

The Board of Supervisors met on 10/24/17 at 10:00 a.m. in the Story County Administration Building. Members present: Rick Sanders and Lauris Olson, with Sanders presiding; Martin Chitty absent. (all audio of meetings available at storycountyia.gov)

VETERANS AFFAIRS (VA) QUARTERLY REPORT – Commissioner Pat Peakin reported on Story County participation at a conference. Director Brett Mclain reported on types of services, assistance statistics, outreach efforts, training, events, and projects. Sanders stated the Board is seeking to fill a vacancy on the Veterans Affairs Commission.

STOVER UPDATE BY DUPONT – Sanders provided an overview. John Pieper, DuPont, reported on fire prevention and protection efforts surrounding the stored corn stover (cobs, leaves, and stalks). Sanders inquired about DuPont's plans for Nevada's cellulosic ethanol plant. Pieper stated DuPont will restart the plant in December; the plant converts corn stover to fuel-grade ethanol.

ANIMAL CONTROL QUARTERLY REPORT – Director Sue McCaskey reported on volunteer hours, adoption rate, animal vaccines, assistance statistics, types of animals, new phone system, amended 28E agreements for cities, donation options, outreach, building remodel, amended ordinance, and upcoming events.

MINUTES: 10/17/17 Minutes - Olson moved, Sanders seconded approval of the Minutes as presented. Motion carried unanimously (MCU) on a roll call vote.

PERSONNEL ACTIONS: 1) new hire in Facilities Management, effective 10/29/17, for Danny Harrison @ \$16.24/hr; 2) promotion in Engineer's Office, effective 10/29/17, for Brian Moore @ \$30.05/hr. Olson moved, Sanders seconded the approval of personnel actions as presented. Roll call vote. (MCU)

Olson moved, Sanders seconded the approval of Consent Agenda with the removal of Item #2 for individual consideration.

1. No Board of Supervisors meeting on Tuesday, 11/21/17, and a limited agenda [as defined on 1.3.17] on Wednesday, 12/27/17

3. Road Closure Resolutions: #18-14, #18-15

Roll call vote. (MCU)

2. Contract between GoDaddy.com and Information Technology (IT) for software maintenance, effective 11/3/17-11/2/20, for \$749.00 – IT Director Barb Steinback reported GoDaddy only takes payment via credit card; payment is for a webmail security certificate. Sanders reported on the County's revised credit card policy.

Discussion took place. Olson moved, Sanders seconded approval of contract for GoDaddy.com and use of the County credit card. Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 265, AMENDING CHAPTER 45 – ANIMAL CONTROL AND WELFARE OF THE STORY COUNTY CODE OF ORDINANCES – Sue McCaskey, Animal Control Director, stated she has received no additional public comments. Sanders opened the public hearing at 11:09 a.m., and, hearing none, he closed the public hearing at 11:09 a.m. Olson moved, Sanders seconded the Second Consideration of Ordinance No. 265, Amending Chapter 45 – Animal Control and Welfare of the Story County Code of Ordinances and Set Third Consideration for Tuesday, 10/31/17. Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 266, PROCESSES ORDINANCE AMENDMENTS FOR SUBDIVISION PLATS, CONDITIONAL USE PERMIT AND VARIANCE APPLICATIONS – Jerry Moore, Planning and Development Director, stated he had received no additional public comments. Sanders opened the public hearing at 11:10 a.m., and, hearing none, he closed the public hearing at 11:10 a.m. Olson moved, Sanders seconded the Second Consideration of Ordinance No. 266, Processes Ordinance Amendments for Subdivision Plats, Conditional Use Permit and Variance Applications as presented with noted change as recommended by the P&Z Commission and Set Third Consideration for Tuesday, 10/31/17. Roll call vote. (MCU)

FERNALD WORK PROGRAM ITEM – Jerry Moore, Planning and Development Director, reported on previous meetings regarding citizen concerns in Fernald about a variety of issues, including road conditions, dilapidated structures, septic systems, and storm water drainage and flooding issues. Issues were reviewed with the County Engineer and the Iowa Department of Agriculture and Land Stewardship (IDALS). Discussion took place regarding additional state resources. Amelia Schoeneman, County Planner, reported undertaking a study to explore state and federal programs, grants, and loans. She provided detail on various grants and reported on next steps. Sanders directed staff to work with the County Attorney's Office and Fernald citizens. He asked for public comments from the audience. None received. Olson moved, Sanders seconded the approval to have staff liaise with residents of Fernald, and return to the Board for further direction. Roll call vote. (MCU)

RESOLUTION #18-45, TIMBER CREEK ACRES, PLAT 1 RESIDENTIAL PARCEL SUBDIVISION – Sanders asked for each subdivision plat of Timber Creek Acres to be considered in a separate motion. Emily Zandt, County Planner, reported on property owners, site location, surrounding land uses, and current zoning. She provided background information about the area, and a review of the Ames Urban Fringe Plan (AUFPP). Due to AUFPP designations, Zandt recommends the applicant request a change to the rural residential designation. Zandt reported on each of the four plats, providing detail and photos. She reported on applicable regulations, comments received from the inter-agency review team, and the notification process. No comments were received from the general public. She reported that the City of Ames Planning and Housing staff responded with concerns regarding the inconsistency of the proposed request with the AUFPP. The applicant will change the designation to the rural residential designation. The Planning and Zoning (P&Z) Commission recommends approval of Resolution #18-45, Timber Creek Acres, Plat 1 Residential Parcel Subdivision, alternative #2 Plat 1 with conditions, designation be changed to Rural Residential Designation, as put forth in SUB14-17. Discussion took place. James Stewart, Washington Township, reported on a concerns on effects to the stream, including flooding and wildlife impact. Dickson Jensen, owner, responded. Discussion took place. Olson moved, Sanders seconded the approval of Resolution #18-45, Timber Creek Acres, Plat 1 Residential Parcel Subdivision alternative #2 Plat 1 with conditions, designation be changed to Rural Residential Designation, as put forth in SUB14-17. Roll call vote. (MCU)

RESOLUTION #18-46, TIMBER CREEK ACRES, PLAT 2 RESIDENTIAL PARCEL SUBDIVISION – Olson moved, Sanders seconded the approval of Resolution #18-46, Timber Creek Acres, Plat 2 Residential Parcel Subdivision alternative #2 Plat 1 with conditions, designation be changed to Rural Residential Designation, as put forth in SUB14-17. Roll call vote. (MCU)

RESOLUTION #18-47, TIMBER CREEK ACRES, PLAT 3 RESIDENTIAL PARCEL SUBDIVISION – Olson moved, Sanders seconded the approval of Resolution #18-47, Timber Creek Acres, Plat 3 Residential Parcel Subdivision alternative #2 Plat 1 with conditions, designation be changed to Rural Residential Designation, as put forth in SUB14-17. Roll call vote. (MCU)

RESOLUTION #18-48, TIMBER CREEK ACRES, PLAT 4 RESIDENTIAL PARCEL SUBDIVISION – Olson moved, Sanders seconded the approval of Resolution #18-48, Timber Creek Acres, Plat 4 Residential Parcel Subdivision alternative #2 Plat 1 with conditions, designation be changed to Rural Residential Designation, as put forth in SUB14-17. Roll call vote. (MCU)

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: Olson reported on multiple meetings. Sanders stated when an issue crops up at meetings he attends, he invites a presenter to the Board meeting.

Olson moved, Sanders seconded to adjourn at 12:12 p.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Agenda
10/24/17

1. CALL TO ORDER: 10:00 A.M.
2. PLEDGE OF ALLEGIANCE:
3. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
4. Stover Update By DuPont - John Pieper

Department Submitting BOS

5. AGENCY REPORTS:

- I. Veterans Affairs Quarterly Report - Brett Mclain

Department Submitting Auditor

Documents:

OCTOBER 2017 QT REPORT.PDF

6. DEPARTMENTAL REPORTS:

- I. Animal Control Quarterly Report - Sue McCaskey

Department Submitting Auditor

7. CONSIDERATION OF MINUTES:

- I. 10/17/17 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

- I. Action Forms

1)new hire in Facilities Management effective 10/29/17 for Danny Harrison @ \$16.24/hr; 2)promotion in Engineer's office effective 10/29/17 for Brian Moore @ \$30.05/hr

Department Submitting HR

9. 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 NO Board Of Supervisors Meeting On Tuesday, November 21, 2017 And A LIMITED Board Of Supervisors Meeting On Wednesday, December 27, 2017

Department Submitting Board of Supervisors

- II. Consideration Of Contract Between GoDaddy.com And Information Technology For Software Maintenance Effective Date 11/03/17-11/02/20 For \$749.00

Department Submitting Information Technology

Documents:

GODADDY.PDF

- III. Consideration Of Road Closure Resolution(S): #18-14; #18-15
Consent

Department Submitting Engineer

Documents:

RC 18 14.PDF

RC 18 15.PDF

10. PUBLIC HEARING ITEMS:

- I. Second Consideration Of Ordinance No. 265, Amending Chapter 45 – Animal Control And Welfare Of The Story County Code Of Ordinances - Sue McCaskey And Deb Schildroth

Department Submitting Board of Supervisors

Documents:

ANIMAL CONTROL ORDINANCE.PDF

2013 STORY COUNTY CODE OF ORDINANCES CHAPTER 45.PDF

ANIMAL CONTROL DRAFT CHANGES.PDF

- II. Second Consideration Of Ordinance #266, Processes Ordinance Amendments For Subdivision Plats, Conditional Use Permit And Variance Applications - Jerry Moore

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF

ORDINANCE NO 266.PDF

11. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Fernald Work Program Item - Jerry Moore And Amelia Schoeneman

Department Submitting Planning and Development

Documents:

PLANNING STAFF MEMO.PDF
CDBG COMMUNITY FACILITIES AND SERVICES FACT SHEET.PDF
INCOME SURVEY REQUEST EXAMPLE FROM USDA.PDF
SEARCH GRANT FACT SHEET.PDF
SINGLE FAMILY HOUSING REPAIR GRANTS AND LOANS FACT SHEET.PDF
USDA WATER AND WASTE DISPOSAL GRANTS AND LOANS FACT SHEET.PDF

II. Discussion And Consideration Of Resolution #18-45, Timber Creek Acres, Plat 1 Residential Parcel Subdivision – Emily Zandt
Additional Items

Department Submitting Planning and Development

Documents:

TIMBER CREEK PLAT 1 2 3 4 STAFF REPORT.PDF
PLAT 1.PDF
RESOLUTION 18-45 PLAT 1.PDF

III. Discussion And Consideration Of Resolution #18-46, Timber Creek Acres, Plat 2 Residential Parcel Subdivision – Emily Zandt
Additional Items

Department Submitting Planning and Development

Documents:

TIMBER CREEK PLAT 1 2 3 4 STAFF REPORT.PDF
PLAT 2.PDF
RESOLUTION 18-46 PLAT 2.PDF

IV. Discussion And Consideration Of Resolution #18-47, Timber Creek Acres, Plat 3 Residential Parcel Subdivision – Emily Zandt
Additional Items

Department Submitting Planning and Development

Documents:

TIMBER CREEK PLAT 1 2 3 4 STAFF REPORT.PDF
PLAT 3.PDF
RESOLUTION 18-47 PLAT 3.PDF

V. Discussion And Consideration Of Resolution #18-48, Timber Creek Acres, Plat 4 Residential Parcel Subdivision – Emily Zandt
Additional Items

Department Submitting Planning and Development

Documents:

TIMBER CREEK PLAT 1 2 3 4 STAFF REPORT.PDF
PLAT 4.PDF
RESOLUTION 18-48 PLAT 4.PDF

12. OTHER REPORTS:

13. 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.

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

15. 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.

