be developed to protect the environmentally sensitive areas and floodplain. Since the 2018 rezoning, the developer has instead decided to deed this area and the lots designated with a letter and shown in green on the layout drawing to Story County Conservation. There are five total lots to be deeded to Story County. Four will be dedicated to Story County Conservation, totaling 81.8 acres. The fifth lot to be dedicated to the county is additional right of way along 170th Street. Lot B, which contains 74.07 acres and all of the environmentally sensitive areas and is the area of the rezoning and C2C Plan Amendment, and Lots C and D, will be platted and deeded as part of the first phase of the subdivision. Lot E will be deeded to Story County Conservation as part of the fourth phase of the subdivision.

The measures originally proposed as part of the management agreement with Story County Conservation have been addressed through the preliminary plat, proposed covenants, and an ownership/management agreement. At their May 11, 2020, meeting, the Story County Conservation Board took action to approve these documents and measures in a unanimous vote. The measures include:

- The applicant worked with the Story County Conservation Board to provide a 35-foot buffer around the remnant prairie. The buffer is shown by a dashed yellow line on the layout drawing. A 45-foot buffer is provided from lots with a protective subdrain.
- Silt fencing is proposed around the prairie remnants to provide protection and a barrier during construction. The location of the silt fence is shown in the erosion control plan as part of the preliminary plat and available on the agenda center.
- The developer will be constructing split rail fencing on the common lot lines of the development lots with the County-owned property to provide demarcation and protection. The homebuilders/lot owners are required to construct split rail fencing on the common property lines with the homeowner association-owned lots. A fence



plan is provided as part of the preliminary plat and included as provisions in the ownership/management agreement and covenants.

- The proposed covenants include prohibitions on using fertilizers that contain phosphorous.
- Water quality testing will occur on the Story County Conservation-owned lots. Per the management/ownership agreement, in the event the testing indicates the use of fertilizers and/or lawn additives that contain phosphates in violation of the Covenants, the Story County Conservation Board may take action at law or equity for relief, either by injunction or damages.
- Per the covenants and ownership/management agreement, all homeowner association outlots and Story County Conservation-owned lots that contain greenspace shall be managed as native prairie lots. No invasive species are allowed on these lots or any development lot and trees and shrubs shall be native species. The Story County Conservation Board will approve all seed mixes for the outlots.
- Per the covenants, no debris, hazardous materials, household hazardous waste, or unapproved plants or soil shall be placed, at any time, in the subdivision.

The Conservation Board previously discussed these prescriptive measures at the April 13, 2020, meeting. A concern raised by the Board and staff was the expiration or amendment of the covenants. A conservation easement was requested. The County Attorney has reviewed the easement language and determined that it is sufficient to enforce the provisions of the covenants if they were to be amended or expire. Again, the Story County Conservation Board approved the preliminary plat, covenants, conservation easement, and ownership/management agreement at their May 11, 2020, meeting.

Condition six requires a 50-foot buffer from the parcels in agricultural production to the east. This buffer is shown on the layout drawing in Figure 3. The lots shown in brown on the layout plan in Figure 3, including the 50-foot buffer on the east side of the subdivision, are outlots to be managed by a homeowner association. There are seven outlots and they total 26.20 acres, including the street lots. These outlots include stormwater management retention ponds and the protective subdrain. They also include buffers between the development lots and 170th Street.

The 20-foot wide easement for a future hard-surfaced trail on the north and west sides of the proposed subdivision required by the seventh condition is shown on the plat. Story County Conservation will own the property where the trail easement is located on the west side of the development. The location of this trail may change as an additional trail system will be built by Story County Conservation on the Story County Conservation-owned property as soon as the summer of 2021. A concept trail system is shown in grey in the layout drawing in Figure 3, including a trailhead and parking at the entrance to the



subdivision, shown in Lot C. This design may change as Story County Conservation works to develop the system and determine a final design.

Proposed Subdivision and Conformance with the Story County Land Development Regulations

In addition to the conditions placed on the subdivision by the rezoning, the Story County Land Development Regulations contain additional submittal and design standards. Chapter 87 includes items to be shown on the preliminary plat and submitted with the plat. Chapter 88 contains general site planning standards for street and lot design, environmental resource protection, stormwater management, and requires a traffic study.

As required by [Chapter 87](#), the applicant submitted letters from utility and emergency service providers on their ability to serve the subdivision. Xenia Rural Water and Midland Power Cooperative both confirmed that they would be able to serve the subdivision. A six-inch water main is shown on the plat. Alliant Energy will enter into an extension agreement with the developer to extend the gas main from George Washington Carver along 170th. The Gilbert Fire Chief also provided a letter confirming their ability to serve the subdivision:

From the time we are toned out for a fire until someone reaches the station can be 2-5 minutes. Confirmed structure fires will be dispatched as a box alarm automatically paging mutual aid from Story City and Roland additional mutual aid can be called in from any number of surrounding departments. With this in mind, I would highly recommend all homeowners subscribe to, and have a monitored security system (such as ADT) installed & tied in with smoke detectors. Early, advanced alerting of a possible fire, especially in new construction, has a marked benefit of getting personnel & equipment moving before a fire can dig itself in without being noticed, or if no one is home. Most homeowners insurance providers offer discounts on the premium for having a monitored security service.

Medical emergencies will have similar response times, however some personnel do respond by personal vehicle. Our ambulance service is primarily out of Mary Greely Medical Center in Ames but we have occasionally had Story County Hospital in Nevada or Huxley Ambulance respond when Ames units are tied up.

I am aware other developments near this area have installed fire hydrants. If these are planned within this development, please be aware that we cannot pump directly from these into our fire engine to attack a fire - the negative pressure that would be subjected to the water main would be enough to collapse the main. What we can do is attach a hose to allow water to free-flow into a portable tank from which we would be



pumping water. The rate of flow from the rural water is questionable. Mutual aid water tenders would also be dumping into this portable tank.

Staff provided the Fire Chief with the hydrant locations proposed and he raised no further concerns.

As required by [Chapter 88](#), all lots have been reviewed to determine that no flag or double frontage lots are proposed and that all lots meet minimum width and depth-to-width ratio requirements.

Chapter 88 also contains standards for street design and access requirements. The County Engineer reviewed a previous concept drawing of the plat and requested that the west access be moved to the east due to sight distance issues at the location. Permits will be required from the County Engineer for any work in the right-of-way, including the installation and improvement of the accesses. Other street standards have been met.

Chapter 88 also requires that subdivisions are planned so that the street arrangement would allow for access to adjoining properties if they were platted. A stub road is shown from Foxtail Court to the adjoining property to the east. A note is also on the plat that a potential roadway connection could be made on Outlot D between Lot 46 and Lot 56 and between Lots 38 and 42. The developer of Prairie Valley or homeowner association would be responsible for the costs of the road connection with any development to the east.

Standards for environmental resource preservation are also in Chapter 88. A stream easement dedicated to Story County Conservation is required for streams in areas being subdivided. There is a drainage way on the property and a portion of Squaw Creek. These will be deeded to Story County Conservation and are part of the rezoning request to the Greenbelt-Conservation District. If over 15% of natural vegetative cover is removed, mitigation requirements for significant trees would apply. A grove of Cottonwoods and a row of Mulberry, Ash, Cherry, and Locust trees along a fence line will be removed. However, none of the environmentally sensitive areas will be disturbed and no mitigation of trees is required.

Erosion control requirements apply—the applicant is required to have a National Pollutant Discharge Elimination System Permit with the Iowa Department of Natural Resources. A copy of the erosion control plan to be part of this permit was provided with the preliminary plat.

A stormwater management plan was also submitted. To meet the county's requirements, soil quality restoration is proposed on all development lots to provide infiltration to



manage a rainfall depth of 1.25-inches. For larger rain events, five dry detention basins are proposed so that the runoff rates from the site do not exceed the current rate from the 5-year storm event.

A complete traffic impact study was also required as all phases of the development are anticipated to generate 330 trips daily. Manual traffic counts were performed during morning and evening peaks at the intersection of 500th Avenue and 170th Street. Approximately 1.5% of traffic during peak hours was truck traffic. The 2015 average daily traffic counts from the Iowa Department of Transportation are 1,150 vehicles per day on 170th Street and 1,470 on 500th Avenue. Crash data from 2010 to 2020 was evaluated—there were 12 crashes, 11 of which involved animals. The Level of Service (LOS) of roadways in the subdivision, within a quarter mile, and at intersections within a quarter mile was determined to be an “A” level and no decrease to a lower LOS due to the development is anticipated. LOS describes operational conditions within a traffic stream, based upon service measures, such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience. LOS A (highest level of service) represents completely free flow of traffic allowing traffic to maneuver unimpeded.

The study determined that a right turn lane will likely be warranted on 170th Street at 500th Avenue with the second phase of the development. Right-turn lanes are likely not warranted on 500th Avenue at 170th but are within one vehicle of being warranted and should be monitored after the full build-out of the subdivision. No turn lanes into the development were recommended. Per the traffic study ordinance, the Board of Supervisors is to review all recommended improvements as part of their review of the preliminary plat. The recommendation as to who should finance improvements comes from the County Engineer. The County may require the improvements to be provided by the applicant, at the recommendation of the County Engineer.

The County Engineer reviewed the traffic study and determined that a right turn lane should be constructed on 170th Street at 500th Avenue before phase two of the development. He recommends that the improvement is paid for/provided by the applicant as road funds are limited and the need for a turn lane prior to phase two would be a direct result of the development. The applicant noted that they believed a right turn lane will be warranted by 2029 without the development based on the existing traffic growth. The evening peak at the intersection is currently 49 cars making right turns onto 500th, based on the traffic study. A turn lane is warranted at a peak of 57 cars per the study. The development will add the eight cars to the peak, warranting the turn lane, by its second phase. The applicant does not believe they should be burdened with the full cost of the turn lane, given its contribution to traffic.



Staff followed up with the County Engineer after the Planning and Zoning Commission meeting to inquire about the potential cost of the turn lane and if the developer did not pay or the development did not occur and the improvement was later needed, the process for the County to make the improvement. The County Engineer provided the following information: "Turn lane cost can vary greatly but my best guess for this location would be around \$25,000. A turn lane is currently not warranted without the development. If it was warranted, yes we would probably program the improvement for the next time that the road was paved, which will be around 15-20 years from now."

Tax Increment Financing Request for Subdivision

The developer separately requested Tax Increment Financing (TIF) from Story County to help pay for infrastructure or other improvements to prepare the lots. Previously, staff and the Planning and Zoning Commission had recommended the Board of Supervisors and applicant could consider the financing of the right turn lane on 170th at 500th as part TIF request, and a condition requiring action on that request prior to the final plat. However, the at the May 5, 2020, Story County Board of Supervisors meeting, the Board discussed an amendment to the Story County Economic Development Processes and Policies to allow payment to private entities on select residential housing development, which would have been the first step in the TIF request process. A motion on this amendment died for lack of a second. As the motion died, this recommended condition is no longer applicable. Planning and Development staff proposed amending this condition at the May 6, 2020, Planning and Zoning Commission meeting, however because this proposed change was not posted 24 hours prior to the meeting, the Planning and Zoning Commission decided to leave the condition as it was originally written by Planning and Development staff.

Surrounding Land Use

Adjacent Land Use:

North – a 37.18-net acre parcel in agricultural row crop production; a 33.28-net acre parcel in agricultural row crop production; a 38.79-net acre parcel in agricultural row crop production; and a 6.88-net acre parcel containing a farmstead, a dwelling constructed in 1976, and approximately 3.5 acres in livestock production.

East – a 29.62-net acre parcel in agricultural row crop production; a 40-net acre parcel in agricultural row crop production; and a 9.17-net acre farmstead, a dwelling constructed in 1976, and approximately 4 acres in livestock production.

South – a 53.40-net acre parcel containing a dwelling constructed in 2006, approximately 12 acres in hay production, and pasture area; and a 45.64-net acre parcel containing a dwelling constructed in 2006, approximately 3.5 acres in hay production, and pasture area.

West – (located in Boone County) a 28.91 net-acre parcel that is an outlot in the Buck Hill Subdivision; a 36.47-net acre parcel with dwelling constructed in 2005, horse barn, pasture, and natural area; a 59.10-net acre parcel containing natural area and approximately 10 acres in agricultural row crop production; a 23.46-net acre parcel of natural area; and a 27.38 net-acre parcel in agricultural row crop production.

There is a total of five (5) single-family dwellings, located on parcels between 6.88-net acres and 53.40-net acres, adjacent to the subject property. There is an existing 14-lot subdivision (Eagle Ridge) located approximately one-quarter mile south of the subject property. This subdivision is located on the south side of the floodplain of Squaw Creek. There is another major subdivision, Buck Hill, located approximately one-quarter mile northwest of the subject property on the west side of 500th Avenue in Boone County. This subdivision contains 69 development lots.

C2C Plan Designation

The subject property is currently designated Agricultural Conservation Area (ACA) and Rural Residential Area (RRA) on the C2C Comprehensive Plan Future Land Use Map. Portions of the property are also designated as Natural Resource Areas (NRA). The request to amend the designation for the identified environmentally sensitive areas to the Agricultural Conservation Area if they were previously designated as Rural Residential Area. The areas would then be further designated as Natural Resource Area. Due to the generality of the Natural Resources Area designation, all environmentally sensitive areas are currently not designated as Natural Resources Area and some areas are not natural areas but designated as such. It is an item on the Planning and Development Department's work program to review the entire Natural Resource Area designation for Story County and propose amendments to improve to better reflect existing conditions.



Applicable C2C Plan Goals and Objectives

Based on public input during the creation of the Story County Cornerstone to Capstone (C2C) Comprehensive plan, Story County residents expressed the following weaknesses and threats, among others, which relate to the proposed request:

“Need to continue adding and connecting trails”

“Need to increase public park properties and infrastructure”

“Hard to strike a balance between growth and sustainability and protecting good farmland”

Applicable objectives from the C2C Comprehensive Plan include, but are not limited to:

Objective H1.1: Throughout Story County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Objective NRR3.1: Preserve and protect the existing native plants and animals, as well as re-establishing them where they historically occurred.

Objective NRR3.7: Restrict development within environmentally sensitive areas including floodplains, steep slopes, wooded areas, and wetlands.

Strategy for NRR Goal 3: Encourage development that limits impact on existing wooded areas and preserves and restores natural prairies and wetlands.

Overall goals for the C2C Plan include:

Agricultural Resources Goals

AR1: Protect agricultural practices in areas with prime soils and viable agricultural interests.

AR2: Minimize conflicts between agricultural and non-agricultural land uses.

AR3: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy

Housing Goals

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

H2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county

H3: Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Agricultural Conservation Area principles include:



ACA Principle 1: Conserving agricultural land, as well as agricultural practices, is a fundamental principle in Story County. Areas are identified, conserved, and enhanced within the county for farming practices and agricultural production.

ACA Principle 2: Continue to work towards strategies that promote alternative agricultural methods that work in harmony with conventional operations. A variety of farm types is a good thing.

ACA Principle 3: Encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the designated Urban Expansion, Rural Residential, Rural Village, and Commercial-Industrial Area designations on the Future Land Use Map.

ACA Principle 4: Design areas identified for development to limit conflicts between agricultural uses and rural residences and other types of land uses. Through development practices preserve and protect prime agricultural lands and the ability to engage in agricultural activities.

ACA Principle 5: Promote the continued health of agriculture through an ongoing planning process to identify partnerships and develop voluntary, incentive-based programs and strategies.

Principles associated with the Rural Residential Area (RRA) include:

RRA Principle 1: Ensure that new development is sensitive to the predominantly rural nature of the areas.

RRA Principle 2: Encourage clustering of residential sites to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

RRA Principle 3: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

RRA Principle 4: When development is adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

RRA Principle 5: Locate proposed subdivisions on a case-by-case basis. Establish and use location guidelines in the review process for new rural subdivisions.

RRA Principle 6: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

RRA Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.



The Future Land Use Map also designates portions of this property as Natural Resource Area (NRA). Principles of this designation include:

NRA Principle 1: Generally discourage development within these areas. In unique circumstances where appropriate development types may enhance the area, recognize and encourage such approaches.

NRA Principle 2: Mitigate impacts of proposed development contiguous to areas identified as Natural Resource Area.

NRA Principle 3: Consider areas identified as Natural Resource Area for inclusion in the Greenbelt-Conservation District of the Land Development Regulations and/or take necessary steps to ensure resource conservation through other mechanisms.

NRA Principle 4: Develop site planning and performance standards to apply to properties designated as Natural Resource Area not included in the Greenbelt-Conservation District and in which limited development may occur.

Official Zoning Map

The subject property is currently zoned A-1 Agricultural District and R-1 Transitional Residential. The Statement of Intent for the A-1 Agricultural District is as follows:

The A-1 District is intended and designed to accommodate land uses compatible with agriculture and to protect agricultural land from encroachment of urban land uses. The Cornerstone to Capstone (C2C) Comprehensive Plan designates priority agricultural land as Agricultural Conservation Areas. These areas are intended to preserve rural character by limiting the development of most new non-farm dwellings to large lots. In some instances, the A-1 District permits non-farm residential development on smaller lots in furtherance of the Cornerstone to Capstone (C2C) Comprehensive Plan goals and objectives.

The Statement of Intent for the R-1 Transitional District is as follows:

The R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan.



The applicant is requesting an official zoning map amendment from the A-1 Agricultural District and R-1 Transitional Residential District to the Greenbelt-Conservation District. The Statement of Intent for the Greenbelt-Conservation District reads:

The Greenbelt-Conservation District is intended to provide special regulations for resource conservation of lands containing sensitive environmental conditions. These regulations permit reasonable economic use of property and at the same time protect the natural resources and recreational assets of the area. This District is designated to promote water quality and conservation, to protect aquifers, alluvial soils and slopes; and to protect areas which possess outstanding scenic, vegetation, wildlife habitat, and travel corridors, geological, historic or recreational values. Structures inconsistent with the permitted uses shall not be allowed in the Greenbelt-Conservation District.

Analysis

Rezoning Standards of Approval—*the requested amendment to the Official Zoning Map of Story County is to the GB-C Greenbelt-Conservation District for portions of the subject property determined to be environmentally sensitive and floodplain.*

According to Section 92.06(2) of the *Story County, Iowa Code of Ordinances*, applicable standards for approval include the following. Staff's analysis is included below. The applicant has provided a narrative for the request that is available on the agenda center.

- A. The proposed rezoning shall conform to the Story County Cornerstone to Capstone (C2C) Comprehensive Plan.

Staff Comment: *The applicant had a field review completed to identify environmentally sensitive areas on the subject property and has requested a C2C Future Land Use Map Amendment to the Natural Resource Area for the environmentally sensitive areas. The amendment request also includes the floodplain on the property, which was not previously designated as Natural Resource Area. The C2C Amendment to the Natural Resource Areas for these portions of the property was required as a condition of the rezoning of the subject property to R-1 Transitional Residential. The C2C Plan Zoning Compatibility Matrix indicates that Natural Resource Areas are compatible with the Greenbelt-Conservation District and Residential Conservation Design Overlay District. A C2C Plan Future Land Use Map Amendment to the Natural Resource Area for the environmentally sensitive areas and floodplain is also requested. Natural Resource Area Principle 3 is to "consider areas identified as Natural Resource Area for inclusion in the Greenbelt-Conservation District of the Land Development Regulations and/or take necessary steps to ensure*



resource conservation through other mechanisms.” The rezoning request specifically follows this principle.

- B. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

Staff Comment: *The proposed use of the environmentally sensitive areas of the subject property as a county park, owned and managed by Story County Conservation, aligns with the Statement of Intent of the GB-C Greenbelt Conservation District, which reads:*

The Greenbelt-Conservation District is intended to provide special regulations for resource conservation of lands containing sensitive environmental conditions. These regulations permit reasonable economic use of property and at the same time protect the natural resources and recreational assets of the area. This District is designated to promote water quality and conservation, to protect aquifers, alluvial soils and slopes; and to protect areas which possess outstanding scenic, vegetation, wildlife habitat, and travel corridors, geological, historic or recreational values. Structures inconsistent with the permitted uses shall not be allowed in the Greenbelt-Conservation District.

In addition to the ownership and management by Story County Conservation, the Greenbelt-Conservation District zoning will provide the highest level of protection to the environmentally sensitive areas on the subject property. Permitted uses include:

- A. Agriculture, but not including clear cutting of naturally occurring tree cover.*
- B. Truck gardening, nurseries, orchards, apiaries, tree farms, and other similar uses, provided that retail sales are of a seasonal nature only and that parking is adequate to keep all public rights-of-way clear.*
- C. Livestock grazing, but not including feedlots and poultry farms.*
- D. Sustained yield forestry.*
- E. Wildlife preserves.*
- F. Soil and water conservation.*
- G. Drainage and water retention, water measurement, and water control facilities.*
- H. Recreational uses such as canoeing access, boat launching ramps, swimming areas, primitive camping, hiking, horseback riding trails and similar open space uses.*
- I. Parking in conjunction with permitted uses.*
- J. Cultural/historic restoration.*



- C. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

Staff Comment: *The existing character of the area surrounding the subject property is primarily agricultural parcels and large lot residential. A 70-lot residential subdivision is proposed as part of the request.*

A park and protected natural area are unique for the area but does not make the use incompatible. County parks are mainly located in the unincorporated areas of Story County where important resources exist. This is also true of the Greenbelt-Conservation Zoning District. The majority of the properties zoned Greenbelt-Conservation are located around the Skunk River north of Ames, including McFarland Park. By area, it is the second most common zoning district in unincorporated Story County, after A-1 Agricultural.

The subject property is located in the Squaw Creek watershed and is uniquely positioned at the point where Squaw Creek enters Story County. Squaw Creek flows through the southwestern corner of the property, and the Greenbelt-Conservation District would incorporate this area and Squaw Creek's floodplain on the property. The subject property also contains three drainage districts in the Squaw Creek Watershed. The rezoning would be the first to Greenbelt-Conservation along Squaw Creek.

Preserved natural areas provide important ecosystem services to the rural landscape and residential areas—from water quality benefits to providing residents with a recreational opportunity. The proposed Greenbelt Conservation District would include the floodplain on the property providing protection to downstream areas from increased flooding.

The proposed rezoning also ensures that surrounding land uses and development patterns are compatible with the environmentally sensitive areas on the site. The environmentally sensitive area was previously pasture for livestock. The proposed adjacent housing development included a condition that the environmentally sensitive areas were identified, rezoned to Greenbelt-Conservation, and managed to ensure the development did not have adverse impacts on the resources.

- D. The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than fifty (50) percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Story County Development Plan (C2C) shall not be approved unless such requested action results in a district designation



more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request. (Ordinance No. 184)

Staff Comment: *The proposed rezoning is to a more restrictive district, the Greenbelt-Conservation District, to specifically protect environmental resources.*

- E. In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved. (Ordinance No. 208)

Staff Comment: *Only the southwest quarter quarter of the subject property is zoned A-1 Agricultural. The LESA score of quarter quarter is 266.*

C2C Future Land Use Map Amendment Standards

According to Section 92.08(1) of the *Story County, Iowa Code of Ordinances*, applicable standards for approval include:

- a. The extent to which the change would be consistent with the comprehensive plan goals and policies.

Staff Comment: *The amendment of the Future Land Use Map Designation is consistent with Land Use Goal 2: "Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics." The proposed amendment designates the environmentally sensitive areas (including floodplain area) as Natural Resource Area and Agricultural Conservation Area to prevent development of the existing natural areas on the Subject Property. These areas are currently not designated as Natural Resources Area or are designated Rural Residential Areas.*

The amendment would also further the following principles and objectives as currently, the sensitive areas identified by the on-site study and floodplain are not all designated as Natural Resource Areas in the C2C Plan. The Natural Resource Area designation provides protections for the areas under the Story County Land Development Regulations including mitigation if the resources were disturbed.



NRA Principle 1: Generally discourage development within these areas. In unique circumstances where appropriate development types may enhance the area, recognize and encourage such approaches.

NRA Principle 2: Mitigate impacts of proposed development contiguous to areas identified as Natural Resource Area.

Objective H1.1: Throughout Story County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Objective NRR3.1: Preserve and protect the existing native plants and animals, as well as re-establishing them where they historically occurred.

Objective NRR3.7: Restrict development within environmentally sensitive areas including floodplains, steep slopes, wooded areas, and wetlands.

The amendment also follows the strategy for NRR Goal 3 to “encourage development that limits impact on existing wooded areas and preserves and restores natural prairies and wetlands” and RRA Principle 3 to “review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.” The study to determine the natural resources on the site informed the development of Prairie Valley to preserve the natural features.

- b. Evidence demonstrating the reason(s) why the plan should be changed, including but not limited to whether new information has become available since the comprehensive plan was adopted that supports reexamination of the plan, or that existing or proposed development offer new opportunities or constraints that were not previously considered.

Staff Comment: *Dr. Thomas Rosburg, a professor of Ecology and Botany at Drake University, completed a field review to locate remnant prairie and other landscape features. The most significant and environmentally sensitive features were the native prairie remnants. The remnant prairies are mainly located on steeply sloped areas of the south half of the northwest quarter quarter and on the western half of the southeast quarter quarter. The prairie remnants are not all designated as Natural Resource Area in the C2C Plan or are designated as Rural Residential and Natural Resource Areas.*

- c. Whether or not the change is needed to allow reasonable development of the site.



Staff Comment: *The proposed amendment to Agricultural Conservation Area and Natural Resource Area will prevent development of environmentally sensitive areas.*

- d. The relationship of the proposed amendment to the supply and demand for the particular land uses within the county and immediate vicinity of the site.

Staff Comment: *The subject property is uniquely situated. Previously grazed, it contains remnant prairie. From the C2C Plan Natural Resource Chapter "In 1873, as much as 332,505 acres of prairie existed, which encompasses over 90% of the Story County's land. Today, the majority of the land that was historically prairie has been converted into cropland." Portions of the prairie are high quality. From Dr. Rosburg's report on the remnants located on the subject property:*

The presence of hairy grama is quite significant. It's a prairie species that characterizes the short-grass prairie which is located in the western Great Plains. In order to occupy plant communities in the tallgrass prairie region of Iowa, it requires specialized microenvironments that provide similar growing conditions as in the short-grass prairie – a habitat that is very dry and low in fertility. Hairy grama is known from 35 counties in Iowa (about a third), but it is always limited in its abundance and frequency.

The property is also located in the Squaw Creek watershed and is uniquely positioned at the point where Squaw Creek enters Story County. Squaw Creek flows through the southwestern corner of the property and would incorporate Squaw Creek's floodplain into the Natural Resource Area Designation. The subject property also contains three drainage districts in the Squaw Creek Watershed.

Preserved natural areas provide important ecosystem services to the surrounding area—from water quality benefits to providing residents with a recreational opportunity. The proposed Natural Resource Area designation would include the floodplain on the property providing protection to downstream areas from increased flooding.

- e. A demonstration that the proposed amendment has merit beyond the interests of the applicant.

Staff Comment: *Beyond the ecosystem benefits provided as discussed above, the amendment will designate a future county park as Natural Resource Area. The applicant will deed the lot with the environmentally sensitive areas to Story County Conservation as part of the first phase of the subdivision.*



- f. The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including but not limited to:
1. Goals. Objectives and strategies as related to the following from C2C Plan; Agricultural Resources, Community Facilities and Services, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination. **Staff Comment:** *See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.*
 2. Conservation of Natural Resources and Recreation. **Staff Comment:** *The amendment will further the Natural Resource and Recreation Goals through the designation and preservation of the environmentally sensitive areas and floodplain and by providing an opportunity for future expansion of recreational features in Story County. See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.*
 3. Land Use. **Staff Comment:** *See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.*
 4. Economic Prosperity. **Staff Comment:** *No impact anticipated. EP Goal 3 includes "a balanced approach to environmental sustainability advocates a balance between the utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term." Identifying and designating natural resources informed the design of the Prairie Valley subdivision to preserve the resources on the site.*
 5. Transportation. **Staff Comment:** *Part of the area designated as Natural Resource Area will include a 20' wide easement along the west edge of the subject property for potential future development of a hard-surfaced trail to connect with the City of Gilbert in accordance with the C2C Comprehensive Plan includes Map 29: Proposed Trails and Greenways Map. Walking trail development inside the site is also proposed as part of the county park. A traffic study was completed and determined that a right turn lane will likely be warranted on 170th Street at 500th Avenue after the second phase of the development. The Board of Supervisors is to consider how to pay for the improvement or require the developer to pay per the ordinance. The County Engineer recommends the applicant pay for the turn lane.*
- g. Consideration of the fiscal impact of the proposed amendment to Story County.
Staff Comment: *None anticipated beyond the costs of maintaining a county park. The applicant will deed the lot with the environmentally sensitive areas to Story County Conservation as part of the first phase of the subdivision. While related to*



the subdivision request and not the C2C Plan Amendment, a traffic study was completed and determined that a right turn lane will likely be warranted on 170th Street at 500th Avenue after the second phase of the development. The Board of Supervisors is to consider how to pay for the improvement or require the developer to pay per the ordinance. The County Engineer recommends the applicant pay for the turn lane.

Major Subdivision Preliminary Plat Requirements

Section 87.09 of the Story County Land Development Regulations contains items to be shown on the plat. The design of the subdivision to meet these standards, as well as those imposed by the conditional rezoning, was discussed in the background and proposed use section of this report. Staff has reviewed the subdivision for conformance with these requirements and standards and found are met. The Planning and Zoning Commission voted unanimously to recommend approval of the request with conditions to the Board of Supervisors.

Comments

The following comments are part of the official record of the proposed **Story County Zoning Map Amendment, Case No. REZ01-20 and SUB06-20**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Conceptual and Interagency Review Team

A conceptual Review meeting was held for the proposed rezoning and subdivision on October 11, 2018. The submittal was initially made on March 16, 2020; however, it was not complete. Restrictive Covenants and the Management/Ownership agreement were submitted past the deadline extension on March 18. The submittal was routed to the Interagency Review Team on April 6, 2020, for the item to be on the May 6 Planning and Zoning Commission Agenda. The following comments from the review have not already been addressed in this report or require further changes to the submittal. All responses are from the applicant unless noted.

Planning and Development Comments

COMMENT: During a site review on March 11, 2020, it was noted that there was a construction debris pile located on Lot 53. A clean-up plan is required and has been requested. Staff also noted damage to a drainage district intake and notified the County Engineer.



COMMENT: What is the primary path to access the park and trails from the proposed parking lot? Is it the trail along 170th Street? Is wayfinding or directional signage proposed? Would an alternative path along one of the subdivision roads be proposed?

RESPONSE: The Development has provided a trailhead at the entrance to the subdivision. Users will be allowed to park at the trailhead and access the future trail along 170th ST. Any wayfinding and/or directional signage shall be provided by Story County. When Story County designs the trail system, they should consider providing a trail from 170th Street to the trailhead. The trails shown on the plat are for reference only. The location and design of the trails will be by Story County.

COMMENT: A zoning permit will be required for all fences.

RESPONSE: Acknowledged.

COMMENT: Do we have a plan for amending the protection subdrain plan if the lateral location changes?

RESPONSE: I am fine with working with the County if changes to the lateral field locations are made in the future.

Staff requested this note be added to the protective subdrain plan as part of the preliminary plat and the Planning and Zoning Commission recommended it as a condition.

Environmental Health

COMMENT: Page C2.2 and C2.3 septic placement: Lot 7 lateral field is unclear. For steep lots, keep in mind that the steeper the ground, the further apart the laterals need to be, so they will take up a bigger footprint (2' of separation distance added for every 5% increase in slope from level). What document will clearly state the septic easements when the laterals are placed on outlots (one document for the subdivision or individual easements)?

RESPONSE:

- Lot 7 lateral field will be placed off lot in a separate easement (70'x120') within Outlot A.
- Steep Slope Lots: Acknowledged that 2-ft of separation distance is added for every 5% increase in slope from level.
- Lateral Field Easements: The final plat will show the Lateral Field Easements within the Outlots.

COMMENT: I do not think the homeowners should be restricted to native vegetation on their lots as required in item c. "All shrubs and trees on Lots and Outlots shall be native species."

RESPONSE FROM PLANNING AND DEVELOPMENT STAFF TO APPLICANT: I spoke with Mike this morning and the language that was struck on invasives was a Conservation Board



requirement. I believe Mike has communicated this with Margaret. If you could please add it back in for the Conservation Board's consideration, that would be great.

