

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
515-382-7245



"Commitment, Vision, Balance"

**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: May 6, 2020	Marvin Smith, Chair (Phone)	2023
	Jonathan Sherwood, Vice Chair (Phone)	2020
CALL TO ORDER: 4:01 PM	Kathy Mens (Phone)	2022
PLACE: Public Meeting Room	PJ McBride (Phone)	2021
Administration Building	Doug Moore (Phone)	2020
	Cheryl Moss (Phone)	2020
	Gina McAndrews (Phone)	2024
	*Absent	

Special Note: Due to recommendations to limit gatherings to no more than ten (10) people in order to help slow the spread of the COVID-19 virus, public access to the meeting was provided via conference call to listen and participate in the meeting. Planning and Zoning Commission members were present by conference call.

STAFF PRESENT: Jerry Moore, Director (phone); Amelia Schoeneman Planner (phone); Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Linda Murken, Sandra King, Richard Johansen, David Stine, Kurt Friedrich, John Gade

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES Motion by Moss, Second by McBride, to approve the April 1, 2020 minutes.

Voting Aye: Moss, McBride, Smith, Mens, Sherwood, McAndrews, D. Moore

Voting Nay: None

Absent: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

REZ01-20 And SUB06-20 Prairie Valley Major Subdivision Preliminary Plat, Rezoning And C2C Comprehensive Plan Future Land Use Map Amendments

Amelia Schoeneman presented the Staff Report and stated that this is a Rezoning and Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map amendment request and a Major Subdivision Preliminary Plat request for the property located at the southeast corner of the intersection of 500th Avenue and 170th Street in the Northwest Quarter of Section 7 of Franklin Township. The subject property is currently zoned R-1 Residential and A-1 Agricultural. The requested amendment to the Official Zoning Map of Story County, Ordinance 288, is to the GB-C Greenbelt-Conservation District for portions of the subject property determined to be environmentally sensitive and that contain floodplain. The request includes a C2C Comprehensive Plan Future Land Use Map amendment from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area for the environmentally sensitive areas and floodplain. The requested major subdivision preliminary plat for the Prairie Valley Subdivision is proposed to include 70 lots for single-family dwellings, five lots to be dedicated to Story County and Story County Conservation including the environmentally sensitive areas, and seven out lots (not buildable for a dwelling) to be owned and managed by a homeowner association. Story County Planning and Development Staff recommend approval of the rezoning and C2C Comprehensive Plan Future Land Use Map amendment request and a Major Subdivision Preliminary Plat request with conditions.

Kurt Friedrich stated that this has been a huge project and it has been an 18-month process. Friedrich commended Schoeneman for her work on the project. Friedrich stated that what has been presented as a development structure is unprecedented and there are unique and special elements that will be intriguing to individuals that chose to live in the development. Approximately 50% of the land will be put into permanent conservation green space. Friedrich stated the green space would be dedicated to the County and become a park, all while adhering to the County's new stormwater requirements. Friedrich stated he is pleased with the recommendation made by Staff and all conditions and requirements have been met. Friedrich stated that he was hopeful the Board of Supervisors would chose to amend the County's economic development policy to allow rebates to private entities, but that did not happen and he wants to encourage the Supervisors to continue to evaluate and try to come up with ways to stimulate economic activity in the county.

John Gade spoke about the objection to the turning lane condition. Gade stated that a traffic study was completed and it was determined that on 170th a right turn lane is warranted heading north bound on 500th Avenue. Gade stated that the proposed development will only add minimal amounts of traffic to the County's roads and he did not think his client should have to pay the full cost of the improvement.

Several aspects of the request were discussed by the commission. Mens expressed concerns about the proximity of the development lots to the livestock to the north and east. Staff noted

that a 50-foot buffer is required as a condition of the rezoning and provided from the property to the east. For the lots closest to 170th Street and the agricultural operations to the north, a fence is proposed on the rear property lines of Lots 1-5, which are adjacent to a Homeowner's Association-owned out lot. No fencing is proposed for the front yards of Lots 29-33, which have frontage on Blazing Star Street as it runs parallel to and south of 170th street, or the side yard of Lot 34 located to the south of 170th with frontage on Primrose Avenue.

