

Story County  
Coordinated Long Range Plan  
From Cornerstone to Capstone  
Story County Comprehensive Plan



**Community Input Meeting**  
**June 18<sup>th</sup>, 2015**  
**Huxley Safe Room**





# Meeting Agenda

- **Introductions**
- Overview of the C2C Project and Schedule
- Existing Plans and Goals Under Review
- Issues and Opportunities Exercise



# Introductions Around the Room

- Name?
- Where do you live?
- Have you been involved in a comprehensive planning project before?



**MSA**  
PROFESSIONAL SERVICES  
CHRIS JANSON, AICP  
Project Lead  
Project Manager + Primary Contact

**CONFLUENCE**  
CHRIS SHIRES, AICP  
Project Planner



**CONFLUENCE**  
MATT CARLILE, PLA  
Project Landscape Architect



**MSA**  
PROFESSIONAL SERVICES  
CHRIS JANSON, AICP  
Project Manager



**MSA**  
PROFESSIONAL SERVICES  
SHAWN O'SHEA  
Project Planner



**MSA**  
PROFESSIONAL SERVICES  
JASON VALERIUS, AICP  
Senior Project Planner



**DESIGNWORKSHOP**  
BRITT PALMBERG, AICP  
Economic Analyst





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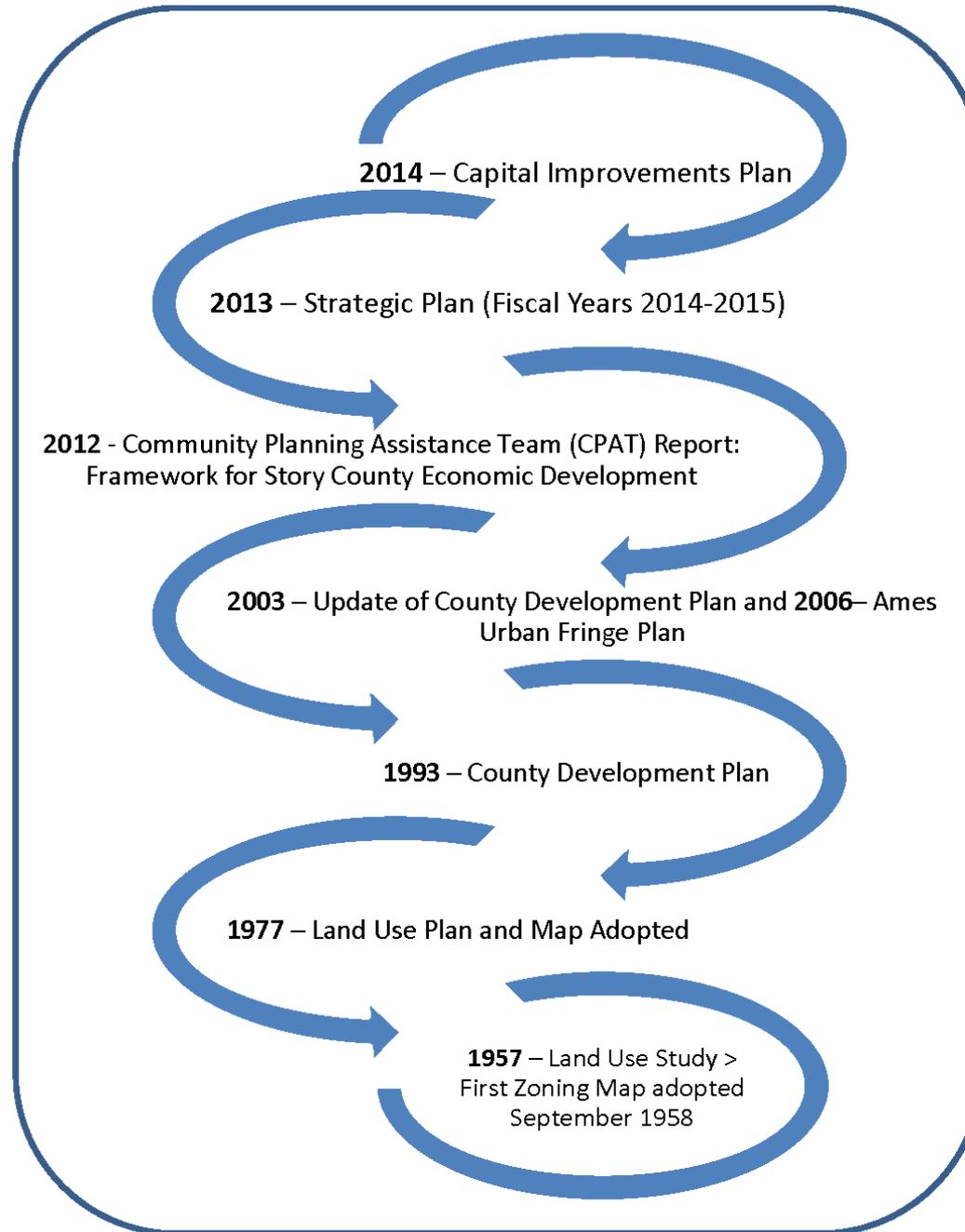
# From Cornerstone to Capstone