Assessor

This Subdivision will be assessed under the Iowa Platting Law. Undeveloped lots will be assessed at a minimal agricultural value for five years or until built upon. After five years, all undeveloped lots will be assessed at residential market value.

Comments from the General Public

Notice letters were sent to property owners within ¼ mile of the proposed rezoning on April 28, 2020, regarding the Planning and Zoning Commission Meeting on May 6 and the Board of Supervisors Meeting on May 19. A development proposed sign was placed on the property on April 28. The rezoning request was published in the newspaper on April 30.

Planning staff received one general inquiry phone call and one general inquiry email from a realtor.

Planning staff has also been in communication with an adjacent landowner who inquired about the calculation of the LESA scores used in the 2018 rezoning. Prior to the Planning and Zoning Commission meeting, the landowner also expressed these concerns to a Commission member. The LESA scores of the parcels in the 2018 rezoning are not a standard to consider as part of the current request.

The landowner also provided a comment for the Commission's consideration via email, which staff forwarded to the Commission prior to their meeting. The comment asked why staff was supporting a subdivision of 70 lots when previously as part of the 2018 rezoning they had recommend 56 lots. Staff explained that the Board of Supervisors ultimately amended this recommend condition on the rezoning allowing 70 lots.

An adjacent landowner to the north also provided a verbal comment prior to the Story County Board of Supervisor's first consideration of the request regarding the location of the western access to the subdivision. There is an existing farm access and with a prior submittal, the western access was proposed to be located in the same location. The County Engineer requested the access be moved further to the east to provide adequate sight distance and ensure the safety of the access. The new location is directly across from the property owner to the north's access. The property owner also expressed their opposition to the development.

Comments from Cities within Two Miles



The City of Gilbert will review the request at their May 18, 2020, City Council meeting. The item was on the council's agenda for the May 4, 2020, meeting. The Council choose to table the request until the Board of Supervisors acted on the TIF request.

Points to Consider

The following are points to consider in evaluating the applicant's request to amend the Official Zoning Map, amend the C2C Comprehensive Plan Future Land Use Map Designation, and for a Major Subdivision Preliminary Plat.

1. In 2018, the Board of Supervisors approved the rezoning of the property to R-1 Residential and C2C Plan amendment with conditions. The design of the subdivision meets the conservation design principles prescribed as a condition on the rezoning.
 - a. A field review to locate remnant prairie and other landscape features was completed. The most significant and environmentally sensitive features were the native prairie remnants.
 - b. The developer will deed the environmentally sensitive and floodplain area to Story County Conservation as part of the first phase of the development. In total, approximately 80 acres will be deed to the county for a county park.
 - c. The measures originally proposed as part of a management agreement with Story County Conservation have been addressed through the preliminary plat, proposed covenants, and an ownership/management agreement. The measures include prohibitions on fertilizers containing phosphorous, invasive species; the Story County Conservation Board will review seed mixes; water quality testing will be performed; and a minimum 35-foot buffer between the remnant prairie and development lots is provided. The Conservation Board approved these provisions at their May 11, 2020 meeting.
 - d. A 20-foot wide easement for a future hard-surfaced trail on the north and west sides is shown on the plat. Walking trail development inside the site is also proposed as part of the county park.
 - e. A protective subdrain to divert runoff from the septic laterals away from the prairie remnants is proposed for lots with lateral fields that slope towards the prairie remnants.
2. The applicant submitted letters from utility and emergency service providers confirming their ability to serve the subdivision
3. Chapter 88 General Site Planning Standards and Chapter 87.09 requirements for Major Subdivision Preliminary Plats are met.
4. To meet the county's stormwater management requirements, soil quality restoration is proposed on all development lots to provide infiltration to manage a rainfall depth of



- 1.25-inches. For larger rain events, five dry detention basins are proposed so that the runoff rates from the site do not exceed the current rate from the 5-year storm event.
5. A traffic study was completed and determined that a right turn lane will likely be warranted on 170th Street at 500th Avenue after the second phase of the development. The Board of Supervisors is to consider how to pay for the improvement or require the developer to pay per the ordinance. The County Engineer recommends the applicant pay for the turn lane. A turn lane on 500th at 170th Street may also be within one car of being needed after the full build-out of the subdivision.
 6. The developer is separately requesting Tax Increment Financing (TIF) from Story County to help pay for infrastructure or other improvements to prepare the lots.
 7. The conditional rezoning required the environmentally sensitive areas and floodplain to be rezoned to the Greenbelt-Conservation District and their C2C Future Land Use Map amended to Agricultural Conservation and Natural Area. The prairie remnants are not all designated as Natural Resource Area in the C2C Plan or are designated as Rural Residential and Natural Resource Areas.
 8. The C2C Plan Natural Resource Area Principle 3 is to “consider areas identified as Natural Resource Area for inclusion in the Greenbelt-Conservation District of the Land Development Regulations and/or take necessary steps to ensure resource conservation through other mechanisms.” The rezoning request specifically follows this principle.

Planning and Zoning Commission Meeting and Recommendation

The Story County Planning and Zoning Commission meeting discussed several aspects of the request at their May 6, 2020 meeting. Commissioner Mens expressed concerns about the proximity of the development lots to the livestock to the north and east. Staff noted that a 50-foot buffer is required as a condition of the rezoning and provided from the property to the east. For the lots closest to 170th Street and the agricultural operations to the north, a fence is proposed on the rear property lines of Lots 1-5, which are adjacent to a Homeowner’s Association-owned outlot. No fencing is proposed for the front yards of Lots 29-33, which have frontage on Blazing Star Street as it runs parallel to and south of 170th street, or the side yard of Lot 34 located to the south of 170th with frontage on Primrose Avenue.

Discussion regarding the County Engineer’s recommendation for the applicant to pay for the turn lane also occurred. Commission Chair Smith stated that he felt the discussion as to who pays for the turn lane improvement should be left to the County Board of Supervisors. Commissioner Moore asked for the current count of cars at 170th turning right onto 500th, the amount added by the development, and the number that warranted the turn lane. Staff



stated that the evening peak (4:45 pm to 5:45 pm) at the intersection is currently 49 cars making right turns onto 500th, based on the traffic study. A turn lane is warranted at a peak of 57 cars per the study. The development will add the eight cars to the peak, warranting the turn lane, by its second phase. Moore asked for the cost of the turn lane. John Gade, the applicant's engineer estimated it would cost \$75,000. Moore expressed his opposition to the turn lane improvement in general, no matter who pays, if it was only warranted by traffic levels at the peak hour of the day.

Commissioner Moss asked for when the traffic study and counts for the study occurred. Gade stated March. Moss questioned if the count was high for the area and not a normal count.

Commissioner McBride asked for information on the model used for the warrant. Staff noted that a warrant means that it would be recommended based on the criteria, but not required. Gade noted that the *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition*, as the basis for the projection of trips generated, used by professional traffic engineers, which is an industry standard.

No members of the public provided additional comments during the public hearing.

Ultimately, the Commission supported (7-0) the proposed rezoning from the A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District for portions of the subject property determined to be environmentally sensitive, amending the C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area for these areas, and the requested major subdivision preliminary plat for the Prairie Valley Subdivision for the Northwest Quarter of Section 7 of Franklin Township with the following conditions on the subdivision plat:

1. The County Conservation Board shall approve the covenants, easement, and management/ownership agreement prior to the Board of Supervisor's approval of the preliminary plat.
2. Construction and demolition debris located in the vicinity of Lot 53 shall be removed by June 6, 2020.
3. A protective subdrain to protect the prairie remnants west of Lot 52 shall be added to the preliminary plat prior to recording.
4. A note that the protective subdrain plan may change per the site evaluation conducted by a certified engineer or soils professional for septic systems and location of the lateral



fields shall be added to the preliminary plat prior to recording. The final protective subdrain plan shall be reviewed as part of the final plat.

5. The Board of Supervisors and applicant shall determine a method to pay for the right turn lane on 170th at 500th as part of the preliminary plat consideration unless it is to be considered as part of the separate TIF request. If it is to be considered as part of the TIF request, the financing must be determined prior to submittal of the final plat.
6. The applicant shall consider how to encourage homeowners subscribe to and have a monitored security system (such as ADT) installed & tied in with smoke detectors following the Fire Chief's recommendation.
7. The need for a right turn lane on 500th Avenue at 170th Street shall be monitored after full build-out of the development. The Board of Supervisors may take action as part of the final plat for the last phase of the development to determine who should pay for this turn lane if needed.
8. The developer of Prairie Valley or the homeowner association would be responsible for the costs of a roadway connection on Outlot D between Lot 46 and Lot 56, between Lots 38 and 42, or any additional costs of connecting the Foxtail Court stub road with a development to the east.

Given the action taken by the Story County Conservation Board at their May 11, 2020, meeting (after the Planning and Zoning Commission meeting), staff is recommending the Board of Supervisor's remove condition one. In addition, given the Story County Supervisors' action on the TIF request on May 5, 2020 (the day prior to the Planning and Zoning Commission meeting), the Commission chose not to amend condition five but recommended it as originally written by staff. Planning and Development staff proposed amending this condition at the meeting, however because this proposed change was not posted 24 hours prior to the meeting, the Planning and Zoning Commission decided to leave the condition as it was originally written by Planning and Development staff. Staff has provided an amended condition five for the Story County Supervisor's consideration that accounts for the Board's action on the TIF request. The recommended conditions from the Planning and Zoning Commission as amended by staff are as follow:

- ~~1. The County Conservation Board shall approve the covenants, easement, and management/ownership agreement prior to the Board of Supervisor's approval of the preliminary plat.~~
2. The Board of Supervisors and applicant shall determine a method to pay for the right turn lane on 170th at 500th as part of the preliminary plat consideration. ~~unless it is to be considered as part of the separate TIF request. If it is to be considered as part of the TIF request, the financing must be determined prior to submittal of the final plat.~~

Alternatives



The Story County Board of Supervisors may consider the following alternatives for the rezoning and C2C Plan Amendment request:

1. **The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District and C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area as put forth in case REZ01-20 on first consideration and sets the second consideration for Tuesday, May 26, 2020.**
2. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District and C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area as put forth in case REZ01-20 with conditions on first consideration and sets the second consideration for Tuesday, May 26, 2020.
3. The Story County Board of Supervisors denies the proposed Story County Zoning Map Amendment from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District and C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area as put forth in case REZ01-20 on first consideration and sets the second consideration for Tuesday, May 26, 2020.
4. The Story County Board of Supervisors remands the Story County Zoning Map Amendment from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District and C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area as put forth in case REZ01-20 back to the applicant and/or staff for additional information, and directs staff to set first consideration for Tuesday, May 26, 2020.

The Story County Board of Supervisors may consider the following alternatives for the Prairie Valley Major Subdivision Preliminary Plat request:

1. The Story County Board of Supervisors approves the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20.



2. The Story County Board of Supervisors approves the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20 with conditions as recommended by the Story County Planning and Zoning Commission.
3. **The Story County Board of Supervisors approves the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20 with conditions as recommended by the Story County Planning and Zoning Commission and amended by staff.**
4. The Story County Board of Supervisors denies the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20.
5. The Story County Story County Board of Supervisors remands the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20 back to the applicant and/or staff for additional information and directs staff to place the item on the May 26, 2020, Story County Board of Supervisors Agenda.

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Amelia Schoeneman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 288**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA; AND CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN CHAPTER 92 OF THE *CODE OF ORDINANCES, STORY COUNTY, IOWA.*

BE IT ENACTED by the Board of Supervisors of Story County, Iowa:

WHEREAS; at their May 6, 2020, meeting, the Story County Planning and Zoning Commission recommended approval of the Official Zoning Map Amendment and C2C Future Land Use Map Amendment request submitted by Kurt Friedrich, 100 6th Street, Ames, Iowa, 50010, as referenced in the Official Zoning Map of Story County, Iowa, and identified under the process to change the boundaries of the districts established and authorized by Section 92.06 of the *Code of Ordinances, Story County, Iowa, and as referenced* as follows:

The following described property, under the ownership of Quarry Estates, LLC, 619 East Lincoln Way, Ames, Iowa, 50010, be amended from the A-1 Agricultural and R-1 Transitional Residential Districts to the GB-C Greenbelt-Conservation District

GENERAL PROPERTY LOCATION:

Northwest Quarter of Section 7 of Franklin Township (parcel number 05-07-100-105, 05-07-100-200, 05-07-100-400, and 05-07-100-305) located at the southeast corner of the intersection of 500th Avenue and 170th Street and as described on Attachment A and shown on Attachment B, and;

WHEREAS: all other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict; and

WHEREAS: if any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole

or any section, provision or part thereof not adjudged invalid or unconstitutional; and

WHEREAS: this ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

Action upon FIRST Consideration: _____
DATE: May 19, 2020

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

Action upon SECOND Consideration: _____
DATE: May 26, 2020

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

Action upon THIRD Consideration: _____
DATE: June 2, 2020

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

ADOPTED THIS _____ day of _____, _____.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL	Lauris Olson	Yea___	Nay___	Absent___
FOR ALLOWANCE	Lisa Heddens	Yea___	Nay___	Absent___
	Linda Murken	Yea___	Nay___	Absent___

ALLOWED BY VOTE
OF BOARD

Yea___Nay___Absent___

CHAIRPERSON

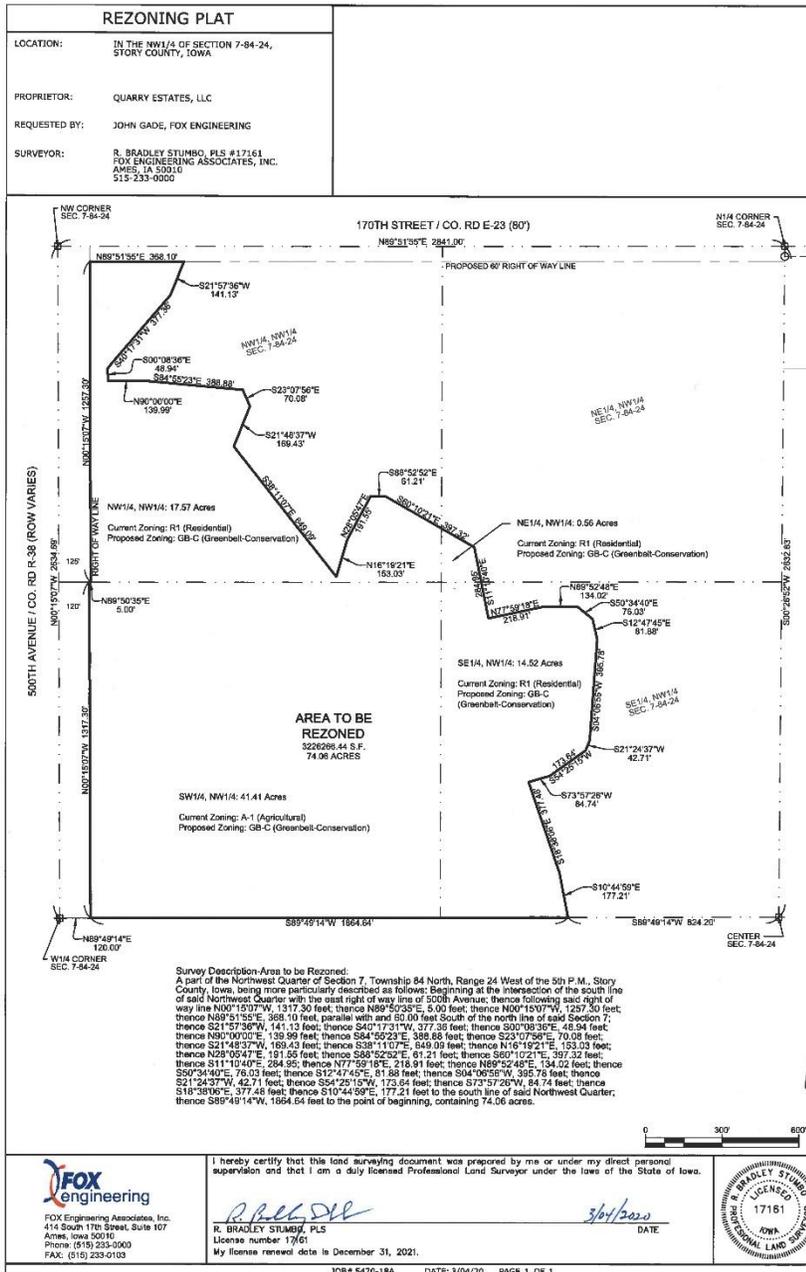
Above tabulation made by _____

ATTACHMENT "A"

Legal Description of Rezoning Area

A part of the Northwest Quarter of Section 7, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the intersection of the south line of said Northwest Quarter with the east right of way line of 500th Avenue; thence following said right of way line N00°15'07"W, 1317.30 feet; thence N89°50'35"E, 5.00 feet; thence N00°15'07"W, 1257.30 feet; thence N89°51'55"E, 368.10 feet, parallel with and 60.00 feet South of the north line of said Section 7; thence S21°57'36"W, 141.13 feet; thence S40°17'31"W, 377.36 feet; thence S00°08'36"E, 48.94 feet; thence N90°00'00"E, 139.99 feet; thence S84°55'23"E, 388.88 feet; thence S23°07'56"E, 70.08 feet; thence S21°48'37"W, 169.43 feet; thence S38°11'07"E, 649.09 feet; thence N16°19'21"E, 153.03 feet; thence N28°05'47"E, 191.55 feet; thence S88°52'52"E, 61.21 feet; thence S60°10'21"E, 397.32 feet; thence S11°10'40"E, 284.95; thence N77°59'18"E, 218.91 feet; thence N89°52'48"E, 134.02 feet; thence S50°34'40"E, 76.03 feet; thence S12°47'45"E, 81.88 feet; thence S04°06'56"W, 395.78 feet; thence S21°24'37"W, 42.71 feet; thence S54°25'15"W, 173.64 feet; thence S73°57'26"W, 84.74 feet; thence S18°38'06"E, 377.48 feet; thence S10°44'59"E, 177.21 feet to the south line of said Northwest Quarter; thence S89°49'14"W, 1864.64 feet to the point of beginning, containing 74.06 acres.

ATTACHMENT "B"



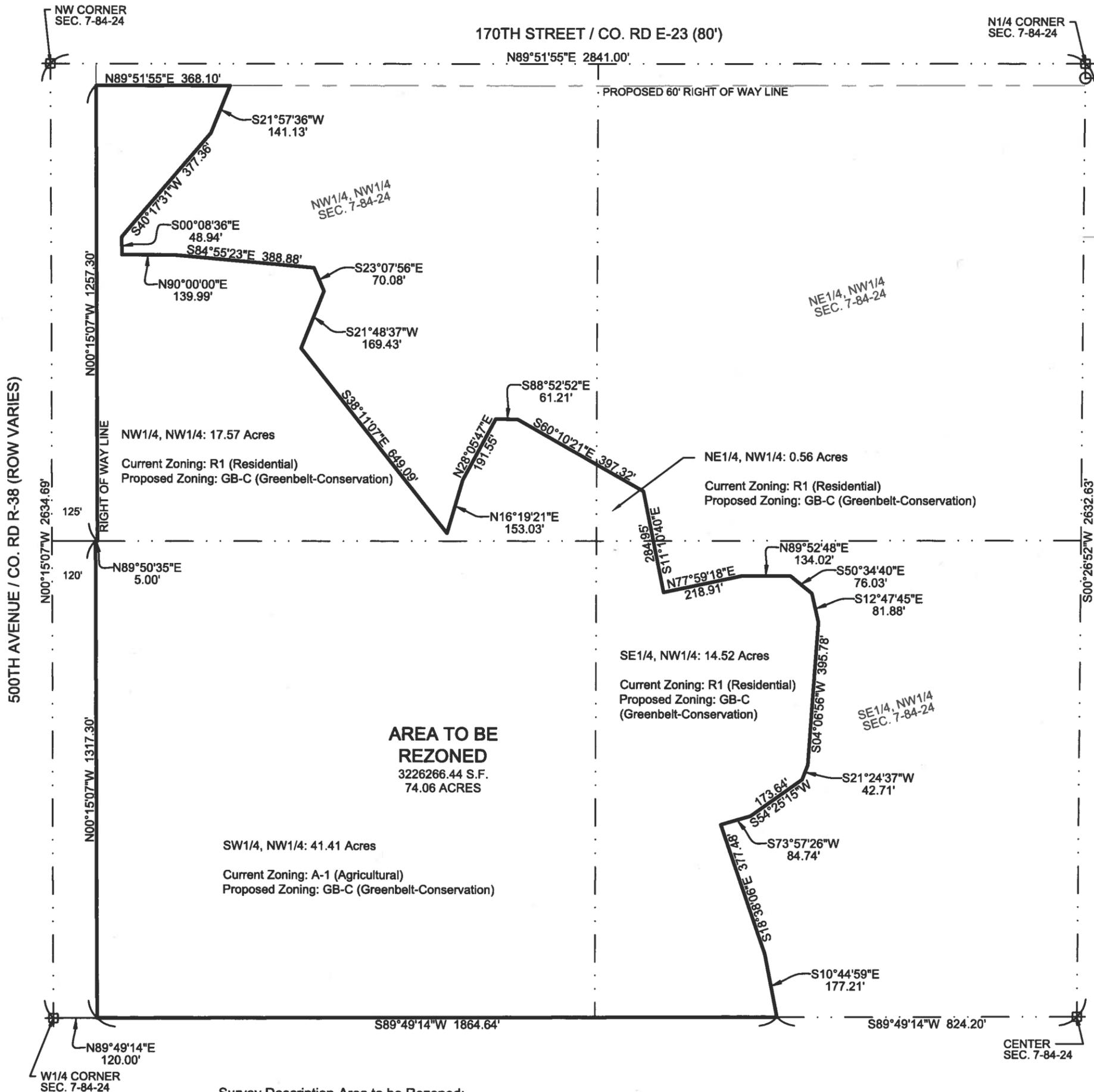
REZONING PLAT

LOCATION: IN THE NW1/4 OF SECTION 7-84-24,
STORY COUNTY, IOWA

PROPRIETOR: QUARRY ESTATES, LLC

REQUESTED BY: JOHN GADE, FOX ENGINEERING

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Survey Description-Area to be Rezoned:

A part of the Northwest Quarter of Section 7, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the intersection of the south line of said Northwest Quarter with the east right of way line of 500th Avenue; thence following said right of way line N00°15'07"W, 1317.30 feet; thence N89°50'35"E, 5.00 feet; thence N00°15'07"W, 1257.30 feet; thence N89°51'55"E, 368.10 feet, parallel with and 60.00 feet South of the north line of said Section 7; thence S21°57'36"W, 141.13 feet; thence S40°17'31"W, 377.36 feet; thence S00°08'36"E, 48.94 feet; thence N90°00'00"E, 139.99 feet; thence S84°55'23"E, 388.88 feet; thence S23°07'56"E, 70.08 feet; thence S21°48'37"W, 169.43 feet; thence S38°11'07"E, 649.09 feet; thence N16°19'21"E, 153.03 feet; thence N28°05'47"E, 191.55 feet; thence S88°52'52"E, 61.21 feet; thence S60°10'21"E, 397.32 feet; thence S11°10'40"E, 284.95; thence N77°59'18"E, 218.91 feet; thence N89°52'48"E, 134.02 feet; thence S50°34'40"E, 76.03 feet; thence S12°47'45"E, 81.88 feet; thence S04°06'56"W, 395.78 feet; thence S21°24'37"W, 42.71 feet; thence S54°25'15"W, 173.64 feet; thence S73°57'26"W, 84.74 feet; thence S18°38'06"E, 377.48 feet; thence S10°44'59"E, 177.21 feet to the south line of said Northwest Quarter; thence S89°49'14"W, 1864.64 feet to the point of beginning, containing 74.06 acres.



FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo

R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2021.

3/04/2020
DATE





1. Property Owner*
 (Last Name) Quarry Estates
 (First Name) _____
 (Address) 100 S 6th Street
 (City) Ames (State) IA (Zip) 50010
 (Phone) 515.232.6175 (Email) kfriedrich@friedrich-realty.com

2. Applicant (if different than owner)
 (Last Name) Friedrich
 (First Name) Kurt
 (Address) 100 6th Street
 (City) Ames (State) IA (Zip) 50010
 (Phone) 515.232.6176 (Email) kfriedrich@friedrich-realty.com

3. Property Address N/A **Parcel ID Number(s)** 05-07-100, 05-07-100-200, 05-07-100-305, 05-07-100-400

4. Certification and Signature
 I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection.
 *Acknowledgement of property owner is required and may occur via email or by signature of this application.
 Property Owner Signature [Signature] Date 3-6-20 Applicant Signature [Signature] Date 3-6-20

Code of Ordinances (Text)
 Amended Section(s): _____
Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$325
- Proposed text language showing red-lines & strikeouts of the proposed changes
- Written narrative explaining justification for proposed amendment and conformance to the standards for approval outlined in Section 92.07 of the Story County Code of Ordinances

Official Zoning Map (Rezoning)***
 Current District: A-1 - Agricultural & R-1 Transition
 Proposed District: GBC - Greenbelt Conservation
Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$350
- Legal description of area to be amended (submit as Word document)
- Written narrative explaining justification for proposed amendment and response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances
- All submittal requirements as outlined in Section 92.06(3) of the Story County Code of Ordinances

Cornerstone to Capstone Plan***
 Current Designation: Rural Residential Area
 Proposed Designation: Natural Resource & Rural Residential
Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$350
- Legal description of area to be amended (submit as Word document)
- Written narrative explaining existing and proposed plan designations, as well as justification for amendment

**Prior to submittal of a Text, Zoning, or C2C Plan Amendment application, see conceptual review application and deadline on Planning and Development website.
 ***If applying for Zoning and C2C Plan Amendments, only 1 filing fee is required.

Receipt No. _____
 Receipt Amount _____

PRAIRIE VALLEY SUBDIVISION REZONE

Date: 4.22.2020

The Prairie Valley rezone petition from A-1 Agricultural & R-1 Transition to GBC Greenbelt Conservation is required to satisfy the following standards for approval per Chapter 92.06(2)(A-E):

A. The proposed rezoning shall conform to the Cornerstone to Capstone (C2C) Comprehensive Plan:

- The petition to rezone the property from A-1 Agricultural & R-1 Transition to GBC Greenbelt Conservation is consistent with the C2C Comprehensive Plan (subject to the approval of the Prairie Valley Land Use revision). Environmental sensitive areas were studied, identified, and mapped on the property. These sensitive areas are included in the GBC rezone legal description.
- The Developer of the Prairie Valley residential subdivision intends to dedicate the GBC District area Story County as part of the subdivision final plat procedures. Story County Conservation intends to utilize the GBC property for soil conservation, water conservation, drainage district improvements and recreational uses such as walking trails. These proposed uses are consistent with the principal permitted uses allowed in the GBC District.

B. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

- The following is the GBC District Statement of Intent. *The Greenbelt-Conservation District is intended to provide special regulations for resource conservation of lands containing sensitive environmental conditions. These regulations permit reasonable economic use of property and at the same time protect the natural resources and recreational assets of the area. This District is designated to promote water quality and conservation, to protect aquifers, alluvial soils and slopes; and to protect areas which possess outstanding scenic, vegetation, wildlife habitat, and travel corridors, geological, historic or recreational values. Structures inconsistent with the permitted uses shall not be allowed in the Greenbelt-Conservation District.*
- The proposed GBC rezone district identifies the environmental sensitive areas. Story County Conservation will provide special regulations/conservation measures to protect/enhance these environmental sensitive areas/natural resources of the property and allow users to enjoy the recreational assets of the property. The R-1 Transition area that abuts the GBC District will have to meet several conditions in order to buffer and protect this GBC District such as fencing, placement of septic systems, restrictive plantings (grass/shrubs/trees) and surface drainage measures.

C. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

- The adjacent properties within 1,000-ft are zoned Agricultural Districts in both Story County and Boone County. Agricultural is a permitted principal use in the GBC District therefore agricultural zoning is a compatible land use.
- The R-1 Transition District in the Prairie Valley Subdivision abuts the proposed GBC District. The GBC District is compatible to this land use due to the development conditions required on the R-1 Transition District to development and protect/enhance this GBC District. Development of residential properties adjacent to the GBC District protects the natural resources and allows residential to enjoy the conservation area.

D. The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than 50 percent of the gross acreage as lands identified with areas designated natural resource areas on the Cornerstone to Capstone (C2C) Comprehensive Plan shall not be approved unless such requested action results in a district designation more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request.

- The petition of rezoning protects the environmental resources/sensitive areas. 100% of the gross acreage is proposed to be rezoned to GBC which is more restrictive than the current A-1 and R-1 Transition zoning.

E. In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved.

- The petition of rezone to GBC consists of approximately 75 acres. The composite LESA score for this 75 acres is 266.

PRAIRIE VALLEY AMENDING CORNERSTONE TO CAPSTONE COMPREHENSIVE PLAN

Date: 4.22.2020

The Prairie Valley Development proposes to amend the Cornerstone to Capstone (C2C) Comprehensive Plan from Rural Residential Designation to the Agricultural Conservation and Natural Areas Designation for the areas designated as environmentally sensitive and floodplain. These areas except those in the southwest quarter quarter are all currently designated Rural Residential. The following is the written application for the amendment per Chapter 92.08(2)(B)(1-7):

- (1) The extent to which the change would be consistent with the comprehensive plan goals and policies.**
 - The amendment would clearly identify the Natural Resources areas based on the existing floodzone and the environmental sensitive areas. The existing land use map is more general and the proposed revision is an accurate representation of the uses.
 - The amendment is consistent with the C2C goals by:
 - NRA Principal 1: Generally discourage development within these areas. No development is proposed in the amended NRA areas.
 - NRA Principal 2: Mitigate impacts of proposed development contiguous to NRA areas. No development is proposed within the NRA areas.
 - NRA Principal 3: Consider areas identified in the NRA for includes in the Greenbelt Conservation District (GBC). The applicant is proposing to zone all NRA areas to GBC.
 - NRA Principal 4: Develop site planning and performance standards to apply to properties designated as NRA not included in the GBC District. All proposed NRA will be included in the GBC District so these performance standards are not applicable.
 - Continuing to add and connect trails.
 - Increase public park properties and infrastructure.
 - Strikes a balance between growth and sustainability and protecting good farm ground.
 - Preserve and protect the existing native plants and animals.
 - Restrict development in environmental sensitive areas.
 - Encourage development that limits impacts on existing wooded areas and preserves and restores natural prairies and wetlands.
- (2) Evidence demonstrating the reasons why the plan should be changed, including (but not limited to) whether new information has become available since the comprehensive plan was adopted that supports reexamination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered.**
 - New information and more accurate information is available regarding the Natural Resources and Environmental Sensitive Areas. The amendment better defines and protects these areas.
- (3) Whether or not the change is needed to allow reasonable development of the site.**
 - The amendment is not necessary for the site to be developed into residential lots. The Prairie Valley Development protects all existing natural resources and environmental sensitive areas.
- (4) The relationship of the proposed amendment to the supply and demand for the particular land uses within the County and immediate vicinity of the site.**
 - The amendment will not affect the supply and demand regarding Natural Resources within the County. The amendment does not change the amount of Natural Resources rather it better defines the Natural Resources specifically on this property.
- (5) A demonstration that the proposed amendment has merit beyond the interests of the applicant.**

- The amendment is merited by more accurately defining/protecting the Natural Resources on the property.
- (6) The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including, but not limited to:**
 - a. Goals. Objectives and strategies as related to the following from C2C Plan; Agricultural Resources, Community Facilities and Services, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination.**
 - No impact
 - b. Conservation of Natural Resources and Recreation.**
 - Better defines and expands the Natural Resource and Recreation areas. Allows for the construction/extension of trails and public recreational opportunities.
 - c. Land Use.**
 - No impact.
 - d. Economic Prosperity.**
 - The approval of this revision will all the development of the abutting R-1 Transition District which will increase property value to Story County.
 - e. Transportation.**
 - No impact.
- (7) Consideration of the fiscal impact of the proposed amendment to Story County.**
 - No impact.

PRAIRIE VALLEY PRESCRIPTIVE MEASURES

Date: 4.22.2020

The following is a list of Prescriptive Measures required by Story County Conservation, Environmental Health and Planning & Development regarding the development of a single-family subdivision known as Prairie Valley. The Developer has responded to each measure below. Prescriptive Measures will be addressed with the submittal of the Preliminary Plat, Covenants, and the Development Agreement.