Story County Meeting
Board of Supervisors
10/24/17

NAME

ADDRESS

Cal Pearson
Brent Buldharpt
Jerry Moore
Brenda Dyke
Derrick Black
Alicia Caskey
Patrick Peahr
Brett McLain
JANORIK
Deb Schildroth
Emily Zandt
Amelia Schoeneman
Blake Jensen
Jeanne Stewart
Barb Steinback
B. John Pieper

FACILITIES
3964 S 69 AMES
P.O.
AEDL'
67576 180th St Nevada
SCAC
VA COMMISSIONER
SCVA
BOS Office
P.O.
P.O.
200 Timber Creek Dr Amos, IA 50006
3847 550th Ave
SCIT
NetNet - Dupont



Story County Commission of Veterans Affairs
Brett D. McLain, Director
Story County Human Services Center
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-956-2626 Fax 515-956-2627
www.storycountylowa.gov
veteransaffairs@storycountylowa.gov

10/24/17

Board of Supervisors Quarterly Report

**** Period covered July 1 2017 – September 30 2017****

“Greetings from the Commission of Veterans Affairs”

During the last quarter, we assisted five Veterans for County VA benefits.

3 Veterans came in for rent assistance **\$1,435.00**

1 Veteran came in for utility assistance **\$54.20**

1 Veteran came in for dental assistance **\$200.00**

A total of county assistance was **\$1,689.20**

During the quarter, we interviewed 273 Veterans and Surviving Spouses for eligibility for Federal VA benefits.

Our interviews were:

26 who served during WWII

24 who served during Korea War

123 who served during Vietnam War.

19 who served during the Persian Gulf War.

31 who served during the Cold War.

15 who served in Iraq or Afghanistan

45 Surviving Spouses of Veterans

40 were enrolled for VA Health Care

Outreach

During the quarter, around 16 days were spend working with Veterans and surviving spouses and staff in our nursing homes /assisted living and Story County Jail.

Trips:

July 12 Gold Star Museum, Iowa Veteran Cemetery, 14 County Veterans and spouses.
Sep 26 Gold Star Museum, Iowa Veteran Cemetery, 10 County Veterans and spouses.

Booth:

Sep 27 Iowa Work Job Fair in Ames

Training

August 21...Training in Hardin County to assist their new VA Director Bernie Koehrsen. ✓
August 23 Attended Pension training at the Neal Smith Federal Building Des Moines. ✓
August 24 VA Mental Health Summit Des Moines ✓
October 17 18 and 19 staff attended state VA training. ✓
October 17 all four Commissioners attended state VA training.

Meetings

American Legion post and County
Iowa Veterans Council
Iowa VA Commission Meetings
County VVA Meeting
Central Iowa N

Upcoming Events

- ✓ Newsletter going out in November
- ✓ November 17 Story County Supermarket of VA Benefits-
- November 21 7 pm Ames Lib PTSD Presentation

2943 699 email 150 in office

Vietnam Books Issued

During the quarter, 123 Vietnam Books issued. We have 451 books on hand.

Dakin's Lake

Working with Daniel Simcox at Conservation and John Kost, Vietnam Veterans of America on our US Flag project.

30ft. Flag Pole = \$740 (after a rebate)

5'x8' Nylon Flag = \$80

Flood Light (many options) = estimated around \$300

Landscaping (block to match buildings, flowers, etc.) = \$300

Total cost will be around \$1420 for the big-ticket items.

Conservation will likely need to purchase some additional materials to make the install happen, such as concrete to set the pole, etc., which we would just absorb out of their budget.

Commissioner Search

We have a vacant seat on the Commission with that term expiring on June 30, 2018.

That concludes my report for Story County Veterans Affairs.

Thank you,

Brett McLain, Director

Consideration of NO Board of Supervisors Meeting on Tuesday, November 21, 2017 and A LIMITED Board of Supervisors Meeting on Wednesday, December 27, 2017

APPROVED **DENIED**
Board Member Initials: *R. Sanders*
Meeting Date: *10/24/17*
Follow-up action: _____

Closure No. 18-14

Date 10/16/2017

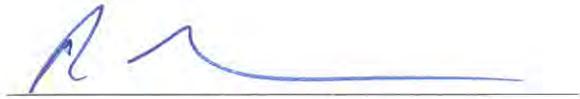
Resolution

BE IT RESOLVED

by the Board of Supervisors of Story County, Iowa, to approve the road closure(s) for the purpose of Water Main Break in Franklin Township Section 23 on Arrasmith Trail

Motion by: Olson Seconded by: Sanders

Olson	<input checked="" type="checkbox"/> Aye	Sanders	<input checked="" type="checkbox"/> Aye	Chitty	<input type="checkbox"/> Aye
	<input type="checkbox"/> Nay		<input type="checkbox"/> Nay		<input type="checkbox"/> Nay
	<input type="checkbox"/> Absent		<input type="checkbox"/> Absent		<input checked="" type="checkbox"/> Absent



Story County Board of Supervisors

Closure No. 18-15

Date 10/18/2017

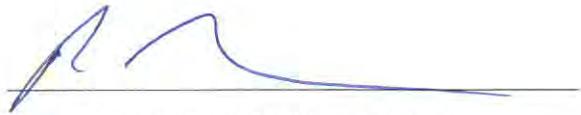
Resolution

BE IT RESOLVED

by the Board of Supervisors of Story County, Iowa, to approve the road closure(s) for the purpose of Regrading in Indian Creek Twp. Sect. 28 on 322nd St. from 645th Ave.to the City Limits of Maxwell

Motion by: Olson Seconded by: Sanders

Olson	<input checked="" type="checkbox"/> Aye	Sanders	<input checked="" type="checkbox"/> Aye	Chitty	<input type="checkbox"/> Aye
	<input type="checkbox"/> Nay		<input type="checkbox"/> Nay		<input type="checkbox"/> Nay
	<input type="checkbox"/> Absent		<input type="checkbox"/> Absent		<input checked="" type="checkbox"/> Absent



Story County Board of Supervisors



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3 Years

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Round up for charity? (optional)

Add

TOTAL

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APPROVED **DENIED**
 Board Member Initials: RS
 Meeting Date: 10-24-17
 Follow-up action: Follow the process

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Story County Planning and Development

Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245 www.storycountyiaowa.gov

MEMORANDUM

Date: October 19, 2017
TO: Story County Board of Supervisors
FROM: Jerry Moore, Planning and Development Director
RE: Fernald update and recommended action

As part of the Planning and Development work program, our staff, County Supervisor Marty Chitty, Director of Environmental Health Margaret Jaynes, County Engineer Darren Moon, and Planning and Zoning Commission Member Linda Murken met the citizens of Fernald at Sheets Seed Supply and Beck's Hybrids on May 23, 2017 to assess the community's needs. Approximately 30-plus citizens attended the meeting and raised concerns including missing road signs, missing 911 address signs, potholes in the road, dilapidated structures, septic system issues, the occurrence of construction without obtaining a permit, stacked logs/firewood obstructing view of the road at the corner of Richland Street and Winchester Avenue, and stormwater drainage and flooding issues.

After the Fernald meeting, Planning and Development Staff met with Environmental Health staff and the County Engineer to assess what items could be addressed administratively and the role of each department. Most of these issues have been addressed by the three departments. One property owner participated in a practice burn of their home with the Nevada Fire Department to address the dilapidation issues. The wood previously stacked in the road right-of-way at the intersection of Winchester and Richland Streets has been moved. All roads in Fernald will be regraded this fall and a road shoulder project will occur next spring. Work to address the dilapidated structures that were identified, including contacting property owners and issuing Notice of Violations, is ongoing.

Planning and Development staff also met with an Urban Conservationist from the Iowa Department of Agriculture and Land Stewardship (IDALS) and interested residents June 23, 2017, to do an on-site assessment of stormwater issues. On the north end of Fernald, the IDALS representative suggested having an adjacent farmer place cropland in the Conservation Reserve Program to slow down and absorb stormwater that may runoff onto residential properties in Fernald. He also suggested that the resident to the west of the farm field plant tall grasses to slow down and absorb the stormwater as it runs onto their property. Planning and Development staff are coordinating a visit by the Natural Resources Conservation Service (NRCS) staff the week of October 30 to assess the potential for converting agricultural land adjacent to Fernald into the Conservation Reserve Program.

During the site assessment with the IDALS representative, we spoke with various residents about their specific stormwater drainage concerns. The majority of issues are located south of Richland Street. Residents on the west side of Winchester Street, south of Richland Street, identified that they have been affected by flooding caused by the railroad right-of-way, which contains low spots that direct water onto adjacent properties. One of the residents in this area has constructed sheds on the railroad right-of-way that may be contributing to the displacement of stormwater. A few other residents in this area have



Story County Planning and Development Department

private tile inlets and public tile line inlets that extend to the main tile line on their properties. One resident of Winchester Street (on the east side of the street) shared photos of standing water on their property. Regarding issues with stormwater runoff from the railroad right-of-way, Darren is working through the process to discuss improvements and maintenance to the tile line on the railroad's property, including the removal of an obstruction to the tile line south of Fernald, and improvements to a culvert that extends through the railroad right-of-way south of Fernald. When a meeting with the railroad on these issues is granted, Darren intends to discuss options to address the grading concerns with the railroad property/right-of-way.

After observing the extent of the flooding and stormwater issues, the IDALS representative indicated that the green practices to mitigate stormwater such as rain gardens and bioswales may not be an effective solution. Green practices are not designed to hold water from large rainfall events over an extended period and require a significant amount of maintenance.

Given the need for a larger, engineering solution to address the stormwater and flooding issues affecting Fernald, Planning and Development staff, Director of External Operations and County Services Deb Schildroth, and County Engineer Darren Moon met after the site visit. The existing tile system that extends through the center of Fernald was discussed. Darren explained the tile system was installed in the 1920s and designed to accommodate 1/8 inch rain in a 24-hour period. Darren identified that the tile system drains as designed, however, stormwater backs up during rainfall events that are larger than the system was designed to handle. Darren suggested that the existing tile system and the stormwater and flooding issues be studied to determine options to address the stormwater drainage and flooding concerns.

In addition to dilapidate structures, stormwater and flooding are the primary issues remaining to be addressed to complete the work program item. Planning and Development staff has worked to identify funding and resources for a study of stormwater drainage and flooding issues and any subsequent improvements. Planning and Development staff contacted Iowa State Colleges of Engineering and Agriculture to gauge interest in a class studying the stormwater drainage concern. We have also explored County funding programs and various state and federal programs. Federal programs through the United States Department of Agriculture (USDA) seem the most applicable.

Given that Fernald is located in two drainage districts—Richland #20 and #20A— Planning and Development staff met with Lisa Markley from the Auditors Office and Ethan Anderson from the County Attorney's Office to discuss the use of grant or loans from outside sources to fund a portion or all of the study and improvements in the drainage districts. The conclusion of the meeting was that the Drainage District Trustees should apply for any grants or loans on behalf of the county.

Planning and Development Staff have identified the following funding options to pursue and fact sheets on the funding programs are attached:

SEARCH—The Special Evaluation Assistance for Rural Communities and Households (SEARCH) grant through the USDA provides grants for feasibility, design, and engineering studies on proposed water projects for distressed communities under 2,500.

USDA Loans and Grants—for funding for a potential project/improvement identified by a study, the USDA has grants available under its Water and Environmental Program.

CDBG—funding for a project/improvement may also be eligible for Community Development Block Grant (CDBG) funding for Community Facilities and Services.