## *The C2C Project*



### **Story County Comprehensive Plan**

- *Vision and Goals*
- *Community, Social and Cultural Character*
- *Sustainability and Quality of Life Aspects*
- *Housing*
- *Economic Development*
- *Transportation*
- *Service, Community Facilities and Infrastructure*
- *Environment and Natural Resources*
- *Land Use (Existing and Future)*
- *Fringe Area Planning and Intergovernmental Cooperation.*



**County Outreach and Special Projects Manager**  
**Story County Administration**

900 6th Street

Nevada, Iowa 50201

**Phone:** 515-382-7247

**Email:** [lharter@storycountyia.gov](mailto:lharter@storycountyia.gov)





# Comprehensive Plan Audit

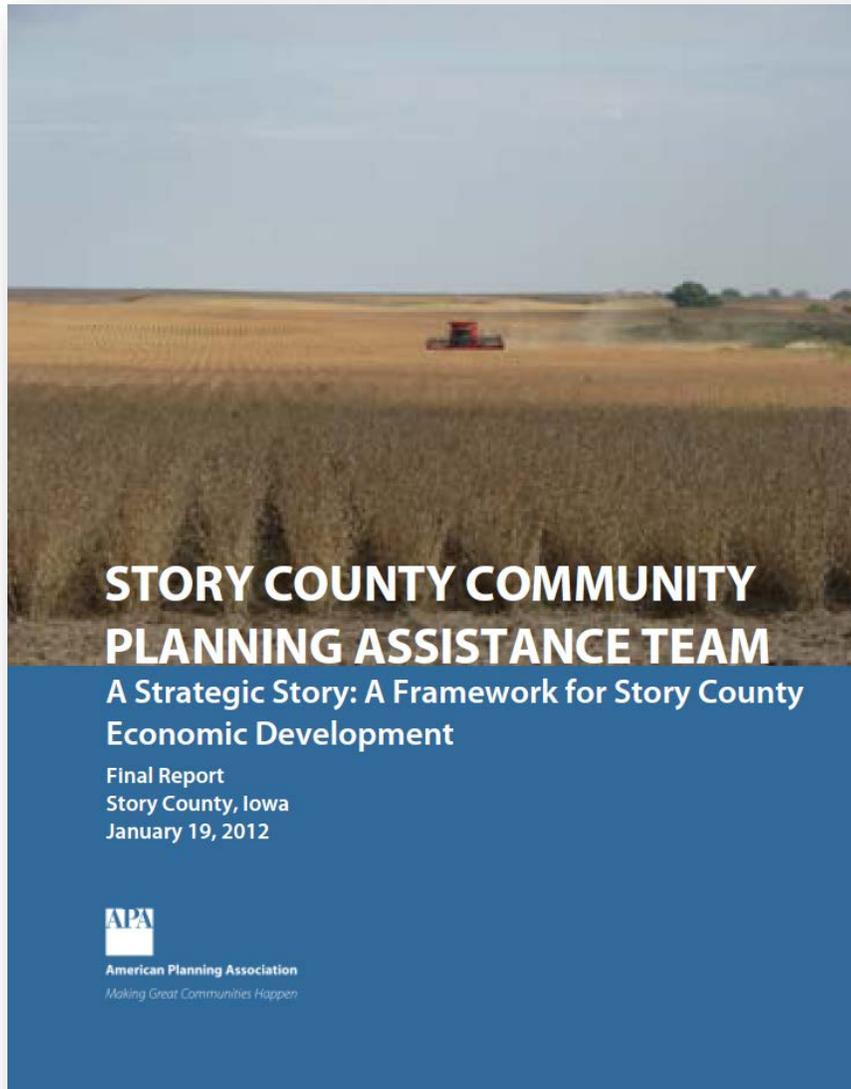
2013

Story County, Iowa



**Prepared by Story County Planning and Development**

900 6<sup>th</sup> Street  
Nevada, Iowa 50201  
[pzweb@storycounty.com](mailto:pzweb@storycounty.com)





**Story County  
Coordinated Long Range Plan  
From Cornerstone to Capstone  
Story County Comprehensive Plan**

*A comprehensive plan, also known as a master or general plan, is a collection of information and materials designed to guide the future development of a city or county. Such a plan can provide a community with a firm foundation for policy and action that will allow it to function more efficiently and effectively. It can strengthen communities' policies and legislation, and it also can promote a more certain future. -ISU Extension Land Use Series*



