

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
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"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: July 1, 2020	Kathy Mens (Phone)	2022
	PJ McBride (Phone)	2021
CALL TO ORDER: 12:00 PM	Cheryl Moss (Phone)	2020
PLACE: Public Meeting Room	Wendie Schneider (Phone)	2023
Administration Building	*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; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Chaden Halfhill, Andrew Friend, Brad Stumbo, Thomas Kurt, Gregory Ervanian, Linda Murken, Lauris Olson, Lisa Heddens

APPROVAL OF AGENDA (MCU)

Motion by McBride, Second by Schneider to approve agenda.

APPROVAL OF MINUTES

May 6, 2020

July 1, 2020

Motion by Mens, Second by Schneider to approve the minutes.

Voting Aye: Mens, McBride, Moss, Schneider

Voting Nay: None

Absent: None

PUBLIC COMMENTS: None

NEW BUSINESS

Ames Urban Fringe Amendment Process

Jerry Moore presented the staff memo and stated that this is the third preliminary discussion on

the Ames Urban Fringe Plan (AUFPP) amendment and process. Moore stated that background information about the AUFPP was given and input obtained from the Story County Planning and Zoning Commission at their May 6, 2020 meeting and also provided background information about the AUFPP and obtained input from the Story County Board of Supervisor's at their May 26, 2020 meeting. The key comments from the Planning and Zoning Commission and Board of Supervisors were provided in the staff memo. Moore stated that the purpose of discussion tonight is for:

- Planning and Development staff to summarize the statements and general themes from the recent Planning and Zoning Commission and Board of Supervisor's meetings.
- The Board and Commission to discuss and provide direction to Planning and Development staff regarding new communication to assist in drafting a letter for Board consideration (revisions to March 26, 2019 letter to Ames and Gilbert) to entity participants.
- The Board and Commission to discuss and provide direction to Planning and Development staff about sending a letter to the City of Kelley and Boone County inquiring about their interest in participating in the AUFPP amendment process. The letter will be sent if there is a consensus from all current participating entities.
- Discussing a possible AUFPP amendment timeline.
- Discussing ideas for components of amendment process including focus groups.
- Discussing ideas on outreach and input from general public.

Moore provided a possible AUFPP Amendment Timeline and stated the focus groups previously included in the past AUFPP creation included: Environmental, Neighborhood/Public, Government/Institutional/Economic Development, and Agricultural Producers.

Schneider asked what the biggest changes are that have occurred since 2008 and how the document should address them. The items standing out to her are: flooding, water quality, affordable housing, and public lands or parks and recreation spaces.

Lauris Olson stated that she was present for most all of the process and the developers wanted to create uniform standards and there are issues today in 2020 that did not come up in the original AUFPP process. Olson stated she would like to see the process be realistic about rural expectations.

Linda Murken stated concentrated development and septic systems can wreak havoc with land and water, and this type of development should be for urban development and future policies should address reasonable timeline for these areas to annexed and receive city services.

Moss stated public use of land for recreation would indirectly help with other issues.

Mens commented that Iowa is an agricultural state. Moss agreed but stated proper infrastructure is also needed.

Murken stated there is a continued need of housing in the central part of Ames, rather than solely considering and using agricultural land. Olson stated that the value of agricultural land is climbing around the urban fringe due to plans and speculation asked if there are thoughts about how to balance costs between land prices and costs of infrastructure.

Murken asked about transportation issues and how Story County and the City of Ames could work together to provide and share costs for safer and more efficient shared roads and

intersections. Olson stated that she feels the draft letter to the City of Ames and Gilbert should be as robust as the meeting discussion has been.

MOTION:

Story County Planning and Zoning Commission recommends support of having the Planning and Development Department staff prepare a draft letter to the City of Ames and Gilbert and to be reviewed by the Planning and Zoning Commission and acted on by the Story County Board of Supervisors prior to sending that addresses the areas of primary importance from the previous March 26, 2019 letter and the items discussed tonight during the meeting.