Prescriptive Measures:

A. On-lot or Developed Areas:

1. Stormwater BMPs shall be implemented on residential lots to capture the first flush.
 - This will be addressed in the Preliminary Plat submittal and the Stormwater Management Plan (SWMP). Topsoil preservation will be utilized for a permanent BMP since there is no maintenance component required by the homeowner. In addition, an 8-inch tile with porous backfill will be installed in select locations to protect the environmental sensitive areas from lateral fields and/or surface runoff from the residential lots.
2. Stormwater and erosion BMPs (temporary and permanent) to prevent soil loss, transport outside of the residential lots, construction areas, common spaces, transport to treatment which does not affect prairie areas.
 - This will be addressed in the Preliminary Plat submittal, SWMP, and Erosion Control Plan (ECP). The environmental sensitive areas will be protected by a silt fence prior to the start of any construction. Erosion BMPs are required to be monitored weekly per IDNR requirements to ensure they are functioning per design. During home construction the builder will install additional erosion control measures (silt fence/filter socks) to prevent the migration of soils.
3. Septic systems constructed or discharged regionally and in areas that will not potentially impact native vegetation.
 - This will be addressed in the Preliminary Plat. The locations of the septic laterals will be shown on the Preliminary Plat. The Developer will soil probe the septic lateral locations for soil suitability. Story County would need to approve any proposed revisions to the lateral field locations.
4. Temporary construction fencing and erosion control structures must be used. Such measures shall be placed at least 10' inside the lot boundaries which abut greenspace. Construction activities must not impact greenspace.
 - This will be addressed in the Preliminary Plat and ECP. The environmental sensitive areas will be protected by a silt fence prior to the start of any construction. The silt fence will be placed no closer than 35-ft proposed buffer from the remnant native grasses. In meetings with Staff we have discussed and shown silt fence being placed outside of the proposed lot boundaries. We are planning to utilize a 10-ft strip of greenspace area adjacent/outside of the 35-ft buffer for placement of a subdrain per SCC requirements (proposed 10-ft storm sewer easement). We are also planning to grade detention basins in the greenspace areas and will place erosion control measures in those locations. During home construction the builder will install additional erosion control measures (silt fence/filter socks) to prevent the migration of soils. Please review this measure and revise accordingly (proposed to delete the 10-ft fence inside lot boundaries and delete construction activities must not impact greenspace).

5. Permanent perimeter fence on all property lines abutting green space.
 - This will be addressed in the Preliminary Plat with an Ownership & Fencing Plan. A wood three (3) rail split fence will be constructed by the Developer along the rear property line adjacent to all environmental sensitive areas. The Covenants will require homeowners to place a matching split rail fence along the rear property line adjacent to any proposed Story County dedicated greenbelt areas.
6. Lot owners will recognize that the green spaces adjoining each residential lot will be managed as native prairie. Much of it is a remnant of original native prairies of the area. Management may include but not be limited to prescribed fire, mowing, grazing, hay harvest, brush removal, herbicide application.
 - The Covenants will address this measure. Signage will be included along the green spaces areas and informational sign with the mailbox kiosk(s) to explain the development's conservation principles.
7. Prohibition on planting invasive species. This applies to all vegetation in the development.
 - The Covenants and Agreement will address this measure (refer to the State of Iowa invasive species list).
8. Shrubs or trees must be native species. SCC must review and approve all plantings.
 - The Covenants and Agreement will address this measure (refer to the State of Iowa native species list).
9. Prohibition on use of lawn fertilizers containing phosphorus and herbicides.
 - The Covenants and Agreement will address this measure. Lawn fertilizers containing phosphorus will be prohibited. Herbicides will be allowed.
10. Prior approval of all seed mixes by Story County. This includes temporary mixes and permanent mixes. This would be for any native seeding homeowners may want to do in their yard, as well as seeding during construction.
 - The Covenants and Agreement will address this measure. Story County Conservation (SCC) will encourage native grass seeding and will offer review seed mixes and origins. The Developer will utilize SUDAS seed mixtures for temporary seeding disturbed areas along with permanent seed mixes in Homeowner Association (HOA) common areas.
11. Homeowners will contribute a monthly conservation fee of which 100% will be used to manage the greenspace with the goal of increasing and maintaining its native biodiversity and conservation value.
 - The Covenants and Agreement will address this measure. The annual per lot fee will be \$250. An inflationary adjustment every 5-years to represent CPI for central Iowa. The HOA will be responsible for the payment to Story County Conservation.
12. Design standards (these areas shall be declared environmentally sensitive areas and will not be developed):
 - Hydric soils/wetland buffer of 50'
 - The hydric soils map was submitted as part of the R-1 District rezoning and this map will be included with the SWMP. The wetland buffer of 50-ft will be shown on the Preliminary Plat.
 - Native prairie remnants
 - The native prairie remnants and the 35-ft buffer will be shown on the Preliminary Plat.
 - Significant trees and cover
 - This will be addressed in the Preliminary Plat.
 - Slopes greater than 14%
 - This will be addressed in the Preliminary Plat.

- Rare or T & E species habitat
 - Story County will perform a desktop research to verify if further field studies are necessary.
- Native American burial sites/mounds
 - Iowa State Archeology will perform a desktop research and/or contact Native American Tribes to verify if further field studies are necessary.
- Drainage ways buffer of 30'
 - This will be addressed in the Preliminary Plat.

Green Spaces:

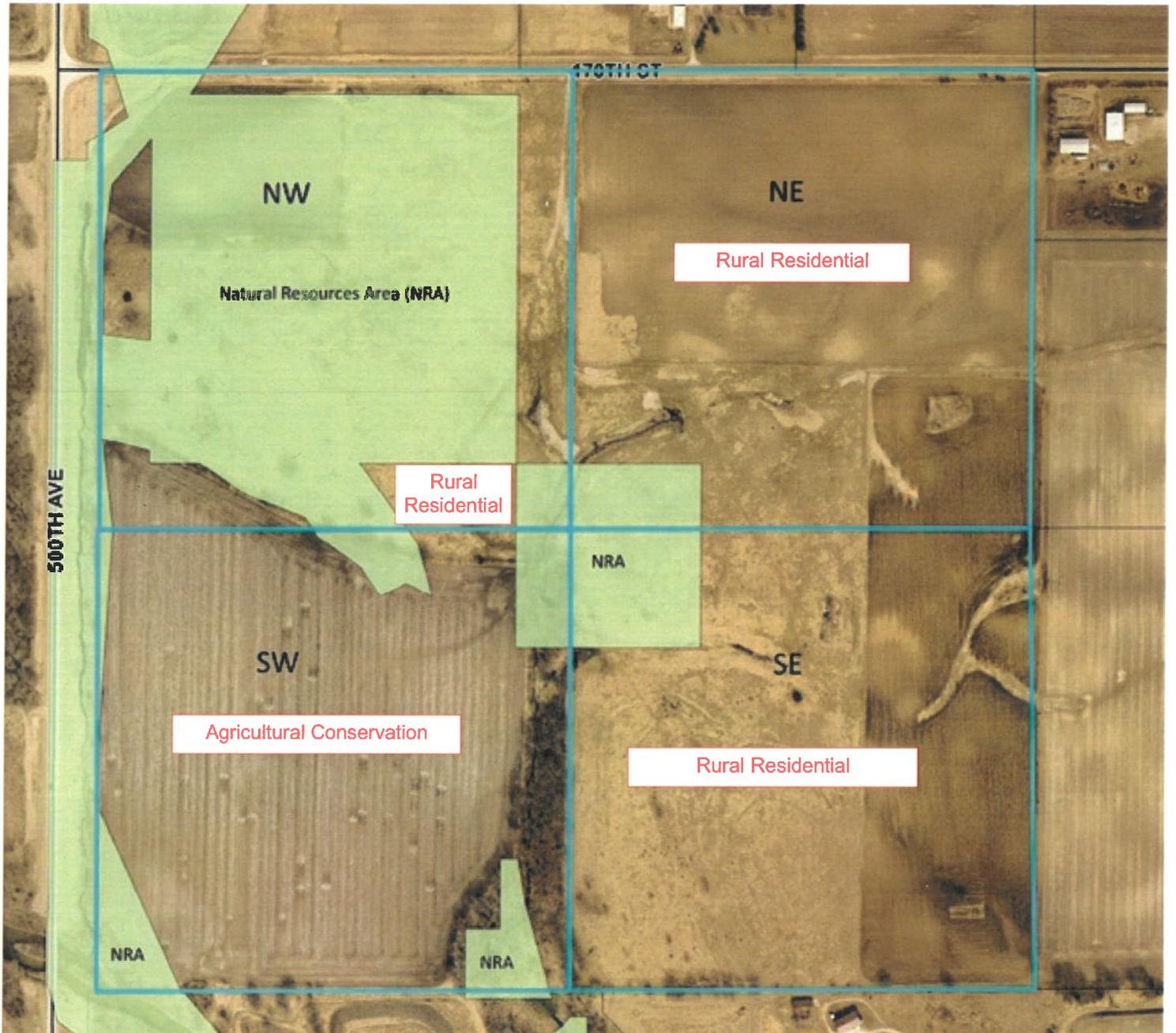
13. Minimum 40' buffer between lot line and the border of extant prairie.
 - This will be addressed in the Preliminary Plat. Residential lots that abut the remnant prairie shall have a minimum of a 35-ft buffer area from any property line.
14. Water quality testing will be performed by Story County in the regional stormwater treatment train. Should water quality be outside acceptable standards, the HOA will take appropriate action to correct the abnormality.
 - The Covenants and Agreement will address this measure. Story County may place monitoring wells to monitor/test stormwater runoff from the Prairie Valley development. These monitoring wells would exclude any contributing off-site stormwater runoff. The HOA will be responsible to take appropriate action to correct water quality issues outside acceptable standards.
15. Prohibition on depositing any plant, soil, construction, industrial, or household debris, or any hazardous material on the greenspaces.
 - The Covenants and Agreement will address this measure.
16. Story County will own all greenspace and have sole management and decision-making ability.
 - The Covenants and Agreement will address this issue. This will be addressed in the Preliminary Plat with an Ownership & Fencing Plan and per the Phasing Plan. As each phase of the subdivision is developed, portions of the environmental sensitive and greenspace areas will be dedicated at Final Plat to Story County.
17. Light foot traffic only is allowed in greenspace, no sledding, bikes, etc. No hunting/trapping etc., due to proximity to residential. SCCB will set rules for use of the property under its control.
 - The Covenants and Agreement will address this issue.
18. Dedicated access gate for burn equipment, etc., also for public access—and likely a public parking area.
 - The Covenants and Agreement will address this issue. The Preliminary Plat will show the location of the proposed public parking area along with proposed access locations to the greenspace.
19. SCC will develop a foot-trail system that will be maintained only by county personnel or their designees/contractors.
 - The Covenants and Agreement will address this issue. The Preliminary Plat will show the general location of a proposed trail system which is subject to revisions per SCC.
20. SCC will have legally effective mechanism to enforce prescriptive measures.
 - The Agreement will address this issue.

Planning & Development Staff Comments:

- A. The property has already been rezoned from A-1 District to R-1 District with conditions (NW NW, NE NW & SE NW). A new rezoning application is required to request a change in zoning of the A-1 District to the GBC District for the SW NW and from the R-1 District to the GBC District of the natural areas.
 - The Developer is planning to submit a rezoning application per this request.
- B. Provide further clarification of septic system plan. A condition of the rezoning requires group septic system discharges where possible.
 - This will be addressed in the Preliminary Plat with a Septic System Plan. Each lot will have their own septic system with later fields. Some lots will be allowed to place their later fields in an easement in the green areas as identified on the Preliminary Plat. At this time grouping of septic systems is not proposed.
 - Grouping of septic systems is not proposed because many of the lots in this development have adequate area for either a conventional onsite septic system or a more advanced system with less required footprint. The onsite treatment systems adjacent to the sensitive environmental areas will not discharge into these areas to ensure that the in-situ soils remain unchanged. A proposed drainage tile with full granular bedding to the surface will be placed adjacent to these later fields to intersect any effluent discharge. It is likely that the later field effluent discharge will be conveyed in the groundwater in the general direction as the surface contours. In general the later fields surface contours are directed away from the environmental sensitive areas. Thus, no impact is anticipated to these areas.
- C. How many phases are planned with this project? Subdivision site improvements based on the preliminary plat are required to be completed within one year or the final plat may be submitted along with a financial security and development agreement.
 - The Preliminary Plat will show a proposed phasing phase. The plan currently has a total of four (4) phases.
- D. Planning and Development staff review restrictive covenants submitted with subdivision plats.
 - The restrictive covenants will be submitted with the Preliminary Plat for staff comments.
- E. A management agreement with Story County Conservation is required and was made a part of the conditions for the rezoning of the property.
 - The Story County Attorney and Developer's Attorney will write the management agreement.
- F. Planning and Development staff support Story County Conservation Staff's compromise on the temporary construction fencing to allow construction of the fencing five feet from the rear property line.
 - We are planning on placing construction fencing (silt fence) throughout the greenbelt area (GBC District Area and HOA Greenspace area) to protect the environmental sensitive areas and migration of soils during construction. The ERC plan will be submitted with the Preliminary Plat for Staff comment and review.
- G. Planning and Development staff support Story County Conservation Staff's compromise on the minimum buffer between the lot line and border of prairie of 35 feet.
 - The Preliminary Plat will show the 35-ft buffer area. We do not plan to complete any construction activities within this 35-ft buffer area.

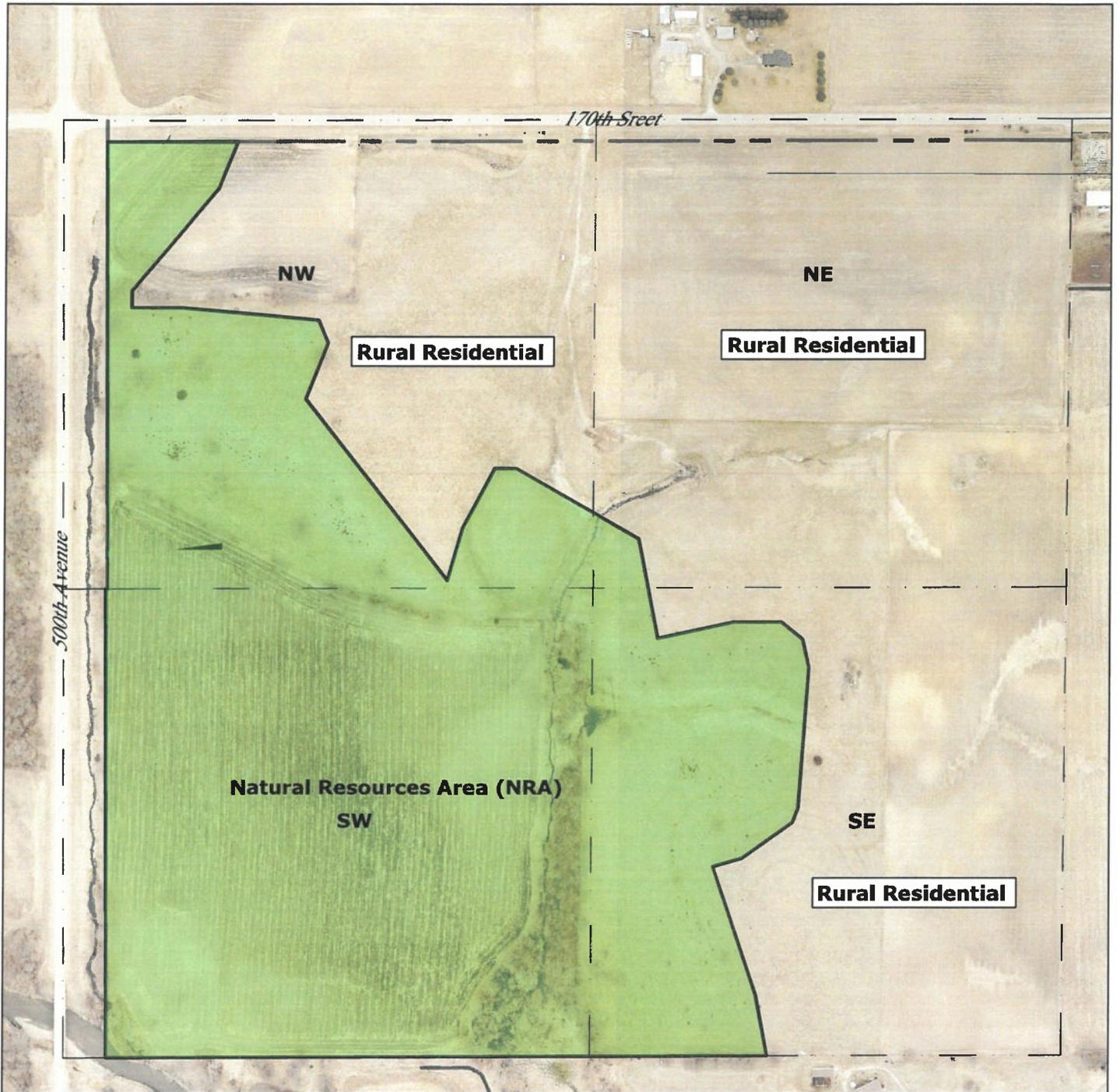
- H. Planning and Development staff support Story County Conservation Staff's position that only the stormwater quality from on-site stormwater will be monitored, excluding stormwater generated off site.
 - This will be addressed in the Covenants and Agreement.
- I. Planning and Development staff support Story County Conservation considering alternative locations for future property owners to recreate outside of the trail system, particularly for sledding.
- J. Through oversight by Story County Conservation, the Story County Attorney's Office if necessary would be involved in any enforcement action involving the courts.

Story County Existing C2C Land Use Plan
160-acre Prairie Valley Property



Story County Proposed C2C Land Use Plan

160 acre Prairie Valley Subdivision



To: Fox Engineering and Associates, Inc. (Scott Renaud)\

Story County Conservation Board (Mike Cox)

From: Dr. Thomas Rosburg, Department of Biology, Drake University

Re: Gilbert Prairie Survey

Date: November 6, 2018

On October 15, 2018, at the request of Mike Cox, Director of Story County Conservation, I conducted a late-season plant survey on a 160 acre site located 2½ miles west of Gilbert, Iowa. The property, which lies on the south side of 170th street and the east side of 500th avenue, is adjacent to the Story and Boone county boundary. It occupies the northwest ¼ of section 7 in T84N R24W. The farm site included cool-season pasture land, cropland, hayfields and land in the conservation reserve program.

I was accompanied by Mike Cox and several representatives of Fox Engineering and Associates. The purpose of the field survey was to determine if any evidence of prairie remnants could be located on the pasture portion of the property.

Populations of prairie indicator species were observed at several locations (Figure 1, Table 1). Eight species were recorded, four grasses and four forbs. The highest quality prairie remnants were those that supported these species, in order of highest to lowest quality – hairy grama, side-oats grama, fringed puccoon, rough dropseed, false gromwell and prairie sage. Although prairie three awn and whorled milkweed are also native prairie species, they are less indicative of a good prairie remnant. It is very likely that additional prairie species are present on these remnants. Mid-October is fairly late in the growing season for collecting plant community data. Spring and early summer species may have been present but too inconspicuous to observe. The presence of hairy grama is quite significant. It's a prairie species that characterizes the short-grass prairie which is located in the western Great Plains. In order to occupy plant communities in the tallgrass prairie region of Iowa, it requires specialized microenvironments that provide similar growing conditions as in the short-grass prairie – a habitat that is very dry and low in fertility. Hairy grama is known from 35 counties in Iowa (about a third), but it is always limited in its abundance and frequency.

The GPS data for the map points are presented in Table 2. Map points 1 and 2 are provided as reference points. Map point 1 corresponds to the fence post at the north end of the fence the separates the hayfield from the pasture. Map point 2 corresponds to the corner fence post located at the southwest corner of the hayfield.

The pasture is a typical cool-season grass pasture for Iowa. Predominate species observed include Kentucky bluegrass, yellow foxtail, white clover, dandelion, hoary vervain and common ragweed. Two plant communities were mapped as a polygon feature (Figure 1). A wet swale supported sedge species, bulrush species, blue vervain, foxtail species, curly sour dock and lady thumb smartweed. It was saturated with shallow standing water among hummocks. This area was probably a sedge meadow on the native landscape. The other area mapped is a cottonwood grove. Several cottonwood trees (DBH of 30 to 40 cm) were present, as well as some green ash and Siberian elm (both DBH of 10 cm). Other woody species were sapling-size willow species, gray dogwood and wild grape. The herbaceous layer was dominated by smooth brome. Also present was common milkweed, tall goldenrod, giant goldenrod, stinging nettle and horsetail. Although there was no standing water observed, the soil appeared to be saturated. The presence of the horsetail indicates a fairly wet soil or shallow water table.

Historic aerial photos are presented in Figures 2 and 3, from 1930 to 1994. The pasture appears to be intact in the series of years depicted in the aerial photos. The presence of terraces on the far south end of the pasture is seen for the first time in the 1960s photo. The terraces suggest that row crop agriculture may have occurred here at some time. If so, it must have been short-lived since prairie plant populations were observed. The 1980 aerial photo utilized infrared imagery, which is ideal for identifying prairie remnants. On an infrared image, pink to reddish color indicates actively growing vegetation (green). When the image is made in the spring (the image date for this one is May 15), the difference in cool-season and warm-season growth is very apparent. Cool-season growth, which has been active for several weeks by late April or May, stands out as being very pink. In a cool-season pasture, pink to reddish color will dominate. If prairie remnants are present, the warm-season grasses of the prairie, which are still dormant, impart a grayish hue to the image. In Figure 3d, grayish patches can be seen throughout the pasture. These are mostly associated with dry south- or west-facing slopes. These grayish areas also correspond to the locations of prairie remnants mapped in Figure 1.

In conclusion:

- 1) There is a significant native prairie component on this site.
- 2) The south- and west-facing slopes are the most important locations supporting prairie remnant populations.
- 3) The full extent of the quality of the prairie remnants cannot be fully determined at this point due to the lateness in the growing season.

Table 1. Prairie species observed at map points on Figure 1. Presence at a point is indicated with an "x".

	Map Points										
	3	4	5,6,7	8,9,10,11	12,13	14	15	16	17	18	19
Grasses:											
Side-oats grama	x	x	x	x	x		x		x		
Hairy grama			x	x							
Prairie three awn	x			x		x	x	x			x
Rough dropseed							x	x	x		x
Forbs:											
False gromwell	x	x	x				x	x	x	x	x
Fringed puccoon	x			x							
Prairie sage	x	x	x	x							
Whorled milkweed			x					x			

Table 2. GPS data for point features in Figure 1. All points are UTM Zone 15T, map datum WGS 84.

Map Point	Waypoint	Easterly UTM	Northerly UTM	Feature
1	50	442688	4661876	Reference-north end of fence line
2	41	442684	4661631	Reference-south end of fence line
3	49	442427	4661690	prairie remnant populations
4	48	442323	4661697	prairie remnant populations
5	47	442320	4661647	prairie remnant populations
6	46	442314	4661631	prairie remnant populations
7	45	442330	4661617	prairie remnant populations
8	44	442390	4661608	prairie remnant populations
9	43	442430	4661592	prairie remnant populations
10	42	442467	4661573	prairie remnant populations
11	32	442553	4661520	prairie remnant populations
12	33	442610	4661524	prairie remnant populations
13	34	442644	4661516	prairie remnant populations
14	35	442719	4661506	prairie remnant populations
15	36	442767	4661424	prairie remnant populations
16	37	442766	4661338	prairie remnant populations
17	38	442790	4661197	prairie remnant populations
18	39	442865	4661304	prairie remnant populations
19	40	442864	4661413	prairie remnant populations



Figure 1. Aerial photo of Gilbert prairie site (outlined with blue boundary) with features (yellow) observed during a field survey on October 15, 2018. Imagery date is October 2, 2015 from Google Earth.



Figure 2. Aerial photo of Gilbert prairie site on April 15, 1994 from Google Earth. Point features on Fig. 1 are shown.

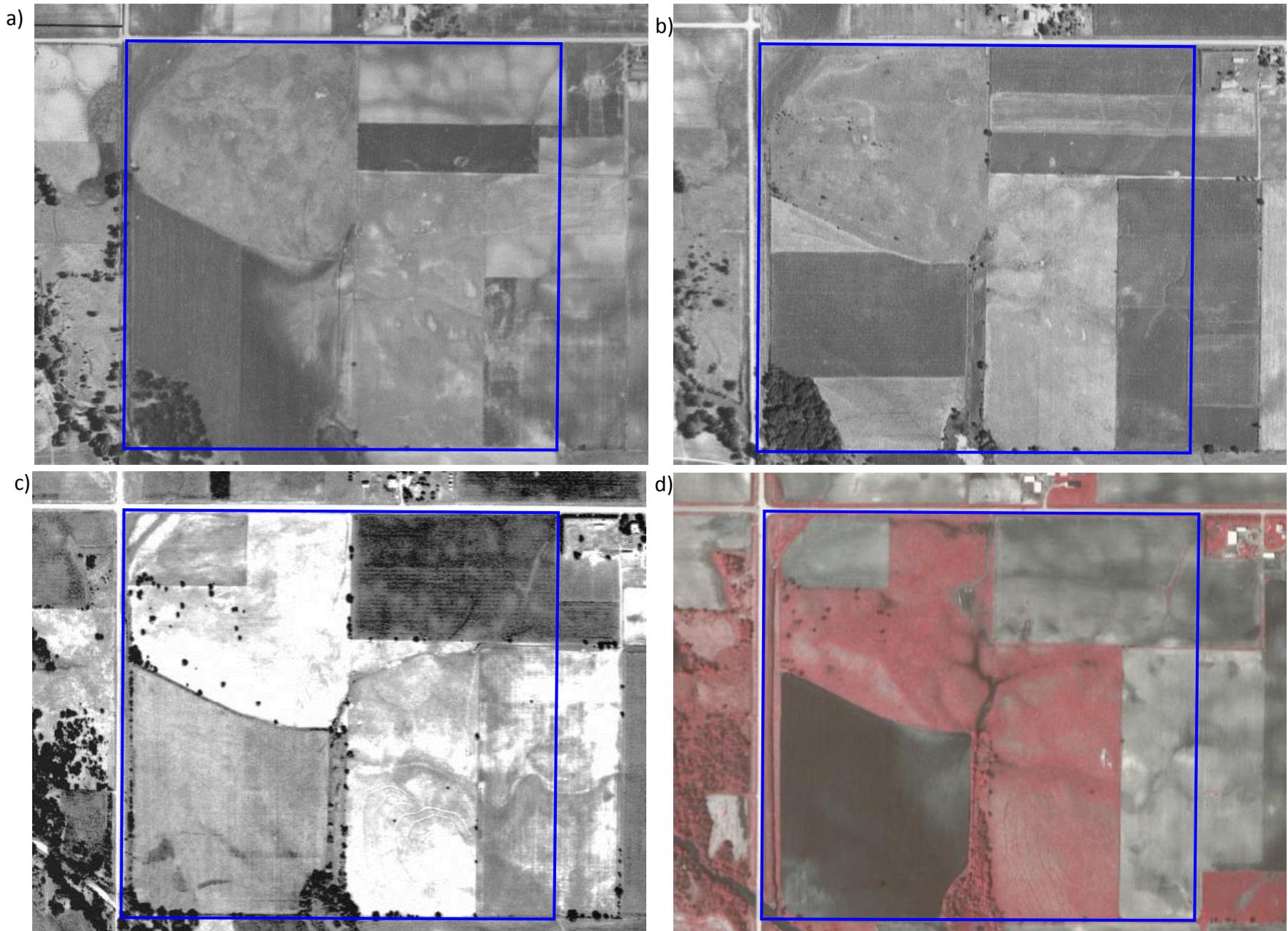


Figure 3. Historic aerial photos of Gilbert prairie site (blue boundary) on the following dates: a) 1930s, b) 1950s, c) 1960s and d) 1983. Images from the Iowa Geographic Map Server (<https://www.gis.iastate.edu/>).



Figure 4. Location of waypoints collected at the Gilbert Prairie site (Dotson Prairie) on May 22, 2019 to delineate the approximate boundaries of the prairie remnants. The boundaries were primarily discerned by the presence of side-oats grama, tall dropseed and false gromwell.

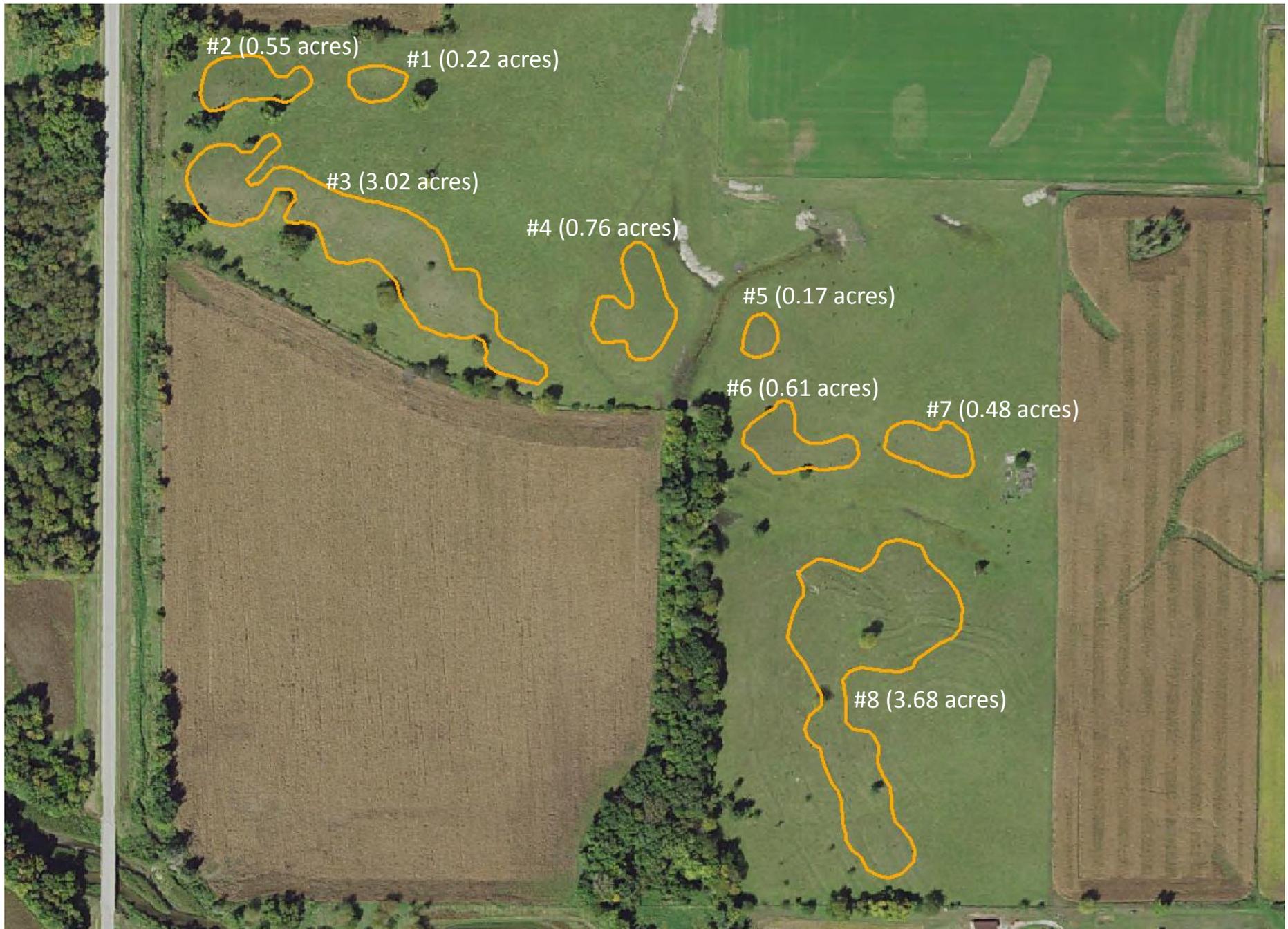


Figure 5. Prairie remnant boundaries based on waypoints (Fig. 4) collected on May 22, 2019. The remnants are numbered in the order that the remnants were delineated.