## Elements of the C2C Plan

Vision & Goals

Emergency Preparedness

Communications & Public Safety

Agricultural Resources

Housing

Infrastructure & Utilities

Community Facilities

Economic Development

Intergovernmental Coordination

Land Use

Transportation

Cultural & Natural Resources

# C2C Schedule and Tasks By Month



Month Name	Calendar Year	Fiscal Year	C2C Milestone Task(s)	MSA Team Detailed Work and Meeting Activities
March	2015	2015	Visioning	Begin Review of Existing Plans, Including Goals and Actions and Review C2C Visioning Materials
April	2015	2015	Goals Development	C2C Project Kickoff Meetings, Website Development & Launch, Existing Plan(s) Review and Goal Coordination, Begin Existing Conditions Analysis and Survey Development.
May	2015	2015		Survey Deployment, Planning and Zoning Commission Issues and Opportunities Identification Meeting, Community Issues and Opportunities Identification Meetings (4 meetings Across County), Develop Vision Based Goals, and Begin Market Analysis.
June	2015	2015	Research & Analysis and Scenario Development and Review	Complete Existing Conditions Analysis, Complete Market Analysis, Begin Developing Future land Use Scenario(s), Assist with County Conservation Planning (Natural Resources and Water Resources Components) and C2C Project Team and Task Force Meeting to Finalize Goals
July	2015	2016		C2C Project Team and Task Force Meeting to Review Existing Conditions, Market Analysis and Further Develop Future Land Use Scenarios

# C2C Schedule and Tasks By Month Continued



Month Name	Calendar Year	Fiscal Year	C2C Milestone Task(s)	MSA Team Detailed Work and Meeting Activities
August	2015	2016	Plan Development	Complete Partial Draft and Partial Draft Presentations to Planning & Zoning Commission and County Board of Supervisors
September	2015	2016		C2C Project Team and Task Force Meeting and Finalizing Future Land Use Scenarios
October	2016	2016		C2C Project Team and Task Force Meetings to Review Draft Plan
November	2016	2016		Complete Final Draft Plan and Present to Planning & Zoning Commission and County Board of Supervisors
December	2016	2016		<i>Break for Holidays - No Scheduled Meetings</i>
January	2016	2016		Plan Review and Adoption
February	2016	2016	C2C Project Team and Task Force Meeting: Final Review and Recommendations	
March	2016	2016	Planning and Zoning Commission Work Session to Review Plan	
April	2016	2016	Planning and Zoning Commission Final Review, Hearing and Recommendation to Board of Supervisors	
May	2016	2016	Board of Supervisors Work Session to Review Plan	
June	2016	2016	Board of Supervisors Public Hearing and Consideration for Adoption	

# C2C Plan Public Input Opportunities



- [www.C2Cplan.com](http://www.C2Cplan.com)
- County Planning & Development Staff
- Consultant Team
- Project Team Meetings
- Citizens Task Force Meetings
- **Community Input Survey**
- **Community Input Meetings**
- **Plan Review Open Houses**
- Planning and Zoning Commission Meetings
- Board of Supervisor Meetings

# C2CPLAN.COM



The screenshot shows the desktop version of the website. At the top center is the logo with the text "CORNERSTONE TO CAPSTONE". Below it is the title "The C2C Plan" and the subtitle "From Cornerstone to Capstone – Story County Comprehensive Plan". A navigation bar contains "HOME" and "ABOUT THE C2C PLAN". The main content area features a large heading "C2C Vision Document and Planning Summary" with a sub-heading "MAY 4, 2015 ~ LEAVE A COMMENT". The text below describes the planning process. To the right, there is a search bar, a "Follow Blog via Email" section with an email input field and a "FOLLOW" button, and a "Search ..." field.