Story County Planning and Development Department

Both the USDA and CDBG grants require an income survey be completed to show that Fernald meets a certain income threshold. Without an income survey, the programs will use U.S. Census data on the median income of Richland Township. The township does not meet the programs' required income threshold and thus the projects/study would not qualify for grant funding without the income survey. To qualify for USDA grants, the area benefited (i.e. Fernald and the drainage districts) must have a median household income of less than \$43,000. U.S. Census data shows that the township's median household income is \$86,429. Through Planning and Development staff's conversations with the USDA, the USDA identified that the Midwest Assistance Program can complete an income survey funded by the USDA if requested by the Board of Supervisors. A separate income survey will be required for CDBG funding, if pursued, as the requirements for the survey differ from USDA and the required income threshold is calculated differently. If the community does not meet the income requirements, the project may still be eligible for loans through USDA. An example letter requesting the survey and explanation of the process to apply is attached.

If the Board of Supervisors supports Planning and Development staff in pursuing funding options for a study and subsequent improvements, we will communicate this information and the plans for another public meeting with Fernald residents. The goal of the meeting is to gauge the community's support of the study, survey, and funding options. Planning and Development staff have also identified a program through USDA for individuals to make home repairs (Single Family Housing Repair Loans and Grants) that we plan to share with the community at the meeting. If the community supports proceeding with the income survey and subsequent study, Planning and Development staff would then work with the Board of Supervisors as the Drainage District Trustees to request the income survey. If it is determined that the community is eligible to receive USDA grants, Planning and Development staff will work with the Board of Supervisors to pursue funding for a study through SEARCH grants. A flow chart of these steps is included at the end of this memo.

Planning and Development Staff presented these options and future courses of action to the Planning and Zoning Commission at their September 6, 2017, meeting. The commission recommended their support of pursuing these resources. Planning and Development staff is asking the Board of Supervisors to support, through a motion:

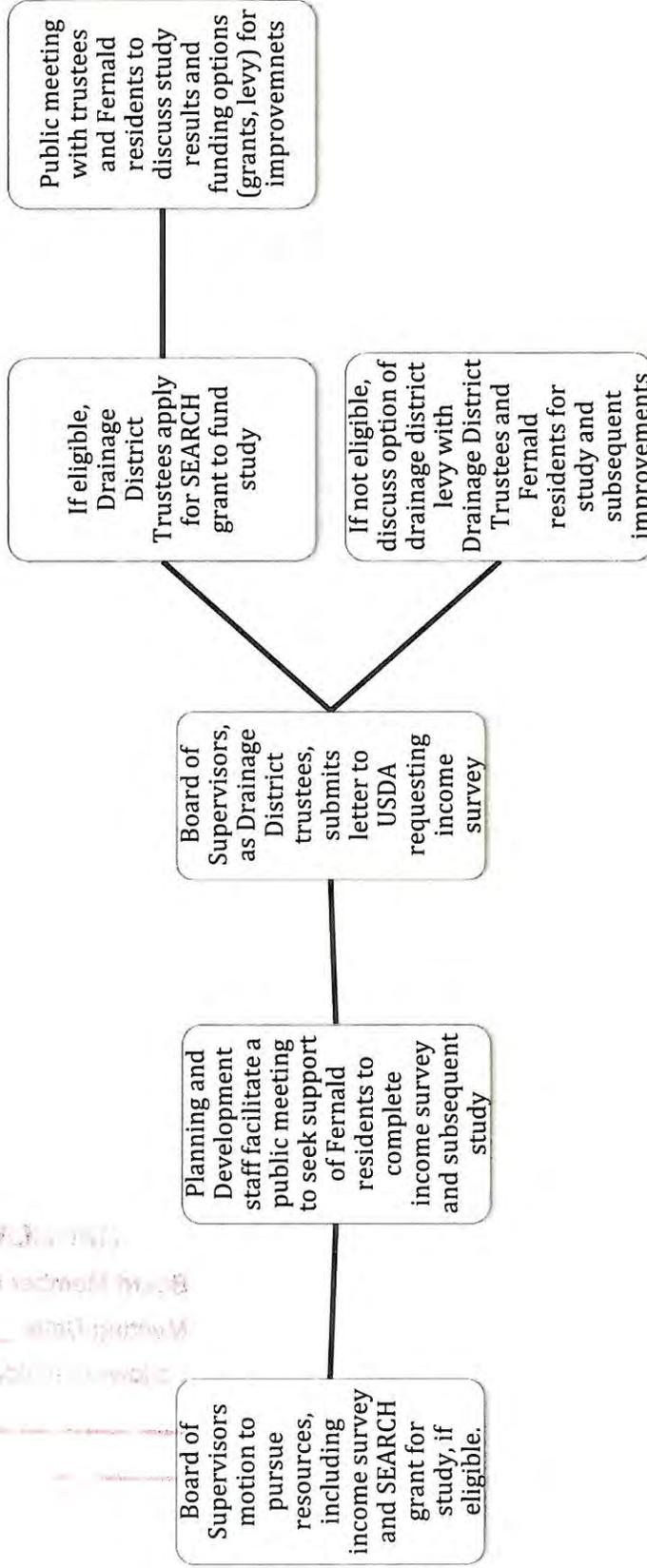
Allowing Planning and Development staff to pursue resources for a study of stormwater and flooding issues and subsequent improvements, including first gauging the community's support, and continue to work to send residents information about conservation practices (CRP or other green practices), and issue Notices of Violation and Citations, if necessary, for dilapidated structures and other nuisance issues.

APPROVED **DENIED**
 Board Member Initials: 10-24-17 AS
 Meeting Date: 10-24-17
 Follow-up action: Community meeting
& then return to the Board

Story County Planning and Development

Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245 www.storycountyiaowa.gov

Stormwater and Flooding Course of Action Flow Chart





COMMUNITY FACILITIES AND SERVICES FUND

MEETING THE NEEDS OF GROWING COMMUNITIES

This annual competitive program assists projects such as day care facilities, senior centers, vocational workshops and other community services such as storm water projects.

The program is funded through the federal Community Development Block Grant (CDBG). The goal of this program is to provide economic opportunities for people, especially those of low- and moderate income.

Funding based on community population:

- Less than 300 and unincorporated areas may receive up to \$1,000 per capita
- Less than 1,000 may receive up to \$300,000
- Between 1,000 and 2,500 may receive up to \$500,000
- Between 2,500 and 15,000 may receive up to \$600,000
- Greater than 15,000 may receive up to \$800,000

Eligibility

- Projects must primarily benefit low- and moderate income persons (per the U.S. Department of Housing and Urban Development definition)
- Projects must incorporate and support Iowa's state **sustainable principles**

How to Apply

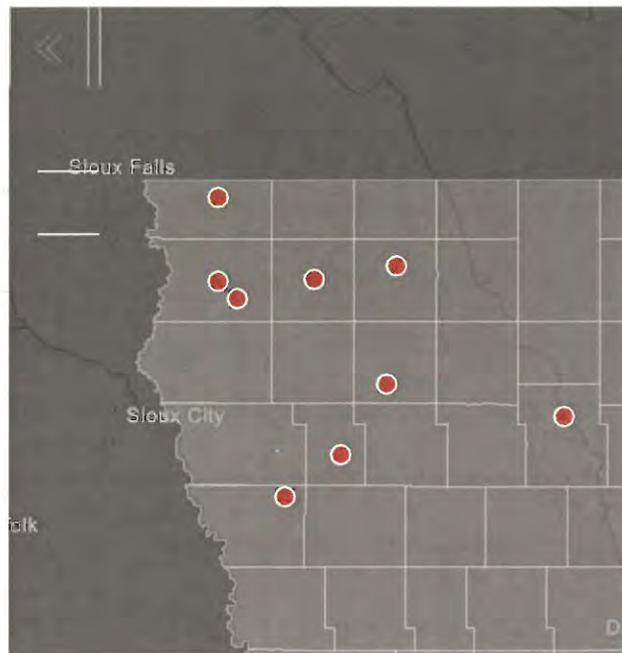
- Annual applications due in January, funding decisions announced around May
- Download application instructions on the **CDBG Management Guide and Other Resources** page
- Visit **lowagrants.gov** to apply

Related Programs

- **CDBG Downtown Revitalization Fund**
- **CDBG Housing Rehabilitation Fund**
- **CDBG Management Guide and Other Resources**
- **Water and Sewer Fund**

Legend

- 2016 Community Facilities & Services Awards >
- 2015 Community Facilities & Services Awards >
- 2014 Community Facilities & Services Awards >
- 2013 Community Facilities & Services Awards >
- 2012 Community Facilities & Services Awards >
- Iowa County Boundaries >



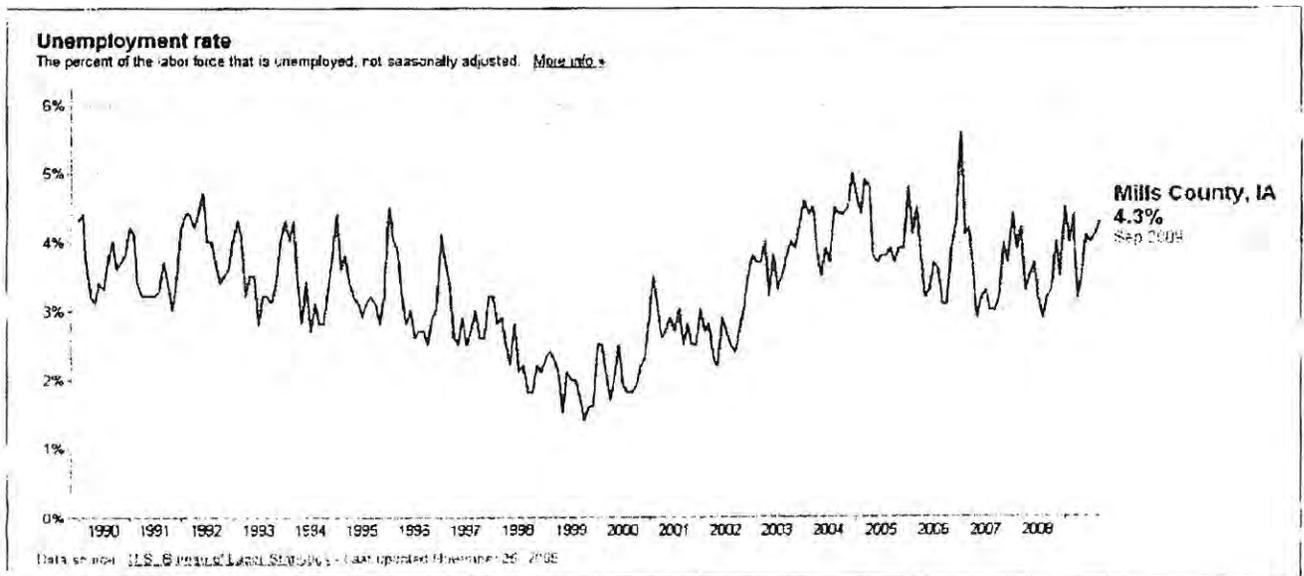
December 3, 2009

USDA Rural Development
C/O Dee Fischer
511 West 7th Street
Atlantic, IA, 50022

To whom it may concern;

The City of Hastings currently has two projects underway that will involve funding from USDA/Rural Development—a sewer collection and treatment system and a rural water connection. The financing package available to the city is based on the city’s median household income, as determined by the US Census of 2000. The City of Hastings strongly believes that these figures no longer accurately represent the actual household income levels in Hastings. We believe the 2000 Census’s median household income of \$35,625 for Hastings is no longer accurate because:

- Since 2000 the nation has experienced one of its most significant and prolonged economic recessions.
- Unemployment was exceptionally low in Mills County during the last census. (see graph below)
- Manufacturing employment has been particularly hard hit, and a high percentage of workers in Hastings are/were employed in manufacturing.
- The number of dual income households has decreased.
- The number of single person households has increased as elderly spouses have moved to care centers or passed away.



