



STORY COUNTY

PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087

"Commitment, Vision, Balance"

515-382-7245

MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: October 4, 2017

Aaron Steele, Chair	2018
*Jerry Cable, Vice Chair	2019
Linda Murken	2020
Marvin Smith	2018
*Ruth Hulstrom	2017
P.J. McBride	2021
*Jonathan Sherwood	2020
*Absent	

CALL TO ORDER: 4:02 p.m.
PLACE: Public Meeting Room
Administration Building

ADJOURNMENT: 5:06p.m.

STAFF PRESENT: Jerry Moore, Director; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: None

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)
September 6, 2017

PUBLIC COMMENTS:
None

PUBLIC HEARING ITEMS:**PROCESSES ORDINANCE AMENDMENTS FOR SUBDIVISION PLATS, CONDITIONAL USE PERMITS, AND VARIANCE APPLICATIONS**

Jerry Moore stated that he would give an overview of the major changes being proposed in each chapter—Chapters 85, 87, 90 and 92 of the Story County Land Development Regulations. The current land development regulations do not include specific language for what to do when submitting an application from the review process. Mr. Moore feels it is important for the processes to provide clarity for applicants and the general public to understand the submittal, review and action process for these development applications.

Chapter 85 – a definition of substantial action was added.

Chapter 87 – discussion took place about whether or not language being used regarding plats of survey following natural contours should be stronger. Steele clarified that the language states that where practical subdivisions should follow natural contours such as springs, creeks or drainage ways and does not use the word shall. Smith stated that it seems as though there are also issues with lack of language that would prohibit certain activities. Murken stated that she supported Steele's statement to change should to shall, which would put the burden on the applicant to show why a division not following natural contours is not practical. Steele asked for clarification whether the new statement would be applicable to only plat of surveys, and Mr. Moore stated that the intent is for it to apply to all divisions. Smith stated that there had been so much time put into the C2C Plan and identifying natural resources that he would like to see those areas better protected through the code as well. Much discussion took place about proper language in platting and development processes to accomplish protecting natural resources in conformance with the C2C Plan. McBride stated that the word practicable could be perceived differently from one person to another.

Murken asked for clarification if any of the changes are to the requirements of the current zoning ordinance or if they are limited to the process. Mr. Moore confirmed the changes are primarily to clarify the application submittal, review and action process.

Murken asked for clarification about the conceptual review process. Mr. Moore stated that the conceptual review is an existing process and explained that it is an informal meeting with County staff that takes place before a formal submittal is made.

Chapter 90 – Mr. Moore stated that this chapter and processes applies to conditional uses and gave an overview of the process including conceptual review, submittal process which staff, notices to property owners and cities, staff report, public hearing before the Planning and Zoning Commission to Board of Adjustment.

Chapter 92 – Mr. Moore stated that this is the administrative chapter and includes language on the variance process for improvements that does not meet setbacks or height requirements. An application would be submitted for review by staff and other departments and would go before the Board of Adjustment. Language was added that the Board of Supervisors could remand a decision within 30 days to be reheard, which is in state law. Appeal process language was added and language was added about substantial action.

Steele opened the public hearing. No one was present to comment on the proposed amendments.

MOTION: The Story County Planning and Zoning Commission recommends approval of Chapter 85 of the Processes Ordinance Amendment to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

**Motion: Murken
Second: McBride
Voting Aye: Steele, McBride, Murken, Smith
Voting Nay: None
Not Voting: None
Absent: Cable, Hulstrom, Sherwood
Vote: (4-0)**

MOTION: The Story County Planning and Zoning Commission recommends approval of Chapter 87 of the Processes Ordinance Amendment with the elimination of 87.02 (2) that states, where practical divisions should follow natural contours such as springs, creeks or drainage ways to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

**Motion: Murken
Second: Smith
Voting Aye: Murken, Steele, McBride, Smith
Voting Nay: None
Not Voting: None
Absent: Cable, Hulstrom, Sherwood
Vote: (4-0)**

MOTION: The Story County Planning and Zoning Commission recommends approval of Chapter 90 of the Processes Ordinance Amendment to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

**Motion: Murken
Second: McBride
Voting Aye: McBride, Steele, Smith, Murken
Voting Nay: None
Not Voting: None
Absent: Cable, Hulstrom, Sherwood
Vote: (4-0)**

MOTION: The Story County Planning and Zoning Commission recommends approval of Chapter 92 of the Processes Ordinance Amendment) to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

**Motion: Murken
Second: Smith
Voting Aye: Steele, Smith, McBride, Murken
Voting Nay: None
Not Voting: None**

Absent: Cable, Hulstrom, Sherwood
Vote: (4-0)

COMMENTS

STAFF: Mr. Moore stated that the July 2018 Planning and Zoning Commission meeting falls on the July 4th holiday and sked the Commission if they prefer to have the meeting on the 5th or the 11th of July instead.

MOTION: The July 4, 2018 Planning and Zoning Commission meeting will be moved to July 11, 2018.

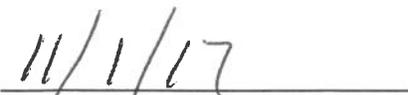
Motion: Smith
Second Murken
MCU

Mr. Moore gave an overview of the quarterly report, debris management plan, storm water drainage proposed amendment, and the upcoming 2020 US Census.

COMMISSION: None

ADJOURNMENT: 5:06 p.m.


Approval of Minutes


Title and Date