Desktop/Laptop

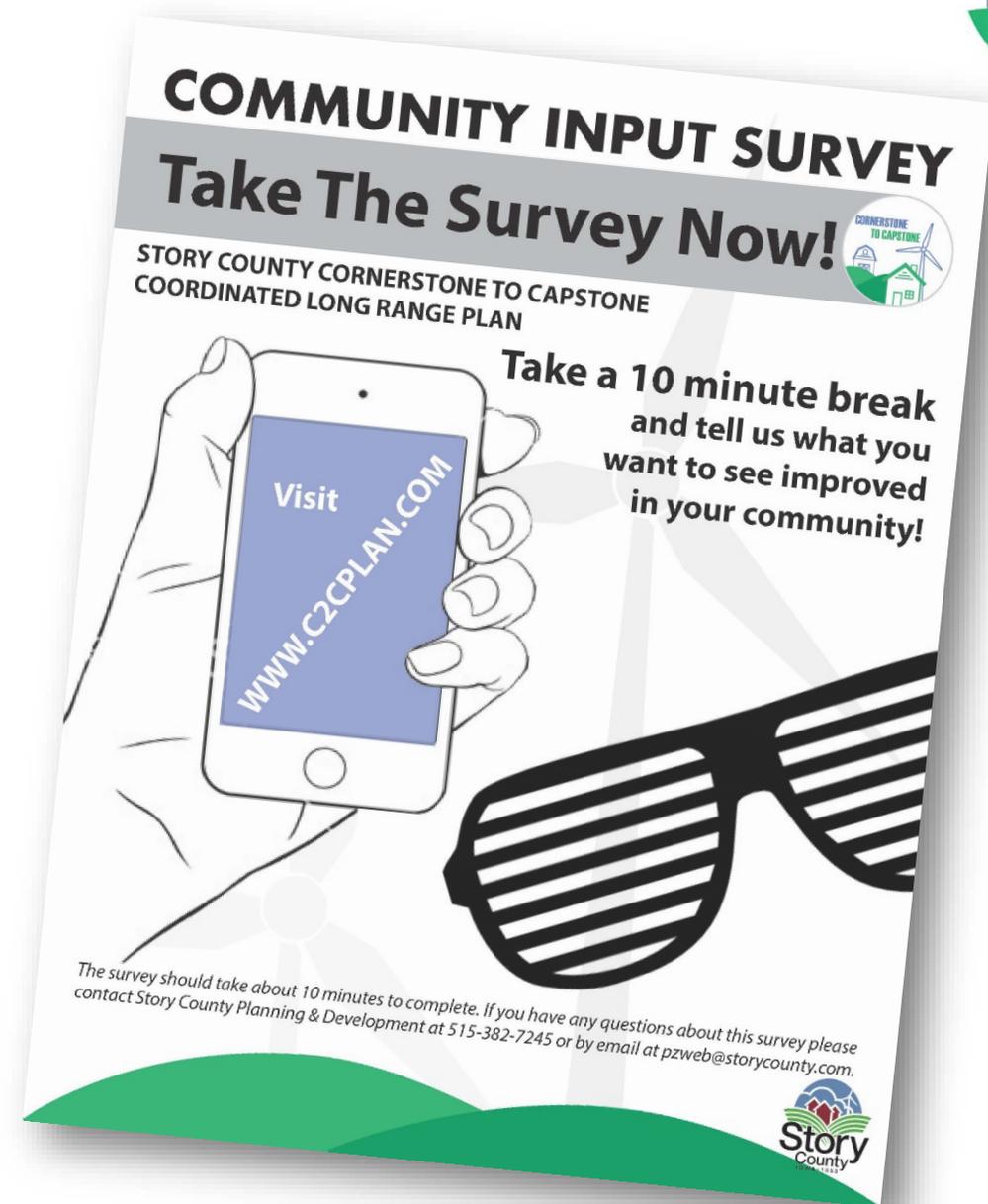
The screenshot shows the mobile version of the website. The top status bar displays "c2cplan.com", signal strength, 4G LTE, 100% battery, and the time "12:28 PM". The logo and title "The C2C Plan" are centered. Below the subtitle "From Cornerstone to Capstone – Story County Comprehensive Plan" is a "MENU" button. The main heading "C2C Vision Document and Planning Summary" is followed by "MAY 4, 2015 ~ LEAVE A COMMENT". The text "Below are links to two documents created" is partially visible at the bottom.