Discussion regarding the County Engineer's recommendation for the applicant to pay for the turn lane also occurred. Smith stated that he felt the discussion as to who pays for the turn lane improvement should be left to the County Board of Supervisors. D. Moore asked for the current count of cars at 170th turning right onto 500th, the amount added by the development, and the number that warranted the turn lane. Staff stated that the evening peak (4:45 pm to 5:45 pm) at the intersection is currently 49 cars making right turns onto 500th, based on the traffic study. A turn lane is warranted at a peak of 57 cars per the study. The development will add the eight cars to the peak, warranting the turn lane, by its second phase. D. Moore asked for the cost of the turn lane. John Gade, the applicant's engineer estimated it would cost \$75,000. D. Moore expressed his opposition to the turn lane improvement in general, no matter who pays, if it was only warranted by traffic levels at the peak hour of the day.

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

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

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from A-1 Agricultural District and R-1 Transitional Residential District to the GB-C Greenbelt-Conservation District and C2C Future Land Use Map Designation from the Rural Residential Area to the Agricultural Conservation Area and from the Rural Residential Area and the Agricultural Conservation Area to the Natural Resource Area as put forth in case REZ01-20.

Motion: D. Moore

Second: Moss

Voting Aye: D. Moore, Moss, Smith, McBride, Mens, Sherwood, McAndrews

Voting Nay: None

Not Voting: None

Absent: None

Vote: (7-0)

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Major Subdivision Preliminary Plat as put forth in case SUB 06-20 with conditions.

Motion: McBride

Second: D. Moore

Voting Aye: McBride, D. Moore, Moss, Mens, Sherwood, Smith, McAndrews

Voting Nay: None

Not Voting: None

Absent: None

Vote: (7-0)

Ames Urban Fringe Plan – Learning About Main Components Of Plan, And Discussing Concerns, Strengths and Weaknesses Of The Plan

J. Moore stated that the expiration of the Ames Urban Fringe Plan is in 2021. Planning and Development Staff see an opportunity to amend the AUFPP and the land use framework map. J. Moore provided background information on the following:

- Creation and purpose of the AUFPP and recent impacts.
- Changes and comments on the plan from the Board of Supervisors, Planning and Zoning Commission, and Planning and Development Staff.
- Guiding principles for cooperative planning.
- Common Goals for the Urban Fringe.
- Key Land Use Designations shown on the Land Use Framework Map.
- Community Commercial Node and Convenience Commercial Node.
- 28E Agreement clarification.
- Significant changes to and/or affecting AUFPP during the last three years.
- Growth trends in unincorporated Story County.
- Planning and Development Staff and PZC Chair meeting with Ames 2040 Comp Plan consultant RDG discussion points.
- Letter from BOS to Ames and Gilbert addressing AUFPP concerns.
- Impact of AUFPP on Story County Departments programs/services Environmental Health.
- AUFPP revised discussion schedule.

J Moore asked for discussion on AUFPP policies/goals for 28E Agreement, Land Use Framework Map, strengths/weaknesses of current plan. The commissioners provided the following comments.

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

Sherwood had a question about the current east AUFPP boundary and why the north boundary extends partially into City of Gilbert. Jerry informed him that the east boundary was changed when the 1300-acre land use area was changed to Planned Industrial and the north boundary represents a 2-mile limit from Ames and it includes a watershed protection area.

Smith commented on Guiding Principle number 2 from the AUFPP about how the entities are to work together to preserve agricultural lands and protect rural lands from unplanned, rural single-family development and other forms of inefficient urbanization. He said this was interesting as the landowners are often not interested in developing their land. Marvin next commented on the Rural Transitional Area and specifically The Irons development and how after several years it still is not annexed into Ames and the property owners are still without City infrastructure. He commented that there should be policies in place that address a timeline to complete the

annexation and City infrastructure and services or there should be consequences. He lastly commented that the AUPF needs to better address transportation planning and the impacts of development on existing public roads and who and how road improvements are paid for.

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

COMMENTS

STAFF: J. Moore stated there is a lot of new activity happening in the department including three new CUP's for communication towers, Subdivisions, communication co-location request, and the Nevada Wastewater Treatment Plant Conceptual Review.

COMMISSION: Moss stated that as a teacher she has been experiencing inequity of internet coverage in the County. J. Moore stated that one of the items on the Board of Supervisors Strategic Plan is to look at the current internet status in the County.

ADJOURNMENT: 6:40 PM

Cheryl Moss
Approval of Minutes

PZC Chair 8/5/20
Title and Date