



Story County Planning and Development  
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## MEMORANDUM

**TO:** Story County Planning and Zoning Commission Meeting with the Board of Supervisors  
**FROM:** Jerry L. Moore, Planning and Development Director  
**RE:** Ames Urban Fringe Plan (AUFPP) Discussion – Third Preliminary Discussion on Future Amendment

### MEETING

**DATE:** July 1, 2020

### *Overview*

This is the third preliminary discussion on the Ames Urban Fringe Plan (AUFPP) amendment and process. Planning and Development Department staff provided background information about the AUFPP and obtained input from the Story County Planning and Zoning Commission at their May 6, 2020 meeting and also provided background information about the AUFPP and obtained input from the Story County Board of Supervisor’s at their May 26, 2020 meeting. The key comments from both meetings are below.

### *The purpose of the July 1, 2020 meeting is for:*

- A. Planning and Development staff to summarize the statements and general themes from the recent Planning and Zoning Commission and Board of Supervisor’s meetings.
- B. The Board and Commission to discuss and provide direction to Planning and Development staff regarding new communication or to draft a letter for Board consideration (revisions to May 26, 2019 letter to Ames and Gilbert) to entity participants.
- C. The Board and Commission to discuss and provide direction to Planning and Development staff to draft a letter for Board consideration gaging interest of the City of Kelley and Boone County in participating in the AUFPP amendment process. The letter will be sent if there is a consensus from all current participating entities.
- D. Discussing a possible AUFPP amendment timeline.
- E. Discussing ideas for components of amendment process including focus groups.
- F. Discussing ideas on outreach and input from general public.

***Any recommendations may be by motion of the Planning and Zoning Commission and action by motion of the Board of Supervisors.***

### *I. Past Meetings*

#### ***May 6, 2020 Planning and Zoning Commission Meeting, Input on AUFPP – Commissioner Comments***

**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.



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**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 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.

***May 26, 2020 Board of Supervisors Meeting, Input on AUPF – Board of Supervisors Comments***  
**Supervisor Murken**

1. The current AUPF hasn't been efficient at addressing water quality and septic system issues.
2. The AUPF should have a connection to the areas outside the fringe plan.
3. I think we should consider adding City of Kelley and Boone County in this AUPF amendment process.
4. After discussing Environmental Health Department comments regarding impact of septic system maintenance and costs to property owners, increase load on rivers, creeks, ground water and contribution to flooding, she said the AUPF should do better at water and water quality protection, and identifying impact of septic systems in the Ames Urban Fringe. She and the other Board members stated Margaret Jaynes, Director of Environmental Health should be involved in the AUPF amendment process.
5. She raised a concern about inconsistency in definitions of land use designations compared to County Zoning Districts. Also, areas not getting annexed in the AUPF should be consistent with the County's land use designations.
6. There is a need for the Board to think decisions through involving residential development located in the transitional areas. This is a concern when these areas don't get annexed in the time period that was anticipated and the Board should possibly take action to stop these developments from occurring.
7. The AUPF seems focused on what can happen not what should happen. This led to a discussion of The Irons and Mr. Friedrich's properties and the variables associated with the land use



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designation situation which was supposed to lead to annexation of several properties that ultimately never happened.

8. It's been mentioned several times about three problematic intersections that need to be addressed and the importance of bringing MPO planning into the AUFPP policies.
9. Regarding March 26, 2019 letter to City of Ames and City of Gilbert, and the item on housing, she thinks any work on addressing the various density of housing needs should include information about Ames' plans for infill housing identified in Ames 2040 Plan in addition to housing plans inside the AUFPP and outside the plan.
10. We need to add more MPO planning and programming in the AUFPP.

#### **Supervisor Olson**

1. Ames is working on their growth areas of their current 2040 Comprehensive Plan and once again this is not where the growth is located or where the growth interest is located.
2. Should the City of Kelly be in the next AUFPP amendment process?
3. The AUFPP should be more proactive in preventing long term problems when annexation doesn't occur. She said we may need more help from legal department on what actions the BOS can take when plans are not carried out or implemented such as with developments in the Transitional Areas such as with timing of sanitary sewer extension and dealing with rural water contracts, and extension of City water service.
4. Sometimes priorities can change and she mentioned her support of a recent project with native prairie (west of Gilbert).
5. Adding to the Housing discussion identified in the March 26, 2019 letter, she provided information about options available for funding under the Housing Trust Fund and the need to add results from the County's future Housing Needs Assessment Study.
6. She raised questions about what information we need to provide in AUFPP regarding rural water, cities, contracts and buyout requirements. This led into discussion about development in Transition Areas and the need to consider setting a time limit of when developments should be annexed.
7. She raised the question if it was the Board's worry if property owners in certain areas have higher septic system costs. She added that maybe the AUFPP policies could address disclosure of this matter and in certain areas (Transitional) the development standards could be higher when annexation is planned to include things like installation of dry sewer and other items.
8. In response to Linda's comment about when development doesn't get annexed in the time period that was anticipated and the Board possibly taking action to stop these developments from occurring, she raised the question if the Board should be hindering development.