Due to these factors, the City requests permission from USDA/Rural Development to conduct a income survey to determine the current median household income. The City proposes:

- To distribute the surveys to all households door to door, following a public notice informing the population about the survey.
- The surveys will be returned to city hall in sealed envelopes either by mail or by individuals dropping them off.
- Southwest Iowa Planning Council, a council of governments that operates in our area, will open the surveys and tally them.
- The City will use the enclosed templates for its notice and survey instrument.

We plan on carrying out this survey as soon as possible following permission from USDA/Rural Development, so your timely response is appreciated.

Sincerely,



Troy Hatcher, Mayor
City of Hastings

Cc: John McCurdy, Southwest Iowa Planning Council

Dear Hastings Residents,

The City of Hastings is proposing to connect to Southwest Regional Water as its water source to serve the entire city.

To qualify for federal loans and grants for these improvements, we are surveying all potential users to determine their household income. This data will be evaluated only to determine if the project qualifies for federal financial assistance which is based on the median household income of the service area.

In order to assist in determining the household income of potential users in the service area, we request that you complete the attached form and return it in the enclosed envelope.

Please note that there is a space for your name and signature. Your responses will not be opened by anyone in the city, but will be opened and tallied by staff from Southwest Iowa Planning Council in Atlantic. Your response will be held in strictest confidence, and no one at the city will know your individual response.

Your prompt reply and assistance will be appreciated. If you would like to discuss this matter with someone, you may contact Lana Moyers, City Clerk, at 712-624-9021 or John McCurdy at Southwest Iowa Planning Council, 1-866-279-4720.

Sincerely,

The City of Hastings

Median Household Income (MHI) Survey
User Number _____

1. Number of persons in the family (household) _____
 2. Family earnings in wages, salary, commissions, and bonuses from all jobs \$ _____
 3. Net non-farm business, professional practice or partnership income \$ _____
 4. Net farm income \$ _____
 5. Other earnings (interest, Social Security, public assistance, retirement plans, etc.) \$ _____
- TOTAL INCOME \$ _____

Printed Name

Address

Signature



SEARCH - Special Evaluation Assistance for Rural Communities and Households in Iowa

Program 101

Program Fact Sheet

What does this program do?

This program helps very small, financially distressed rural communities with predevelopment feasibility studies, design and technical assistance on proposed water and waste disposal projects.

Who may apply?

- Most state and local governmental entities
- Nonprofits
- Federally recognized tribes

What is an eligible area?

Areas to be served must be rural and financially distressed:

- Rural areas with a population of 2,500 or less
- Have a median household income below the poverty line or less than 80 percent of the statewide non-metropolitan median household income based on latest Census data

How may the funds be used?

To pay predevelopment planning costs, including:

- Feasibility studies to support applications for funding water or waste disposal projects
- Preliminary design and engineering analysis
- Technical assistance for the development of an application for financial assistance

Are there additional requirements?

The predevelopment planning costs must be related to a proposed project that meets the following requirements:

- Construct, enlarge, extend or improve rural water, sanitary sewage, solid waste disposal and storm wastewater disposal facilities
- Construct or relocate public buildings, roads, bridges, fences or utilities, and to make other public improvements necessary for the successful operation or protection of facilities
- Relocate private buildings, roads, bridges, fences, or utilities, and other private improvements necessary for the successful operation or protection of facilities

How do we get started?

- Applications for this program are accepted year round through your local RD office.

- Program resources are available online (i.e., forms, guidance, certifications, etc.).

What governs this program?

- Code of Federal Regulations, Title 7, Part 1774 - 7 CFR 1774
- Section 306 of the Consolidated Farm and Rural Development Act

Why does USDA Rural Development do this?

To help very small, financially distressed rural communities extend and improve water and waste treatment facilities that serve local households and businesses.

Forms & Resources

To begin the process of applying for a Special Evaluation Assistance for Rural Communities and Households (SEARCH) Grant, complete and submit the following documents to your local Rural Development Office. Please use this as a checklist and submit with the listed applications documents.

- SF 424, Application for Federal Assistance
- SF 424B, Assurances
- Instructions for Obtaining a DUNS #
- SAM.GOV registration is required for all applicants applying for federal assistance
- Public Information Requirements (publish at least 10 days prior to the meeting)
 - Along with signed minutes from the meeting are to be submitted
- Resolution of Applicant's Board Authorizing Application
- Organizational Documents/Articles of Incorporation and By-laws, including all amendments (Nonprofit Organizations Only)
- Public bodies please contact your local Rural Development Office for guidance on documentation of organization and legal authority
- Most current Fiscal Year's Audit or Year-End Financial Report with Balance Sheet and Income Statement (Forms RD 442-2 and RD 442-3 or similar format may be used)
- Current Fiscal Year's Operating Budget for Enterprise (Form 442-2 or similar format may be used)
- Certification that other credit is not available
- Written Project Plan – provide details on the activities or tasks to be accomplished, objectives, timetables for completion and anticipated results
- Draft Engineering Agreement
- Certifications including:
 - Form RD 400-1, Equal Opportunity Agreement
 - Form RD 400-4, Assurance Agreement
 - AD 1047, Certification Regarding Debarment, Suspension, and Other Responsibility Matters
 - AD 1049, Certification Regarding Drug-Free Workplace Requirements
 - Form RD 1910-11, Applicant Certification Federal Collection Policies
 - RD 1940-Q, Exhibit A, Certification for Contracts, Grants, and Loans
 - Form AD-3030, Representation Regarding Felony Conviction or Tax Delinquent Status for Corporate Applicants (Nonprofit Organizations Only)
 - Survey on Ensuring Equal Opportunity for Applicants (optional)

NOTE: Please select your state in the dropdown menu above to find the state office contact information and speak to a program specialist before attempting to fill out any forms or applications. This will save you time in completing your application.

Contacts

Kate Sand
Community Programs Director in Iowa
ph: 515-284-4459
Kate.Sand@ia.usda.gov

Area Office Contacts

Area 1 - Iowa Falls Area Office
Doug Moss, Area Director
840 Brooks Road
Iowa Falls, IA 50126
Phone: 641-648-5181 Ext. 4 Fax: 866-255-6573

Counties Served: Butler, Cerro Gordo, Floyd, Franklin, Grundy, Hardin, Marshall, Mitchell, Tama and Worth

Area 2 - Waverly Area Office
Doug Moss, Area Director
1510 3rd Street, SW
Waverly, IA 50677
Phone: 319-352-1715 Ext. 4 Fax: 866-255-6573

Counties Served: Allamakee, Black Hawk, Bremer, Buchanan, Chickasaw, Clayton, Delaware, Fayette, Howard and Winneshiek

Area 3 - Tipton Area Office
Doug Moss, Area Director
127 West South Street
Tipton, IA 52772
Phone: 563-886-6006 Ext. 4 Fax: 866-255-6573

Counties Served: Benton, Cedar, Clinton, Dubuque, Iowa, Jackson, Johnson, Jones, Linn and Scott

Area 4 - Mt. Pleasant Area Office
Michelle Moore, Area Director
709 S. Iris Street, Suite 103
Mount Pleasant, IA 52641
Phone: 319-986-5800 Ext. 4 Fax: 855-251-2237

Counties Served: Des Moines, Henry, Jefferson, Keokuk, Lee, Louisa, Muscatine, Van Buren and Washington

Area 5 - Albia Area Office
Michelle Moore, Area Director
1709 South "B" Street
Albia, IA 52531
Phone: 641-932-3031 Ext. 4 Fax: 855-251-2237

Counties Served: Appanoose, Davis, Jasper, Lucas, Mahaska, Marion, Monroe, Poweshiek, Wapello

and Wayne

Area 6 - Indianola Area Office
Randy Campbell, Area Director
909 East 2nd Avenue, Suite C
Indianola, IA 50125
Phone: 515-961-5365 Ext. 4 Fax: 855-251-2238

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Storm Lake, IA 50588
Phone: 712-732-1851 Ext. 4 Fax: 855-251-2245

Counties Served: Buena Vista, Calhoun, Carroll, Clay, Dickinson, Emmet, Greene, Palo Alto, Pocahontas and Sac

Area 10 - Humboldt Area Office
Randy Hildreth, Area Director
1301 6th Avenue North, Suite 1
Humboldt, IA 50548
Phone: 515-332-4411 Ext. 4 Fax: 855-251-2245

Counties Served: Boone, Hamilton, Hancock, Humboldt, Kossuth, Story, Webster, Winnebago and Wright



United States Department of Agriculture
Rural Development

Single Family Housing Repair Loans & Grants in Iowa Program 101

Fact Sheet

Program Status: Open

What does this program do?

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Who may apply for this program?

To qualify, you must:

- Be the homeowner and occupy the house
- Be unable to obtain affordable credit elsewhere
- Have a family income below 50 percent of the area median income
- For grants, be age 62 or older and not be able to repay a repair loan

What is an eligible area?

Applicants may check the address of their home to determine eligibility.

How may funds be used?

- Loans may be used to repair, improve or modernize homes or remove health and safety hazards
- Grants must be used to remove health and safety hazards

How much money can I get?

- Maximum loan is \$20,000
- Maximum grant is \$7,500
- Loans and grants can be combined for up to \$27,500 in assistance

What are the terms of the loan or grant?

- Loans can be repaid over 20 years
- Loan interest rate is fixed at 1%
- Full title service is required for loans of \$7,500 or more
- Grants have a lifetime limit of \$7,500
- Grants must be repaid if the property is sold in less than 3 years
- If applicants can repay part, but not all of the costs, applicants may be offered a loan and grant combination

Is there a deadline to apply?

- Home loans are available year round as long as funding is available

- Home loan applications are processed in the order they are received

How long does an application take?

Approval times depend on funding availability in your area. Talk to a USDA home loan specialist in your area for help with the application

Who can answer questions and how do I get started?

Contact a USDA home loan specialist in your area

What governs this program?

- The Housing Act of 1949 as amended, 7 CFR Part 3550
- HB-1-3550 - Direct Single Family Housing Loans and Grants Field Office Handbook

Why does USDA Rural Development do this?

Helping people stay in their own home and keep it in good repair helps families and their communities. Homeownership helps families and individuals build savings over time. It strengthens communities and helps many kinds of businesses that support the local economy.

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled "What Governs this Program?" Applicants may also contact your local office for assistance.

Forms & Resources

NOTE: If state specific forms are not shown above, please refer to the application materials listed below to start the process of applying. Please ensure that your state is selected in the dropdown menu above to find the State Office contact information **where you would like to purchase a home** and speak to a [Housing Program Specialist](#) before attempting to fill out any forms or applications. This will save you valuable time in the process.

All applicants for a home loan, or grant, must provide financial information as well as:

RD Form 410-4 Application Form (pdf)

RD 3550-1 Release Form (pdf)

Architect

Individual states may have particular requirements based on state and local regulations. Please contact the state office in the state where your project is located.

Contacts

Mary Beth Juergens

Housing Programs Director in Iowa

ph: 515-284-4667



Water & Waste Disposal Loan & Grant Program in Iowa Program 101

Program Fact Sheet

Are applications currently being accepted: YES

What does this program do?

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Who may apply?

This program assists qualified applicants who are not otherwise able to obtain commercial credit on reasonable terms. Eligible applicants include:

- Most state and local governmental entities
- Private nonprofits
- Federally-recognized tribes

What is an eligible area?

Areas that may be served include:

- Rural areas and towns with populations of 10,000 or less -- check eligible addresses
- Tribal lands in rural areas
- Colonias

What kinds of funding are available?

- Long-term, low-interest loans
- If funds are available, a grant may be combined with a loan if necessary to keep user costs reasonable.

How may the funds be used?

