



**STORY COUNTY
BOARD OF SUPERVISORS
LISA K. HEDDENS
LINDA MURKEN
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Story County Administration
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July 29, 2020

Mayor John Haila and Members of the Ames City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Mayor John Popp and Members of the Gilbert City Council
City of Gilbert
105 SE 2nd Street
Gilbert, IA 50105

RE: Ames Urban Fringe Plan Amendment process

Dear Mayor Haila, Mayor Popp and City Council Members,

Thank you for your support and for agreeing once again to work with Story County through the upcoming Ames Urban Fringe Plan (AUFPP) Amendment process. The AUFPP has been instrumental in providing the mechanism to guide growth and development within the fringe area. Prior to beginning our discussions about the next steps for amending the AUFPP, the Story County Board of Supervisors, Planning and Zoning Commission, and Planning and Development staff met to identify key areas of primary importance to the Board that we would like to discuss for consideration at future meetings. The areas of primary importance include the following:

1. Bring Metropolitan Planning Organization (MPO) planning and programming into the Ames Urban Fringe Plan (AUFPP) and support goals and policies that encourage input from participating jurisdictions. Also, through effective transportation planning, support goals and policies that address cost sharing of road and traffic improvements among the participating jurisdictions.
2. Add housing planning including affordable housing into the AUFPP. This should include goals and policies that include the work of the Story County Housing Trust, results of the countywide housing needs assessment study, and the urban growth areas in the Cornerstone to Capstone (C2C) Plan. Also include goals and policies for infill housing development within the participating jurisdiction's city limits.

3. Review whether Urban Residential Areas match-up with growth projections adopted in the Ames 2040 Plan. Focus attention on where growth is occurring and the growth demand. The Ames 2040 Plan currently shows anticipated growth in the south and west areas when the past growth and interest has been in the north and northwest areas.
4. Support future concentrated develop in Rural Urban Transitional Areas where annexation and extension of city services will occur within a short time period. Adopt goals and policies to address the transition parameters, schedule, and jurisdiction oversight measures to ensure annexation and extension of city services occur in a timely manner. Septic systems can negatively impact our land and water, and should be installed on a limited basis and where it's unavoidable. Full urban level of services are optimal including paved roads and sanitary sewer. Also, provide guidance information to people who buy property in the fringe to share realistic expectations about living in rural areas and the possible time constraints with annexations and receiving city services.
5. Provide guidance to land owners and developers about the expectations in Urban Services Areas where rural water is located and the city requirements regarding full urban city services.
6. Flooding is a concern and there is a need to focus on limiting development and its impact to the floodplain. Also, support goals and policies that address stormwater and flooding retention along squaw creek and the watershed. Lastly, support goals and policies that address the need to improve water quality in the AUPF.
7. Support goals and policies for requiring public lands for accessible park spaces and recreational areas.
8. Review land use designations along U.S. HWY 30 with regard to the Iowa Department of Transportation improvements.
9. Invite the City of Kelley and Boone County to be members in the AUPF.

Again, we value our relationship through the AUPF and 28E agreement. With the current growth patterns in the AUPF and in response to the City of Ames' current growth scenarios from the 2040 Plan, we ask that you consider inviting the City of Kelley and Boone County to become future members of the amended AUPF. We understand that this measure should involve a consensus of all current jurisdiction members.

Lastly, we support our Planning and Development Department staff working with your City staff to begin discussions about the future timeline and scope of the AUPF amendment process.

Thank you and we look forward to working with you and the City Council on this project.

Sincerely,

Linda Murken, Chair
Story County Board of Supervisors