#### **Supervisor Heddens**

1. She agreed that studying the existing Urban Residential areas and comparing these areas to City mapping, future extensions and capital improvement planning would be time consuming but valuable as we make land use decisions with the amendment process.



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2. She thinks including work groups into the AUPF amendment process is helpful and beneficial to getting relevant information on how the fringe is impacting people in and near the area.
3. She talked again about the importance of gaining insights of people and their experiences with the AUPF and comparing it with information/policies from the AUPF.
4. She added to Linda's statement about adding basic information in an area of the AUPF document that is easily found on septic systems and other key items that have caused concerns for property owners in developments.

**II. Part of March 26, 2019 letter from Board of Supervisors to City of Ames, RDG Planning and Design, and Kelly Diekmann Planning and Housing Director (cc: City of Gilbert and others) addressing key areas of primary importance to Story County.**

1. Bring MPO planning into AUPF.
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.
4. Reviewing Growth Priority Areas. How will current planned growth areas from Ames 2040 Plan match up/impact AUPF?
5. Adding policies to address rural water and provisions of full city services to Urban Services Areas.
6. Review land use designations along HWY 30 with regard to IDOT improvements.

**III. Current Entity Participants**

The current entity participants are the City of Ames, City of Gilbert, and Story County. A letter dated June 21, 2006 from the Boone County Board of Supervisors indicated that Boone County decided not to adopt the AUPF as they were going through a comprehensive plan, zoning and subdivision ordinance update process and wanted to focus on those items prior to reviewing and considering the AUPF.

**IV. Possible AUPF Amendment Timeline – actual timeline TBD**

**2020**

**June** – Joint meeting with Story County Planning and Zoning Commission and Board of Supervisors to summarize previous statements and themes, discuss and direct Planning and Development staff to prepare draft letter for Board consideration to Ames and Gilbert addressing any revisions to May 26, 2019 letter, possible new entity participants, possible amendment timeline, focus groups, and outreach and public input.



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If participating entities are supportive of adding additional entities, direct Planning and Development staff to prepare draft letter for Board consideration to City of Kelley and Boone County to gage their interest in participating in the AUPF amendment process.

**July/August** – Organizational meeting with entity staff

**September/October** - Organizational meeting with entity staff, Chairs of Planning and Zoning Commissions, Mayors and City Council members, and Board of Supervisors. Each entity presents and discusses their expectations of the amendment process, key areas to address, identify focus groups and appointments, time line, and outreach and general public input.

**November/December** – Organizational meeting follow-up with entity staff, Chairs of Planning and Zoning Commissions, Mayors and City Council members, and Board of Supervisors. Work on details.

#### **2021**

**January** – Mayors and City Councils and Board of Supervisors make appointments to Focus Groups

**February – July** – Entity staff lead public outreach, general public meetings, Focus Group meetings and provide updates to Planning and Zoning Commission, Mayors and City Councils, and Board of Supervisors

**August/September** – Entity staff prepare 1<sup>st</sup> draft of AUPF amendment and meet with Focus Groups to obtain direction

**October/November** - Entity staff obtain input on 1<sup>st</sup> draft of AUPF from Chairs of Planning and Zoning Commissions, Mayors and City Council members, and Board of Supervisors at public meeting.

#### **2022**

**January/February** – Entity staff prepare 2<sup>nd</sup> draft of AUPF amendment and meet with Focus Groups to obtain direction.

**March/April** - Entity staff obtain input on 2<sup>nd</sup> draft of AUPF from Chairs of Planning and Zoning Commissions, Mayors and City Council members, and Board of Supervisors at public meeting.



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**May/June - Final Draft**

Entity staff obtain input on final draft of AUPP from Planning and Zoning Commissions, Mayors and City Council members, and Board of Supervisors at separate public meetings in accordance with Attachment C of 28E.

**V. Past AUPP creation included input from the following focus groups**

**Environmental** – Story County Conservation, URBAN, Prairie Rivers RC&D, NRCS/SCS, Ames Area Amateur Astronomers, and Dark Sky Association

**Neighborhood/Public** – Ames Smart Group, League of Women Voters, Neighborhood Associations, and Friends of Worle Creek

**Government/Institutional** – School Districts, Iowa State University, Xenia Rural Water, Fire Districts, AAMPO, and CyRide

**Economic Development** – Chamber/EDC, Developers, Contractors, Engineers/Architects and Realtors.

**Agricultural Producers** – Farm Bureau and Heart of Iowa Cooperative

**VI. Board and Commission Questions/Additional Comments** – Any recommendations may be by motion of the Planning and Zoning Commission and action by motion of the Board of Supervisors.



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