Motion: McBride

Second: Schneider

VOTE:

Voting Aye: McBride, Schneider, Mens, Moss

Voting Nay: None

Absent: None

(4-0)

Moore asked if there are any suggestions or changes to the amendment timeline or comments on the past advisory groups, and there were none.

PUBLIC HEARINGS

Ames Urban Fringe Plan – Land Use Framework Map Amendment from Rural Transitional Residential Area to General Industrial Area For The Bishop Farms Property

Moore stated that Bishop Farms is proposing to divide the east 15-acres of the 47.84-acre parcel that includes the office, scale house and parking area and adjoin it with the 111-acre parcel to the east containing the mining operation for Martin Marietta. The balance of the 47.84-acre parcel is in row crop production. This proposed division is prompting the need for the applicant to request an Ames Urban Fringe Plan – Land Use Frame Work Map Amendment and the goal of the Ames Urban Fringe Plan – Land Use Frame Work Map Amendment is to establish consistency with the mining operation, General Industrial use in the Ames Urban Fringe Plan and take advantage of a tax classification change from commercial to agriculture for the balance of the 47.84 acres. There are no plans to develop or change the current use of the proposed 15 acre parcel or balance of the 47.84 acre parcel. Martin Marietta obtained a Conditional Use Permit for the office, scale house, fresh air shaft and expanded a stock pile area in 1990. The use was established through a special permit in 1959 for extraction of gravel, sand, stone and clay, and the AUFPP was adopted in 2008.

Moore recommended that the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Rural Transitional Residential Area to the General Industrial Area of the proposed 15-acre parcel, except the south portion that is zoned R-1 Transitional Residential District be approved. The requested AUFPP amendment requires approval from the Board of Supervisors, City of Ames, and City of Gilbert.

McBride asked for clarification about the document from the City of Ames staff. Moore explained that was the submittal and approval from the Ames City Council.

Brad Stumbo stated that he does not have anything to add and the intention of the landowners was captured in the information presented:

Thomas Kurt stated he has concerns about the statement from Bishop Farms that there are no plans at this time. He asked about future plans due to the amount of noise and dust created from the operation, and stated that he would like to see the area remain as is. Moore stated that Martin Marietta obtained a Conditional Use Permit for the office, scale house, fresh air shaft and expansion of a stock pile area in 1990. The use was established through a special permit in 1959 for extraction of gravel, sand, stone and clay, and the AUFM was adopted in 2008. The original CUP was for the original owner and Martin Marietta is the third company to operate the mine. Moore clarified that Bishop Farms plans to continue to use the balance of the 47.84 acre parcel as farm ground. Also, Martin Marietta has no improvement plans for the proposed 15 acre parcel, however if Martin Marietta or Bishop Farms decided to make additional site improvements in the future, it would require a Conditional Use Permit modification at that time and adjacent landowners within 1/4 mile of the property would be notified.

Brad Stumbo stated that the owner of the property was trying to place everything being mined in one area of the property through a boundary line adjustment, which is what triggered the amendment being proposed for the use to remain consistent, not because of development.

MOTION:

The Story County Planning and Zoning Commission approves the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Rural Transitional Residential Area to the General Industrial Area of the proposed 15-acre parcel, except the south portion that is zoned R-1 Transitional Residential District.

Motion: Mens

Second: McBride

Voting Aye: Mens, McBride, Moss Schneider

Voting Nay: None

Absent: None

(4-0)

COMMENTS

STAFF: Moore stated that there is an opportunity for training through the Iowa State University Extension paid by Story County, and that Ethan Anderson, Assistant County Attorney will provide information at the August Planning and Zoning Commission meeting about the role of commission members and Planning and Development Staff will provide information on the various times that staff reaches out to the County Attorney's Office.

COMMISSION: None

ADJOURNMENT: 6:00 PM

Cheryl Moss

Approval of Minutes

PZC Chair 8/5/20

Title and Date