Tablet/Phone

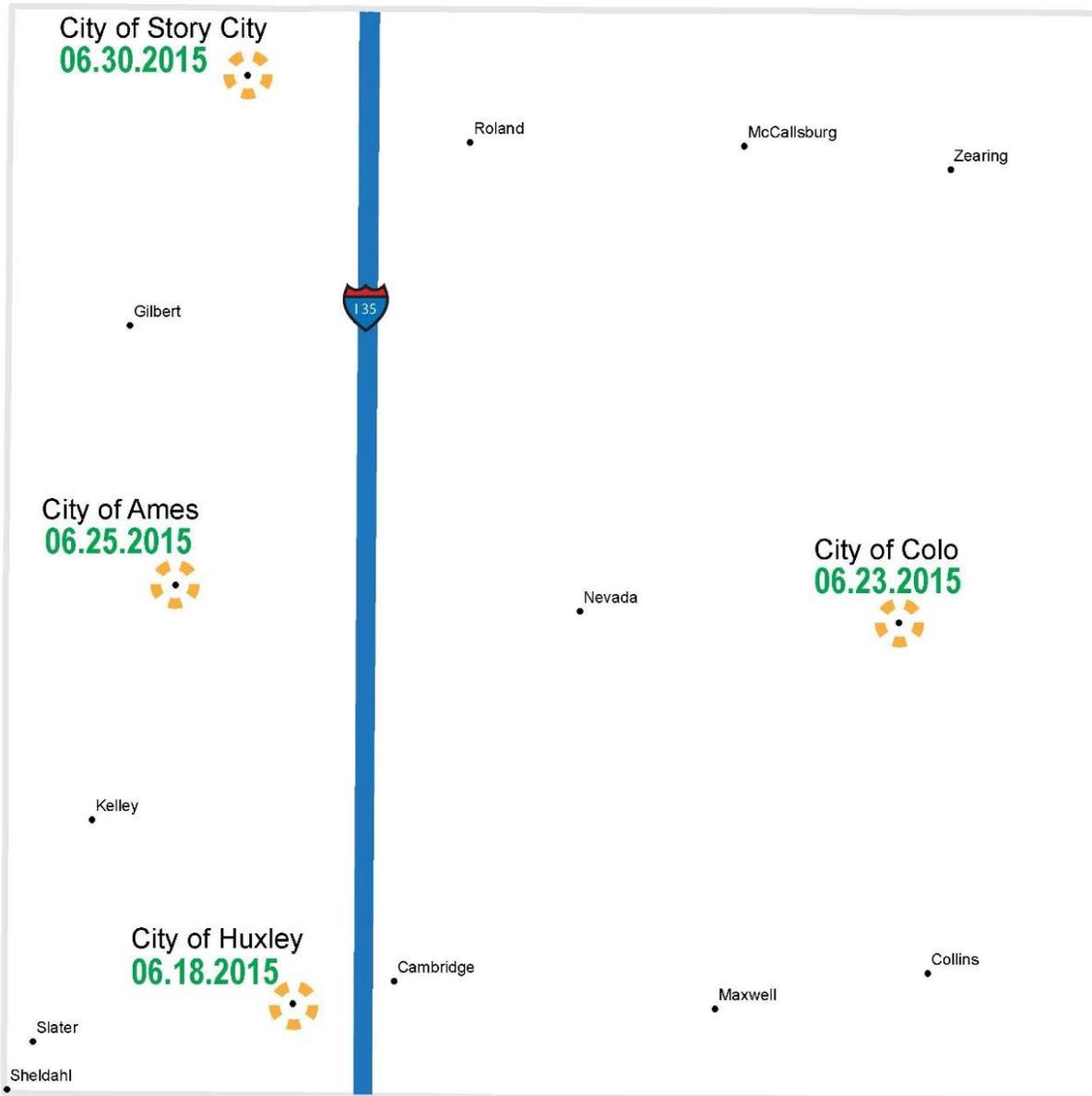
# Survey Review and Deployment



- SurveyMonkey and Print copies available at City Halls
- <https://www.surveymonkey.com/s/C2CPLANSURVEY>
- Email, Facebook (Cities and County Sites), Word of Mouth -> [c2cplan.com](http://c2cplan.com)



# Community Input Meetings



**COMMUNITY INPUT MEETING**  
**06.18.2015**  
STORY COUNTY CORNERSTONE TO CAPSTONE  
COORDINATED LONG RANGE PLAN

**TIME** 6PM to 7PM  
**LOCATION** Huxley Safe Room 515 N Main Ave.

We are looking forward to 2036. That's what the From Cornerstone to Capstone (C2C) Plan is all about. Story County has built a solid foundation - that Cornerstone - with planning dating back to the 1950s. Now we are designing our blueprint - the Capstone - for how we grow and develop over the coming 20 years. The C2C Plan is a coordinated long range plan that is intended to be physical and policy-based.

The C2C Plan will help guide Story County with a clear vision and goals, identify quality of life aspects, and incorporate the following areas:

- Housing;
- Economic Development;
- Transportation;
- Service, Community Facilities, and Infrastructure;
- Environment and Natural Resources;
- Land Use (Existing and Future);
- Fringe Area Planning; and
- Intergovernmental Cooperation.

Please join us at one of four regional Community Input Meetings on Thursday June 18, 2015 in Huxley as we go forth! Your input will help us clearly paint what Story County will be now and for the generations to come.

For more information on this process and to sign up for project updates please visit the C2C Plan website:  
[www.c2cplan.com](http://www.c2cplan.com)



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- Introductions
- Overview of the C2C Project and Schedule
- **Existing Plans and Goals Under Review**
- Issues and Opportunities Exercise



# Story County Development Plan

## *Land Use Framework*

Prepared by:

Story County Planning  
and Zoning  
Story County, Iowa

Gould Evans Goodman  
Associates, Inc.  
Kansas City Missouri



**GouldEvans**  
Goodman



**ADOPTED DECEMBER 2003**  
**Amended September 2011**



## **THE GOALS FOR THE 2003 COUNTY DEVELOPMENT PLAN ARE:**

### **Protect and preserve Story County's agricultural resources.**

- Identify and preserve productive agricultural land for continued agricultural use.
- Implement planning policies to protect farms and farmers from urban influences that inhibit agricultural practices.
- Encourage value-added agricultural practices that support sustainable economics.

### **Protect and preserve Story County's natural resources.**

- Identify, preserve, and expand critical natural areas, greenbelts, and open space.
- Identify methods for improving and protecting water and air quality.
- Implement planning policies to protect and preserve sensitive natural areas and open space.

### **Promote and improve the mobility of Story County residents.**

- Implement a county-wide transportation plan.
- Foster cooperation and collaboration between rural and urban residents and public and private enterprises that enhances the Quality of Life Assets in Story County.
- Maintain and enhance the high-quality system of education.
- Promote cooperation on economic development efforts to retain and attract businesses.
- Facilitate local government coordination of emergency services.
- Implement cooperative planning efforts among local governments to ensure orderly and efficient development at the fringes of Story County communities to minimize potential urban-rural conflicts.

# Strategic Plan

Story County, Iowa  
Fiscal Years  
2014 - 2015



Approved on May 21, 2013  
Story County Board of Supervisors



## New Priority Projects, Programs, Policies and Initiatives

- Develop full bridge maintenance plan.
- Develop Equipment Replacement Plan with financing program.
- Advocate for moving to one Assessor for the entire Story County.
- (TIE) Develop program to relocate County Attorney's Office to one location and to enhance security.
- (TIE) Offer enhanced in-house employee training and development program.