**RESOLUTION NO. 20-95
APPROPRIATIONS AMENDMENT**

WHEREAS, Resolution No. 19-131 dated June 25, 2019 set appropriations by department for Fiscal Year 2020, and

WHEREAS, Resolution No. 20-14 dated August 27, 2019 amended appropriations by department for Fiscal Year 2020, and

WHEREAS, Resolution No. 20-32 dated October 29, 2019 amended appropriations by department for Fiscal Year 2020, and

WHEREAS, Resolution No. 20-85 dated April 14, 2020 amended appropriations by department for Fiscal Year 2020, and

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Story County, Iowa, to amend department appropriations by the following amounts:

<u>Dept# & Name</u>	<u>\$ Amount</u>	<u>Dept# & Name</u>	<u>\$ Amount</u>
01 – Board of Supervisors	15,300	02 – Auditor	48,025
03 – Treasurer	(1,000)	04 – Attorney	98,500
05 – Sheriff	201,200	07 – Recorder	7,900
08 – Animal Control	99,900	10 – General Betterment	1,245
20 – Engineer	1,293,335	21 – Veteran’s Affairs	4,374
22 – Conservation	(140,009)	23 – Environmental Health	13,390
24 – IRVM	(8,209)	25 – Community Services	(61,671)
26 – Community Life	2,787	50 – Human Services Center	24,195
51 – Facilities Manager	43,150	52 – Info Technology	23,942
53 – Plan & Development	13,175	54 – Justice Center	28,399
60 – Mental Health	1,022,624	99 - Countywide	483,446

The above resolution was adopted by the Board of Supervisors of Story County, Iowa, on the 26th day of May, 2020 and the Auditor is directed to correct her books accordingly.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL	Lauris Olson	Yea	Nay	Absent
FOR ALLOWANCE	Lisa Heddens	Yea	Nay	Absent
	Linda Murken	Yea	Nay	Absent

ALLOWED BY VOTE
OF BOARD Yea _____ Nay _____ Absent _____

CHAIRPERSON

Hiring Freeze Exemption Request

Position Title: Victim-Witness Interns Date Submitted: 5/20/2020

Division/Department: SCAO Preferred Start Date: June/2020

Requestor: Tim Meals Board Approval: _____

What job function will this position serve?

Our Victim/Witness Interns serve an essential role in our office in working directly with our victims/witnesses of crimes in collecting restitution information for submitting with the case, keeping them informed of upcoming trial dates, assisting with questions prior to court, etc.

Why do you consider this position to be essential?

Full-time staff is not able to perform this function due to the other duties they perform on a daily basis. The interns are crucial in being able to correspond with victims and witnesses as their case goes through the court process.

What are the consequences if this position is not filled?

We won't have the ability to perform this essential function to our victims and witnesses of cases due to lack of staff availability. When courts open back up beginning in June/July we will be bombarded with hearings, trials, and many other items that we will need to be corresponding regularly with our victims/witnesses. Annually we employ anywhere 3 to 5 interns at a time to assist with these job duties and without them, there will be a huge loss of the personal contact being made with our victims/witnesses.

Is it possible for the job responsibilities to be performed by other staff?

No

What are the funding sources for this position?

We have an Extra Help line item in our budget for these positions. We are needing to hire 3 interns at this time.

How will the department/office manage its work if this position is not authorized?

As stated above, we will lose the essential function of being able to keep in close contact with our victims/witnesses as their cases go through the court system in keeping them up to date on their case.



Board of Supervisors

Story County, Iowa

Open Records Policy & Procedure

Approval Date:

05/26/2020

Effective Date:

05/26/2020

Revision No:

04

Reference: BOS Minutes:

Initially Adopted:03/06/2012

Distribution:

County Website, Intranet, S:drive and Policy Book

General Policy Statement

This policy is intended to implement the provisions of Iowa Code Chapter 22 by providing assistance to citizens requesting examination of public records and to employees in fulfilling those requests. The goal is to assist citizens making requests and assure that responses to open records requests are made appropriately and timely.

Scope

This policy is applicable to the following:

All departments responsible to the Story County Board of Supervisors;

All offices responsible to a county elected official whom adopt this policy.

*The offices of the Attorney, Auditor, Recorder, Sheriff and Treasurer are elected offices. These elected officers are vested with unique discretion to carry out the legal duties and responsibilities of their office. As such, they may exercise a degree of independence to set the policies and procedures of their respective offices. These elected officers may adopt this policy but may also independently set policy for their office concerning the production of public records.

Purpose

Story County* is committed to the concept of open government exemplified by Iowa Code Chapter 22. Records that are not defined as public records or have been deemed confidential pursuant to statute are not required to be released in response to a request. Iowa Code Chapter 22 lists or describes no fewer than 65 categories and types of potential documents and information exempt from the open records law unless otherwise ordered by a court, by the

lawful custodian of the records, or by another person duly authorized to release such information. Other portions of state and federal law may also govern access to public records.

Documents, instruments and records [see Iowa Code §§331.601A(2), (3) & (8)] maintained by a county recorder, as well as fees set by the Story County Recorder for research and retrieval of documents, instruments and records filed with or maintained by the Story County Office of Recorder, are exempt from this policy.

Provisions

Making a Request for Public Records. Requests for access to public records may be made in person, in writing, by telephone or by electronic means. Citizens are encouraged, but not required to make requests in writing. The form accompanying this policy is for convenience only. Anyone may make a request for public records without providing identification, reason or motive for the request. For assistance in making a request for examination or copying of public records, the public is invited to contact the county public request liaison at:

Public Information Request
900 6th St, Nevada IA 50201
c/o Sandra King,
Ph. 515-382-7243, Fax 515-382-7206,
E-Mail: sking@storycountyiowa.gov

Responding to Requests. Requests for access to public records may be made in person, in writing, by telephone or by electronic means. Employees may not ask why the record is being requested nor require the identity of the requestor, but should try to get as much information as possible about what is being requested and how the requestor wishes the response transmitted to them. A requesting party may be encouraged but is not required to use the request form accompanying this policy. The department/office having custody of the record will be primarily responsible for producing a response to the request for the county public request liaison.

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4. Actual cost of media (CD, DVD, Tape, Film, etc.).
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the request, the information requested, and full copy of the dated response. The county public request liaison will maintain responses in a central location.



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Response Date: _____ Records Available? Yes / No

Copies Made? Yes / No How Many? Fees Charged: \$

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MEMORANDUM

TO: Story County Board of Supervisors
FROM: Jerry L. Moore, Planning and Development Director
RE: Ames Urban Fringe Plan Discussion (AUPF) – Preliminary Discussion on Future Amendment

MEETING

DATE: May 26, 2020

Overview

With the 2021 expiration of the Ames Urban Fringe Plan (AUPF) and upcoming completion of the Ames 2040 Comprehensive Plan, Planning and Development Staff see an opportunity to begin discussions about amending the AUPF and the land use framework map. The purpose of this memo is to provide the Board of Supervisors with background information on the creation and purpose of the Ames Urban Fringe Plan, recent impacts and changes to the plan, previous comments on the plan from the Board of Supervisors, Planning and Zoning Commission, and Planning and Development Staff, and to share the input on the AUPF from the Planning and Zoning Commission from their May 6, 2020 meeting.

May 26, 2020 Board of Supervisor's meeting

At the May 26 Board of Supervisors meeting, Planning and Development staff would like to provide a brief summary of the AUPF, discuss any questions the Board may have on the AUPF and specifically discuss policies/goals, the 28E Agreement, the Land Use Framework Map, and the general strengths and weaknesses of the plan. Planning and Development Staff also welcome direction on future communication to the City of Ames and City of Gilbert regarding the County's proposed items to consider for amendment of the plan, 28E Agreement, or Land Use Framework Map. We would also like to discuss and take direction on preparation of the joint meeting with the Planning and Zoning Commission and Board of Supervisors, and on the process to work with the City of Ames and the City of Gilbert on the AUPF plan amendment process, and ideas on the public outreach component of the AUPF amendment process.

May 6, 2020 Planning and Zoning Commission Meeting Input on AUPF

Cheryl Moss – supported and appreciated comments numbers two and five from the March 26, 2019 letter from the Board of Supervisors to the Cities of Ames and Gilbert. Number two addresses the need to including planning for housing, work of the Story County Housing Trust, and Urban Growth Areas of the C2C Plan and number five identifies the need for information about and transparency on the issues with rural water buyouts and cities plans to annex and provide full city services and expectations on developers/property owners.

Jonathon Sherwood – had a question about the current east AUPF boundary and why the north boundary extends partially into City of Gilbert. Jerry informed him that the east boundary was changed



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when the 1300 acre land use area was changed to Planned Industrial and the north boundary represents a 2 mile limit from Ames and it includes a watershed protection area.

Marvin Smith – commented on Guiding Principle number 2 from the AUPF about how the entities are to work together to preserve agricultural lands and protect rural lands from unplanned, rural single-family development and other forms of inefficient urbanization. He said this was interesting as the landowners are often not interested in developing their land. Marvin next commented on the Rural Transitional Area and specifically The Irons development and how after several years it still is not annexed into Ames and the property owners are still without City infrastructure. He commented that there should be policies in place that address a timeline to complete the annexation and City infrastructure and services or there should be consequences. He lastly commented that the AUPF needs to better address transportation planning and the impacts of development on existing public roads and who and how road improvements are paid for.

Kathy Mens – commented on number 6 from the March 26, 2019 Board letter that she was concerned about the IDOT closing the at-grade crossings of public roads on U.S. Highway 30. She said farmers depend on these intersections with their farming operations.

I. AUPF Expiration

The Ames Urban Fringe Plan & 28E expires July 11, 2021. To show support for the current plan and interest in working with the Cities of Ames and Gilbert, the Board of Supervisors adopted resolution number 20-64, February 18, 2020. The City of Gilbert adopted resolution 2020-03-02 March 2, 2020, supporting the same. According to the Ames Planning and Housing Director, this matter will be addressed by the Ames City Council this month.

II. AUPF Background

Ames Urban Fringe Plan -AUPF is a land use planning and growth management plan between the Cities of Ames, Gilbert, and Story County. As the Cities and the County updated and adopted new regulations, it became clear the need to adopt consistent planning objectives to manage development and preserve natural resources and prime agricultural land.

While there was cooperation between the three entities, the AUPF was created in 2006 as a way to address previous concerns regarding overlapping of regulations, inconsistencies among different policies on land uses, and impacts of development on rural/agricultural activities. Also, state law delegates authority to cities to plan for land uses outside their corporate limits and also subdivision plat review authority within 2 miles of their corporate limits. It took multiple years to adopt the AUPF and the 28E Agreement.

Through input obtained from the general public and collaboration with the entity partners, the following **six Guiding Principles for Cooperative Planning** were established.



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1. Recognizing that population and economic growth is likely, Boone County, Story County, the City of Ames and the City of Gilbert will strive towards intergovernmental coordination for successful planning within the Ames Urban Fringe.
2. Boone County, Story County, City of Ames and City of Gilbert seek to work together to preserve agricultural lands and protect rural lands from unplanned, rural single-family development and other forms of inefficient urbanization.
3. Boone County, Story County, the City of Ames and the City of Gilbert will work together to ensure that future development will be directed and targeted towards identified growth areas, as identified in a shared fringe area land use plan.
4. Boone County, Story County, the City of Ames and the City of Gilbert seek effective and efficient management of growth. Growth shall be managed by each government entity in order to minimize negative impacts to another affected governmental entity.
5. In efforts to establish an orderly transition of land uses from urban to rural (as well as rural to urban), Boone County, Story County, the City of Ames and the City of Gilbert seek to work together to delineate areas of responsibility and come to a common agreement on the definition of rural and urban land uses.
6. Boone County, Story County, the City of Ames and the City of Gilbert seek to establish growth policy with the Ames Urban Fringe compatible with ecological systems. It is commonly understood by each governmental agency that future growth will be compatible with natural resources. Environmental resources shall be protected.

The Seven Common Goals for the Urban Fringe were established.

1. To provide a balanced mix of land uses that is arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.
2. To prevent premature development and preserve the highest value farmland in appropriate locations.
3. To provide a variety of housing opportunities in the Ames Urban Fringe in appropriate locations.
4. To provide adequate opportunities for commercial and industrial development in appropriate locations.
5. To coordinate development decisions with the efficient provision of public facilities and services.
6. To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

In response to the adopted principles and goals, three main land use categories were created including 18 specific land use designations, each with specific policies. The main Land Use Categories include:



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Rural Service and Agricultural Conservation Area, Rural Urban Transition Area, and Urban Service Area.

Key Land Use Designations shown on Land use Framework Map

Agriculture and Farm Service - predominant land use with the AUPF

Policies focus on preserving this land and it is considered to be moderate to high agricultural land. Support commercial and industrial uses that are dependent upon agricultural land uses. Limit nonagricultural uses. Discourage residential subdivisions.

Natural areas - shown along rivers, creeks/streams, drainageways and flood plain areas. These areas provide habitat for wildlife, minimize storm water run-off, stabilize soils, modify climactic effects, and provide visual attractiveness and recreation.

Urban Residential - substantial amount of areas adjacent to both Cities are designated. Policies indicate these areas support density of 3.75 conventional single-family/suburban residential units per acre, density of 8 traditional village units per acre, and 10 conventional suburban/medium density units per acre. Annexation is required, under urban infrastructure and subdivision standards, including ROW standards, development agreements before land is developed or subdivided, and mitigation of stormwater management and soil erosion according to IDNR and City standards.

Rural Residential - areas north of Ames. Policies support maximum average net density of one residential unit per acre. Full urban infrastructure standards are not required. Decentralized wastewater treatment facilities and wells shall meet IDNR, County and City standards. Encouraging clustering of residential sites to limit infrastructure costs and distribution of public services. Protect natural resources and mitigate stormwater management and soil erosion. These subdivisions are developed in the County. Cameron Estates is located in Rural Residential.

Rural Transitional Residential - areas are located north of Ames. Policies support 3.75 residential units per acre for single-family and two-family residential. Locate in areas where land uses will orderly and efficiently transition into City's corporate limits. Encouraging clustering of residential sites to limit infrastructure costs and distribution of public services. Require full urban infrastructure standards either at the time of development or infrastructure assessment agreements. Decentralized wastewater treatment facilities wells to meet IDNR, County and City standards. Agreements required for when property is annexed, the developer or landowner is responsible for full cost of abandoning rural systems and connecting to urban infrastructure. Require annexation agreement and developer agreement for intense development. Developments are permitted to remain in the County until annexed. The Irons subdivision is located in Rural Transitional Residential.

Two types of commercial nodes are shown in seven areas of the map.



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Community Commercial Node - policies support uses to be more selective such as shopping and service uses and not to exceed 40 to 75 acres total, buildings 100,000 to 800,000 sq. ft., locate at intersections of arterial streets with highways, require annexation before development or subdivision, require urban infrastructure and subdivision standards, and require land development agreements.

Convenience Commercial Node - policies support suburban residential developments and between 2,000 to 3,000 people within one to two miles, land area between one and ten acres, uses serve neighborhood needs, buildings not to exceed 35,000 sq. ft. and a cluster of buildings not to exceed 100,000 sq. ft., locate on collector streets, cluster uses to reduce infrastructure cost, if the City does not require annexation before development require annexation and development agreements, temporary common wastewater system meeting IDNR, common water such as well or water meeting City standards including agreements when property annexed the developer and/or landowner must pay cost to abandon rural systems and connect to urban infrastructure.

Planned Industrial – These areas include the area north of the east Ames industrial expansion area east of I-35 and north of HWY 30 and southwest of the City of Gilbert. These uses are strategically located to minimize environmental impacts and conflict with residential land uses. Policies indicate that uses are clustered/industrial park uses and larger in scale than most general industrial uses. Locate near limited access thoroughfares and/or major railroad systems to accommodate transportation of industrial goods and services. Support in areas where suitable infrastructure and services are available and require annexation and compliance with municipal regulations, zoning, land use policy, subdivision and building codes. Require buildings to front major thoroughfares and landscaping and earthen berms to buffer parking, outdoor assembly, storage yards, and loading areas.

III. 28E Agreement – Adopted July 11, 2011, and provides greater clarification to entity staff and applicants about process. Key items of the agreement are as follows.

County Zoning – Nothing in this Agreement shall be construed or applied to limit the County’s legislative authority or discretion in adopting or amending its land use regulations.

Official Zoning Map of Story County – County shall not take action on any request to amend the Official Zoning Map of Story County within the Fringe Area when such request is accompanied by a request to amend the Plan. Such request to amend the Plan shall be acted upon by all cooperators before action is taken on the rezoning request.

Subdivisions

Rural Service and Agricultural Conservation Area Designation – Cities agree to waive their extra-territorial subdivision authority and design and improvement standards.



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Rural/Urban Transition Area Designation – cooperators apply subdivision review procedures See Attachment A – in Rural/Urban Transitional Areas – the three jurisdictions acknowledge the primacy of Cities interests in regulating development in areas that Cities may, at some future moment, annex. Therefore, Cities are tasked with giving primary review and it appropriate, approval of any proposed division of land, except for Agricultural Subdivisions, which shall remain the sole province of the County.

Cities waive review authority in Rural Service and Agricultural Conservation Areas and the County waives review authority in Urban Service Areas.

Urban Service Area Designation- County agrees to waive subdivision authority.

Annexation – generally cities shall not review annexation requests until the area is designated Urban Service Area. Cities are to consider comprehensive plan policies, contiguity to the City limits, proximity to City services, cost to extend City services, fiscal impact and funding sources for providing City services, and development needs of the City.

Amendments to Plan – See attachment C

1. Applicant sends letter to City of Ames
2. Ames staff forward request to Gilbert and County staff
3. Majority of entities must support allowing application submittal
4. Application is submitted for review by applicant
5. Joint staff meeting and preparation of staff report (coordinated by Ames Staff)
6. Each jurisdiction prepares notices
7. All Planning and Zoning Commissions review and make recommendation
8. Requires support by all three entities (City Councils and Board of Supervisors)

IV. Significant changes to and/or impacts to AUFPP - last three years

1. Land use change and annexation to Planned Industrial of 1,300 acres located east of I-35, north of HWY 30 and south of the railroad right-of-way. This also involved an AUFPP boundary change to reduce the east limit to 590th Avenue to more accurately reflect the contiguous corporate limits boundaries of the Cities of Ames and Nevada. Consistent with the AUFPP policy, the 1,300 acres were annexed into the City of Ames.
2. The Irons residential development that includes single-family and two-family dwellings located around the Ames Golf and Country Club. The area is designated Rural Transitional Residential and Parks and Recreation and is waiting for future annexation.
3. Cameron Estates third phase adding two additional lots. Consistent with the policies, the Cities waived their right to review the development, the area is designated Rural Residential and will remain in the County.
4. Story County adoption of Transportation Impact Analysis Ordinance
5. City of Ames sanitary sewer study



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6. Planning and Development Department land use study between Ames and Gilbert. Key factors that contributed to this being a Work Program item was:
 - a. Construction of Gilbert High School
 - b. Traffic on Hyde Avenue
 - c. Paving of Hyde Avenue from Ames to Gilbert
 - d. Increased zoning permit and rural subdivision activity
 - e. Ames sanitary sewer study

Recommendations from review

Planning and Development staff identified five recommendations and several areas in the Plan area where future growth and opportunity could occur given support from landowners, favorable market conditions, and support from the other entities. Recommendations were:

1. Recognize a residential market segment seeking large lots in a rural setting and support rural residential developments on existing parcels and parcels contiguous to existing rural residential development, including AUPF Map Amendments and rezonings where needed.
2. Support the annexation and development of Urban Residential designated areas for both cities and the development of the Urban Growth Boundary for the City of Gilbert as identified in the C2C Plan).
3. Support the addition and/or expansion of commercial nodes.
4. Support a new Urban Growth Boundary (as in the C2C Plan Future Land Use Map) north of the Ames corporate limits. Future applications in this area would follow the City's plans and agreements for annexation and develop under the City's regulations or if deferred by the City, applicants will develop under County standards.
5. Support plan amendment to allow one additional lot and dwelling through the Residential Parcel Subdivision submittal process when existing dwelling is located on parcel in the Agriculture and Farm Service areas, consistent with other areas in the County that are outside of the AUPF area.

Planning and Zoning Commission comments from April 4, 2018 meeting about the Planning staff review.

1. If we are looking at growth opportunities in the north AUPF area, something needs to be done to address the many names for Hyde Avenue as it is confusing to motorists.
2. A map showing more specific information on the number of parcels and acres for each of the opportunity areas would be helpful to more closely pinpoint the exact locations identified in the recommendation.
3. The information and recommendations in this memo can serve as Story County's talking points and how we want to shape future discussions about proposed AUPF map amendments going forward.
4. Why aren't there recommendations related to transportation planning?



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5. George Washington Carver, Hyde Avenue, HWY 69 are the main north/south roads in the area and they are experiencing vehicle capacity issues. We need to look at transportation planning in the north area collectively and not just when a development is proposed. (Staff made reference to current Transportation Impact Analysis Ordinance amendment initially considered by the Planning and Zoning Commission)

V. Growth trends in unincorporated Story County (last 3 years)

While improvements are noted quarterly throughout the County, a significant amount of the development applications and zoning permits over the last three years occurred within or near the AUPF. This likely reveals a few things; a significant portion of the County's population resides in this area, and this is where a substantial amount of existing improvements have been made, which translates into interest in the area.

VI. Planning & Development staff & PZC Chair meeting with Ames 2040 Comp Plan consultant RDG

Discussion points

1. Background of the AUPF and expiration in 2021
2. The Plan's policies have provided direction on how each of the three entities are to respond to requests
3. Feedback received by property owners and developers regarding the process with three entities
4. The impact of the east industrial land use designation change
5. The north review of the AUPF conducted by the Planning and Development Department
6. Transportation planning, the county's Transportation Impact Analysis ordinance, and three north AUPF dangerous intersections
7. Housing, including the Story County Housing Trust and urban growth areas in the C2C Plan
8. Park and trails planning

VII. March 26, 2019 letter from Board of Supervisors to Ames and Gilbert addressing AUPF concerns.

(Clarification is added by Planning and Development Staff.)

1. Bring MPO planning into AUPF. Include cities/county plans and MPO plans in AUPF mapping and policies (comprehensive approach to review projects and their impacts).
2. Housing, including the work of the Story County Housing Trust, and urban growth areas in Cornerstone to Capstone (C2C) Plan.
3. Reviewing whether Urban Residential Areas match-up with growth projections. Do these areas match up with Ames' growth projects?
4. Reviewing Growth Priority Areas. How will current planned growth areas from Ames 2040 Plan match up/impact AUPF?



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5. Consider adding policies to address rural water and provisions of full city services to Urban Services Areas. AUPP is silent on rural water and interest in transparency in impact to landowner/developers in buyouts and meeting rural water/city agreements and making sure Urban Service Area are current and realistic plans in place to extend City utilities to these areas as they are supposed to be first to be annexed.
6. Review land use designations along HWY 30 with regard to IDOT improvements. This area is in unincorporated Story County and not in a growth area identified in current Ames 2040 Plan.

VIII. Impact of AUPP on Story County Departments programs/services
Environmental Health Department– see comments on Agenda Center

IX. Board Questions

X. Board Discussion and Direction to Planning and Development staff (may be by motion)

1. Comments on current AUPP policies/goals
2. Comments 28E Agreement
3. Comments on Land Use Framework Map
4. Comments on strengths of current Plan
5. Comments on weaknesses of current Plan
6. Joint meeting with PZC
7. Future meetings with City of Ames, City of Gilbert and general public input process

XI. AUPP Revised Discussion Schedule

May 6 – Planning and Zoning Commission

May 26 – Board of Supervisors

June 3 – Joint meeting with Planning and Zoning Commission and Board of Supervisors – Discuss and act on contents of letter and/or other document(s) to be sent to City of Ames and City of Gilbert addressing details of possible County amendments to the AUPP and ideas for meetings with participating entities and public outreach.



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Ames Urban Fringe Plan

City of Ames
City of Gilbert
Boone County
Story County

JULY 2006



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Land Use Classes Map

Land Use Framework Map

Why Cooperate to Plan and Manage Land Use?

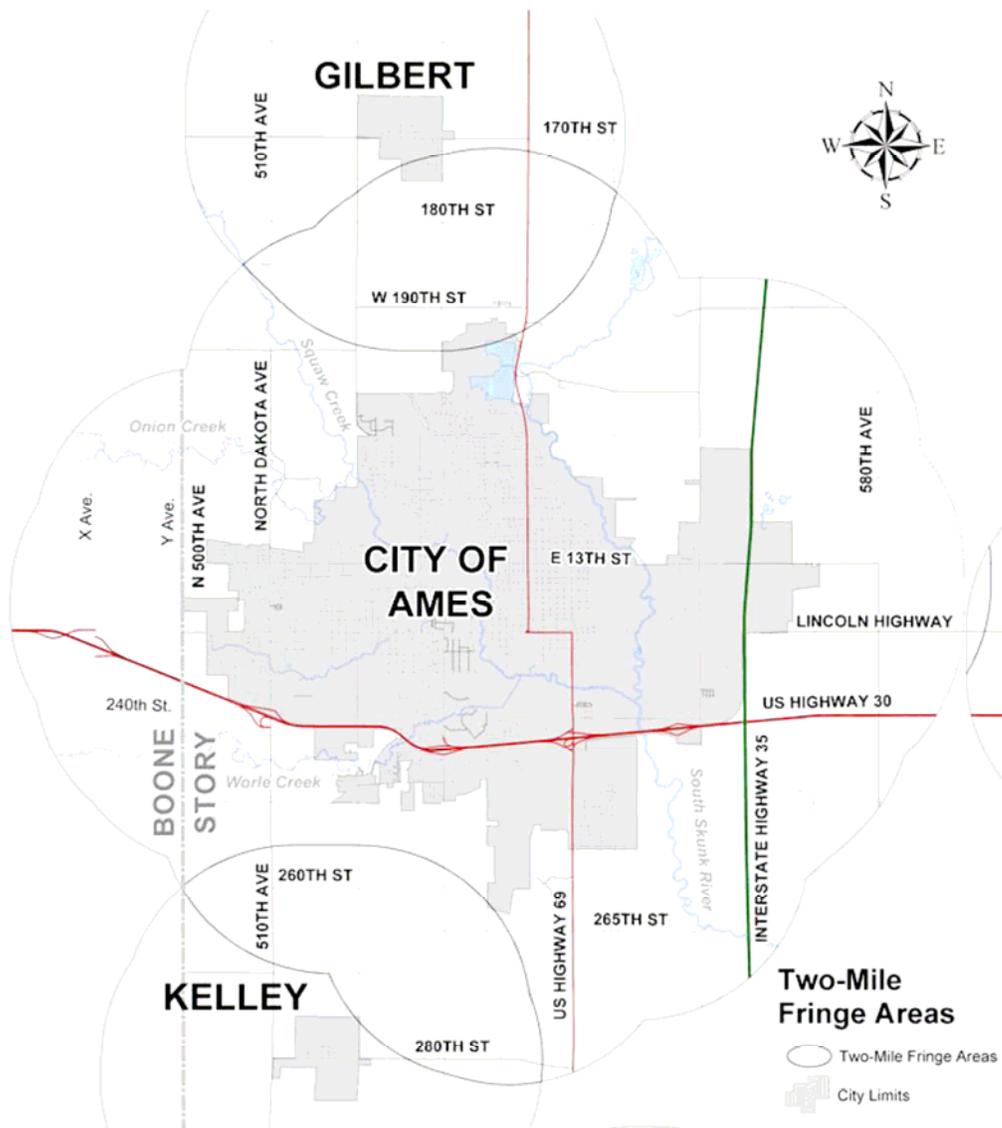
Iowa law delegates authority to county governments to regulate land uses outside city boundaries. The *Code of Iowa* also enables cities to exercise control over subdivision of land outside, but within two miles of, these corporate boundaries. Generally, communities plan for the future of the lands located within their incorporated limits, extending only limited distances beyond these established boundaries. With many overlapping jurisdictions governing land uses and subdivision approval in such areas, clear and consistent plans and standards need to be developed in order to successfully manage growth and development.

The area within two miles of the City of Ames (in this plan, commonly referred to as the "Urban Fringe" or "fringe area") is located mostly within western Story County and partially within the eastern part of Boone County. It also overlaps areas within two miles of the city boundaries of Gilbert and Kelley. The areas surrounding the City of Ames (including areas around the City of Gilbert as well as the City of Kelley) are subject to the land use regulations of Boone and Story County as well as subdivision review by each affected community. The City of Ames has exercised this subdivision review authority for many years to regulate the division of land within Story and Boone County.

The Urban Fringe around the City of Ames has historically been one of the major rural "growth" areas of unincorporated Story County. When the *Land Use Policy Plan (LUPP)* was adopted by the City of Ames in 1997, the City identified a planning area extending two miles from the City's boundary, recognizing the need for cooperative planning efforts. Gilbert, as well, in the *Gilbert Comprehensive Plan* adopted in 2003, identified both a Study Area and a Planning Area extending into the area within two miles of the Gilbert city boundary (also crossing into the Ames' two-mile boundary). Story County further identified the need for cooperative planning among the various overlapping jurisdictions in the *Story County Development Plan – Land Use Framework* adopted in 2003. As all jurisdictions update and adopt new regulations, it becomes clear that shared and consistent planning objectives need to be identified to manage development in and around communities.

The Ames Urban Fringe Plan is a shared land use plan cooperatively developed by Boone County, Story County, the City of Ames and the City of Gilbert. The Plan provides guidelines for understanding and predicting future land use planning for the area. The Plan consists of written principles and policy statements, along with a Land Use Framework Map, which, together, establish guidelines and locations for areas of growth, agricultural land preservation, and natural areas protections.

This Ames Urban Fringe Plan is intended to serve as the blueprint for cooperation among the various governmental entities, providing a road map to an agreed future. Cooperation will help each entity manage its land resources, services, service capital, and infrastructure systems more efficiently and effectively; coordination will lead to better management of public resources.



Planning Area Boundary

The planning area defined in the Ames Urban Fringe Plan is the area lying within two miles of the official boundary of the City of Ames, as it existed in 2006. The Plan seeks to address a future period of time extending to the year 2030 (the planning horizon). However, the two-mile jurisdictional boundary of the City of Ames (as granted by the *Code of Iowa*) expands as the City of Ames annexes lands and expands its boundaries. It is important to note that this Plan uses a defined boundary rather than a constantly changing jurisdictional boundary whenever an annexation occurs. Therefore, from time to time, the Plan will need to be updated to consider areas within a boundary two miles from the corporate limits of City of Ames and the Plan boundary.

Note also that the area of analysis described in the Planning Context section of the *Ames Urban Fringe Plan* and the accompanying *Background Report* vary, depending upon the form of base resource information needed to develop concise analyses for

planning purposes. For example, Census block group boundaries are different from watershed boundaries and are also considerably different from soil type boundaries.

Purposes of Planning in the Ames Urban Fringe

In the Ames Urban Fringe, overlapping regulations (some more restrictive than others), different policies, and overlying service jurisdictions all exist. Despite existing cooperation among governmental entities, each affected jurisdiction shares concerns about issues and impacts from land development in fringe areas, including:

- Overlapping regulations of different local jurisdictions;
- Inconsistencies among different land use policies; and
- Impacts of development on rural/agricultural activities.

Further description of each of these impacts follows. The separate *Background Report* contains research information and analysis on these and many other issues related to conditions in the planning area.

Overlapping regulations of different local jurisdictions

There are many different stakeholders in the identified planning area, each with unique purposes, powers, plans, and priorities for development. Service providers and governmental units include school districts, rural water districts, drainage districts, fire districts, law enforcement agencies, ambulance and emergency service providers, and environmental stewards. Different land use policy plans, subdivision regulations, permitting standards, and zoning criteria overlap in the Ames Urban Fringe.

Overlapping jurisdictions cause intergovernmental inefficiencies and sometimes impose financial burdens on those governments; the lack of coordination and shared knowledge among government agencies can lead to miscommunication and conflicting objectives. Each governing entity can find itself in a reactive role, dealing with problems and inconsistencies after an issue has occurred. Layer upon layer of service providers and governmental organizations impose respective policies, regulations and practices upon private property owners. Private property owners receive inconsistent direction regarding what is and what is not acceptable. This is difficult and frustrating for landowners who are trying to preserve, improve and/or maintain their property.