Funds may be used to finance the acquisition, construction or improvement of:

- Drinking water sourcing, treatment, storage and distribution
- Sewer collection, transmission, treatment and disposal
- Solid waste collection, disposal and closure
- Storm water collection, transmission and disposal

In some cases, funding may also be available for related activities such as:

- Legal and engineering fees

- Land acquisition, water and land rights, permits and equipment
- Start-up operations and maintenance
- Interest incurred during construction
- Purchase of facilities to improve service or prevent loss of service
- Other costs determined to be necessary for completion of the project
- See 7 CFR Part 1780.7 and 1780.9 for a complete list

What is the loan term and rate?

- Up to 40-year payback period, based on the useful life of the facilities financed
- Fixed interest rates, based on the need for the project and the median household income of the area to be served

Contact us for details and current interest rates applicable for your project

Are there additional requirements?

- Borrowers must have the legal authority to construct, operate and maintain the proposed services or facilities.
- All facilities receiving federal financing must be used for a public purpose.
- Partnerships with other federal, state, local, private and nonprofit entities that offer financial assistance are encouraged.
- Projects must be financially sustainable.

How do we get started?

[RD Apply](#)

- Applications are accepted year round and may be filed electronically using **RD Apply**. The RD Apply Customer Help Guide is provided to help you get started and work through the application process
- Applications are also accepted through your local RD office.
- Program resources are available online (i.e., forms, guidance, certifications, etc.).

Who can answer questions?

- Contact the local representative who serves your area
- Participating nonprofits in your area may also offer assistance and training

What governs this program?

- Basic Program – 7 CFR, Part 1780
- Loan Servicing – 7 CFR, Part 1782
- Section 306 of the Consolidated Farm and Rural Development Act

Why does USDA Rural Development do this?

This program helps very small, financially distressed rural communities extend and improve water and waste treatment facilities that serve local households and businesses. Good practices can save tax dollars, improve the natural environment, and help manufacturers and businesses to locate or expand operations.

NOTE: Program details may change over time. Before you begin an application, please confirm you have the most current information by contacting a program specialist in your local RD office for

assistance or consult the program instructions listed in the section above titled "*What Governs this Program?*"

Forms & Resources

To begin the process of applying for a Water and Waste Direct Loan and/or Grant, complete and submit the following documents to your local Rural Development Office. Please use this as a checklist and submit with the listed applications documents.

- Application for Federal Assistance, SF 424
 - Instructions for Obtaining a DUNS #
 - SAM.GOV registration is required for all applicants applying for federal assistance

- Assurances, SF 424D

- Organizational Documents/Articles of Incorporation and By-laws, including all amendments (Not-for-Profit Organizations Only)

- Public bodies please contact your local Rural Development Office for guidance on documentation of organization and legal authority

- Public Information Requirements (publish at least 10 days prior to the meeting) - IA Sample A-2 (November 2015)
 - Along with signed minutes from the meeting are to be submitted

- Resolution of Applicant's Board Authorizing Application - IA Sample A-1 (November 2015)

- Most current Fiscal Year's Audit or Year-End Financial Report with Balance Sheet and Income Statement Forms RD 442-2 and RD 442-3 or similar format may be used)

- Current Fiscal Year's Operating Budget for Enterprise (Form 442-2 or similar format may be used)

- Water/Sewer Project Information - IA Guide A-4 (November 2015)

- Equal Opportunity Agreement, Form RD 400-1

- Assurance Agreement, Form RD 400-4

- Certification Regarding Debarment, Suspension, and Other Responsibility Matters, AD 1047

- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions, AD 1048

- Certification Regarding Drug-Free Workplace Requirements, AD 1049

- Certification for Contracts, Grants, and Loans, RD 1940-Q, Exhibit A

- Applicant Certification Federal Collection Policies, Form RD 1910-11

- Survey on Ensuring Equal Opportunity for Applicants (optional)

- Nonprofit Only - Representation Regarding Felony Conviction or Tax Delinquent Status for Corporate Applicants (Form AD-3030)
- Strategic Economic and Community Development Priority (optional)

Preliminary Engineering Report (please submit two copies)

- See the Engineering Tab for resource information and guidelines.

Environmental Assessment

- Environment Assessments are prepared by Engineer or Applicant Representative.
 - Please contact your local area office to determine the level of environmental assessment required.
 - Early submittal recommended.
 - Funding cannot be determined until environmental review is complete.

NOTE: Please ensure that your state is selected in the dropdown menu above to find the state office contact information, and speak to a program specialist before attempting to fill out any forms or applications. This will save you time in completing your application.

Engineering

Key WEP Engineering Resource Page

Individual states will have particular requirements based on state and local regulations. Please contact the local RD office in the state where your project is located.

Engineer Information

- RUS Bulletin 1780-2 (Preliminary Engineering Report 4-4-13)
- Iowa Supplement to RUS Bulletin 1780-2 - IA Sample A-4 (9-2015)
- Water/Sewer Project Information - IA Guide A-4 (6-2015)
- RUS Instruction 1780 (Refer to Subpart C) (10-2010)
- Life Cycle Cost Analysis 2017 "real" federal discount rate = 0.5%. See OMB Circular A-94 appendix C for more information.
- Owner Construction and Owner Performed Services Requirements (9-2015)
- Open and Free Competition (5-17-12)
- Rights-of-Way Requirements - IA Guide C-3 WEP (6-2016)
- Authorization to Take Bids - IA Guide D-6 WEP (8-2015)
- Engineer Inspection Report - IA Guide E-1 (9-2015)
- Preconstruction Conference - IA Guide D-5 (8-2015)
- American Iron and Steel Overview and EJCDC Addendums (AIS) Requirement (6-2017)

Contract Documents

- EJCDC Guidance (RUS Bulletin 1780-26) - Contract Document Information (9-7-17)
- American Iron and Steel (AIS) Requirement (6-2017)

Forms

- Project Sign - IA Sample D-4 (5-2017)
- Project Sign CDBG - Iowa Sample D-5 (5-2017)
- Compliance Statement - RD 400-6 (Rev. 4-00)
- Certification for Contracts, Grants and Loans - 1940 Q, Exh A-1 (4-7-97)
- Certification Regarding Debarment - AD 1048 (1-92)
- Statement of Final Completion - IA Guide E-3 (7-2015)

Environmental

RD 1970 Environmental Policies and Procedures.

7 CFR 1970 Benefits

Environmental Assessments

Air Quality

Project emissions, including those created by potential secondary beneficiaries, shall be examined for conformance to the Clean Air Act and the Environmental Protection Agency's National Primary and Secondary Ambient Air Quality Standards.

Iowa has two "non-attainment" areas. The following link from EPA lists all the nonattainment areas:
<http://www.epa.gov/airquality/greenbook/>

For questions contact Air Quality Helpline with Iowa DNR: (877) AIR-IOWA (247-4692).

If the proposal will emit large quantities of air pollutants, contact your Rural Development loan specialist and provide the information from Iowa DNR's Air Quality Section. Specialists will review the information to ascertain the level of environmental review required.

To determine emissions from other facilities in the project area check the EPA website at www.epa.gov/echo/, then:

1. Click on "Air data", in the Facility Characteristics check the "other minor" box.
2. In the Geographic Location boxes click on region 7, State IOWA, and fill in county name, and search. Print out page for file.

Air permits can be viewed at: <http://www.iowadnr.gov/air/prof/const/const.html>

Approved Coastal Zone Management Area

Iowa does not have any coastal zone management areas. <http://coast.noaa.gov/czm/mystate/>

Coastal Barrier included in Coastal Barrier Resources System Natural Landmark

Iowa does not have any coastal barrier areas.
<http://www.fws.gov/cbra/Maps/index.html#LocatorMaps>.

Natural Landmark

The National Park Service web site can be found at: www.nps.gov. Under "Find a Park," click on Iowa to locate national monuments, national historic sites, and historic trails.

Place printout from the website in the file.

Prime Forest Lands

There are no national prime forest lands in Iowa. <http://www.fs.fed.us/maps/forest-maps.shtml>

For State Forests: Check the DNR website at <http://www.iowadnr.gov/Destinations/StateForests.aspx>.

Place a printout from the website in the file.

Prime Rangeland

Iowa does not have any prime range land areas. <http://www.fs.fed.us/maps/forest-maps.shtml>.

Sole Source Aquifer Recharge Area

Iowa does not have any designated sole source aquifers as referenced here

https://www.hudexchange.info/resource/reportmanagement/published/ESD_g000000100009

Wild or Scenic Rivers

Iowa does not have any Wild and Scenic River as defined under the Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271) as referenced at the National Park Service website www.rivers.gov.

The State of Iowa and the Nationwide Rivers Inventory have designated several areas as protected waterways. View the list at <http://www.nps.gov/ncrc/programs/rtca/nri/states/ia.html>.

Wilderness (designated or proposed under the Wilderness Act)

Iowa has no national wilderness areas.

You may access information national wilderness areas and related state areas at the following sites:

WILDERNESS AREA: www.wilderness.net

The Forest Service, Bureau of Land Management, Fish & Wildlife Service, and National Park Service are charged with stewardship of Wilderness Area lands while providing for appropriate human use and enjoyment. To find out more about these special places, see the site above, which is jointly managed by the University of Montana and the four federal agencies that manage wilderness areas. This is an interactive site where you may type in an address to determine if there is a wilderness area within the area of a proposed project.

- In the left column select "Maps, Data and Images" / select Maps / Under "Online Maps" in the first paragraph, select "GIS Maps" / top header of the website. Choose one of two options for your search.
- Zoom by Typing or Select a Wilderness.
- Find a Place / City / Road.
- Select "Go" which takes you to the area of interest – Along the bottom of the page is the color codes for "Wilderness Managed By"
- Gear symbol in the top right hand corner allows you to save and / or print the map as a source document for the environmental report.

STATE WILDLIFE MANAGEMENT AREA: <http://www.iowadnr.com/wildlife/wmamaps/index.html>
• Click on the appropriate county on the left-hand side of the screen.

STATE PRESERVE: <http://www.iowadnr.gov/Destinations/StatePreserves.aspx>

STATE PARK OR RECREATION AREA:
<http://www.iowadnr.gov/Destinations/StateParksRecAreas.aspx>

Interest Rates

Current interest rates for 1st Quarter FY 2018, effective October 1, 2017 to January 31, 2018

Poverty: 2.125%
Intermediate: 2.750%
Market: 3.500%

Contacts

Kate Sand
Community Programs Director in Iowa
ph: 515-284-4459
Kate.Sand@ia.usda.gov

Area Office Contacts

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Counties Served: Boone, Hamilton, Hancock, Humboldt, Kossuth, Story, Webster, Winnebago and Wright

Staff Report

Board of Supervisors

Date of Meeting:
October 24, 2017

Case Numbers SUB13-17, SUB14-17, SUB15-17, SUB16-17
Residential Parcel Subdivision – Timber Creek Acres Plats 1-4
Resolution No. 18-45, 18-46, 18-47, 18-48

APPLICANT: Dickson Jensen
600 Timber Creek Drive
Ames, IA 50010

STAFF PROJECT MANAGER: Emily Zandt, Planner

SUMMARY: Request for four (4) Residential Parcel Subdivisions on four (4) adjacent parcels owned by the applicant to create lots for four (4) additional single-family dwellings. All of the requirements in the Story County Land Development Regulations are met with these requests. Story County Planning and Development Staff recommend approval of the proposed Residential Parcel Subdivision requests with the condition that the applicant request an amendment to the Ames Urban Fringe Land Use Framework Map designation from Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential subcategory.