## On-Going Priorities

- Maintain balanced budget
- Mental Health-Disability Services redesign
- Develop Capital Improvements Program
- Develop structure for merit pay plan; make decision on implementation once structure has been established.
- Enhanced security for all public county buildings
- Funding for economic development planning initiatives
- Dakin's Lake expansion
- Hickory Grove Lake sewer project – project design
- Transition to paperless document management
- Drainage ditch maintenance program



# Ames Urban Fringe Plan

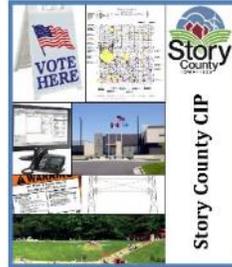
City of Ames  
City of Gilbert  
Boone County  
Story County

JULY 2006



Story County, Iowa

## Capital Improvements Plan

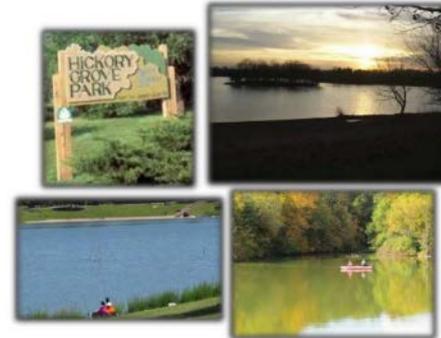


Adopted  
February 25, 2014

Story County Administration Building  
900 6th Street  
Nevada, Iowa 50201  
[www.storycountyia.gov](http://www.storycountyia.gov)

### HICKORY GROVE LAKE WATERSHED MANAGEMENT ACTION PLAN

Story County's Flagship Park



Approval Date:

Re-evaluation Date:

Submitted By:

Prepared By: Aaron Andrews (Hickory Grove Lake Watershed Coordinator, ISU)  
Dr. Michelle Soupir (Assistant Professor in Ag and Biosystems Engineering, ISU)  
Rohith Gall (Graduate Student in Ag and Biosystems Engineering, ISU)

STORY COUNTY  
CONSERVATION

## STRATEGIC PLAN COMMENCED FISCAL YEAR 2013

*The mission of the Story County Conservation Board is to enhance the quality of life for all citizens of Story County by wisely managing our natural resources, by providing recreational and leisure opportunities, and by educating citizens to be wise caretakers of our natural environment.*



### 2013 to 2015 COMMUNITY LIFE PROGRAM OPERATING PLAN

**MISSION:** TO PROVIDE OPPORTUNITIES FOR PEOPLE TO LIVE, LEARN, WORK AND SOCIALIZE IN THEIR ENVIRONMENTS OF CHOICE SO THAT THEY ARE AS SUCCESSFUL AND SATISFIED AS POSSIBLE WITH THE LEAST AMOUNT OF PROFESSIONAL INTERVENTION.