Inconsistencies among different policies on land use

Lack of coordination hinders each government's ability to effectively accomplish its own land use goals. The regulations and policies of one county, city, or other related agency might undermine or hinder the regulations and policies of others. Lack of coordination and cooperation could lead to poor land use decisions that would be difficult, if not impossible, to reverse or correct at some time in the future. Such inconsistencies and potential for conflict and increased public costs demonstrate the need for shared vision and planning.

Impacts of development on rural/agricultural activities

Decisions affecting growth and development have long-term impacts on many conditions and resources in the planning area. Growth brings a need to carefully balance the needs of residents and businesses within the cities and counties involved without sacrificing the area's assets and quality of life. Positive assets and quality of life are

often associated with growth's long-term impacts on preservation on natural resources, public health, transportation resources and adequate provision of emergency services. Impacts of development on these areas are further discussed below.

Environmental Quality

Decisions affecting growth and development have long-term impacts on the condition of such environmental factors as soils, groundwater, rivers and major drainageways, steep slopes, scattered woodlands, natural prairies, and wetland areas. These natural areas provide habitat for wildlife and are necessary to sustain and support environmental systems (ecosystems). These resources also minimize the negative effects of stormwater run-off, stabilize soils, modify climatic effects, provide visual attractiveness, and serve as recreational areas.

Development encroaching stream corridors, wooded areas, natural vegetation areas, and the like, reduces the quality and extent of these areas for wildlife habitat and the other environmental benefits they provide. Impacts can be direct, as in removing or altering the habitat itself, or indirect, such as increased human activity decreasing vegetation species diversity or increasing predator animal species. Identifying such resources, and cooperatively planning in order to sustain the natural areas within the planning area, helps mitigate the negative affects of growth and development on these areas.

Transportation Facilities

Because of their convenience, safety, and speed of travel, paved rural roads attract development in the Ames Urban Fringe. As suitable sites become less available on paved roads, development also occurs on secondary roads with rock surfacing. As traffic increases on secondary road networks, road rebuilding and surfacing may be necessary, as well as widening existing lanes, adding lanes, increasing shoulder widths, or completing more capital intensive improvements such as bridges, improved intersections, and other traffic control mechanisms. Such improvements may, in turn, encourages more traffic, creating a cyclical effect encouraging more dispersed development patterns, again increasing traffic demand. As a result, costs of maintaining road systems also increase.

Emergency Services

The Ames Urban Fringe is served by the Story County Sheriff's Department and by volunteer fire departments with second response service provided by the City of Ames Fire Department. Mary Greeley Medical Center, Boone Hospital and Story County Hospital also provide ambulance services. The dispersed nature of rural growth reduces emergency response times and the ability of volunteer organizations to provide services at the same levels provided today in urban areas. Unimproved and/or less maintained street networks may slow response times and make emergency incident locating and mitigation more difficult.

School Districts

Due to the relatively static nature of school district boundaries, schools pay special attention to residential development trends and patterns. Widespread growth, especially at very low densities, can impact revenues, service levels, efficiencies of school infrastructure and resources and the ability to sustain educational services. For example, busing is a large cost associated with educational services. The more residential

structures are dispersed, and the development of non-urban street facilities increases, busing costs increase as well.

Agricultural Production

As the number of farms decrease, replaced by residential or other non-agricultural development, the ability to effectively operate family-owned farms decreases. Farmers, often required to travel greater distances to rent land, feed and seed, move equipment, and ship product, face increased costs to farm. In addition, as land values increase due to adjacent residential development, new farmers meet cost barriers that hinder establishing new farming or expanding existing operations.

Without carefully planned buffers and areas designated for agricultural uses only, dispersed and increased residential and other non-agricultural uses can work against the long-term future of agricultural production within the two-mile fringe area. As the fringe area develops, dispersed non-agricultural residential development can conflict with agricultural operations and facilities. Agricultural production activities, such as spraying, harvesting, manure spreading, odorous activities, and other operations may conflict with residential development.

Planning Context

The *Ames Urban Fringe Plan* is accompanied by a *Background Report* detailing forces shaping the Urban Fringe including the physical environment, growth trends, and community values. Due to its length and level of detail, the *Background Report* is printed in a separate document. Nonetheless, it is important to note that the information base in the *Background Report* defines the context from which the *Plan* and *Land Use Framework* were developed.

Some of this foundational information is summarized below. For more detail, please refer to the *Background Report*.

Natural Resources

The Ames Urban Fringe contains scattered woodlands, natural prairies, wetlands, rivers, lakes, and streams. These natural areas provide habitat for wildlife, minimize the negative effects of stormwater run-off, stabilize soils, modify climatic effects, provide visual attractiveness, and serve as recreational areas. The Ames Urban Fringe also benefits from the economic and cultural value of high-value agricultural lands and associated open spaces.

Despite the inherent attractiveness of these resources, these and other natural features may pose significant constraints to development. Environmental factors that challenge development include steep slopes, sensitive soil conditions, propensity for flooding, and conditions of shallow depth-to-bedrock that increase the potential for groundwater contamination as a result of human activities. The public benefit of these natural features also often outweighs that of expanding adjacent development.

The following statistics highlight some of the past trends related to development and natural resources in the Ames Urban Fringe:

- From 1990 to 2000, an average of approximately 12 acres of land per year were absorbed by single-family residential growth in areas defined (at the time) as Critical Resource Areas according to the Story County Development Plan. At a typical lot size of three to three and one-half acres, this roughly translates to four residential lots per year.
- From 1990 to 2000, approximately 35 acres per year were absorbed within 1/8 mile from waterways, and 30 acres per year of soils with a poor rating for septic systems were absorbed.
- From 1990 to 2001, approximately 18 acres of land per year were developed within areas designated as Natural Areas in the “Norris Study” (City of Ames inventory of natural areas).

Demographics

Since 1970, population growth in the Ames Urban Fringe has been greater than the total unincorporated, rural population growth in Story County. The decade of 1970 to 1980 saw a significant population loss for rural Story County. During this same period, the fringe area experienced population gains. Likewise, the decade of 1990 to 2000 saw an increase in population growth for unincorporated Story County; however, the Ames

Urban Fringe population grew at a rate two to three times faster than the total population for rural, unincorporated Story County. When the Ames Urban Fringe growth was excluded from the unincorporated population from 1990 to 2000, the unincorporated area population decreased, suggesting that net increase in population occurred in the Ames Urban Fringe.

Residential Development

Between the years 1970-2001, the land absorption rate due to non-agricultural single-family residential growth in areas considered prime agricultural land by the USDA averaged approximately 27 acres per year.

Based on a 30-year housing projection, the Urban Fringe population is expected to increase by 50% by the year 2030, an increase of approximately 1,100 people. Based on an average of 2.39 people per household, there will be a need for approximately 460 more housing units in the Urban Fringe to accommodate this growth trend by the year 2030 (approximately 15 units per year).

Agricultural Production

When land use policy from Story County, Boone County, and Story County is overlapped, over 80% of high value agricultural land (as defined by the USDA) in the Urban Fringe falls into an agricultural land use designation.

Other Physical Development

The majority of commercial development within the Ames Urban Fringe is generally located along the southeast area adjacent to Highway 30, just east of Interstate 35, and within Boone County along Lincoln Way. There are no well-defined commercial centers located in the Ames Urban Fringe.

Like commercial growth, the majority of industrial development within the Ames Urban Fringe is generally located along the southeast area adjacent to Highway 30, just east of Interstate 35, and within Boone County along Lincoln Way. Limited industrial activity does occur northeast of Ames, along Arrasmith Trail. There are no well-defined industrial areas located in the Ames Urban Fringe. Industrial growth has developed within the corporate limits of the City of Ames, or has been annexed over the years (after initially constructed under county jurisdictions), to utilize the community's urban infrastructure. Most of the industrial activity within the Ames Urban Fringe is small in scale and related to rural/agricultural activities.

Employment

Commercial and industrial development requires urban services (fire, police, sewer, water, etc.). Therefore, the need for non-residential, rural development in the Ames Urban Fringe is more difficult to predict than residential development. Many of the residents within the Ames Urban Fringe commute to employment within the City of Ames.

Community Values

In the spring of 2004, representatives of Boone County, Story County, the City of Gilbert, and the City of Ames met with various groups with an interest or connection to the Ames Urban Fringe to learn about issues, ideas, and aspirations that will affect future use of land. The following is a general summary of input from groups of people represented at these meetings:

Agricultural Producers Group. Farm ground and agricultural services should be protected. Agricultural producers rely on quality road systems, the freedom to farm, separation from the built environment, eased building and zoning restrictions, and the ability to sell land for its highest and best use. Growth adjacent to farms creates significant compatibility issues and can hinder farming activities.

Economic Development Group. The Urban Fringe provides additional housing opportunities that are needed in today's market. The fringe around Ames allows for large rural lots, a development option many families are seeking. Therefore, cooperative planning should result in the reduction of the amount of red tape developers must go through to develop in the fringe. Provisions should be made for more public infrastructure in the fringe, and efforts should continue to streamline methods for additional rural development.

Environment Group. The Urban Fringe includes delicate ecosystems and valuable environmental resources that are important to the region. Measures must be taken to restrict development in sensitive areas, protect existing natural areas, and enhance natural corridors. Growth should stay within the limits of the existing city.

Government/Institutional Group. The operations of Iowa State University must be kept in mind when land is developed in the Urban Fringe. The University maintains many research farm operations that may conflict with rural development. ISU should continue its operations without encumbrance from Urban Fringe land use activities.

Development within the fringe must take government operations into consideration. As the fringe area develops, costs will increase for road maintenance, policing, and fire protection. Today, many of these services are straining limited resources to the maximum.

School districts must be taken into consideration. As areas develop as single-family residential, they in turn contribute to school capacity costs.

Neighborhood/Public Group. Development in the fringe area should respect existing rural residents. Further development can destroy the existing rural lifestyle, add to service costs, and damage the established rural community.

Land within the Urban Fringe should be preserved for agricultural and natural resource purposes and growth should stay within the boundaries of the existing city.

Guiding Principles for Cooperative Planning

Cooperatively planning for development offers opportunities to:

- *Preserve and enhance environmental assets and ecological services;*
- *Efficiently provide infrastructure facilities and services; and*
- *Meet need/demand for certain types of lifestyle/housing choices.*

Given the varied and often competing interests of the agencies within the Ames Urban Fringe, it is most appropriate that all stakeholders within the fringe come together to create and implement common planning objectives. Each brings its own priorities and agendas to the discussion - in the end, all perspectives must be balanced and mutual priorities established in order to develop a shared and workable framework for city/county land use cooperation. Because the overall objective for all who are affected by development in the Ames Urban Fringe is to further the quality of life, consensus must be established about the best course of action to bring about the greatest amount of good to the area. The first step toward such a consensus is agreement on the principles that are to guide the planning.

When the land use policies of Boone County, Story County, City of Ames and City of Gilbert are compared to one another, six common guiding principles emerge. In 2003, the City Councils of Ames and Gilbert and the Boards of Supervisors of Boone County and Story County jointly discussed and agreed to these principles.

Generally, these six guiding principles include intergovernmental coordination, prime agricultural land preservation, targeted growth, growth management, transitional land uses, and environmental protection. These shared fundamental values provide guidance to cooperatively plan and manage land use in the Ames Urban Fringe.

Principle 1: Recognizing that population and economic growth is likely, Boone County, Story County, the City of Ames and the City of Gilbert will strive towards intergovernmental coordination for successful planning within the Ames Urban Fringe.

- **Manage growth** -- Growth should be predictable, sustainable, and foster and protect the quality of life of all citizens. Boone County, Story County, City of Ames and the City of Gilbert seek to manage growth with other governmental agencies whose jurisdictions fall within the Ames Urban Fringe.
- **Formal agreements** -- The four governmental jurisdictions seek to establish and maintain formalized agreements to map out responsibilities and obligations of each jurisdiction within the two-mile fringe area of the City of Ames in accordance with this shared land use plan. In addition, Boone County, Story County, City of Ames and City of Gilbert will work with other governmental agencies when further agreements are warranted.
- **Planning procedures** -- Boone County, Story County, City of Ames and City of Gilbert seek to establish planning procedures to review and provide

recommendations regarding proposed land use issues within the fringe area. Such issues could include changes to shared plans and strategy, zoning changes, subdivision coordination, and annexation agreements.

Principle 2: Boone County, Story County, City of Ames and City of Gilbert seek to work together to preserve agricultural lands and protect rural lands from unplanned, rural single-family development and other forms of inefficient urbanization.

- **Define prime agricultural lands** -- Boone County, Story County, City of Ames and City of Gilbert have the common goal to reach a consensus on the definition of prime agricultural lands. This common definition shall be the basis for identifying and preserving agricultural resources in the future.
- **Uniform approach to analysis** -- The four governmental agencies will work together to adopt a universal and uniform approach to analyze and calculate prime agricultural resources. The method, approach, or tool used for analysis of agricultural land will include the recognition of planned city growth areas, planned county growth areas, environmental resources, crop suitability, and soil conditions. An inventory of prime agricultural lands shall be created and used to establish the demarcation of prime agricultural preservation areas.

Principle 3: Boone County, Story County, City of Ames and City of Gilbert will work together to ensure that future development will be directed and targeted towards identified growth areas, as identified in a shared fringe area land use plan.

- **Mutual growth needs** -- Each county and city will work together to ensure that identified growth needs are mutually representative.
- **Logical growth areas** -- The four government entities shall work together to identify logical growth areas. These growth patterns will take into account urban growth needs, the preservation of environmental resources, the protection of prime agricultural land, and the efficient and effective distribution of infrastructure and services.

Principle 4: Boone County, Story County, City of Ames and City of Gilbert seek effective and efficient management of growth. Growth shall be managed by each government entity in order to minimize negative impacts to another affected governmental entity.

- **Joint procedures** -- Joint planning rules and procedures shall be adopted by each government agency in efforts to manage growth.
- **Shared land use plan** -- Boone County, Story County, City of Ames and City of Gilbert shall share a land use plan for the Ames Urban Fringe. This plan will outline common plan objectives, a unified understanding of growth priorities, the enduring responsibilities of managing growth, and the regulation of existing and future land uses.

- **Common standards** -- Clear, concise, and common development standards shall be adopted by each government entity. These standards shall include subdivision regulations, zoning regulations, and permitting rules. These shared standards shall be consistent with a common fringe area plan and form the foundation for managed growth.

Principle 5: In efforts to establish an orderly transition of land uses from urban to rural (as well as rural to urban), Boone County, Story County, City of Ames and City of Gilbert seek to work together to delineate areas of responsibility and come to a common agreement on the definition of rural and urban land uses.

- **Define rural uses** -- Boone County, Story County, City of Ames and City of Gilbert shall share a common definition of rural land uses, representing each governmental agency's perspective.
- **Spheres of influence** -- Preferred land uses and priority areas for growth shall be defined and delineated on a shared land use plan and map. Each governmental entity shall define critical areas on the map that directly affect the distribution and management of resources and services.
- **Consistent criteria** -- Boone County, Story County, City of Ames and City of Gilbert shall establish consistent criteria to address the contiguity requirements for development, established levels of service, design and improvement standards, annexation requirements and procedures, and issues that may surface during future land use planning and development processes.

Principle 6: Boone County, Story County, City of Ames and City of Gilbert seek to establish growth policy within the Ames Urban Fringe compatible with ecological systems. It is commonly understood by each governmental agency that future growth will be compatible with natural resources. Environmental resources shall be protected.

- **Common resource definitions** -- Each governmental entity shall reach a consensus on the definition and delineation of natural resources. The definition shall outline natural plant and animal habitats, stream corridors, drainageways and flood management systems, scenic areas, open space areas, water quality protection areas, critical watersheds, aquifer protection areas, and air quality protection areas.
- **Uniform protection approach** -- Boone County, Story County, City of Ames and City of Gilbert shall develop a uniform approach to protect natural resources.
- **Watershed management principles** -- Watershed management principles shall be established for future development within the Ames Urban Fringe. These principals shall include standards for nutrient loading, alternative mitigation approaches and techniques, and the development of "best management practices" (BMPs).

The goals, objectives, plans and policies described in this planning document have been guided by these principles.

Vision and Goals for the Urban Fringe

Identifying Issues

Growth pressures around the City of Ames bring challenges to the City of Ames, City of Gilbert, Boone County, and Story County. The issues associated with growth identified in this Chapter form the basis for each jurisdiction's future land use and growth coordination goals and policies, and justify the strategies recommended in this Plan.

The following issues, identified in the planning process, are discussed in detail in the *Background Report*. These issues bring challenges addressed by policies and strategies embodied in this Plan.

Environmental Issues

- Protect properties from flood damage
- Preserve prime agricultural land
- Protect groundwater, river and stream systems, and potable water quality
- Ensure non-agricultural land uses/development adequately addresses constraints from steep slopes and bedrock
- Protect woodland and prairie areas
- Preserve and protect (managed) watersheds
- Mitigate the negative affects of stormwater run-off
- Provide a connected system of open space and greenway corridors

Growth Issues

- Manage residential growth in agricultural areas
- Promote sound economic development and diversification
- Manage impacts from residential, commercial, and industrial growth
- Foster efficient growth patterns and land uses
- Facilitate intergovernmental coordination between Story County, Boone County, City of Gilbert, and City of Ames
- Establish a common growth strategy that includes a shared vision for the location, type, intensity, and timing of growth
- Reach agreement on the type of services and facilities that should be provided for urban and rural development
- Support the agricultural industry
- Reduce commercial leakage
- Support health and welfare of all citizens
- Identify the necessary amount and appropriate areas for growth
- Maximize all forms of transportation networks
- Encourage residential growth where services can be efficiently distributed

Community Facility Issues

- Plan for the provision of adequate public facilities and services (e.g. streets, utilities, storm water facilities, fire services/stations, parks, trails and greenways) to serve planned growth
- Protect transportation corridors

- Provide and maintain an efficient and complete road system
- Minimize conflicts between agricultural and non-agricultural traffic
- Coordinate roadway and land use decisions
- Establish appropriate levels of service
- Establish equitable responsibilities for public improvements and services
- Facilitate development of telecommunications networks

Regulatory Issues

- Ensure that Story County, Boone County, City of Ames and City of Gilbert land regulations are consistent with each jurisdiction's land use goals and objectives
- Develop consistent and appropriate regulations addressing the unique needs of urban and rural development

Balancing Issues

Cooperation to plan and manage land use requires balancing the many issues arising from simultaneously protecting natural resources, preserving agricultural operations, and accommodating rural and urban development all within the Ames Urban Fringe. The following statements address priorities to help balance conflicts among issues.

Agricultural Land Preservation -- means that high value agricultural land will be protected from premature development. Some high value agricultural land will be developed in urban service/urban growth areas, but elsewhere in the unincorporated areas, development will be located and designed to minimize interference with agricultural operations/land uses.

Land Use Compatibility -- means that land uses can exist in close proximity without interfering with one another. It does not imply identical land uses, intensities, or similar densities. It means that potential negative affects/impacts of one use on adjacent properties have been mitigated.

Fiscal Integrity -- means that a jurisdictional decision will not result in an unnecessary public sector fiscal burden on the jurisdiction or other affected jurisdictions. While some decisions may generate public or private short-term losses, all decisions should result in long-term financial and non-financial benefits that enhance the quality of life in Story County, Boone County, and the City of Ames and City of Gilbert.

Efficient Service Provision -- means that the decision will capitalize on existing public investment in infrastructure and minimize increases in long-term capital, maintenance, administrative, and operations costs.

Community Health and Stability -- will be promoted through the regulation of development with the Urban Fringe.

Retention of Viable Agribusiness -- will be fostered through the protection of agricultural operations from incompatible non-agricultural development and support for activities and businesses that strengthen each jurisdiction's economic and agricultural base.

Economic Development -- will be supported through the reservation of key commercial and industrial sites within the Urban Fringe, namely those along the area's major rail, highway, and interstate transportation systems. Capital improvements will favor development of these sites.

Development Quality -- will be a high priority for each jurisdiction in order to enhance the attractiveness of the City of Ames, City of Gilbert, Story County, and Boone County for economic growth and sustain fiscal integrity. Quality development will be measured in terms of subdivision design, efficiency, durability, serviceability, and protection of the natural environment.

Open Space Preservation -- is essential to maintain the natural and rural character of the Urban Fringe and to provide adequate passive recreational opportunities for existing and future residents.

Common Goals for the Urban Fringe

The six principles discussed in the first section of this report guide the cooperation to plan and manage land uses in the Ames Urban Fringe, including intergovernmental coordination, prime agricultural land preservation, targeted growth, growth management, transitional land uses, and environmental protection. These principles are embodied in the following goals for the Urban Fringe.

Common Goal 1.1

To provide a balanced mix of land uses that is arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Common Goal 1.2

To prevent premature development and preserve the most high value farmland in appropriate locations.

Common Goal 1.3

To provide a variety of housing opportunities in the Ames Urban Fringe in appropriate locations.

Common Goal 1.4

To provide adequate opportunities for commercial and industrial development in appropriate locations.

Common Goal 1.5

To coordinate development decisions with the efficient provision of public facilities and services.

Common Goal 1.6

To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

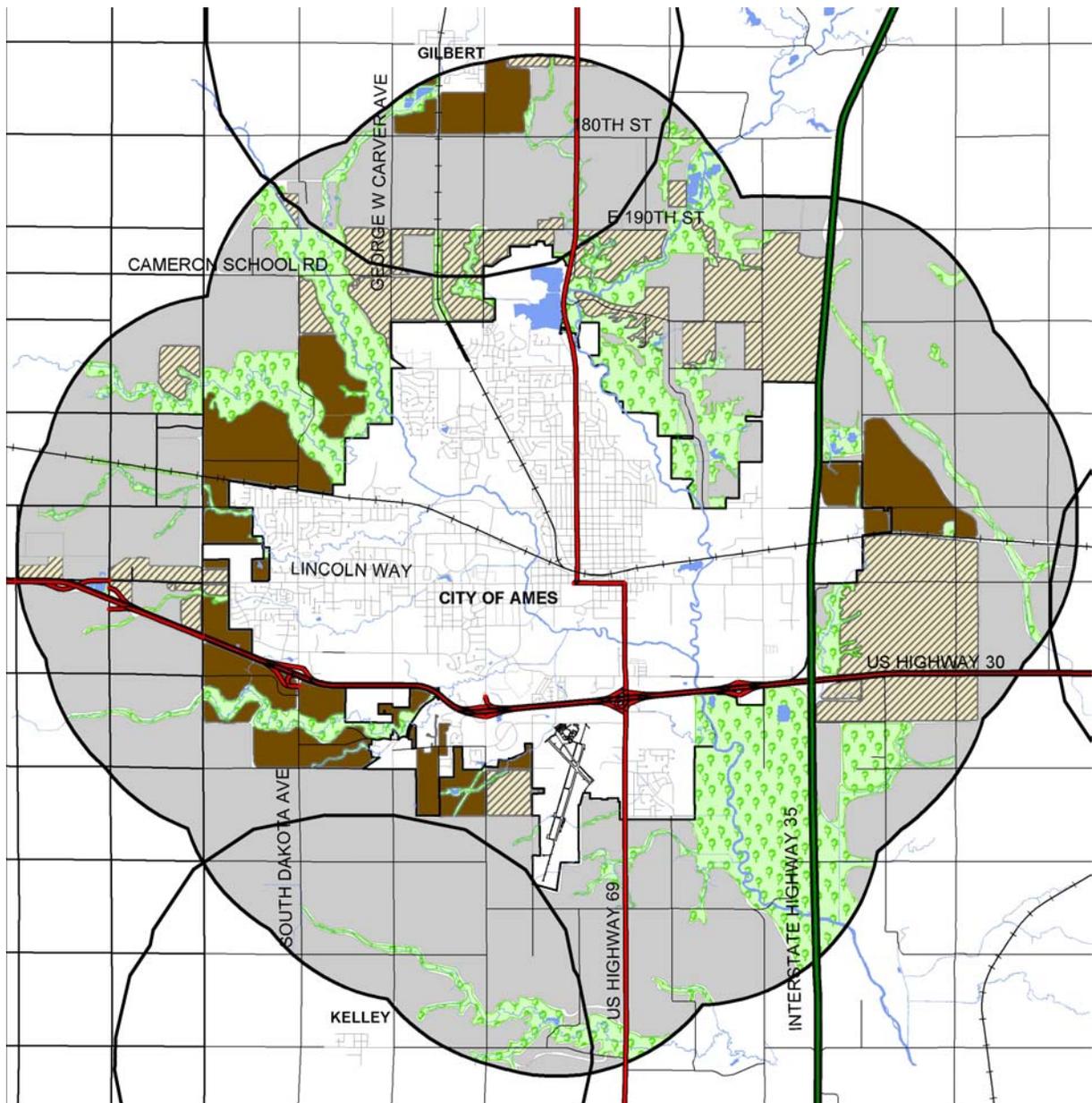
Common Goal 1.7

To secure a system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity.

Distinct Land Use Classes

It is clear from the research and projections that change is taking place in the Ames Urban Fringe. It contains both rural and urban conditions and areas where one condition is changing to another. By its nature, it accommodates fundamentally different types of land use. Reflecting this, and to balance the issues, land uses and policies for the Ames Urban Fringe are grouped into three separate classes:

-  - Rural Service and Agricultural Conservation Area;
-  - Rural/Urban Transition Area; and
-  - Urban Service Area.



Rural Service and Agricultural Conservation Area

The Rural Service and Agricultural Conservation Area is intended to be rural and agricultural in use and character throughout the life of the Plan. It should be protected from development that would damage the rural character of Boone and Story County. It is not intended for urban-scale growth. Inappropriate development includes both residential and non-residential development not characteristic of the countryside or a rural community.

Key Issues and Goals for Rural Service and Agricultural Conservation Area

Land Use

The Rural Service and Agricultural Conservation Area is intended for agricultural and other very low intensity uses. Limited residential development should only occur as it relates to farming. Provisions may be made to cluster farm related developments on a limited scale; however, adequate road access and quality potable water supply must exist. All rural area development in the Rural Service and Agricultural Conservation Area should be designed to avoid interference with agricultural operations. It shall be developed in unison with the rural agricultural environment.

Water and Wastewater

Since there will be limited growth in the Rural Service and Agricultural Conservation Area, there is not an immediate need for centralized wastewater systems. Rural development may use existing rural water supplies or well water. Wastewater may be treated with on-site systems in accordance with the Iowa Department of Natural Resources and County Boards of Health regulations and standards. Agricultural activity and limited commercial/industrial development servicing the agricultural industry will be encouraged to provide on-site systems.

Transportation

The Rural Service and Agricultural Conservation Area will continue to use the existing county road systems that include dirt, gravel, and hard-surfaced roads. Boone and Story County shall have a limited paving program and generally will not pave roads or add new roads in the Rural Service and Agricultural Conservation Area unless and until increases in traffic volumes indicate the need in order to provide safe roads. System expansions must be done within the fiscal means of the county and should provide flexibility to evolve as needs and technology change. The location and design of new facilities should be compatible with municipal street networks and transportation plans. Street systems shall protect the character of existing areas. Transportation system planning is an on-going process that should be flexible, but comprehensive, open to public participation, and focused on the long-term.

Public Facilities and Services

Development within the Rural Service and Agricultural Conservation Area should not expect the same level of public facilities and services as the urban growth areas of the Cities of Ames and Gilbert. New public facilities and services are likely to be built and provided in identified growth areas as the communities develop. Services shall be provided as the density of population increases, making the provision for services efficient and cost-effective. In rural areas, the affected county will maintain its existing levels of law enforcement and emergency services.

In addition to the goals stated above for all areas, the following goals guide planning and management of land use in the Rural Service and Agricultural Conservation Area.

RSACA Goal 2.1

To maintain the rural character of the countryside.

RSACA Goal 2.2

To maintain the county road systems in areas designated to remain rural to minimize long-term costs while providing adequate access.

RSACA Goal 2.3

To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

RSACA Goal 2.4

To secure a connected system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity

RSACA Goal 2.5

To prevent premature development and preserve the most productive farmland.

RSACA Goal 2.6

To ensure that all areas have safe and adequate water and wastewater service.

RSACA Goal 2.7

To maintain the identities of both Gilbert and Ames as separate and distinct communities.

Rural/Urban Transition Area

The Rural/Urban Transition Area is to accommodate rural development that can also be accommodated within municipal jurisdiction at some time, perhaps beyond the life of the Plan. This area coordinates public preferences for broad choices in rural development with orderly and efficient future transition between land uses within municipal limits and unincorporated areas. These areas are not necessarily expected to be developed under sole municipal jurisdiction during the life of the Plan, but because of their proximity and/or juxtaposition in relation to city limits, development of these areas must be carefully orchestrated to be compatible with city development patterns.

Key Issues and Goals for Rural/Urban Transition Area

The Rural/Urban Transition Area represents a critical intersection of county and city land use policies. It is here that the greatest potential for conflict among cooperating communities exists, and also where the greatest potential for public frustration over a non-unified planning approach exists.

Lands in the Rural/Urban Transition Area, if developed appropriately, can contribute to efficiently meeting the needs of the City of Ames and City of Gilbert to grow, while also helping to meet the market demand for larger residential lots in a rural setting. Lands identified for future industrial or commercial use are also included in the Rural/Urban Transition Area, but not all of this land will be utilized this way in the near future. Until such time that conversion of these land resources is justified, land in the Rural/Urban

Transition Area designated for industrial or commercial uses is best maintained for agricultural production.

Because of the dual role of land in the area, the Rural/Urban Transition Area becomes the center stage for cooperative planning among the City of Ames, City of Gilbert, Story County, and Boone County. All have strong interests in the land use of the area, and may therefore seek to apply differing policies at different times, depending on the location of proposed development. Therefore, a clear outline of split jurisdictional responsibilities, shared goals, and clear expectations are needed.

Land Use

The Rural/Urban Transition Area is intended to create as smooth a transition as possible between rural and urban areas. Residential land uses occur, in some cases, at a density more typical of rural areas, while in other areas where city expansion is more likely in the near future, residential density is more typical of an urban area. Likewise, urban infrastructure standards may be applied in certain critical areas, while other areas are subject only to the minimum urban standards necessary to smooth potential transition into city limits in the distant future.

Water and Wastewater

The provision of water and wastewater services in the Rural/Urban Transition Area will need to be carefully orchestrated to ensure that the needs of all cooperating communities are met, while unnecessary expenditures on urban-type services are eliminated where urban expansion is not anticipated in the near future. In certain areas, the installation of dry sewer and water services may be necessary to ease the future rural-to-urban transition of development. Annexation and development agreements may also be necessary.

Transportation

The existing county road systems that include dirt, gravel, and hard-surfaced roads, will continue to be utilized within the Rural/Urban Transition Area. Boone and Story County shall have a limited paving program and generally will not pave roads or add new roads in this area unless and until traffic volume increases indicate the need to improve the system in order to provide safe roads. However, developer-funded additions to the road system are probable in keeping with city and county subdivision improvement standards. System expansions must be done within the fiscal means of the county and should provide flexibility to evolve as needs and technology change. The location and design of new facilities should be compatible with the Cities of Ames and Gilbert street networks and transportation plans. Street systems shall protect the character of existing areas. Transportation system planning is an on-going process that should be flexible, but comprehensive, open to public participation, and long-term focused.

Public Facilities and Services

Development within the Rural/Urban Transition Area should not expect the same level of public facilities and services as the urban growth areas of the City of Ames and City of Gilbert. New public facilities and services are likely to be built and provided in the urban growth areas as the cities develop. Services shall be provided as the density of population increases, making the provision for services efficient and cost-effective. In rural areas, the affected county will maintain its existing levels of law enforcement and emergency services.

In addition to the goals stated above for all areas, the following goals guide planning and management of land use in the Rural/Urban Transition Area.

RUTA Goal 3.1

Provide for strategically located development in portions of the Urban Fringe that will not be served by the City of Ames or City of Gilbert in the time horizon of the Ames Urban Fringe Plan.

RUTA Goal 3.2

To prepare non-agricultural development for efficient rural-to-urban transition.

RUTA Goal 3.3

To ensure that new development has safe and adequate water and wastewater service and other adequate facilities and that there is sufficient space for these facilities to be improved so that they may become public facilities.

RUTA Goal 3.4

To maintain the rural character of the surrounding countryside.