Property Owners

Dickson Dale & Luann Cae Jensen

Location of proposed Subdivisions

Washington Township (23-83-24)

Located southeast of Ames, west of South Duff Avenue/US Highway 69

Ames Urban Fringe Land Use Framework Map Designation

Rural Service and Agricultural Conservation Area – Agricultural and Farm Service

Current Zoning

A-1 Agricultural District

Utility Providers

Ames Municipal Electric

Xenia Rural Water

Districts

Ames Community School District

Mary Greeley Ambulance

Westory Fire Department

Background of Area

Based on aerial photographs from the 1930s-1990s, this area historically consisted of approximately 1/3 natural area, which extended along the southern portion of the property, and approximately 2/3 agricultural row crops. In 1996, each quarter quarter was split once into two through a Plat of Survey to create a total of four (4) parcels. One of these lots contained an existing single-family dwelling constructed in 1952 and the other three (3) parcels were considered buildable for one single-family dwelling on each parcel. The agricultural row crops on these properties were taken out of production as the dwellings were built on these parcels in 1996, 1997, and 2001. In 2012, a Conditional Use Permit was approved by the Story County Board of Adjustment for a golf course to the north of the dwellings. The golf course is used as a practice and training facility for the Iowa State University (ISU) Men and Women's Varsity Golf Teams.

This property is located within close proximity to the Ames Municipal Airport, approved by the City in 1943, and is within the Airport Protection Area, designated by the Ames Urban Fringe Plan (AUFPP), adopted in 2006. According to the AUFPP, this land use designation is intended to reduce risk, increase safety and promote land use compatibility between the airport and adjacent uses. The Federal Aviation Administration (FAA) does not have jurisdiction over land uses adjacent to the airport. Policy 3 of the Airport Protection Area directs the analysis of future land use in the designation in terms of aviation risk, noise attenuation, height, and by local, state, and federal regulations. Substantial commercial growth has occurred in the ISU Research Park on the west side of the airport inside the City limits.

US Highway 69 serves as one of the primary routes into and out of south Ames. The Iowa Department of Transportation (IDOT) 2015 County Traffic map indicates the Annual Average Daily traffic along Highway 69 south of Ames is 6,600 trips, which is a decrease from 7,100 average daily traffic trips in 2011, and



8,300 average daily traffic trips in 2007. Outside of the corporate limits, there are 19 single-family dwellings within ½ mile of the proposed subdivisions. Additionally, approximately 1,100 feet north of the subject property within the city limits and on the east side of US Highway 69/South Duff Avenue, are several residential subdivisions including lots between 12,000 square feet and 43,500 square feet in size (approximately 1 acre).

Timber Creek Acres, Plat 1

Parcel Identification Number

09-23-300-305 – Plat 1

Size of Area

33.08 Acres

Description of Proposed Subdivision

The application is to consider a request for a Residential Parcel Subdivision of the 33.08 acre parcel that includes a proposed Lot 1, a 29.29 acre lot that will contain the applicant's existing single-family dwelling constructed in 1996 and a 140' x 60' Steel Utility Building built in 2001, and will be located in the west portion of the proposed subdivision, and proposed Lot 2, a 3.79 acre lot buildable lot for a single-family dwelling located in the southeast corner of the subdivision. Both proposed Lot 1 and Lot 2 take access via a private driveway easement off of US Highway 69.

Applicant's Property and Current Surrounding Land Use

The property is located in Washington Township. This property is immediately adjacent to the City of Ames, with the corporate limits creating the west property line. Adjacent properties include large agricultural parcels to the north and west and large residential lots to the south and east. The northern portion of this property has been converted into part of a golf course that extends onto another parcel adjacent to US Highway 69. The golf course was approved by the Story County Board of Adjustment in 2012 through the Conditional Use Permit process. There are one hundred and three (103) parcels located within a half mile of the property, 62 of which are located within the City of Ames. Fifty-six (56) of these parcels, including the subject property, contain single-family dwellings. There are also ten (10) parcels within half a mile of the property and are outside the City of Ames without dwellings that meet or exceed the minimum 35-acre requirement and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.

The existing single-family dwelling and Utility building will remain on proposed Lot 1. Proposed Lot 2 is currently in pasture. There is no FEMA designated floodplain located on this property. The northern portion of proposed Lot 2 is designated as Natural Area in the Ames Urban Fringe Land Use Framework Map.

Adjacent properties to applicant's property

North– 26.6 acre parcel in agricultural row crops



East – 19.35-net acre parcel with single-family dwelling built in 1952 and golf course; 6.08 acre residential parcel with single-family dwelling built in 1997; and 16.51-net acre residential property with single-family dwelling built in 2001.

South – 14.54-acre residential property with single-family dwelling built in 1996; 6.47-acre residential parcel with single-family dwelling built in 1997

West – 40-acre parcel of which approximately 2 acres is natural area, 38 acres in row crop production, and the northwestern corner contains a small portion of the Ames Municipal Airport runway.

History of Applicant's Property

The subject property is located in the SW quarter of the SW quarter of Section 23 of Washington Township in Story County. Parcel F (proposed Timber Creek Acres, Plat 2) was split from the original quarter quarter through a Plat of Survey in 1996, creating Parcel E, the subject property.

Timber Creek Acres, Plat 2

Parcel Identification Number

09-23-300-370 – Plat 2

Size of Area

6.09 Acres

Description of Proposed Subdivision

The application is to consider a request for a Residential Parcel Subdivision of the 6.09 acre parcel that includes a proposed Lot 1, a 3.06 acre lot that will contain the existing single-family dwelling constructed in 1997 and a 30' x 30' detached garage built in 2009, and will be located in the west portion of the proposed subdivision. Proposed Lot 2 is a 3.03 acres lot buildable lot for a single-family dwelling located to the east of proposed Lot 1. Both proposed Lot 1 and Lot 2 take access via a private driveway easement off of US Highway 69. Access from the private driveway easement to Lot 2 will be through an access easement on Lot 1 to preserve the natural area including the creek and trees.

Applicant's Property and Current Surrounding Land Use

The property is located in Washington Township, 550 feet east of the corporate limits of the City of Ames. This property is surrounded on three sides by a 33.08 acre parcel (proposed Plat 1), which contains a single-family dwelling to the west, a golf course to the north, and pasture to the south. The parcel to the east of the subject property is also a part of the golf course. There are sixty-three (63) parcels located within a half mile of the property, twenty-nine (29) of which are located within the City of Ames. Thirty (30) of these parcels, including the subject property, contain single-family dwellings. There are also six (6) parcels within half a mile of the property and outside the City of Ames without dwellings that meet or exceed the minimum 35-acre requirement and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.

The existing single-family dwelling and detached garage will remain on proposed Lot 1. Proposed Lot 2 is currently maintained as open space. There is no FEMA designated floodplain located on this property. The creek and trees on proposed Lot 2 have been designated as Natural Area on the Ames Urban Fringe Land Use Framework Map.



Adjacent properties to applicant's property

North/South/West– 33.08-acre parcel with a single-family dwelling to the west, a golf course to the north, and pasture to the south.
East – 19.35-net acre parcel with single-family dwelling built in 1952 and golf course with a shop building, clubhouse, and warehouse, all built in 2012.

History of Applicant's Property

The subject property is located in the SW quarter of the SW quarter of Section 23 of Washington Township in Story County. Parcel F (the subject property) was split from the original quarter quarter through a Plat of Survey in 1996, creating Parcel E (proposed Timber Creek Acres, Plat 1).

Timber Creek Acres, Plat 3

Property Owners

Dickson Dale & Luann Cae Jensen

Parcel Identification Number

09-23-300-405 – Plat 3

Size of Area

19.34 net acres

Description of Proposed Subdivision

The application is to consider a request for a Residential Parcel Subdivision of the 20.14-net acre parcel to divide the existing single-family dwelling, constructed in 1952, from the golf course use, which was permitted through a Conditional Use Permit in 2012. The golf course and a shop building, clubhouse, and warehouse were built in 2012. Proposed Lot 1 will contain 19.34 net acres with the golf course and related buildings. Proposed Lot 2 will contain 1.37 net acres and the existing single-family dwelling built in 1952. Both lots will have frontage along U.S. Highway 69 with access off of the private driveway easement. The golf course has a separate access off of Highway 69. The golf course and related buildings were constructed in 2012.

Applicant's Property and Current Surrounding Land Use

The property is located in Washington Township, 0.25 miles east and approximately 1,100 feet south of the corporate limits of the City of Ames. Adjacent properties include large agricultural parcels to the north, a residential and an agricultural property to the east, a large residential parcel to the south (proposed Timber Creek Acres, Plat 4) and two residential parcels to the west. There are 213 parcels located within a half mile of the property, 174 of which are located within the City of Ames. One hundred and eighty-eight (188) of these parcels, including the subject property, contain single-family dwellings. There are also eight (8) parcels within half a mile of the property and outside the City of Ames without dwellings that meet or exceed the minimum 35-acre requirement and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.



The existing dwelling will be contained on proposed Lot 2. At this time, there are no plans to construct a dwelling on proposed Lot 1. Prior to the issuance of a zoning permit for a single-family dwelling on proposed Lot 1, a modification to the existing golf course Conditional Use Permit (CUP02-12) will be necessary.

Adjacent properties to applicant's property

North – 26.58 net acre agricultural parcel

East – 25.83-net acre agricultural parcel; 1.82 net acre residential parcel with a single-family dwelling built in 1956.

South – 16.51-net acre parcel with a single-family dwelling built in 2001.

West – 33.08-acre parcel with a single-family dwelling to the west, a golf course to the north, and pasture to the south.

History of Applicant's Property

The subject property is located in the SE quarter of the SW quarter of Section 23 of Washington Township in Story County. Parcel C (the subject property) was split from the original quarter quarter through a Plat of Survey in 1996, creating Parcel D (proposed Timber Creek Acres, Plat 4). There is no FEMA designated floodplain located on this property.

Timber Creek Acres, Plat 4

Parcel Identification Number

09-23-300-450 – Plat 4

Size of Area

16.51 net acres

Description of Proposed Subdivision

The application is to consider a request for a Residential Parcel Subdivision of the 16.51-net acre parcel that includes a proposed Lot 1, an 8.43-acre lot that will contain the existing single-family dwelling constructed in 2001, and proposed Lot 2, a 38.08-net acre lot buildable lot for a single-family dwelling located to the east of proposed Lot 1. Both proposed Lot 1 and Lot 2 take access via a private driveway easement off of US Highway 69. The applicant has indicated to staff the desire to start construction of a single-family dwelling on proposed Lot 2 this year.

Applicant's Property and Current Surrounding Land Use

The property is located in Washington Township, 0.25 miles east of the corporate limits of the City of Ames. Adjacent properties include large residential parcels on the south, and west, with the golf course use directly to the north (proposed Timber Creek Acres, Plat 3). This property is adjacent to US Highway 69 to the east. There are 130 parcels located within a half mile of the property, 91 of which are located within the City of Ames. One hundred (100) of these parcels, including the subject property, contain single-family dwellings. There are also nine (9) parcels within half a mile of the property and outside the City of Ames without dwellings that meet or exceed the minimum 35-acre requirement and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.



The existing dwelling will be contained on proposed Lot 1. Proposed Lot 2 is currently in pasture grasses and will take access off of Timber Creek Drive, a private driveway easement. There is approximately 3 acres of FEMA designated flood zone on the western portion of the property, to the west of the existing single-family dwelling.

Adjacent properties to applicant’s property

North – 19.35-net acre parcel with single-family dwelling built in 1952 and golf course with a shop building, clubhouse, and warehouse, all built in 2012.

East – Three (3) residential parcels (1-1.8 net acres in size) and natural area

South – 16.52-net acre parcel with a single-family dwelling built in 1999.

West – 33.08-acre parcel with a single-family dwelling to the west, a golf course to the north, and pasture to the south.

History of Applicant’s Property

The subject property is located in the SE quarter of the SW quarter of Section 23 of Washington Township in Story County. Parcel C (Timber Creek Acres, Plat 3) was split from the original quarter quarter through a Plat of Survey in 1996, creating Parcel D (subject property).