**VISION:** TO BE THE PREMIER COMMUNITY RESOURCE FOR PERSONS DESIRING TO LIVE BEYOND THEIR DISABILITY.

# HUXLEY 2013 COMPREHENSIVE PLAN UPDATE

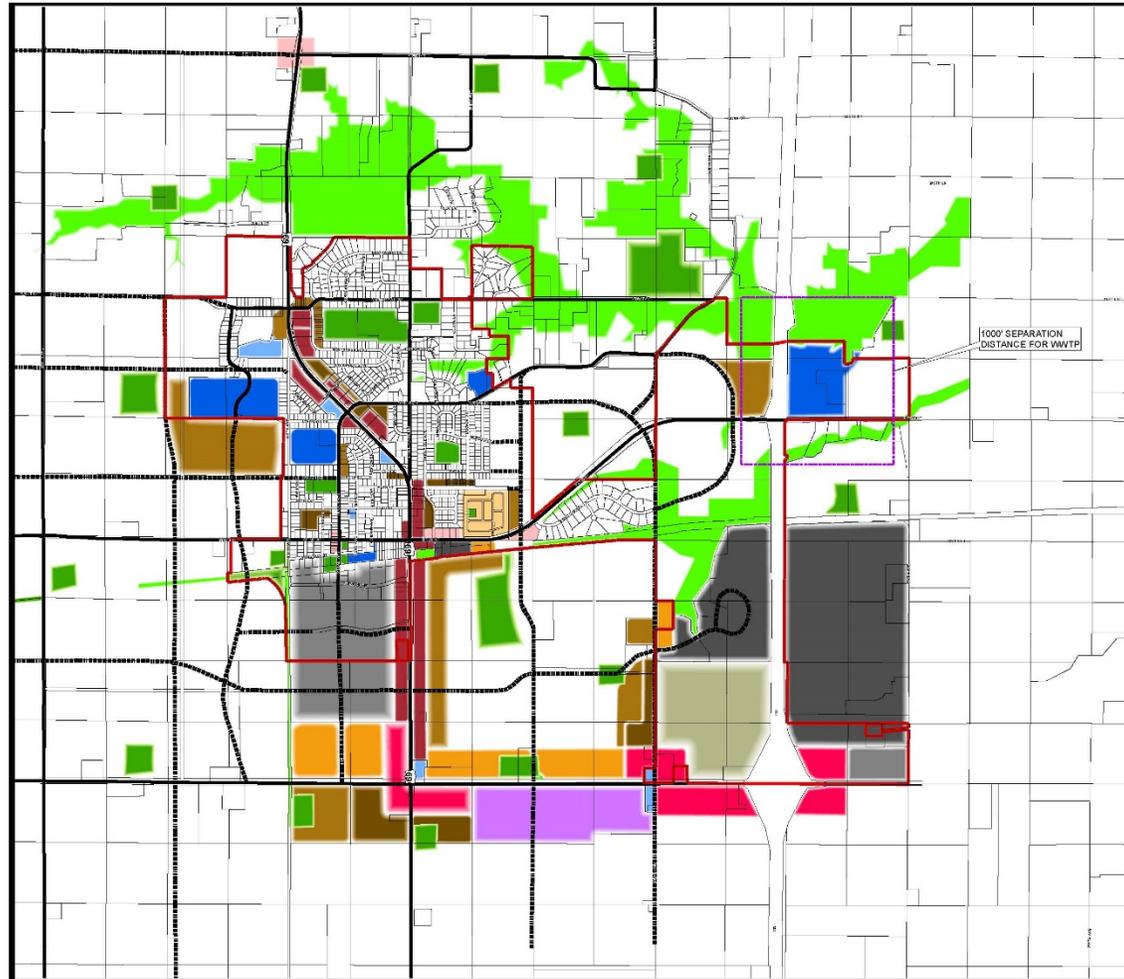


March 2013



HUXLEY  
HEART OF THE PRAIRIE

SNYDER & ASSOCIATES  
Engineers and Planners



HUXLEY  
HEART OF THE PRAIRIE

## FUTURE LAND USE

### Legend

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Mobile Home
- Highway Commercial
- Neighborhood Commercial
- Retail/Office
- Office Park
- General/Heavy Industrial
- Light Industrial
- Light Industrial/Agnbusiness
- Civic Government/Schools
- Civic Religious
- Parks
- Open Space/Golf Course
- Major Street - Future
- Major Street - Existing
- Corporate Boundary

2013 Comprehensive Plan Update  
Figure 3-2



0 1,000 2,000 4,000 Feet



SNYDER & ASSOCIATES  
Engineers and Planners

# From Cornerstone to Capstone

*The C2C Project*

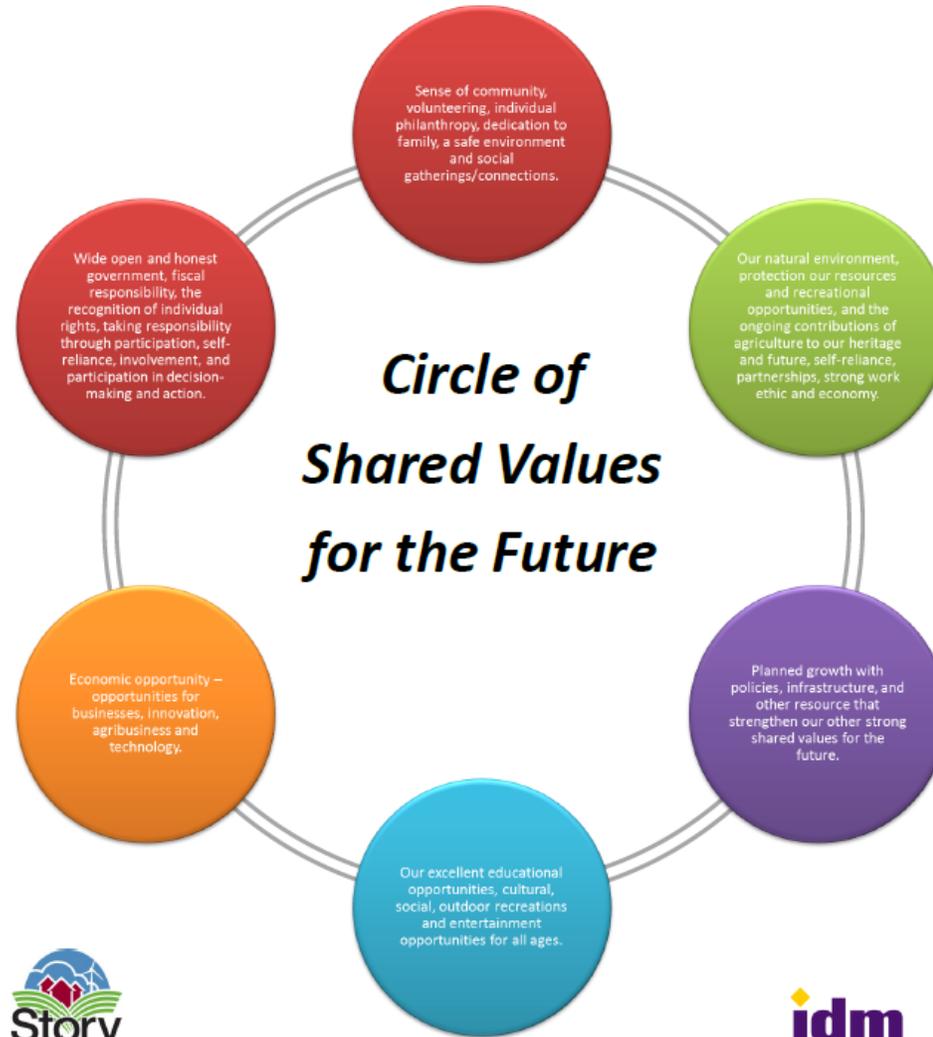
Story County Comprehensive Plan

[www.c2cplan.com](http://www.c2cplan.com)  
[www.storycountyiowa.gov](http://www.storycountyiowa.gov)