RUTA Goal 3.5

To maintain the county road system and effectively incorporate new subdivision roads and other system expansions in the existing and planned road system.

Urban Service Area

The Urban Service Area contains the lands into which Ames and Gilbert may expand its municipal boundaries as development occurs. This area is adjacent to city limits and should be planned for urban development, with urban development standards, such as centralized water and wastewater services. These areas should be protected from any form of development that would constrain the efficient growth of the communities. Inappropriate development includes low-density residential lots served by on-site wastewater treatment systems and other forms of rural development. This will enable Ames and Gilbert to grow in unison with the growth in the Ames Urban Fringe, in an orderly manner where there is coordination of annexation with the timely and efficient extension of public facilities and services.

Key Issues and Goals for Urban Service Area

Balanced, Smart Growth

Rural and city residents are affected by large lot, scattered development in the Urban Fringe. Development that occurs in a disorderly, unplanned pattern can create barriers to planned expansion of infrastructure and city boundaries. Infrastructure is expensive and barriers add unnecessary costs to the expansion and extension of services. Expansion of infrastructure is critical to the physical and economic health of each county, Gilbert, and Ames. Unplanned, sporadic residential growth also consumes areas ideal for agricultural uses. There are areas within the Urban Fringe where high value agricultural land needs to be preserved. There are also natural areas that are negatively affected by residential development. Sprawling development increases the area of conflict between agricultural uses and residential development. It is critical that the Ames Urban Fringe Plan provide better guidance for the timing and intensity of land use and development decisions.

Utility Capacity and Service Area Definition

Ames and Gilbert expect to grow beyond their current boundaries. Both communities have identified areas where infrastructure can be efficiently extended in the next 30 years. Property owners in the Urban Fringe have reasonable expectations for the extension of centralized water and sewer service in the future. Developed rural water suppliers provide rural levels of service; however, limited capacity for adequate fire protection exists.

On-site wastewater treatment systems can be used successfully by certain levels of non-urban development. These systems, however, are not ideal for suburban and urban-intensity development and are very costly when they fail. When these areas are annexed, conversion to urban-type wastewater treatment system is also very costly, for property owners as well as taxpayers. Requiring up-front installation of infrastructure or agreements for the development of infrastructure in order to install municipal water and sewer service will be required for development within the identified growth areas. When on-site systems are requested for planned areas outside of the growth area, these areas will be reviewed by their proximity or affect on the municipalities. Additional requirements for water and sewer services, both on-site and off-site, may be required in some locations.

Development in Identified Growth Areas

Identified growth areas delineate locations where the communities expect to support growth over the next 30 years. Development within these growth corridors will be required to provide the necessary infrastructure to support the expanding urbanized population. If interim development is allowed, it should not create a barrier to future infrastructure expansion and growth. Such development should entail explicit development and annexation agreements and may require the installation of “dry” sanitary and sewer systems – meaning installing the necessary water and sewer infrastructure that will eventually connect to municipal services. Since the growth areas provide undeveloped areas for planned growth for City of Ames and City of Gilbert development, these unincorporated areas should be reserved for annexation. Involuntary annexation should not occur unless it is determined that the affected community has sufficient capacity to serve the location with municipal infrastructure and services, including but not limited to public safety services, water, sewer, and road maintenance. However, reasonable availability of adequate municipal water and wastewater service does not mean that infrastructure will be extended to each vacant parcel. It means that the affected community, in review of the annexation, will provide for the extension of utilities to existing developed parcels in a reasonable time frame as specified in State of Iowa law.

Peripheral Development

There has been a proliferation of new parcels created through the plat of survey process. Historically, there has been little political resistance to these incremental, small subdivisions of land. This practice has created more intensive development without the consideration of the cumulative impacts. These developments form an obstacle to rational urban growth. Irregular platting of land becomes a prime motivation for defensive actions by the City of Ames because it provides obstacles to orderly city growth.

Rural Planning and Development Regulations

Rural residential development may consume valuable farmland, generate public services demands usually exceeding revenues from the development, often interfere with normal

farm practices, and increases pressure on the conversion of farmland. Designated areas for rural development avoid creating barriers to the long-term growth of the City of Ames and City of Gilbert and the preservation of valuable farmland and farm economy.

Fiscal Planning

Development patterns impact the ability of Boone County, Story County, the City of Gilbert, and the City of Ames to provide public facilities and services generated by new development. The establishment of impact fees or “pay-as-you-grow” programs for new growth may be necessary to promote development in designated areas. Service and infrastructure capacity should be in place to serve designated growth areas. Development outside of service areas is costly and should be avoided or should be required to pay the expense of inefficient growth.

Development Review Process

Development review is the key implementation mechanism for the Ames Urban Fringe Plan. Defining a common and straightforward development review process for land use decisions in the Ames Urban Fringe, building on shared plan that identifies growth goals and objectives with specific growth policies, results in a common understanding of each other’s jurisdictions, goals, and objectives, and provides more streamlined and effective development decisions.

In addition to the goals stated above for all areas, the following goals guide planning and management of land use in the Urban Service Area.

USA Goal 4.1

Ensure that development and improvements in the Urban Fringe are consistent with Ames Urban Fringe Plan.

USA Goal 4.2

Ensure that new development has adequate public facilities.

USA Goal 4.3

Require new development to fund the cost of new improvements and services required by new development.

USA Goal 4.4

Coordinate infrastructure development and provision of services with applicable entities.

Land Use Framework Plan and Policies

Sources of the Land Use Framework Plan

The vision for the Ames Urban Fringe Plan generally describes future conditions that all cooperating jurisdictions desire to achieve. These desired conditions are based on existing physical and social conditions of the Ames Urban Fringe, as the “Planning Context” section summarizes, and the *Background Report* describes in detail. This planning context makes possible the desired conditions. The physical and social conditions, such as the natural environment, demographic composition, current land use pattern and community values, create both opportunities and constraints. These documents also describe how land use and management can change these physical and social conditions over time.

By consciously and purposefully planning and managing land use, we can guide how conditions in the Ames Urban Fringe will change in the future. The Land Use Framework Plan and Policies are intended to guide how Story County, Boone County, City of Gilbert and City of Ames plan and manage land use within this planning context in order to move toward the vision for the Ames Urban Fringe.

Uses of the Land Use Framework Plan

The Land Use Framework Plan is primarily intended as a guide for land use decisions by all four of the governmental entities in the Ames Urban Fringe. Policies are intended to guide the application of the Ames Urban Fringe Plan and its land use designations through review of land use, zoning, subdivision and other regulations and procedures of local government. By adopting the Plan, each jurisdiction adopts the Framework Plan map and the Plan’s definitions, designations and policies for land use. The Ames Urban Fringe Plan will guide the regulatory activities by each government. It will also guide other actions of government, such as capital investments, economic development activities, land acquisition, annexation, and resource conservation. Identified growth areas are intended to provide a more effective growth management tool besides statutory two-mile extraterritorial subdivision jurisdiction of the City of Ames and City of Gilbert. The “Implementation” section describes in more detail how this Plan is intended to be used.

The Land Use Framework Plan is not intended to compromise the individual authorities of Story County, Boone County, City of Ames or City of Gilbert. Rather, it is intended to help each of these governments to coordinate the exercise of their authority with each other.

Boone County, Story County, City of Gilbert and City of Ames all support the Urban Fringe and associated cities as a center for social and economic vitality. Each jurisdiction, through this Plan, is entering into a partnership to ensure that development within the Urban Fringe reinforces long-term vitality. The establishment of land use designations and policies and their implementation throughout the Ames Urban Fringe will address land use, transportation, utilities, and other public service issues in a manner that reinforces a shared growth plan.

As described in the previous chapter, the Ames Urban Fringe Plan has identified three distinct land use classes. The Land Use Framework Map builds upon these three classes, establishing land use designations. These are described in detail below, and are shown on the Land Use Framework Map (Appendix A.)

A Note on Boone County Future Land Use

Although there seems to be no great demand for Ames to grow into Boone County by annexation, the Plan shows more limited area for rural development in Boone County compared to current practice. At the time this Ames Urban Fringe Plan is being prepared, Boone County is in the process of preparing a new comprehensive plan for land use in the entire county. Therefore, the parties preparing this Plan recognize that the comprehensive plan may identify future land use needs in Boone County different from what is shown on the Ames Urban Fringe Land Use Framework Map at the time it is first adopted. Should that occur, the jurisdictions that are parties to this Plan may need to come to agreement on modifying the Plan and the Land Use Framework Map. This is consistent with the role of this Plan as a guide for land use decisions by all four of the governmental entities in the Ames Urban Fringe and their stated intention to coordinate the exercise of their authority for land use policy.

Story County Study Area

The area between the cities of Ames and Gilbert, because of its key location, is identified as the 'Story County Study Area' and is set aside as an exception to the Urban Fringe Plan until a detailed study for potential land uses in the area is completed. The County and respective cities shall retain their jurisdictional powers in the study area and continue to maintain status quo with respect to current land use, zoning and subdivision until a joint decision is made.

Land Use Designations and Policies for Rural Service and Agricultural Conservation Area

With isolated exceptions, all land within the Rural Service and Agricultural Conservation Area is expected to remain rural in character. Urban services and development standards are not typically required for the limited non-agricultural development that is expected to occur within this area. Inappropriate development includes both residential and non-residential development not characteristic of the countryside or a rural community.

The following policies apply to the entire Rural Service and Agricultural Conservation (RSACA) Area:

RSACA Policy 1: Maintain farming and agricultural production as the predominant characteristic of the Rural Service and Agricultural Conservation (RSACA) Area.

RSACA Policy 2: Prohibit urban-scale growth and development in the Rural Service and Agricultural Conservation Area. (Relates to RSAC Goal 2.1)

RSACA Policy 3: Within the Rural Service and Agricultural Conservation Area, minimize conflicts between agricultural and non-agricultural land uses by educating residents and potential residents on the realities of rural living and by requiring adequate buffers between land uses. (Relates to RSAC Goal 2.1)

RSACA Policy 4: Permit agricultural/farmstead and strategically located rural residential development (areas at a large distance from municipal services) to use well water or other water systems in conformance with the standards of the Iowa Department of Natural Resources and respective County Boards of Health. (Relates to RSAC Goal 2.6)

RSACA Policy 5: Permit agricultural/farmstead and strategically located rural residential development (areas at a large distance from municipal services) to use on-site wastewater treatment systems where soils provide adequate drainage and filtration in conformance with the standards of the Iowa Department of Natural Resources and respective County Boards of Health. (Relates to RSAC Goal 2.6)

RSACA Policy 6: Limit development in areas that would create a need for the upgrade of roads before they are scheduled in the appropriate jurisdiction's capital improvements program. Where proposed development will potentially increase the traffic volumes in excess of the current road capacity, provide for the cost of road improvements at the time of development. (Relates to RSAC Goal 2.2)

The following land use designations are planned in the Rural Service and Agricultural Conservation Area.

Agriculture and Farm Service (AFS)

The designation encompasses large areas of highly valuable farmland, with farming and agricultural production as the primary activity. This designation also includes areas where the landowner has chosen not to use the land for agricultural production. The vegetative cover of this land may be native (either original or re-established) or introduced, but not part of the Natural Areas land use designation.

AFS Policy 1 Recognizing that agricultural land is a natural resource of the Ames Urban Fringe that should be protected, farming and agricultural production is and will continue to be the predominant land use of areas given the Agriculture and Farm Service designation. Land given this designation has been determined to be moderate to high value agricultural land with regard to one or more of the following general factors: soil productivity, effect of surrounding land uses on agricultural use, and physical characteristics that affect the ease with which the land can be utilized for agriculture. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 2: Recognizing that industrial and commercial land uses dependent on proximity to local agricultural land uses are essential to the continued feasibility of farming in Story County and Boone County, support these services within the Agriculture and Farm Service designation. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 3: Strategically locate such industrial and commercial uses in order to:

- utilize existing adequate access and road capacity and otherwise assure the existence of adequate public facilities;
- protect productive soils and environmental resources;
- support the continued use of these areas for farming and agricultural production.

(Relates to RSACA Goals 2.1, 2.2, 2.3, 2.6)

AFS Policy 4: Limit non-agricultural residences in the Agriculture and Farm Service designation to homes existing at the time of this Plan or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting. Otherwise, subdivision for the creation of new residential development lots is not supported within the Agriculture and Farm Service designation. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 5 Allow the clustering of agricultural-related development at a limited scale where properties have adequate access to a public road. Such development shall be configured and designed to be harmonious with agricultural activities and avoid negative impacts to agricultural operations.

Rural Residential (RR)

Residential land uses within Rural Residential designated areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale

RR Policy 1: This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre.

RR Policy 2: Full urban infrastructure standards are not required. (Relates to RSACA Goal 2.6)

RR Policy 3: Decentralized wastewater treatment facilities and wells shall meet IDNR, county, and city standards. (Relates to RSACA Goal 2.6)

RR Policy 4: Encourage clustering of residential sites within these land areas to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RSACA Goal 2.6)

RR Policy 5: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RSACA Goal 2.3, 2.4)

RR Policy 6: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge from Rural Residential land uses according to IDNR and county standards. . (Relates to RSACA Goal 2.3)

RR Policy 7: Protect the rural character of the Rural Service and Agricultural Conservation Area through residential density requirements, buffering requirements between conflicting land uses and other appropriate transitions from urban to rural areas. (Relates to RSACA Goal 2.1)

RR Policy 8: Limit rural residential development on prime agricultural land. Assure that the development on prime agricultural land is farm-related and has adequate access to road systems and potable water. Development should not interfere with agricultural-related activities. . (Relates to RSACA Goal 2.1, 2.2, 2.5, 2.6).

RR Policy 9 Minimize the impact of non-agriculture development in rural areas on existing agricultural operations. . (Relates to RSACA Goal 2.1, 2.5)

Parks and Recreational Areas (PRA)

This designation involves private areas for recreation that do not fall within areas designated as Natural Areas, such as golf course facilities.

PRA Policy 1: Include in this designation recreation, conservation and closely related uses.

PRA Policy 2: Uses in this designation are highly intensive and limited in duration.

PRA Policy 3: Locate these areas to utilize as much as possible existing adequate access, road capacity and other public facilities. (Relates to RSACA Goal 2.2, 2.5, 2.6)

PRA Policy 4. Full urban infrastructure standards are not required. Decentralized wastewater treatment facilities and wells shall meet IDNR, county, and city standards. (Relates to RSACA Goal 2.6)

PRA Policy 5: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RSACA Goal 2.3)

PRA Policy 6: Development of parks and recreational areas should not interfere with agricultural-related activities. Minimize the impact of non-agriculture development in rural areas on existing agricultural operations. (Relates to RSACA Goal 2.1, 2.5)

Land Use Designations and Policies for Rural/Urban Transition Area

This area is intended to be rural in character as it develops, but within an urban setting at some time in the future, beyond the time horizon of the Ames Urban Fringe Plan. Urban services and development standards are required for non-agricultural development in certain critical locations within this area. Annexation agreements and/or

other tools also may be utilized to ensure that the future transition into the City of Ames or City of Gilbert is a smooth one.

The following policies apply to the entire Rural/Urban Transition Area (RUTA)

RUTA Policy 1: Rural-type services and development standards are often acceptable in the Rural/Urban Transition Area, but urban services and standards may be required in certain critical locations or in response to certain intensities of development. (Relates to RUTA Goal 3.1, 3.3)

RUTA Policy 2: At the discretion of the cities, annexation agreements and other tools may be utilized to ensure that new development is prepared for potential annexation in the future. (Relates to RUTA Goal 3.2)

RUTA Policy 3: Ames, Gilbert, Story County and Boone County seek to accommodate public preferences by permitting an expanded range of rural development options that allow orderly and efficient future transition between urban and rural land uses. (Relates to RUTA Goal 3.1, 3.4)

RUTA Policy 4: Permit interim development to occur in a manner that will support long-term urbanization of the Ames Urban Fringe. (Relates to RUTA Goal 3.2)

RUTA Policy 5: Limit development in areas that would create a need for the upgrade of roads before they are scheduled in the appropriate jurisdiction's capital improvements program. Where proposed development will potentially increase the traffic volumes in excess of the current road capacity, provide for the cost of road improvements at the time of development. (Relates to RUTA Goal 3.5)

The following land use designations are planned in the Rural/Urban Transition Area:

Rural Transitional Residential (RTR)

Areas designated Rural Transitional Residential are located in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan planning horizon. Rural Transitional Residential development is designed to transition seamlessly into adjacent rural residential and agricultural land use, providing buffers where necessary to separate residences from particularly intense or noxious agricultural activities. Residential densities with this designation are between rural densities and urban densities.

RTR Policy 1: This land use designation includes all single-family and two-family residential land uses/developments that involve average net densities between one unit per acre and 3.75 units per acre. (Relates to RUTA Goal 3.2)

RTR Policy 2: Strategically locate Rural Transitional Residential land uses in areas where they can provide for an orderly and efficient future transition between land uses within the likely future extent of municipal limits and the unincorporated area. (Relates to RUTA Goal 3.2)

RTR Policy 3: Encourage clustering of residential sites within these land areas to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RUTA Goal 3.2, 3.4)

RTR Policy 4: Depending on location, density of units, size of lots, timing of development, development design, clustering of proposed sites, or other considerations, require full urban infrastructure standards. If the City does not require these improvements to be installed at the time of subdivision, require infrastructure assessment agreements.
(Relates to RUTA Goal 3.2, 3.3, 3.5)

RTR Policy 5: Any decentralized wastewater treatment facilities, wells and supporting infrastructure shall meet IDNR, county, and city standards. Other rural development standards may be acceptable on a case-by-case basis. Require agreements that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural systems and connecting to urban infrastructure. (Relates to RUTA Goal 3.2, 3.3)

RTR Policy 6: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RUTA Goal 3.4)

RTR Policy 8: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards. (Relates to RUTA Goal 3.4)

RTR Policy 7: Require annexation agreements and developer agreements in instances of new development that is particularly intense, or that occurs in certain critical locations. (Relates to RUTA Goal 3.2)

Priority Transitional Residential (PTR)

Priority Transitional Residential development provides for an orderly and efficient transition between existing or future urban areas and rural unincorporated areas. If future annexation is required, Priority Transitional Residential development will transition seamlessly into adjacent urban-scale land uses. Therefore, they require a greater degree of urban infrastructure standards.

PTR Policy 1: This land use designation includes all single-family residential land uses/developments that involve minimum average net densities of 3.75 units per acre.

PTR Policy 2: Strategically locate Priority Transitional Residential land uses in targeted areas adjacent existing municipal limits or Urban Service Areas. (Relates to RUTA Goal 3.2)

PTR Policy 3: Encourage clustering of residential sites within these land areas, in order to limit the short-term and long-term costs associated with infrastructure

improvements and the distribution of public services. (Relates to RUTA Goal 3.2, 3.3)

PTR Policy 4: Require urban infrastructure and subdivision standards, including urban right-of-way standards, urban street construction and urban sanitary and potable water systems. If the City does not require these improvements to be installed at the time of subdivision, require infrastructure assessment agreements. (Relates to RUTA Goal 3.2, 3.3)

PTR Policy 5: Require well water and common treatment systems, but these shall be abandoned upon annexation. If rural water systems are incorporated into a development, require agreements that upon annexation the land developer and/or landowner shall be responsible for the full cost of abandoning the system and connecting to urban infrastructure. Common treatment systems, potable water systems, and supporting infrastructure must meet IDNR, county, and city standards. (Relates to RUTA Goal 3.2, 3.3)

PTR Policy 6: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RUTA Goal 3.4)

PTR Policy 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards. (Relates to RUTA Goal 3.4)

PTR Policy 8: Require annexation and development agreements to guide future transition of the subdivision/development into the City of Ames or City of Gilbert. (Relates to RUTA Goal 3.2)

Highway-Oriented Commercial (HOC)

This designation applies to commercial land uses along arterial corridors that are primarily designed to accommodate the automobile. It is intended to provide for an orderly and efficient transition between existing or future urban areas and the rural, unincorporated areas.

HOC Policy 1: Highway-Oriented Commercial designation includes commercial uses that are more compatible with the characteristics of rural areas than with urban commercial corridors and centers.

HOC Policy 2: Strategically locate Highway-Oriented Commercial in targeted areas along high traffic transportation corridors. (Relates to RUTA Goal 3.2, 3.5)

HOC Policy 3: Give preference to clustering of uses in order to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RUTA Goal 3.2, 3.4)

HOC Policy 4: Require urban transportation infrastructure to meet the demands of high vehicular movement. (Relates to RUTA Goal 3.2, 3.3)

HOC Policy 5: Require full urban infrastructure standards under certain conditions such as location with respect to existing or planned urban infrastructure, intensity or size of development improvements, timing of development, development design, and commercial use, such as a restaurants, water intensive uses, or places designed for the gathering of people. Such urban infrastructure standards may include, but not be limited to, wastewater treatment and potable water distribution of sufficient size to support emergency services. If these improvements are not installed at the time of development, require infrastructure assessment agreements. (Relates to RUTA Goal 3.2, 3.3)

HOC Policy 6: Where the city does not require urban standards, require temporary common wastewater collection systems that meet IDNR and city specifications, and temporary common water distribution systems, such as wells or rural water services, that meet specifications of the City of Ames or City of Gilbert. Require agreements that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural systems and connecting to urban infrastructure. (Relates to RUTA Goal 3.2, 3.3)

HOC Policy 7: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RUTA Goal 3.4)

HOC Policy 8: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards. (Relates to RUTA Goal 3.4)

HOC Policy 9: Require annexation and development agreements to guide future transition of the subdivision/development into the City of Ames or City of Gilbert. (Relates to RUTA Goal 3.2)

Gateway Protection (GP)

The Gateway Protection land use designation provides the opportunity to enhance the perception of significant entrances into the urban areas and to link major areas or activity centers.

GP Policy 12: Gateway Protection designation applies to entrances into the City of Ames from major transportation corridors (Highway 30 and Interstate 35).

GP Policy 3: Require distinctive design characteristics and other standards more specific than in other land use designations, including, but not limited to, more restrictive signage regulation, higher landscape standards, building placement standards, limited ingress and egress, limited parking in front of uses, and compatibility standards that promote the continuation and preservation of distinctive design elements associated with the entrance area. (Relates to RUTA Goal 3.2)

Watershed Protection Area (WPA)

The existing natural/man-made resources of the Skunk River, underground alluvial aquifers, and quarried lakes provide vital water resources to the area and surrounding

region. Stormwater run-off from increased urban and agricultural development can have negative impacts that jeopardize water quality. The Watershed Protection Area designation includes watersheds for existing wetlands and other vegetation that protect and/or improve water quality. Within a Watershed Protection Area, buffers and other mitigation measures filter out and prevent pollutants from entering the region's water resources.

WPA Policy 1: This designation applies to watershed areas of Ada Hayden Lake and other important water resources particularly sensitive to negative impacts of stormwater run-off.

WPA Policy 2: Construct mitigation facilities at nodal locations where they can protect effectively the water resources within the watershed. Develop mitigation facilities or Best Management Practices according to city standards.

WPA Policy 3: Accommodate or provide Best Management Practices within all development within Watershed Protection Areas.

WPA Policy 4: Name Watershed Protection Areas named according to the waterway, water body, or aquifer they are designated to protect.

Airport Protection Area (APA)

This land use designation is intended to reduce risk, increase safety and promote land use compatibility between the airport and adjacent land uses. The Federal Aviation Administration (FAA) regulates operations of both airplanes and airports. The FAA, however, has no jurisdiction over land uses adjacent to the airport. Given that risk in this area cannot be completely eliminated, the goal of this designation is to reduce the consequences of accidents and the compatibility issues related to noise and pollution.

APA Policy 1: Land in this designation is adjacent to or in close proximity of the airport.

APA Policy 2: Limit or restrict intensity and density of land uses in order to protect life and maintain the integrity of aviation operations.

APA Policy 3: Analyze land uses within this designation in terms of aviation risk, noise attenuation, height, and by local, state, and federal regulations.

General Industrial (GI)

This designation applies to the existing surface operation that supports the subsurface mineral extraction in the Agricultural/Subsurface Mining land use designation.

GI Policy 1: Locate this use designation in the area that can best support the extraction of the existing mineral resource and has access to roads and highways needed to transport its products. The extent of the area accommodates the needs of the operation and the need to limit negative impacts on other surrounding established uses.

GI Policy 2: Water, wastewater systems and other infrastructure meet IDNR and county standards. At the time that surface activities for mineral resource

extraction need to be expanded, required appropriate permits and rezoning may be to regulate these surface operations.

Agriculture/Subsurface Mining (ASM)

This designation supports the long term planning objective of preserving resources and avoiding land use conflicts.

ASM Policy 1: Designate Agriculture/Subsurface Mining areas where substantial geological resources exist below the surface, specifically limestone of a quality required for concrete and other construction uses.

ASM Policy 2: Agricultural uses are compatible with this designation. Prohibit land uses to which blasting and very heavy truck traffic would be a nuisance, such as residential and commercial uses. This designation does not include surface operations necessary for mineral extraction, which have an Industrial land use designation.

Agriculture/Long Term Industrial Reserve (ALTIR)

The Agriculture/Long Term Industrial Reserve designation supports the long term planning objective of accommodating future demand for industrial growth as described in the Industrial Study of July 2002 by the City of Ames. Although the need for this land use at these location may arise only after the planning horizon of this Plan, preventing uses incompatible with large industrial facilities and maintaining agricultural use will help secure the availability of suitable land for future industrial uses.

ALTIR Policy 1: Agricultural uses are compatible with this designation. Industrial development is not anticipated during the life of the plan unless significant development of Planned Industrial areas has already occurred, or unless it can be demonstrated that significant public benefit would be gained from such development.

ALTIR Policy 2: Prior to consideration of any request for rezoning or industrial subdivision development approval, require an amendment to the Ames Urban Fringe Land Use Framework Map re-designating the area proposed for development from Agriculture/Long Term Industrial Reserve to Planned Industrial.

ALTIR Policy 3: When development is proposed, require the urban level design requirements and service standards as required in areas designated Planned Industrial.

Industrial Reserve/Research Park (IRRP)

The Industrial Reserve/Research Park area provides for future expansion of uses similar to the ISU Research Park: innovative technology companies that are supported by proximity to Iowa State University, within a planned development setting. There is land available for this use within the adjacent Planned Industrial portion of the Urban Service Area, but demand for this land use is difficult to predict accurately. This Industrial Reserve/Research Park designation provides additional expansion area for this use.

IRRP Policy 1: Locate this land use designation adjacent to areas within the Urban Service Area land use classification that are designated for expansion of the ISU Research Park.

IRRP Policy 2: Agricultural uses are compatible with this designation.

IRRP Policy 3: Prior to consideration of any request for rezoning or industrial research park subdivision development approval, require an amendment to the Ames Urban Fringe Land Use Framework Map re-designating the area proposed for development from Industrial Reserve/Research Park to Planned Industrial.

IRRP Policy 4: When development is proposed, require the urban level design requirements and service standards as required in areas designated Planned Industrial.

Natural Areas (NA)

Natural Areas are vital to the region. They provide habitat for wildlife, minimize storm water run-off, stabilize soils, modify climactic effects, provide for visual attractiveness, and serve some recreational purposes. This designation seeks to conserve such natural resources. This designation is intended to prevent development encroachment and encourage greater mitigation standards. A buffer or other mitigation device may be necessary to fully protect Natural Areas.

NA Policy 1: Natural Areas are composed of the following features and locales that intermingle with each other.

Environmentally Sensitive Areas – flood-prone areas, wetlands, water bodies, areas of steep slopes and sensitive soil conditions, and other designated areas that should be protected from detrimental impacts from other land uses.

Significant Natural Habitat -- areas surveyed and evaluated based on vegetation type and condition in the “Norris Study.” These Significant Natural Habitat Areas may also occur outside of the designated Natural Areas. In such locations, the underlying land use designation applies.

Parks and Open Spaces – facilities, land, and/or structured programs for a variety of public recreational opportunities. The term "Open Space" refers to primarily undeveloped areas; such areas are typically maintained and managed as natural areas for passive recreational uses.

Future Parks -- general areas where future parks are anticipated.

Greenways -- stream ways, parks, improved and unimproved trail systems, and open spaces that provide linkages that in effect create a continuous "greenway" or recreational system. Greenways provide recreational and open space linkages in both rural and urban areas.

Particular features and locales in the Natural Areas often are appropriately described by more than one of the above labels. This is a reflection of the multiple benefits of, and the diversity of landscapes represented in the areas designated Natural Areas. Regardless of type, Natural Areas are protected from negative land use impacts.

NA Policy 2: Prevent subdivisions for new non-farm residential development. However, Natural Areas may include farm and non-farm residences existing at the time of this Plan or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting.

NA Policy 3: Mitigate negative impacts to Natural Areas, including, but not limited to: agricultural chemical application, animal confinement and feeding, agricultural irrigation, miscellaneous agricultural activities like manure and fuel storage, outdated and non-functioning on-site wastewater systems, underground storage tanks, and nutrient-loaded urban stormwater run-off.

Land Use Designations and Policies for Urban Service Area

This area is intended to be urban in character and become part of a municipal jurisdiction as it develops. Urban services and development standards are required for development within this area. Typically, lands within this area are annexed as they are developed.

The following policies apply to the entire Urban Service Area (USA):

USA Policy 1: Require land uses and the intensity of development within identified growth areas to be consistent with the Ames Urban Fringe Plan. (Relates to USA Goal 4.1)

USA Policy 2: Require all urban development to provide improvements consistent with the improvement standards, building codes, and service requirements adopted by the City of Ames to ensure adequate public facilities and building safety. (Relates to USA Goal 4.2)

USA Policy 3: Ensure that annexation is coordinated with the timely and efficient provision of adequate public facilities and services. (Relates to USA Goal 4.1, 4.4)

USA Policy 4: Require developments to provide adequate street, right-of-way, and drainage, bicycle, pedestrian and connected open space improvements.

Such improvements should allow for adequate emergency access and ability to connect to municipal street networks in the future. (Relates to USA Goal 4.1)

USA Policy 5: At the time of development provide secure funding sources for the cost of new improvements and services required by new development. (Relates to USA Goal 4.3)

USA Policy 6: Ensure that development for which services may change from rural systems to urban infrastructure when available has guaranteed the costs for installation and connection to future urban infrastructure in an acceptable manner before recording final plats for development. (Relates to USA Goal 4.3)

USA Policy 7: Coordinate street and drainage improvement projects with other service providers to meet the demands from planned development more efficiently. Prior to constructing improvements, ensure that needed utility improvements are coordinated so new pavement will not need to be disturbed for planned upgrades. (Relates to USA Goal 4.4)

USA Policy 8: Promote coordination and cooperation among all fire prevention, emergency medical services, and law enforcement agencies. (Relates to USA Goal 4.4)

USA Policy 9: Support the provision for responsive, high-quality fire suppression and emergency medical services. Require that development have adequate access to emergency services. Coordinate the design, location, and construction of standpipes and fire hydrants with fire districts and the City of Ames Fire Department as needed to protect new development. (Relates to USA Goal 4.4)

USA Policy 10: Establish a process to enable the City of Ames to negotiate with the owners of property planned for park and recreation purposes prior to the approval of rezoning or subdivision applications. (Relates to USA Goal 4.4)

The following land use designations are planned in the Urban Service Area:

Urban Residential (UR)

This land use designation applies to areas reserved for future city growth. Residential land uses within Urban Residential designated areas are annexed and then developed at an urban density and with infrastructure and subdivision according to urban standards.

UR Policy 1: This land use designation includes residential use in "traditional" Village Residential Development with minimum average net density of 8 units per acre. It also includes conventional single-family/suburban residential development with minimum average net residential densities of 3.75 units per acre and conventional suburban/medium density residential development with minimum average net residential densities of 10 units per acre. When combined in a development or area, conventional suburban single-family and conventional suburban medium density residential developments should not exceed 5 dwelling units per net acre.

UR Policy 2: Require annexation by the city before land is developed or further subdivided.

UR Policy 3: Require urban infrastructure and subdivision standards, including urban right-of-way standards, urban street construction, urban sanitary and potable water systems and urban storm water management systems.

UR Policy 4: Require land development agreements with the city before land is developed or further subdivided.

UR Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards.