Applicable Regulations – Story County Land Development Regulations

87.06 RESIDENTIAL PARCEL SUBDIVISION PLAT

A subdivision may be submitted for review and approval as a residential parcel subdivision plat when all of the following are true:

1. The development lots created by the subdivision are intended to be used for residential purposes.
2. Only two development lots may be created.
3. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead, as defined in Section 85.08, in existence.
4. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use.
5. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the Ames Urban Fringe Plan, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation.
6. Both development lots (created by the residential parcel subdivision) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
7. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
8. No variances from subdivision or zoning standards shall be granted in order to accomplish the residential parcel subdivision.



9. The existing parcel shall not have been created through a previously approved residential parcel subdivision.

Commentary

The following comments are part of the official record of the proposed Residential Subdivision Plat – **Timber Creek Acres, Plats 1-4.** If necessary, conditions of approval may be formulated based off these comments.

Comments from the Interagency Review Team

The application materials were forwarded to the members of the Interagency Review Team on August 24, 2017 and the following comments were received.

Planning and Development Department Comments for all Plats:

1. Please remove the reference that Timber Creek Drive is a private road. This is a private driveway. *Complete*
2. Please provide communication from the water and electric utilities that service is available and that they can accommodate all four of the proposed new lots and dwellings. *Complete*
3. In accordance with Story County Land Development Regulation 87.06 3 B, please provide or respond to the following:
Are restrictive covenants proposed for this proposed subdivisions? If so, please provide a copy. *No restrictive covenants are proposed for this subdivision.*
4. Any newly proposed accesses off of US Highway 69 must be reviewed and approved by the Iowa Department of Transportation (IDOT). *All driveway access will be via the private driveway easement.*
5. Please include a statement on all plats indicating that best management practices outlined in the Iowa Stormwater Management Manual Requirements and will meet or exceed the Iowa Statewide Urban Design and Specifications (SUDAS) requirements. *The applicant provided a statement addressing these items.*

Plat 1

Planning and Development:

1. Indicate on the plat where proposed Lot 2 will take access from the private Driveway.
2. Do you have plans to retain ownership of both Lots 1 and 2? *Yes*

Environmental Health: The septic sand filter for the existing house is located well within the proposed parcel lines for lot 1. This owner needs to apply for an NPDES permit for the sand filter discharge to a water body. The Environmental Health Department will follow up with the Department of Natural Resources to determine permit status. *This Application has been submitted to the DNR and a copy has been provided to the Environmental Health Department.*

Plat 2

Planning and Development:

1. Indicate on the plat where proposed Lot 2 will take access from the private driveway. Will there be an ingress/egress easement located on proposed Lot 1? *After additional follow-up, the*



applicant agreed that the future drive to proposed Lot 2 would be an easement across Lot 1 to preserve the natural resource area.

2. Please remove references to Lots 1 and 2 of Timber Creek Acres, Plat 1 as this subdivision has not yet been approved and add existing parcel letters to the plat. *Complete*
3. Do you plan to retain ownership of both Lots 1 and 2? *Yes*

Environmental Health:

The septic laterals for the existing house are close to the proposed lot line. The owner must ensure the laterals are at least 10' from all property lines. *It has been verified by the owner that the laterals are 10' from all property lines.*

Plat 3

Planning and Development:

1. Please remove references to Lot 2 of Timber Creek Acres, Plat 2 and Lot 1 of Timber Creek Acres, Plat 1 as these subdivisions have not yet been approved and add existing parcel letters to the plat. *Complete.*
2. Is there any connection between the existing or future residents of the existing dwelling and the ISU golf course? Please explain. *No.*
3. The balance of the parcel is identified as Lot 1. Is there a plan to construct a new dwelling on Lot 1? Where would the dwelling be located on Lot 1? If a new dwelling is planned for Lot 1, this will likely involve the need to submit a modification to the original Conditional Use Permit Application. The modification to the CUP should be addressed prior to the Board of Supervisor's taking action on the Residential Parcel Subdivision. *Added note to plat.*
4. Do you plan to sell or retain ownership of the existing dwelling and proposed Lot 2 if the subdivision is approved? *Retain ownership.*

Environmental Health:

The septic system for the golf facility is contained within the proposed property lines for lot 1. The septic system and well for the existing house are contained within the proposed property lines for lot 2. Easements will be necessary if lot 1 intends to use the well on lot 2. While there are no immediate concerns regarding the splitting of this property, a review of the file found that the Jensens have not obtained a National Pollution Discharge Elimination System (NPDES) permit #4 for discharging treated effluent to the pond. The Environmental Health Department will follow up with the Department of Natural Resources to determine permit status. *This Application has been submitted to the DNR and a copy has been provided to the Environmental Health Department.*

Plat 4

Planning and Development:

1. Please remove references to Lot 2 of Timber Creek Acres, Plat 1 and Lots 1 and 2 of Timber Creek Acres, Plat 3 as these subdivisions have not yet been approved and add existing parcel letters to the plat. *Complete.*
2. Do you plan to retain ownership of both proposed Lots 1 and 2? *Yes.*
3. There is a slight discrepancy in the total gross acres identified in the legal description compared to the amount shown on the drawing. *Corrected.*



4. For clarification, please label the measured line segment that starts from the southeast corner of proposed Lot 1, extends along the west side of the existing dwelling and stops 90 feet west of a north property corner. The separate Public Drainage Easement document included with the submittal indicates the drainage easement includes all land on proposed Lot 1 west of this line. Please confirm and label as such. *Completed.*

Environmental Health:

The septic sand filter and water well for the existing house is located well within the proposed parcel lines for lot 1. This owner needs to apply for an NPDES permit for the sand filter discharge to a water body. The Environmental Health Department will follow up with the Department of Natural Resources to determine permit status. *This Application has been submitted to the DNR and a copy has been provided to the Environmental Health Department.*

Comments from the General Public

Notification letters were mailed to surrounding property owners regarding the public meeting on the subdivision request on October 16, 2017. No written or verbal comments were received from the general public at the time this staff report was completed.

As a courtesy, the proposed subdivisions were emailed to the City of Ames and the City of Gilbert on August 28, 2017. Ames Planning staff raised verbal concerns about the proposed subdivisions and the inconsistency with Policy 4 of the Agriculture and Farm Service designation in the Rural Service and Agricultural Conservation Area of the Ames Urban Fringe Plan Land Use Framework Map. Policy 4 generally states, a subdivision for the creation of residential development lots is not supported. The current Agriculture and Farm Service designation and subsequent policies are not consistent with the existing land use and characteristics of the applicant's approximately 80-acre area currently under consideration.

Ames Urban Fringe Plan Designation

In response to the concerns from Ames Planning and Housing Staff about the inconsistency of the proposed request with the AUFPP policy, Story County Planning and Development Staff recommended to the applicant that he request a change in designation from the Agriculture and Farm Service designation of the Rural Service and Agricultural Conservation Area to the Rural Residential designation under the same subcategory. The applicant initially agreed to request the AUFPP land use designation change for these four (4) parcels and decided to include six (6) additional parcels to the north. At the request of the applicant, Story County Planning and Development sent an email to Ames Planning and Housing about the proposed AUFPP map amendment request. A few weeks later, the applicant decided against it based on concerns that the City of Ames may require a study of the area, delaying the request. The Ames Planning and Housing Director has recently verbally stated that the Ames Planning and Housing Department would not recommend a study of the area if the land use designation amendment is requested for only the four (4) parcels included in these subdivision requests, and Ames Planning and Housing staff would recommend approval of the AUFPP Amendment to the Ames Planning and Zoning Commission and the City Council. The Rural Residential Designation more closely aligns with the character of this area and the applicant's properties more closely align with the Rural Residential policies. Below are the descriptions of each of these subcategory designations:

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)

Analysis

Points to consider in evaluating the applicant's request to divide property through the Residential Parcel Subdivision Plat process to create two (2) lots for a proposed and existing residential dwellings for each of the four (4) parcels.

1. Based on current land use and comparison of the AUPF policies for the Rural Residential designation, an AUPF amendment is necessary to align with the existing site conditions. If approved, the resolutions for the subdivision requests would not be recorded until the AUPF Land Use Framework Map amendment is completed.
2. All requested plats meet the Residential Parcel Subdivision requirements as indicated in the Story County Land Division Requirements.
3. The property under consideration is within close proximity (approximately 1,100 feet) to several residential subdivisions within the City of Ames, as well as 19 single-family dwellings within ½ mile of the subject property located outside the city limits.
4. All newly proposed lots will take access off of Timber Creek Drive, a private driveway easement, which is permitted in the Residential Parcel Subdivision provisions.
5. All lots meet the minimum requirement of one acre (net) each.
6. The applicant plans to maintain ownership of all of the lots at this time.



7. The request for these Residential Parcel Subdivisions will not take any land out of agricultural row crop production and the Natural Areas will be preserved.

Conditions

Story County Planning and Development staff recommend the following as a condition of approval for the proposed Residential Parcel Subdivisions:

Due to the transformation of the land use of the applicant's properties, the applicant is strongly encouraged to request an amendment to the Ames Urban Fringe Plan Land Use Framework Map designation from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service designation to the Rural Residential designation. Only an amendment to the subcategory is necessary.

The process to request an amendment to the AUPF includes an amendment request by the applicant to the City of Ames. A majority support from the City of Ames, the City of Gilbert, and Story County is required to proceed with the submittal and consideration of the proposed amendment application. The Planning and Zoning commissions make recommendation on the amendment to the City Councils and Board of Supervisors. Approval by all three entities of the requested amendment at a public meeting is required to change the land use designation. If the Board of Supervisors supports this recommendation and approve the four (4) Residential Parcel Subdivisions with the condition that the applicant request the AUPF amendment to the City of Ames, the item could realistically be placed on the November 1, 2017 Story County Planning and Zoning Commission meeting agenda for recommendation and action on this item by the Board of Supervisors at the November 14, 2017 meeting.

Alternatives

Story County Planning & Development Staff recommend the approval, with the above condition, of the Timber Creek Acres, Plat 1 Residential Parcel Subdivision Plat as proposed (alternative #2).

1. The Story County Board of Supervisors approves Resolution #18-45, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 1, as put forth in SUB14-17.
2. **The Story County Board of Supervisors approves Resolution #18-45, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 1 with conditions, as put forth in SUB14-17.**
3. The Story County Board of Supervisors denies Resolution #18-45, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 1, as put forth in SUB14-17.
4. The Story County Board of Supervisors tables the decision on Resolution #18-45, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 1, as put forth in SUB14-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on Board of Supervisor's agenda.

Story County Planning & Development Staff recommend the approval, with the above condition, of the Timber Creek Acres, Plat 2 Residential Parcel Subdivision Plat as proposed (alternative #2).

1. The Story County Board of Supervisors approves Resolution #18-46, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 2, as put forth in SUB16-17.
2. **The Story County Board of Supervisors approves Resolution #18-46, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 2 with conditions, as put forth in SUB16-17.**



3. The Story County Board of Supervisors denies Resolution #18-46, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 2, as put forth in SUB16-17.
4. The Story County Board of Supervisors tables the decision on Resolution #18-46, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 2, as put forth in SUB16-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on Board of Supervisor’s agenda.

Story County Planning & Development Staff recommend the approval, with the above condition, of the Timber Creek Acres, Plat 3 Residential Parcel Subdivision Plat as proposed (alternative #2).

1. The Story County Board of Supervisors approves Resolution #18-47, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 3, as put forth in SUB15-17.
2. **The Story County Board of Supervisors approves Resolution #18-47, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 3 with conditions, as put forth in SUB15-17.**
3. The Story County Board of Supervisors denies Resolution #18-47, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 3, as put forth in SUB15-17.
4. The Story County Board of Supervisors tables the decision on Resolution #18-47, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 3, as put forth in SUB15-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on Board of Supervisor’s agenda.