Community Commercial Node (CCN)

Community Commercial Node designates a cluster of mixed commercial uses typically associated with one or more arterial streets. This designation is intended to contain the majority of future community-scale commercial activities that are appropriate within an urban area. Each nodal location is 40 to 75 acres in total land area.

CCN Policy 1: Require uses within the nodes to be more selective than those permitted in the City's commercial corridors. Allow shopping and service uses that together create a shared attraction involving one vehicular trip to two-or-more destinations within a node.

CCN Policy 2: The development scale within these nodal locations is 100,000 to 800,000 gross square feet of commercial land uses, with a maximum of 150,000 gross square feet in any one commercial building. Allow larger buildings and area only where there is an exceptional concentration of residents.

CCN Policy 3: Strategically locate Community Commercial Node land uses in targeted areas at intersections of arterial streets with highways or other arterial streets.

CCN Policy 4: Require clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

CCN Policy 5: Require annexation by the city before land is developed or further subdivided.

CCN Policy 7: Require urban infrastructure and subdivision standards, including urban right-of-way standards, urban street construction, urban sanitary and water systems and urban storm water management systems.

CCN Policy 8: Require land development agreements with the city before land is developed or further subdivided.

CCN Policy 9: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards.

Convenience Commercial Node (CVCN)

Convenience Commercial Nodes represent areas for neighborhood scale commercial development for conventional suburban residential developments and support a population base of 2000 – 3000 persons within a one to two mile radius. Total land area of a Convenience Commercial Node is generally between one and ten acres. Land use and standards for building placement and materials, landscaping and screening, signage and lighting ensure compatibility between the commercial activity and adjacent residential land uses will be.

CVCN Policy 1: Require land uses that serve convenience and localized neighborhood needs and are functionally and aesthetically compatible with surrounding residential land uses.

CVCN Policy 2: Each commercial building can be no larger than 35,000 square feet, and is located within a cluster of other commercial land uses, which cannot exceed a total of 100,000 square feet.

CVCN Policy 3: Locate Convenience Commercial Nodes on streets of collector class or greater.

CVCN Policy 4: Require clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

CVCN Policy 5: Require annexation by the city before land is developed or further subdivided. In some cases, depending on the initial square footage to be developed, type of commercial use, or timing of development, the City may determine that convenience commercial node is to be rural in character and may not be required to be annexed until some time after initial development.

CVCN Policy 6: Require urban infrastructure standards and subdivision standards, including urban right-of-way standards, urban street construction, urban sanitary and water systems and urban storm water management systems.

CVCN Policy 7: Where the city does not require annexation before development, require temporary common wastewater collection systems that meet IDNR and city specifications, and temporary common water distribution systems, such as wells or rural water services, that meet specifications of the City of Ames or City of Gilbert. Require agreements that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural systems and connecting to urban infrastructure.

CVCN Policy 8: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.

CVCN Policy 9: Where the city does not require annexation, require annexation and development agreements to guide future transition of the subdivision/development into the City of Ames or City of Gilbert.

Planned Industrial (PI)

Planned Industrial is a designation intended for clustered industrial uses. These uses are strategically located to minimize environmental impacts and conflict with residential land uses. Locations also provide for an orderly and efficient transition between land uses within municipal limits and the unincorporated areas of the county. Such areas involve the integration of uses, access, and appearance.

PI Policy 1: Land uses are clustered/industrial park uses that are larger in scale than most general industrial uses.

PI Policy 2: Locate Planned Industrial uses near limited access thoroughfares and/or major railroad systems to accommodate the transportation of industrial goods and services. Minimize environmental impacts and conflict with residential land uses.

PI Policy 3: Give preference to clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

PI Policy 4: Permit Planned Industrial uses when suitable infrastructure and services are available. Require annexation into the city and comply with all municipal regulations, including zoning, land use policy, subdivision, and building code requirements.

PI Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.

PI Policy 5: Require buildings to front major thoroughfares to minimize the appearance of industrial operations and enhance the aesthetics of the road corridor. Require landscape and earthen buffering of parking areas and industrial activity, such as assembly yards, storage locations and loading facilities.

Additional Policies for All Areas

These policies statements are organized based on the Common Goals listed in the section "Vision and Goals for the Urban Fringe".

Goal 1.1: To provide a balanced mix of land uses that are arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Policy 1.1.1: Use the identified land use designations in the Land Use Framework Plan section for future land use planning, as they relate to the Ames Urban Fringe Land Use Framework Map. The uses set forth in the Land Use Designations section generally describe uses and should not be considered all-inclusive. Intensities establish the minimum net density or density range for each land use category. Residential densities are expressed as dwelling units per acre

of a development subdivision proposal, which excludes street right-of-way, protected areas, and other public dedication areas. General locations are described where each land use category is appropriate, but the Land Use Framework Map more accurately defines locations of uses.

Policy 1.1.2: Use the Land Use Framework Map to coordinate and guide land use and development decisions. Zoning and subdivision decisions should be consistent with the adopted Land Use Framework Map and other policies of this Plan.

Policy 1.1.3: Maintain the Land Use Framework Map and include adopted Map amendments as they occur. Each jurisdiction must approve a Map amendment.

Policy 1.1.4: Establish a process and criteria for amendment of the Land Use Framework Map in each jurisdiction's land development policies and regulations.

Policy 1.1.5: The four jurisdictions will clearly define roles and responsibilities for coordinated review for proposed zoning, subdivision and annexation actions based on the Plan and Framework Map.

Policy 1.1.6: Provide for citizen participation from Boone County, Story County, the City of Gilbert and the City of Ames for development proposals located in the Ames Urban Fringe.

Goal 1.2: To provide a variety of housing opportunities in the Ames Urban Fringe in appropriate locations.

Policy 1.2.1: Ensure that the Ames Urban Fringe Plan provides for adequate development potential for a variety of housing types required to meet the housing needs of present and future residents. When evaluating need for new housing, each jurisdiction shall consider the availability of housing within Ames and Gilbert where infrastructure and housing choice exists.

Policy 1.2.2: Direct the construction of new affordable housing projects to locations within Ames and Gilbert where such developments have immediate access to water and wastewater infrastructure, paved street systems, and access to employment opportunities.

Goal 1.3: To provide adequate opportunities for commercial and industrial development.

Policy 1.3.1: Ensure an adequate supply of commercial land resources. Locate urban commercial services strategically within the communities or in commercial areas designated in the Framework Map and locate agricultural-based commercial services locate in unincorporated areas that provide the most economical and efficient access to the agricultural industry.

Policy 1.3.2: Ensure an adequate supply of industrial land resources. Locate agricultural-based industrial services in unincorporated areas that provide the most economical and efficient access to the agricultural industry. Locate large

industrial services/land uses strategically within the communities or in commercial areas designated in the Framework Map

Policy 1.3.4: Allow existing commercial and industrial uses to be maintained, expanded, or redeveloped. Limit new commercial and industrial development in areas in the Framework Map where the following conditions are met:

- Adequate roads;
- Adequate water and wastewater facilities are provided to serve the proposed industrial/commercial use, including the provision of water for fire suppression; and
- Proposed development will be compatible with surrounding land uses.

Policy 1.3.5: Encourage commercial development serving regional commercial needs to locate within city limits where existing zoning regulations and established adequate public facilities and services for such levels of development exist.

Goal 1.4: To coordinate development decisions with the efficient provision of public facilities and services.
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Policy 1.4.1: Ensure that street, bicycle, pedestrian and trail configurations provide for adequate and efficient connectivity to provide for effective long-term access to and through all properties planned for development.

Policy 1.4.2: Ensure that street configurations and design provide for adequate access for fire and emergency medical services.

Policy 1.4.3: Secure adequate right-of-way for planned road expansion.

Policy 1.4.4: Maintain a safe and effective transportation system and program that meets the needs of residents and businesses with the City of Ames, City of Gilbert and Ames Urban Fringe. Incorporate bicycle, pedestrian and trail facilities in road projects so that streets are complete transportation systems.

Policy 1.4.5: Provide for adequate and efficient connectivity of utility systems where required or planned for in the future.

Policy 1.4.6: Coordinate development activity with the capital improvement programs of Boone County, Story County, City of Gilbert, and the City of Ames.

Policy 1.4.7: Communicate and coordinate with school districts to ensure that proposed developments can be adequately-served and that all service providers are aware of each other's improvement plans.

Policy 1.4.8: Develop policies whereby the City of Ames, the City of Gilbert, Boone County, and Story County identify growth-related costs and implement suitable financial tools to offset these costs.

Goal 1.5: To protect and preserve natural resources sensitive to changes in development type and intensity and activity, including flood plains, woodland areas, wetlands, and other sensitive natural areas.

Policy 1.5.1: Protect environmentally valuable land, including woodlands, steep slopes, wetlands, stream banks, and wildlife and vegetative habitat areas from inappropriate development. Encourage the use of buffers and clustering of development to preserve open space and undisturbed, natural areas.

Policy 1.5.2: Preserve scenic and historic areas through zoning and flexible design standards.

Policy 1.5.3: Locate future development outside of flood hazard areas. Where development is allowed in the floodplain, require the development to be elevated, flood-proofed, and located outside of the floodway.

Policy 1.5.4: Ensure that flood management programs of each jurisdiction meet or exceed the regulatory requirements of the Federal Emergency Management Agency (FEMA), and all applicable state regulations and agencies.

Policy 1.5.5: Establish a system of greenbelts along all rivers, as well as their tributaries. Encourage the development of trail systems, where appropriate, along these waterways. Some trail systems or segments may be appropriate adjacent to waterways, but separate trails that parallel waterways should be considered based on their aesthetic value, safety, and cost-effectiveness.

Policy 1.5.6: Coordinate with private property owners and other agencies to preserve and protect environmentally-sensitive areas and to retain non-farm lands with high aesthetic or environmental value (e.g., ridgelines, steep slopes, floodplains, woodlands, and wetlands), and promote the linkage and connection of these area to larger natural and/or wildlife refuges. Hold private open space in conservation easements where appropriate. Encourage public dedication or purchase for key trail linkages and land that is identified for inclusion in the park system of each County, City of Gilbert and City of Ames.

Policy 1.5.7: Preserve natural features to the greatest extent practical through the design of developments in unincorporated areas.

Implementation

Overview

The Ames Urban Fringe Plan represents the shared goals, policies, and future vision of the City of Gilbert, the City of Ames, Boone County, and Story County for land use and development within the Urban Fringe. The Plan, together with a map depicting the intended land uses and referencing the Plan's policies, meets the expectations of the public that the use of land in the Urban Fringe follow a predictable pattern.

The Plan serves as the basis for the regulation of land use, and all applications of policy affecting land use – regulatory or otherwise – should clearly conform to the vision, goals, policies, and spirit and intent of the Plan. These applications of policy may take the form of zoning and subdivision regulations, capital improvement plans and investments, and voluntary incentive-based programs, as well as others. If and when the City of Ames, City of Gilbert, Boone County, and/or Story County disagree on the best approach toward implementing the provisions of the Plan, the core intent of the Plan and the end result of a given jurisdiction's actions should be broadly critiqued to ensure that cooperation among the jurisdictions is not threatened by such disagreement.

It is unusual that four different jurisdictions are called upon to jointly implement a single, shared vision. This tends to invite complication, making a simple and clear implementation strategy especially important. In some instances it may be necessary for the four jurisdictions to surrender authority where individually each finds it to be less critical, in order to accept autonomous authority where land use and development issues tend to have the greatest impact on each jurisdiction. This “give and take” approach may be atypical, but it serves the interests of all four jurisdictions while better serving the public, which is seeking straightforward, efficient, effective government action regardless of jurisdictional lines.

Though the Plan reliably indicates how land use will generally be regulated and how development proposals will be considered, it is not intended to be static. In order to address changing needs and conditions, the Plan must make accommodation for amendments in response to significant changes in the economic climate, the political and administrative environment of the four jurisdictions, and the values of the residents of each jurisdiction. Nonetheless, such changes should not be made lightly. Each jurisdiction should carefully consider each proposed amendment to determine if the proposed change is consistent with the Plan's goals and policies. The cumulative effect of minor changes may create a significant change in policy direction. For these reasons, amendments to the Ames Urban Fringe Plan must be evaluated in terms of their significance to the Plan's overall policy.

Jurisdictional Influence

The Ames Urban Fringe Plan describes land use types that are envisioned in each of three different areas:

- Rural Service and Agricultural Conservation Area,
- Rural/Urban Transition Area, and
- Urban Service Area.

Land use types that bear the most scrutiny from the City of Ames and City of Gilbert because of their potential impact on municipal services, expenditures, and future growth objectives are included in the Urban Service Area. Annexation of these land uses is imminent, or is probable within the window described by the Plan.

Land use types that by their nature are more rural and have a greater long-term effect on the services, expenditures, and growth objectives of Boone and Story Counties are included in the Rural Service and Agricultural Conservation Area. Annexation of these areas within the Plan’s time frame is unlikely.

Those land use types that fall in the intermediate have roughly equal degrees of impact on the cities and counties, and are thusly located in the Rural/Urban Transition Area. While annexation of these land uses is not expected during the life of the Plan, changing growth trends and other conditions may make urban expansion into this area necessary sometime near the Plan’s horizon. In the meantime, however, Boone and Story County will be greatly affected by the land use pattern in this area.

The logical breakdown of land uses into these three areas points toward an equally logical regulatory approach to guiding development in the Urban Fringe. Based on the relative priority with which each jurisdiction must address the impacts of development in each of the areas, a give and take of regulatory authority between the three jurisdictions should be considered. A workable scenario follows:

	Zoning and Permitting Authority	Subdivision Review Authority	Urban Fringe Land Use Plan Amendment Authority	Special or Conditional Use Permit and Rezoning Authority	Responsibilities and Agreements
Rural Service and Agricultural Conservation Area	Boone County or Story County (as applicable) exclusively	Boone County or Story County (as applicable) with recommendation from City of Ames/Gilbert; county standards apply	Unified application process requiring approval from all three jurisdictions	Boone County or Story County (as applicable) with recommendation from City of Ames/Gilbert	Rural infrastructure standards
Rural/Urban Transition Area	Boone County or Story County (as applicable) exclusively	Unified application process requiring approval from applicable county and City of Ames/Gilbert; joint staff report and recommendation; most stringent standards apply except when waived by either jurisdiction	Unified application process requiring approval from all three jurisdictions	Boone County or Story County (as applicable) with recommendation from City of Ames/Gilbert	Urban infrastructure standards or agreements except for Rural Transitional Residential
Urban Service Area	Boone County or Story County (as applicable) exclusively	City of Ames with recommendation from applicable county, City of Ames/Gilbert standards apply	Unified application process requiring approval from all three jurisdictions	Boone County or Story County (as applicable) with recommendation from City of Ames/Gilbert	Urban infrastructure standards

The above scenario is only an example of the general form that joint regulation of the Urban Fringe could take. Detailed intergovernmental agreements would be necessary to formalize an authority sharing arrangement as illustrated above. The adoption of this approach would be a substantial improvement over the status quo, in which the public must navigate the often confusing – and sometimes conflicting – regulations of two or more jurisdictions. Other demands on the public, such as multiple application submittals, conflicting procedural schedules, and multiple layers of public hearings would also be reduced.

Development Regulations

As noted earlier in this Chapter, land use and development regulations are only one tool of several available to City of Gilbert and City of Ames, Boone County, and Story County to implement to the vision, goals, and policies of the Ames Urban Fringe Plan. In most cases, though, development regulations tend to be the most effective tool for advancing jurisdictions toward their land use goals. Codified zoning and subdivision standards are the most common example of development regulations, which may include subsets of rules for signs, site design and landscaping, dedication and improvement of infrastructure, parking, and lighting, to advance the goals of the plan on which they are based.

The City of Gilbert, City of Ames, Boone and Story County all currently enforce zoning and subdivision regulations in their jurisdictions. Ideally, the day-to-day administration of these regulations will be maintained by each of the jurisdictions individually with a few notable exceptions as described in the section of this chapter on *Jurisdictional Influence*. Give and take of authority will be necessary when new development approvals are sought by the public, but the usual issuance of zoning permits and enforcement of regulations, when in conformance with the Plan, should remain the exclusive domain of each jurisdiction with respect to current jurisdictional lines. This will minimize confusion on the part of the public, and avoid the need to create a new joint appeals board and other additional layers of bureaucracy.

The four communities should seek agreement on processes for new development proposals requiring something more stringent than day-to-day administrative review. These proposals usually require review by the jurisdictions' planning and zoning commissions and legislative bodies. The best example of this type of development proposal is a subdivision. Subdivisions in the Urban Fringe currently are reviewed by two or more jurisdictions, applying two or more sets of development regulations. Implementation of the Plan, in order to be successful, must include agreements between jurisdictions clearly outlining which community(ies) have jurisdiction, and which set of development regulations will be applied.

Balancing four different sets of development regulations in the Urban Fringe is possible and preferable if all of the following can be achieved:

- It is clear which jurisdiction(s) have authority;
- It is clear which set of regulations will be applied, and;
- The regulations, though different for each jurisdiction, all conform to the Plan.

In order to ensure that the regulations of each jurisdiction all conform to the Plan, it will be necessary for each jurisdiction to review the regulations of the others and make

recommendations for amendments. It will be important to review each other's regulations from a broad perspective, evaluating the general conformance of the development regulations with the Plan. Disagreement about the details of the regulatory approaches of each jurisdiction has the potential to slow the implementation process.

This review of development regulations should occur as soon as possible after adoption of the Plan, but should not delay the implementation process. An initial presumption of Plan conformance should be granted to existing regulations, as the values of each jurisdiction are simultaneously reflected in current regulations and in the Plan.

Relationship to Budgets and Capital Improvement Plans

The annual budget is one of the most important tools for plan implementation because it sets priority for action. Capital, operational, and administrative funding decisions should directly reflect the goals and policies of the Ames Urban Fringe Plan. The Plan should serve as the basis for the staff's recommended work programs and a focus for each jurisdiction's discussion of priorities for the Urban Fringe from year to year. Boone County, Story County, City of Gilbert and City of Ames staff should review the Plan's goals and implementation programs and recommend appropriate strategies to achieve the Plan's goals in a manner consistent with the Plan's policies.

If specific Plan recommendations are not funded by the appropriate jurisdiction, through the established amendment process the affected jurisdiction shall recommend alternatives or provide sound reason why the recommendation should be omitted from the Plan. Where there is a conflict between budget priorities and the goals and policies of this Plan, collectively Boone County, Story County, and City of Gilbert and City of Ames should consider whether those specific goals and/or policies remain valid. If they are valid, the affected jurisdiction should consider reevaluation of budget priorities or recommend alternatives through the established amendment process.

The long-range Capital Improvements Program (CIP) is an important planning tool to ensure that the Ames Urban Fringe maintains the most cost effective facilities and to determine whether there is capacity to fund additional public facilities. Each jurisdiction should establish, maintain and regularly update a long-range CIP that reflects the size, approximate location, and estimated costs for improvements needed to serve anticipated growth within the Ames Urban Fringe for the life of this Plan. However, the plan is not an engineering document. Nevertheless, it should provide enough specificity to determine which costs are required to remedy existing deficiencies and which costs provide new capacity that will be demanded by new development. The long-range CIP should establish the basis for appropriate development fees and conditions. The CIP should be updated when significant changes to base systems modify long-term capital investment strategies (e.g. changes to service areas, significant changes to the Ames Urban Fringe Plan, and/or changes in demand or service delivery patterns.)

The CIP should also list short-term projects needed to maintain existing levels of service, with each project being assigned a budget and time frame for completion. The CIP should delineate the proportion of costs that is designed to provide new capacity and the proportion that is required to fund existing deficiencies. The delineation will enable each affected jurisdiction to quantify the capital costs associated with new development.

Plan Implementation Program

The Ames Urban Fringe Plan requires on-going action to achieve its goals. The “Plan Implementation Program” (*not included in this document*) provides an initial listing of tasks required to carry out the goals and policies of the plan. This program should be updated on a regular basis to reflect accomplishments and incorporate new program proposals. The “Plan Implementation Program” is a tool for establishing budgetary priorities. Programs that are not funded in the recommended time frame should be reevaluated and amended for later implementation. Programs that are completed should be removed from the list. The Plan Implementation Program is intended to be the most dynamic component of the Plan. Through updates, Boone County, Story County, and City of Gilbert and City of Ames can ensure that the Plan continues to serve each jurisdiction effectively.

Review, Monitoring and Amendments

The Ames Urban Fringe Plan is intended to serve as a guide for public and private development and land use decisions. The intent of the Ames Urban Fringe Plan is for each jurisdiction to adopt a mutually accepted formal amendment process that will be codified in each jurisdiction’s development regulations. Future map changes are anticipated as growth occurs, boundaries are modified, environmental conditions change, and market conditions fluctuate. Nevertheless, the strategic focus and overriding policies adopted in this Plan shall take precedent over an amendment decision. Each jurisdiction should discourage and/or limit changes to the Ames Urban Fringe Plan and Land Use Framework Map to reduce the potential for incremental land use changes that could result in unintended policy shifts. Such shifts could greatly compromise the shared vision and policy of Boone County, Story County, and City of Gilbert and City of Ames for the Urban Fringe.

To ensure that the Ames Urban Fringe Plan remains an effective guide for decision makers, the jurisdictions should cooperatively conduct periodic evaluations of the Plan’s goals and policies. These evaluations should be conducted every 3-5 years, depending on the rate of change in the Urban Fringe, and should consider the following:

- Progress in implementing the Plan;
- Changes in conditions that form the basis/framework of the Plan;
- Fiscal conditions and the ability to finance public investments recommended by the Plan;
- Community support for the Plan’s goals and policies; and
- Changes in State or Federal laws that affect each jurisdiction’s tools for the Plan’s implementation.

This major review process should encourage input from neighborhood groups, representatives from each jurisdiction, planning and zoning commissions from each jurisdiction, developers, business groups, and other community interests. The process should represent interests on an equal platform; no interest group should be singled out to provide input in the review process. Plan amendments that appear appropriate as a result of a comprehensive review would be incorporated according to the adopted Plan amendment process.

LAND USE FRAMEWORK MAP (Ames Urban Fringe Plan)

Land Use Designations for Rural Service and Agricultural Conservation Area

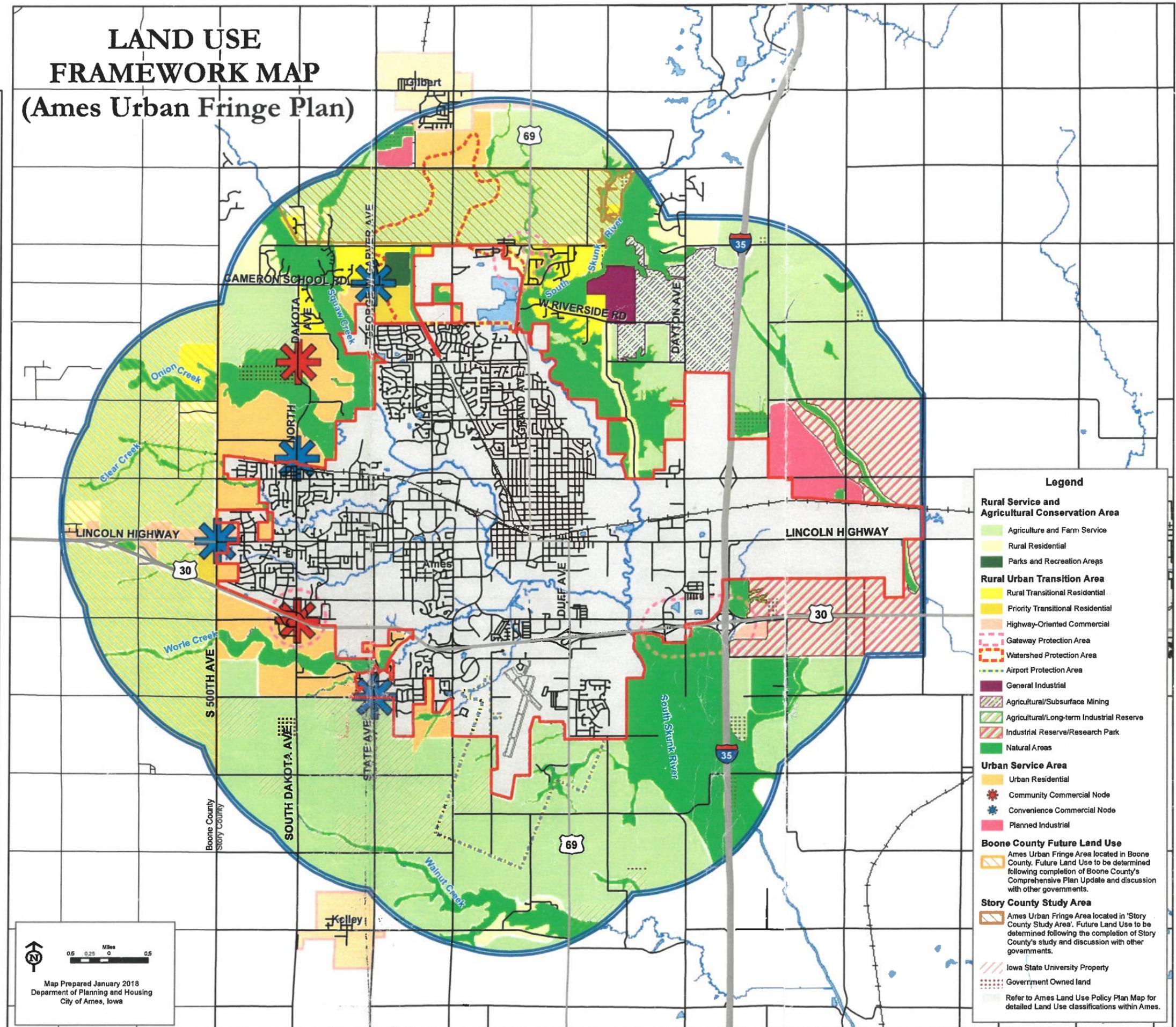
- **Agriculture and Farm Service** – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.
- **Rural Residential** – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.
- **Parks and Recreation Areas** – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Land Use Designations for Rural/Urban Transition Area

- **Rural Transitional Residential** – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and decentralized systems; in some cases, urban services for future use or assessment waivers and other agreements about future costs and annexation.
- **Priority Transitional Residential** – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.
- **Highway-Oriented Commercial** – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services; in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.
- **Agriculture/Subsurface Mining** – Farming and agricultural production; farmsteads, farmstead and pre-existing homes; with limestone resources suitable for subsurface mining.
- **General Industrial** – Surface portion of existing subsurface mining operation.
- **Natural Areas** – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.
- **Watershed Protection Area** – Watersheds for wetlands and with vegetation that protects or improves water quality; mitigation facilities; Best Management Practices.
- **Industrial Reserve/Research Park** – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.
- **Agriculture/Long-Term Industrial Reserve** – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.
- **Gateway Protection** – Land uses and design that defines, accentuates and enhances entrance areas to community.
- **Airport Protection Area** – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

Land Use Designations for Urban Service Area

- **Urban Residential** – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services; development agreements.
- **Community Commercial Node** – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services; development agreements.
- **Convenience Commercial Node** – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services; development agreements.
- **Planned Industrial** – Large-scale industrial uses clustered in industrial parks; annexation; urban services; development agreements.



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Instrument: 2011- 00006589
Date: Jul 15, 2011 11:05:01A
Rec Fee: 60.00 E-Com Fee: 1.00
Aud Fee: .00 Trans Tax: .00
Rec Management Fee: 1.00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kamp, County Recorder

Prepared by Doug Marek, City of Ames, 515 Clark Avenue, Ames, IA 50011 (515-239-5146)
Return to Diane Voss, City of Ames, 515 Clark Avenue, Ames, IA 50011 -0811

(env)

**AMES URBAN FRINGE
JOINT AND COOPERATIVE AGREEMENT
[Pursuant to Code of Iowa, Chapter 28E]**

This Joint and Cooperative Agreement (hereinafter referred to as the "Agreement") is entered into pursuant to the authority of the *Code of Iowa*, Chapter 28E on this 11 day of July, 2011 by and between Story County, Iowa, (hereinafter referred to as "County"); the City of Ames, Iowa (hereinafter referred to as "Ames"); and the City of Gilbert, Iowa (hereinafter referred to as "Gilbert"). The two cities shall be referred to hereinafter collectively as "Cities", and all three entities collectively as the "Cooperators".

WHEREAS, continued growth and development within the two mile extraterritorial jurisdiction area of Ames requires increased coordination among the Cooperators to achieve better land use management and control of development within the area; and

WHEREAS, the two mile extraterritorial jurisdiction area of Gilbert overlaps into significant portions of the Fringe Area; and

WHEREAS, the councils of Cities have previously asserted the two mile extraterritorial jurisdiction over land divisions available to them pursuant to the *Code of Iowa*, Chapter 354; and

WHEREAS, the long range, comprehensive planning documents of each Cooperator establish goals and policies that promote the rational and efficient development of land in furtherance of the social and economic well-being of its respective citizens; and

WHEREAS, the governing bodies of Cooperators have determined that the best method for achieving such rational and efficient development is through a coordinated program of inter-jurisdictional land use planning; and

WHEREAS, the provisions of the *Code of Iowa*, Chapter 28E were adopted to facilitate such inter-jurisdictional cooperative efforts; and

WHEREAS, the Cooperators have heretofore developed and approved in July of 2006, pursuant to public notice, hearing and decision, a document entitled "Ames Urban Fringe Plan" (hereinafter referred to as "Plan") that sets forth specific understandings, goals and policies to guide and control the future development of the fringe area; and

WHEREAS, the Cooperators now seek to provide a legal mechanism for the implementation of the Plan through the adoption of this Agreement; and

WHEREAS, each Cooperator has determined, and deems, that it is in the best interests of the Cooperator and the most efficient use of the Cooperator's power and authority with respect to land use planning within the Fringe Area, that the County and Cities enter into this Agreement pursuant to the provisions of the *Code of Iowa*, Chapter 28E.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Compliance with the Plan

The Cooperators agree to observe, follow, and comply with all policies for development in the Fringe Area as set forth in the Plan, and its approved attachments, including the Land Use Classes Map and the Land Use Framework Map, in establishing and amending land use regulations within the territory of the Fringe Area.

Section 2. Reference to Planning Documents

The Plan and its accompanying maps, approved July, 2006, and as subsequently amended, are hereby adopted as the guiding documents for development in the Fringe Area.

Section 3. Protecting Agricultural Operations

It is agreed and understood by the Cooperators that neither this Agreement, nor any policy set forth in the Plan, shall interfere with the agricultural exemption as provided by *Code of Iowa*, Section 335.2.

Section 4. Fringe Area Boundary

The area within which this Agreement shall be known as the Ames Urban Fringe as specifically established by the Plan. It may also be known as the Fringe Area or Planning Area.

Section 5. Administration of the Plan

It is the purpose of this Agreement to provide for an alternative, and more efficient, method for the regulation and processing of development within the Fringe Area. To achieve this purpose, Cities and County agree that each will waive the exercise of some portion of its otherwise existing land use authority in order to facilitate the operation of this Agreement in the manner hereinafter set forth in this Section 5. Where an existing land use authority is not specifically referenced in this Section 5, it shall continue to be normally exercised unless it would render one or more of the following subsections inoperative, in which case it shall be deemed to be waived to the extent necessary to give effect to any subsection hereof. In any instance when a Cooperator seeks to exercise its land use authority, including but not limited to Conceptual Reviews,

Annexations, Change of Zone, and Sketch Plans, in the Fringe Area, it shall notify the other Cooperators within ten (10) days of submittal of an application for such action.

5.1 County Zoning Regulations:

5.1.1 Story County Land Development Regulations. Zoning regulations for unincorporated Story County are under the authority of Story County through the adoption of the *Story County Land Development Regulations* and the provisions of *Code of Iowa*, Chapter 335.

5.1.1.1 Nothing in this Agreement shall be construed or applied to limit the County's legislative authority or discretion in adopting or amending its land use regulations.