Story County Planning & Development Staff recommend the approval , with the above condition, of the Timber Creek Acres, Plat 4 Residential Parcel Subdivision Plat as proposed (alternative #1).

1. The Story County Board of Supervisors approves Resolution #18-48, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 4, as put forth in SUB13-17.
2. **The Story County Board of Supervisors approves Resolution #18-48, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 4 with conditions, as put forth in SUB13-17.**
3. The Story County Board of Supervisors denies Resolution #18-48, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 4, as put forth in SUB13-17.
4. The Story County Board of Supervisors tables the decision on Resolution #18-48, the Residential Parcel Subdivision Plat – Timber Creek Acres, Plat 4, as put forth in SUB13-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on Board of Supervisor’s agenda.

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Emily Zandt, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 18-45**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Dickson Dale and Luanne Cae Jensen, 600 Timber Creek Drive, Ames, Iowa involving the real estate located in Washington Township, Section 23 at 600 Timber Creek Drive, Ames, Iowa and identified as parcel #09-23-300-305 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Dickson Dale and Luanne Cae Jensen are the legal titleholders of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met, and

WHEREAS, an amendment to the Ames Urban Fringe Plan (referenced in the Story County C2C Plan) from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service designation to the Rural Residential designation is a condition of approval,

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved with the above stated condition, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Timber Creek Acres, Plat 1 Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with the above stated condition. All acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A shall hereinafter be known as Timber Creek Acres, Plat 1 subject to the submittal and approval of an amendment to the Ames Urban Fringe Plan Land Use Framework Map from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential designation by the City of Ames, the City of Gilbert, and Story County.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 18-45 to be affixed to said Final Plat upon its approval by the Board of Supervisors. This resolution shall be recorded upon completion of the Ames Urban Fringe Plan Land Use Framework Map amendment.

Dated this 24th day of October, 2017.



Board of Supervisors
Story County, Iowa



County Auditor
Story County, Iowa

Moved by: Olson
Seconded by: Sanders
Voting Aye: Olson, Sanders
Voting Nay: None
Absent: Martin Chitty

ATTACHMENT A

Legal Description

A subdivision of Parcel E in the Southwest Quarter of the Southwest Quarter of Section 23, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Section 23, said point also being the Southwest Corner of said Parcel E; thence following the boundary of said Parcel E N00°00'15"W, 1320.00 feet to the Northwest Corner thereof; thence N89°51'16"E, 1318.34 feet to the Northeast Corner thereof; thence S00°09'12"E, 503.96 feet; thence S89°51'16"W, 753.90 feet; thence S00°08'44"E, 210.33 feet; thence S34°05'02"E, 305.66 feet to the beginning of a curve; thence easterly, 239.78 feet along said curve concave to the north, having a radius of 130.00 feet, a central angle of 105°40'55" and being subtended by a chord which bears S86°55'26"E, 207.21 feet; thence N40°14'10"E, 289.08 feet to the beginning of a curve; thence northeasterly, 227.51 feet along said curve having a radius of 380.00 feet, concave to the southeast, a central angle of 34°18'11" and being subtended by a chord which bears N57°23'22"E, 224.12 feet; thence S00°09'12"E, 625.94 feet; thence S87°28'11"W, 1322.91 feet to the point of beginning, containing 33.08 acres.

DO NOT WRITE IN THE SPACE ABOVE. RESERVED FOR RECORDER

Prepared By: Emily Zandt, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 18-46**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Dickson Dale and Luanne Cae Jensen, 600 Timber Creek Drive, Ames, Iowa involving the real estate located in Washington Township, Section 23 at 585 Timber Creek Drive, Ames, Iowa and identified as parcel #09-23-300-370 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Dickson Dale and Luanne Cae Jensen are the legal titleholders of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met, and

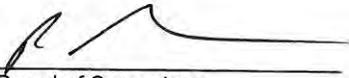
WHEREAS, an amendment to the Ames Urban Fringe Plan (referenced in the Story County C2C Plan) from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service designation to the Rural Residential designation is a condition of approval,

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved with the above stated condition, and accepted.

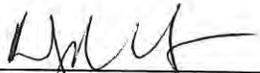
NOW, THEREFORE, BE IT RESOLVED that the Timber Creek Acres, Plat 2 Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with the above stated condition. All acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A shall hereinafter be known as Timber Creek Acres, Plat 2 subject to the submittal and approval of an amendment to the Ames Urban Fringe Plan Land Use Framework Map from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential designation by the City of Ames, the City of Gilbert, and Story County.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 18-46 to be affixed to said Final Plat upon its approval by the Board of Supervisors. This resolution shall be recorded upon completion of the Ames Urban Fringe Plan Land Use Framework Map amendment.

Dated this 24th day of October, 2017.



Board of Supervisors
Story County, Iowa



County Auditor
Story County, Iowa

Moved by: Olson
Seconded by: Sanders
Voting Aye: Olson, Sanders
Voting Nay: None
Absent: Martin Chitty

ATTACHMENT A

Legal Description

A subdivision of Parcel F, as shown on the Plat of Survey filed in Book 14, Page 11, in the Southwest Quarter of the Southwest Quarter of Section 23, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Parcel F; thence S00°09'12"E, 135.05 feet to the Southeast Corner thereof and the beginning of a curve; thence southwesterly, 227.51 feet along said curve having a radius of 380.00 feet, concave to the southeast, a central angle of 34°18'11" and being subtended by a chord which bears S57°23'22"W, 224.12 feet; thence S40°14'10"W, 289.08 feet to the beginning of a curve; thence westerly, 239.78 feet along said curve concave to the north, having a radius of 130.00 feet, a central angle of 105°40'55" and being subtended by a chord which bears N86°55'26"W, 207.21 feet; thence N34°05'02"W, 305.66 feet; thence N00°08'44"W, 210.33 feet to the Northwest Corner of said Parcel F; thence N89°51'16"E, 753.90 feet to the point of beginning, containing 6.09 acres.

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Emily Zandt, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 18-47**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Dickson Dale and Luanne Cae Jensen, 600 Timber Creek Drive, Ames, Iowa involving the real estate located in Washington Township, Section 23 at 3935 US Highway 69, Ames, Iowa and identified as parcel #09-23-300-405 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Dickson Dale and Luanne Cae Jensen are the legal titleholders of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met, and

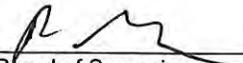
WHEREAS, an amendment to the Ames Urban Fringe Plan (referenced in the Story County C2C Plan) from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service designation to the Rural Residential designation is a condition of approval,

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved with the above stated condition, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Timber Creek Acres, Plat 3 Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with the above stated condition. All acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A shall hereinafter be known as Timber Creek Acres, Plat 3 subject to the submittal and approval of an amendment to the Ames Urban Fringe Plan Land Use Framework Map from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential designation by the City of Ames, the City of Gilbert, and Story County.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 18-47 to be affixed to said Final Plat upon its approval by the Board of Supervisors. This resolution shall be recorded upon completion of the Ames Urban Fringe Plan Land Use Framework Map amendment.

Dated this 24th day of October, 2017.



Board of Supervisors
Story County, Iowa



County Auditor
Story County, Iowa

Moved by: Olson
Seconded by: Sanders
Voting Aye: Olson, Sanders
Voting Nay: None
Absent: Martin Chitty

ATTACHMENT A

Legal Description

A subdivision of Parcel C, as shown on the Plat of Survey filed in Book 14, Page 9, in the Southeast Quarter of the Southwest Quarter of Section 23, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Southeast Quarter of the Southwest Quarter, said point also being the Northeast Corner of said Parcel C; thence following the boundary of said Parcel C S00°12'35"E, 582.13 feet to the Southeast Corner thereof; thence S89°47'25"W, 60.00 feet; thence S57°33'45"W, 225.08 feet; thence N87°57'27"W, 686.41 feet; thence N78°24'52"W, 211.76 feet to the beginning of a curve; thence westerly, 179.38 feet along said curve having a radius of 380.00 feet, concave to the south, a central angle of 27°02'48" and being subtended by a chord which bears S88°03'51"W, 177.72 feet to the Southwest Corner of said Parcel C; thence N00°09'12"W, 639.01 feet to the Northwest Corner thereof; thence N89°51'59"E, 1320.58 feet to the point of beginning, containing 20.14 acres, which includes 0.80 acres of existing public right of way.

ATTACHMENT B



STUMBO & ASSOCIATES
LAND SURVEYING

510 S. 17TH STREET, SUITE 1102 • AMES, IOWA 50010
PH: 515-233-3684 • FAX: 515-233-4403

FINAL PLAT
TIMBER CREEK ACRES, PLAT 3

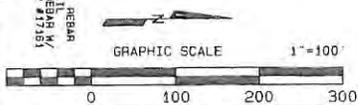
A RESIDENTIAL PARCEL SUBDIVISION OF PARCELS C IN THE
SE1/4, SW1/4 OF SEC. 28-93-24, STORY COUNTY, IOWA

JOB #17041FP DATE: 10/17/17 PAGE 1 OF 1



Subdivision: 17181
Scale: 1"=100'
Date: 10/17/17

Surveyor: [Signature]



DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Emily Zandt, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 18-48**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Dickson Dale and Luanne Cae Jensen, 600 Timber Creek Drive, Ames, Iowa involving the real estate located in Washington Township, Section 23 at 200 Timber Creek Drive, Ames, Iowa and identified as parcel #09-23-300-450 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Dickson Dale and Luanne Cae Jensen are the legal titleholders of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met, and

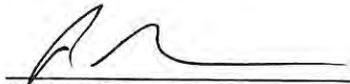
WHEREAS, an amendment to the Ames Urban Fringe Plan (referenced in the Story County C2C Plan) from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service designation to the Rural Residential designation is a condition of approval,

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved with the above stated condition, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Timber Creek Acres, Plat 4 Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with the above stated condition. All acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A shall hereinafter be known as Timber Creek Acres, Plat 4 subject to the submittal and approval of an amendment to the Ames Urban Fringe Plan Land Use Framework Map from the Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential designation by the City of Ames, the City of Gilbert, and Story County.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 18-48 to be affixed to said Final Plat upon its approval by the Board of Supervisors. This resolution shall be recorded upon completion of the Ames Urban Fringe Plan Land Use Framework Map amendment.

Dated this 24th day of October, 2017.



Board of Supervisors
Story County, Iowa



County Auditor
Story County, Iowa

Moved by: Olson

Seconded by: Sanders

Voting Aye: Olson, Sanders

Voting Nay: None

Absent: Martin Chitty

ATTACHMENT A

Legal Description

A subdivision of Parcel D, as shown on the Plat of Survey filed in Book 14, Page 9, in the Southeast Quarter of the Southwest Quarter of Section 23, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the South Quarter Corner of said Section 23, said point also being the Southeast Corner of said Parcel D; thence following the boundary of said Parcel D S87°28'11"W, 1322.91 feet to the Southwest Corner thereof; thence N00°09'12"W, 625.94 feet to the Northwest Corner of said Parcel D and the beginning of a curve; thence easterly, 179.38 feet along said curve having a radius of 380.00 feet, concave to the south, a central angle of 27°02'48" and being subtended by a chord which bears N88°03'51"E, 177.72 feet; thence S78°24'52"E, 211.76 feet; thence S87°57'27"E, 686.41 feet; thence N57°33'45"E, 225.08 feet; thence N89°47'25"E, 60.00 feet to the Northeast Corner of said Parcel D; thence S00°12'35"E, 627.50 feet to the point of beginning, containing 17.38 acres, which includes 0.87 acres of existing public right of way.