5.1.1.2 The A-2, Agribusiness Zoning District, defined in the *Story County Land Development Regulations*, is intended and designed to provide for those activities strongly interrelated with agricultural uses and must therefore be located in agricultural areas. While the Plan recognizes that there are industrial and commercial land uses which are dependent on proximity to local agricultural land uses and which are essential to the continued feasibility of farming in the County, it furthermore seeks to strategically locate such uses. With the growth of the agri-business and agri-technology industries, the Cooperators agree that the intensities of uses allowed in the A-2 Zoning District could escalate beyond what each of the Cooperators may have individually envisioned or intended for identified agricultural areas. Further, the Plan creates Planned Industrial and Industrial Reserve areas in which the Cooperators will invest or have invested in infrastructure to accommodate more intense uses. Some uses in the A-2 Zoning District are incompatible with the Agriculture and Farm Services designation in the Plan. Therefore, the County agrees to limit the intensity of uses allowed within the A-2 Zoning District outside of said Planned Industrial and Industrial Reserve areas through Conditional Rezoning Agreements that allow all permitted uses in the A-2 Zoning District except the storage, retail or wholesale marketing, or processing of agricultural products into a value added agricultural product.

5.1.2 Official Zoning Map of Story County, Iowa. Amendments to the Official Zoning Map of Story County, Iowa within the Fringe Area shall conform to the goals and policies set forth in the Plan and the Land Use Framework Map.

5.1.2.1 All applications for amending the Official Zoning Map of Story County, Iowa will be processed in accordance with the requirements set forth in the *Story County Land Development Regulations*.

5.1.2.2 County shall not take action on any request to amend the Official Zoning Map of Story County, Iowa, within the Fringe Area when such request is accompanied by a request to amend the Plan.

5.1.2.2.1 Such request to amend the Plan shall be acted upon by all Cooperators as provided for in Section 6.2 of this Agreement prior to action by the County on an amendment to the Official Zoning Map of Story County, Iowa.

5.1.3 Non-conforming Properties. Properties zoned a classification inconsistent with this Agreement or the Plan as determined by the Cooperators, as of the date this Agreement is executed, shall not be deemed to be in violation of this Agreement or the Plan, as long as such zoning remains in effect on the property.

5.2 Subdivision Regulations:

- 5.2.1 **Rural Service and Agricultural Conservation Area Designation.** In areas designated Rural Service and Agricultural Conservation Area in the Plan, Cities agree to waive the exercise of their extra-territorial subdivision authority and application of their respective related design and improvement standards.
- 5.2.2 **Rural/Urban Transition Area Designation.** In areas designated Rural/Urban Transition Area in the Plan, Cooperators shall apply Subdivision Review Procedures as described in Attachment A. However, Agricultural Subdivisions in the Rural/Urban Transitional Area shall be processed solely by the County.
- 5.2.3 **Urban Service Areas Designation.** In areas designated Urban Services Area in the Plan, County agrees to waive the exercise of its subdivision authority.

5.3 Annexation:

- 5.3.1 **Planning Area Boundary.** In consideration of the fact that annexation has the effect of extending the two-mile extraterritorial subdivision plat review area as defined by the Code of Iowa beyond the Planning Area Boundary defined in the Plan, Cooperators understand and agree that Cities shall waive their extra-territorial jurisdiction in such extended area, and that County shall approve pursuant to such waiver and within such extended area, only those subdivisions meeting the definition of Agricultural Subdivisions, which shall be so designated on the face of each Final Plat. Alternatively, a property owner may request the Cooperators to amend the Plan to extend the Planning Area. Such request shall be processed as provided for in Section 6 of this Agreement.
- 5.3.2 **Annexation in Accordance with Plan.** Cities agree to annex territory in accordance with the goals and policy statements set forth in the Plan.
- 5.3.3 **Annexation of Property within the Rural Service and Agricultural Conservation Areas.** In areas designated Rural Service and Agricultural Conservation Area in the Plan, Cities shall not review annexation requests until such time the Plan has been amended to designate such property as Urban Service Area and then such annexation processed in accordance with this Agreement.
- 5.3.4 **Annexation of Property within the Rural/Urban Transition Areas** In areas designated Rural/Urban Transition Area in the Plan, Cities shall not review annexation requests until such time the Plan has been amended to designate such property as Urban Service Area and then such annexation processed in accordance with this Agreement.
- 5.3.5 **Annexation of Property within the Urban Service Area.** It is the Cooperators' intent that Cities will annex all property within the Urban Service Area. Such annexation will occur only after Cities gives full consideration to comprehensive plan policies, degree of contiguity to the City limits, proximity to existing City services, the cost of extending City services, the fiscal impact and funding sources for providing City services, and the development needs of the City.

- 5.3.6 **Annexation of Right-of-Way.** When undertaking any annexation of land within the Fringe Area, Cities shall annex the entire width of public rights-of-way located within and immediately adjacent to such lands.

Section 6. Plan Review and Amendment

6.1 Plan Review

At any time during the term of this Agreement, either the Chair of the County Board of Supervisors or a Mayor of either of the Cities may initiate a review of the Plan by providing a notice in writing of the intent to so review.

6.2 Amending the Ames Urban Fringe Plan

- 6.2.1 The Plan may be amended at any time following a review pursuant to Section 6.1 above, or upon petition by a Property Owner. As the Ames Urban Fringe Plan shall be adopted by each of the Cooperators as a part of their respective comprehensive plans, the procedures of adopting an amendment to the comprehensive plan is unique to each Cooperator, subject to meeting the notification requirements of Code of Iowa. Each Cooperator shall process an amendment to the Plan as an amendment to their comprehensive plan.
- 6.2.2 Upon the approval of a proposed amendment by the governing body of all Cooperators, notice shall be made to all other cooperators within twenty (20) business days. The amendment shall be effective upon receipt by the other Cooperators of all such notices.
- 6.2.3 Outside its two-mile extra-territorial zone, Gilbert shall have the right to participate in the approval process only of those Plan amendments where there is reasonable expectation of significant cumulative impact on Gilbert resulting from the amendment. In assessing the potential impact, both the magnitude of possible impact, as well as the geographic proximity to Gilbert of the possible impact, shall be considered.
- 6.2.4 Cooperators have agreed to an administrative process for the consideration of Plan amendments, which process is set forth on Attachment C, Plan Amendment Process, and incorporated herein for all purposes.
- 6.2.5 It is understood and agreed that the provisions of Attachment C may be revised from time to time by an affirmative vote of the governing body of each Cooperator.

Section 7. Amendment of Agreement

- 7.1 This Agreement may be amended at any time by an affirmative vote of the governing body of all Cooperators. Any Cooperator desiring an amendment to this Agreement shall notify the other Cooperators of its desire, and the reasons for the request.
- 7.2 Such request shall be in writing to the other Cooperators, and shall be considered without unreasonable delay and within no more than ninety (90) days of receipt.
- 7.3 If the request is agreed to by the other Cooperators, each Cooperator shall prepare and submit to the others a certified resolution confirming the affirmative vote of the Cooperator's governing body.

7.4 The amendment shall take effect ten (10) days following receipt of the last such resolution by the other Cooperators. Amendments shall be filed and recorded as required by Section 14 hereof.

Section 8. Termination of Agreement.

- 8.1 It is the intent of this Section to provide the sole and exclusive method for termination of the mutual rights and obligations of Cooperators pursuant to this Agreement.
- 8.2 The governing body of any Cooperator may terminate this Agreement at any time, and for any reason, by approving a resolution of notice of intent to terminate to the other Cooperators, such termination shall not be effective for one hundred twenty (120) days following receipt by the other Cooperators.
- 8.3 If, at the time of the giving of such notice, a Cooperator is in breach of this Agreement, it is understood and agreed that the actions of Cooperator giving rise to such breach shall be null, void and of no force or effect whatsoever, ab initio, and that for such actions to be effective will have to be repeated following termination of this Agreement pursuant to this Section 8.
- 8.4 During these one hundred twenty days, Cooperators shall seek to resolve issues, if any, that gave rise to the notice of intent to terminate through direct meetings of governing bodies, mediation, or other means to which all parties shall agree.
- 8.5 During these one hundred twenty days no waiver of governmental power established by this agreement shall be effective.
- 8.6 If resolution is not achieved after one hundred twenty days, the governing body of the Cooperator who initiated the notice of intent to terminate the agreement may approve a resolution terminating the agreement effective thirty (30) days following receipt of a certified resolution by the other Cooperators.

Section 9. Effective Period.

This Agreement shall become effective as of the date first set forth above, following acceptance and execution by the parties, and shall be in effect for five (5) years after such date, unless earlier terminated pursuant to Section 8 above. This Agreement shall be automatically renewed for an additional five years unless any Cooperator objects in writing to such renewal no less than one hundred fifty (150) days prior to the termination date.

Section 10. No Separate Legal/Administrative Entity Created.

It is the intention of this Agreement that there be no new or additional legal or administrative entity created by this Agreement, nor that the inherent governmental powers of any Cooperator be affected in any way beyond the terms of this Agreement. It is further agreed and understood by the parties hereto that no financial obligations upon any Cooperator are intended to be created hereby.

Section 11. Entire Agreement.

This Agreement represents the entire understanding between the Cooperators and no Cooperator is relying on any representation or understanding which may have been made by another Cooperator and which is not included in this Agreement.

Section 12. Severability/Invalidity

If any term, provision or condition of this Agreement shall be determined to be invalid by a court of law, such invalidity shall in no way effect the validity of any other term, provision or condition of this Agreement, and the remainder of the Agreement shall survive in full force and effect unless to do so would substantially impair the rights and obligations of the parties to this Agreement or substantially frustrate the attainment of the purposes of this Agreement.

Section 13. Notices.

Notices under this Agreement shall be in writing and delivered to the representative of the party to receive notice (identified below) at the address of the party designated to receive notice for each Cooperator as set forth in this Agreement. The effective date for any notice under this Agreement shall be the date of actual delivery of such notice and not the date of dispatch. The preferred means of notice shall be either actual hand delivery, certified US Mail, return receipt requested with postage prepaid thereon, or by recognized overnight delivery service, such as FedEx or UPS.

Notices shall be delivered to the following persons at each Cooperator:

County: Chairperson, Story County Board of Supervisors
 Story County Administration
 900 6th Street
 Nevada, Iowa 50201

Ames: Mayor, City of Ames
 City Hall
 515 Clark Avenue
 Ames, IA 50010

Gilbert Mayor, City of Gilbert
 City Hall
 119 Main Street
 Gilbert, IA 50105

Section 14. Recordation

This Agreement shall be recorded pursuant to the requirements of *Code of Iowa*, Chapter 28E.

Section 15. Entire Agreement.

This Agreement and attachments attached hereto constitute the entire Agreement, among the Cooperators and supersedes or replaces any prior agreements among the Cooperators relating to its subject matter.

Section 16. No Waiver.

The waiver or acceptance by any Cooperator of a breach or violation of any provisions of this Agreement by another Cooperator shall not operate as, or be construed to be, a waiver of any subsequent breach.

Section 17. No Assignment or Delegation.

Neither this Agreement, nor any right or obligation under it, may be assigned, transferred or delegated in whole or in part to any outside party without the prior written consent of all the Cooperators.

Section 18. Authority and Authorization.

Each party to this Agreement represents and warrants to the other that it has the right, power and authority to enter into and perform its obligations under this Agreement; and that it has taken all requisite actions necessary to approve the execution, delivery and performance of this Agreement, and that this Agreement constitutes a legal, valid and binding obligation upon itself in accordance with the terms of the Agreement.

Section 19. Headings and Captions.

The paragraph headings and captions set forth in this Agreement are for identification purposes only and do not limit or construe the contents of the paragraphs.

Section 20. Counterparts.

The Cooperators agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument.

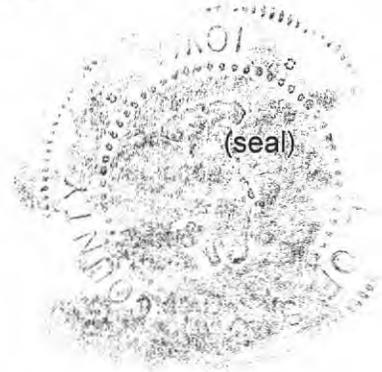
[Signature page follows]

STORY COUNTY

Dated this 5 day of July, 2011.

By: Wayne E. Clinton
Wayne Clinton, Chairperson, Board of Supervisors

Attest: Lucinda Martin
Lucinda Martin, County Auditor

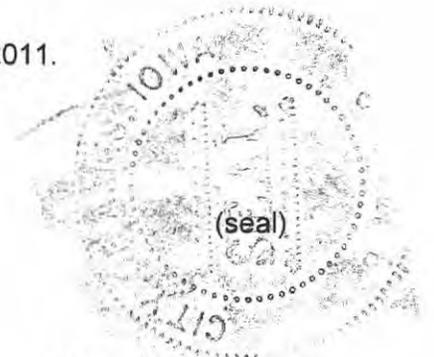


CITY OF AMES

Dated this 28th day of June, 2011.

By: Ann Campbell
Ann Campbell, Mayor

Attest: Jill Ripperger
Jill Ripperger, Deputy City Clerk



APPROVED AS TO FORM
BY Douglas R. Marek
DOUGLAS R. MAREK
CITY ATTORNEY

CITY OF GILBERT

Dated this 11 day of July, 2011.

By: Jonathan C. Popp
Jonathan Popp, Mayor

Attest: Susan Gens
Susan Gens, City Clerk



ATTACHMENTS:

Attachment A

Subdivision Review Procedures – Rural/Urban Transition Area Land Use Class

The Cities and County all have established subdivision review and approval and, for the Cities, have extended that review and approval outside its boundaries in accordance with Code of Iowa 354.9 and as amended. In establishing a process for subdivision review in the Rural/Urban Transitional Area Land Use Class, the three jurisdictions acknowledge the primacy of the Cities' interests in regulating development in areas that the Cities may, at some future moment, annex. Therefore, the Cities are tasked with giving primary review and, if appropriate, approval of any proposed division of land, except for Agricultural Subdivisions, which shall remain the sole province of the County.

As noted in Section 5.2.1 of this agreement, Cities agree to waive their subdivision review authority in areas designated Rural Service and Agricultural Conservation Area in the Plan. And as noted in Section 5.2.3 of this agreement, County agrees to waive its subdivision review authority in areas designated Urban Services Area in the Plan.

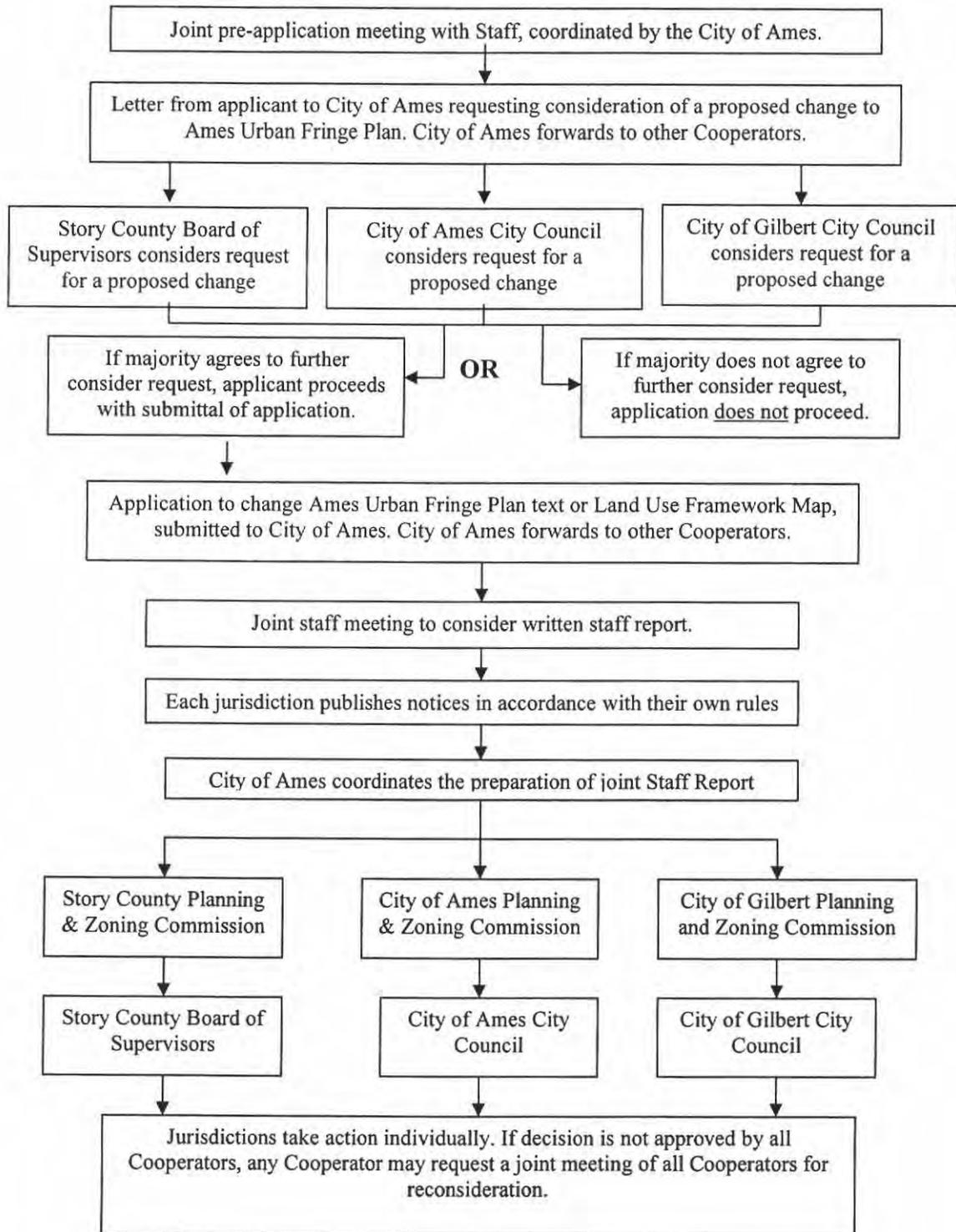
1. City Sketch Plan application form submitted to the closer City.
2. Sketch Plan review by City and County staff and determination as to whether the proposed division is a Major, Minor, or Agricultural Plat or whether the division can be allowed by Plat of Survey.
3. If a Major Subdivision Plat, follow City's Preliminary Plat process through to City Council decision. Plat is then forwarded to the County for action. Final Plat follows City's Major Final Plat process through to City Council decision. Plat is then forwarded to the County for action.
4. If a Minor Subdivision Plat, follow City's Minor Final Plat process through to City Council decision. Plat is then forwarded to the County for action.
5. If an Agricultural Plat, follow County's Agricultural Plat process through to Board of Supervisor's decision. No action by the City is required.
6. If a Plat of Survey, follow City's Plat of Survey process through to City Council decision. Plat is then forwarded to the County for action.

Attachment B

Reserved

Attachment C

Ames Urban Fringe Plan Amendment Procedures



Stephanie L. Jones

From: Margaret C. Jaynes
Sent: Friday, May 01, 2020 11:14 AM
To: Jerry L. Moore
Subject: RE: Ames Urban Fringe Plan Discussion with Planning and Zoning Commission and Board of Supervisors

Hi Jerry, I am resending this email to you, as I added one more bullet point (second to last). Please use this version. Also, let me know if I am not being PC enough with regards to Irons comment. m

From: Margaret C. Jaynes
Sent: Thursday, April 30, 2020 12:56 PM
To: Jerry L. Moore ; Darren R. Moon ; Scott T. Wall ; Ethan P. Anderson ; Wayne V. Schwickerath ; Dina M. McKenna ; Leanna J. Ellis ; Michael D. Cox
Subject: RE: Ames Urban Fringe Plan Discussion with Planning and Zoning Commission and Board of Supervisors

Hi Jerry,

Thanks for including us in your discussion on the Ames Urban Fringe Plan. Here are a few thoughts to consider:

- Lot size. My main concern is figuring out a septic system design that fits on a smaller lot with a large house footprint, which seems to be somewhat common for parcels closer to town. Technology has brought us to a point where we can use “mechanical” systems, basically using filtering material in a container, approximately 14’ x 7’. While these require a lot less space compared to standard septic systems, there are still space issues for tertiary treatment. The mechanical systems are designed to discharge treated water. Typically the water is discharged to a lateral ~100’ long, but sometimes this is not possible due to setback requirements. A second option is to use UV light for tertiary treatment, and then discharging to the ground surface. These systems are quite a bit more expensive (maybe five thousand dollars more and up) and require a maintenance contract for the life of the system (\$200-\$300 annually).
- Landscaping. The state and county require soil-based systems be used whenever possible, making the mechanical systems last on the list of possible design choices. If soil based systems are used, a large portion of the yard is used for wastewater treatment, which cannot have trees, bushes or gardens on them (it is recommended to keep trees and bushes 20’ away from laterals). For lots in wooded areas, it may be necessary to do some tree removal for septic.
- Geothermal heating. Use of vertical and horizontal geothermal collection lines are limited on lots that have a large house and septic system to compete with. Septic laterals must be a minimum of 100’ from vertical geothermal wells.
- Cluster septic systems. It may be necessary to have cluster systems (several houses, each with their own tank, but one common treatment system) to accommodate subdivisions with small lots. This is probably more expensive than individual systems and may require a wastewater operator, depending on wastewater volume. This approach presents maintenance issues, and time of transfer inspection complications. Story County has a few sites with two houses sharing one system. The main downside is agreeing to what level of maintenance both parties are comfortable with. South Squaw Valley Subdivision has a privately owned public wastewater treatment system that is owned by the HOA, and serves forty houses. IDNR and Fox Engineering are in the process of designing a replacement system. I believe it will cost each property roughly \$40,000, plus HOA fees for the wastewater operator and maintenance.
- Big pipe ready. For subdivisions being constructed close to municipal sewer service areas, with the expectation of city annexation, it would be ideal to have the systems plumbed so that you can remove the treatment system(s), and connect the houses directly to the municipal lines. This is less than ideal for those houses or systems that will need a lift station. I will point to the Irons Subdivision, near the Ames Golf and Country Club, as an example. The Irons subdivision

has exceptionally poor soil, and mechanical systems were planned for all houses. The City of Ames was involved in the planning and setting of requirements on wastewater treatment because the subdivision is located in the Ada Hayden protected watershed. Each set of duplexes were designed to share a secondary system, and the single family houses were designed to have individual systems. The city required sewer lines exit each house toward the street, so as to make connection to city sewer easier when it becomes available. At a Board of Supervisors meeting, during the planning phase, I suggested that sewer lines be installed when the roads were being constructed in the subdivision. I was told by the applicant's representatives that it would be cost prohibitive for the developer to do this. They also stated that installing sewer lines before they were ready to be used could result in deterioration of the lines that may have to be replaced anyway. The BOS accepted the developers reasoning. When the city annexes, the subdivision will be required to install collector lines to the "big pipe", at the property owner's expense.

- Increased groundwater. With the addition of every house, comes the addition of a new block of water, approximately 100 gallons per person per day. This adds stress to existing waterways, and compounds flood events.
- Water service. Service area buy-out is expensive and time consuming.

Let me know if you have any questions Jerry. I am sure these are standard hurdles for building in non-sewered areas in the municipal fringe. Sensible guidelines would be greatly appreciated.



Margaret Cemashko Jaynes, Director
Story County Environmental Health Department
900 6th Street | Nevada, Iowa 50201-2087
(515) 382-7241 | mjaynes@storycountyiowa.gov
www.storycountyiowa.gov

From: Jerry L. Moore

Sent: Monday, April 27, 2020 5:46 PM

To: Darren R. Moon <DMoon@storycountyiowa.gov>; Margaret C. Jaynes <MJaynes@storycountyiowa.gov>; Scott T. Wall <SWall@storycountyiowa.gov>; Ethan P. Anderson <EAnderson@storycountyiowa.gov>; Wayne V. Schwickerath <WSchwickerath@storycountyiowa.gov>; Dina M. McKenna <DMcKenna@storycountyiowa.gov>; Leanna J. Ellis <LEllis@storycountyiowa.gov>; Michael D. Cox <MCox@storycountyiowa.gov>

Subject: Ames Urban Fringe Plan Discussion with Planning and Zoning Commission and Board of Supervisors

Hello everyone,

Planning and Development Department staff are having an initial discussion with the Planning and Zoning Commission members at their May 6 meeting about the Ames Urban Fringe Plan. This discussion will be a part of many future discussions regarding possible amendments to policies and the map within the Plan.

Please share any observations and/or concerns your department staff have experienced due to development, growth, and/or changes within the two mile area outside of Ames' city limits.

Please respond by Friday, May 1, 2020. Your responses will be shared with the Planning and Zoning Commission members and the Board of Supervisors.

Thank you,

Jerry Moore
Planning and Development Director
Story County
900 6th Street
Nevada, IA 50201
515-382-7246



Bid Proposal

Bid #	8901946	Page	1
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Prepared For STORY COUNTY FACILITIES MANAG.
 Phone: x#: 515-382- Fax:
 900 6TH STREET
 NEVADA, IA 50201

Written By Michael V Reilly 015
 Phone: 515-233-5737
 DES MOINES, IA 50305-455

Customer #	Description	Bid Date	Valid Until
	G100400A	5/20/20	06/19/20

Line	Product No. / Description	Quantity	UOM	Unit Price	Ext. Amount
10	G100400A G100-400(A)RUUD ASME GAS WTR HTR	1	EA	11,178.4600	11,178.46
20	PP79365 79365 1-1/2 CXF ADPT PRO PRESS EPC 61160 (OLD NUMBER 77947)	2	EA	32.9700	65.94
30	PP79290 79290 2 CXM ADPT PRO PRESS	2	EA	53.4100	106.82
40	PP78117 78117 2X1-1/4 FTGXC REDUCER PRO EPC 61255	2	EA	18.0700	36.14
50	PP78107 78107 1-1/2X1-1/4 FTGXC REDUCER EPC 61275	2	EA	13.1000	26.20
60	PP78162 78162 1-1/2X1-1/4 CXC REDUCER EPC 61020	2	EA	25.0200	50.04
70	PP78167 78167 2X1-1/2 CXC REDUCER PRO EPC 61025	2	EA	28.1700	56.34
80	114CLH 1-1/4" L HARD COPPER TUBE	20	FT	3.9500	79.00
90	112CLH 1-1/2" L HARD COPPER TUBE	20	FT	5.0900	101.80
100	2CLH 2" L HARD COPPER TUBE	20	FT	8.0600	161.20

Subtotal:	11,861.94
Tax:	.00
Bid Total:	11,861.94

2020 Review of the Strategic Plan

“High priority items” identified in the adopted Strategic Plan

Assess and expand broadband connectivity needs throughout Story County. (Proposed changes by Lisa Heddens)

Assess Update broadband connectivity needs throughout Story County. (Proposed changes by Lauris Olson)

Comments	Keep as high priority – will be needed to keep our unincorporated areas and small communities vital in the increasing telework environment.	Linda Murken
	Results from our Iowa Center (Village) needs survey – several indicated their internet was not reliable.	Jerry Moore
	Wasn't this done by Leanne under the Iowa Connect initiative four or five years ago?)	Lauris Olson

Explore new opportunities to establish formalized partnerships such as 28E Agreements to enhance ways to provide existing services efficiently and effectively.

Comments	This seems to me to be more of a mechanism than a goal. I would suggest it be deleted.	Linda Murken
	We entered a contract with Prairie Rivers of Iowa to coordinate a countywide water quality monitoring program.	Michael Cox
	BOS supports extensions and amendment of AUFPP.	Jerry Moore

Continue offering technical assistance to smaller communities to support growth opportunities.

Comments	I would suggest that we develop a data-based approach. What does the available data tell us about what sectors of the	Linda Murken
----------	---	--------------

Review current processes to achieve efficiencies of 5-Year Secondary Road Construction Program.

Comments	What do you mean by “current processes”?	Linda Murken
	Remove	Darren Moon
	We will be coordinating trails planning with Conservation and Secondary Roads (IDOT projects).	Jerry Moore

Identify key corridors of unpaved roads with economic development opportunities.

Comments	Remove	Darren Moon
	Delete - Previous BOS discussions have resulted in consensus that communities, private economic activity should lead in this.	Lauris Olson

Develop metrics to determine which roads get improved and which ones remain unpaved.

Comments	Yes – as revenues contract, as they certainly will for at least a few years, we will need to make sure plans for improvement	Linda Murken
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Seek out public-private partnerships to improve transportation networks, where possible.

Comments	Not sure what this means. And are partnerships a mechanism rather than a goal? I would delete this.	Linda Murken
	Remove	Darren Moon
	Transportation Impact Analysis Ordinance prompts the needs discussion based on project and location.	Jerry Moore

Identify opportunities to train staff members to improve interactions with customers

Comments	Not sure why this is in here. Have we identified a problem?	Linda Murken
	Civility in the Workplace/Professionalism was provided on January 23rd	Alissa Wignall
Assess and develop opportunities to train staff to adapt to new situations and change		
Comments	I would leave this in, as we know that our society is going to change a lot in the next few years, and not just as a result of the pandemic.	Linda Murken
	Confirmed success strategies for the time of change was provided on March 5th	Alissa Wignall
Assess and create develop a plan to address and implement internal technology needs and upgrades.		
Comments	Leave in – an ongoing need.	Linda Murken
	Has this been addressed? Or on-going?	Jerry Moore
	Develop, implement, monitor strategies and partnerships to build upon Countywide watershed assessments.	Jerry Moore
	Citizenserve implementation	Jerry Moore
<u>Develop and implement a plan to elevate Story County’s Mission and Core Values.</u>		
New statement from Lisa Heddens		
<u>Develop a countywide broadband connective plan and a multi-partner, public-private organizational structure to reduce the gaps in service.</u>		
New statement from Lauris Olson		
“Medium priority items” identified in the adopted Strategic Plan		
Identify organizations and other key stakeholders that can help <u>Expand public education and raise awareness of Story County programs and offerings. (Proposed changes by Linda Murken)</u>		
Comments	I deleted the opening phrase, which I considered a mechanism, not a goal.	Linda Murken
Identify key topic areas to update or create new resource materials and training.		
Identify partnership opportunities through State and Federally mandated improvements.		
Comments	This is a mechanism.	Linda Murken
Research and identify infrastructure funding opportunities to help aid municipalities and unincorporated communities.		
Comments	I don’t know what this might entail. Sounds nice, but is there an identified need, and do we have the time/expertise?	Linda Murken
Work to identify key, top level positions that may become available within the next five years.		
Comments	In order to do what?	Linda Murken
	We haven’t gone out and taken a survey on retirement dates, but we are aware of a couple of department heads that will be retiring in the next year or so. We also held IPERS meetings onsite which has allowed employees to plan ahead and may allow them to give the County advance notice of retirement.	Alissa Wignall

Explore training and mentor opportunities to allow staff members to develop focused on cross-training and workforce mobility needs of Story County and prepare for advancement. (Proposed changes by Lauris Olson)

Comments	Don't we do this anyway? Does it need to be in the strategic plan?	Linda Murken
	The Board has sponsored two individuals to attend Leadership Nevada, provided leadership training through the county-wide training program. Other leadership course opportunities have been shared with offices/departments (ex: Leadership Development Series by Rick Brimeyer)	Alissa Wignall

~~Assess the means and effectiveness of existing online tools and services.~~ Enhance options for Story County residents and other customers to conduct business with the county through electronic means. (Proposed changes by Linda Murken)

“Low priority items” identified in the adopted Strategic Plan

Conduct every-other year ~~annual~~ review of compensation and benefits. (Proposed changes by Lauris Olson)

Comments	Isn't this something we usually do? Does it need to be in our strategic plan in order to get done?	Linda Murken
	This is done annually by HR. We also receive salary/benefit surveys from other counties/cities throughout the year that are reviewed.	Alissa Wignall

Conduct formal salary survey/comparisons on five-year cycle.

Comments	Isn't this something we usually do? Does it need to be in our strategic plan in order to get done?	Linda Murken
	I had placed this in the FY21 budget requests to move this up to a year, but it was removed and will be placed in the FY22 budget. This keeps us in line to have it done 5 years from the past study (2017)	Alissa Wignall

Conduct internal multi-media technology needs assessments of the Story County facilities.

Comments	How is this different from internal technology needs in the high priority items?	Linda Murken
	How is this different than the topic under High Priority?	Lisa Heddens

Determine alternatives to accomplish similar goals of network connectivity.

Comments	I don't know what this means. What are similar goals?	Linda Murken
	Is this part of above and under High Priority? If different, needs to be more clearly stated what this is.)	Lisa Heddens

Potential New Strategies:

We might have somethings come out of the Coop-Cog activation that needs to be included in the three priority categories.

	Lisa Heddens
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Typo on page 5

Under County Operations sub-header, “effective and efficient” should be “effectively and efficiently.”

	Lauris Olson
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