## 2036 – A Vision for the Future

Story County, Iowa





# Meeting Agenda

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- **Issues and Opportunities Exercise**

# Topic Categories for Issues & Opportunities Discussion/SWOT Analysis

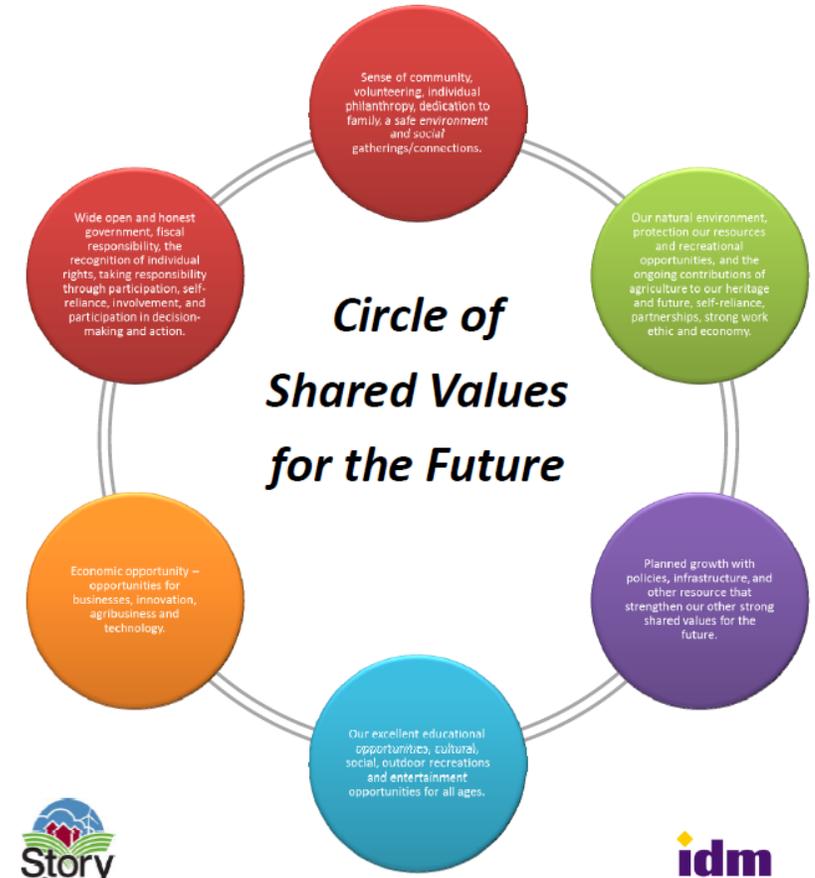
## Focus on Vision Pillars

- Natural Amenities
- Governance, Leadership and Learning Environments
- Economy and Prosperity
- Growth-Oriented and Sustainable Infrastructure

**WHY?** *This process will help us formulate goals and polices for the C2C Plan based on community input.*



## 2036 – A Vision for the Future Story County, Iowa



# Natural Amenities

Governance, Leadership and Learning Environments  
Economy and Prosperity  
Growth-Oriented and Sustainable Infrastructure



## Issues/Threats/Weaknesses(-)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Opportunities/Strengths (+)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### Vision for Natural Amenities

*In 2036, Story County's natural environment and agriculture remain an inherited cornerstone of our quality of life and our economy. Our soil, water and clean air are recognized as a primary catalyst for sustaining and transforming the County as a recognized and respected place to live and work. Residents and visitors enjoy a wide variety of outdoor recreational opportunities including our parks, open spaces and trail system.*

*Improvements made to our environmentally sensitive and/or impaired areas enhance our enjoyment of nature and preserve resources for the next generation. Story County honors the need to encourage conserving the natural environment by supporting land development, agriculture, wellness, healthy food/water consumption and other uses in ways which promote healthy lifestyle.*

Natural Amenities

# Governance, Leadership and Learning Environments

Economy and Prosperity

Growth-Oriented and Sustainable Infrastructure



## Issues/Threats/Weaknesses(-)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Opportunities/Strengths (+)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### Vision for Governance, Leadership and Learning Environments

*In 2036, the people of Story County have a strong and renewed sense and appreciation for family and community. Commitment to our shared vision directs our efforts and determines our effectiveness. The phrase, "I glad we did that!" is commonly heard throughout the entire county.*

*Story County relies on its experienced leadership, while continually cultivating and training emerging leaders across the County, including youth. This approach generates many active and flexible leaders, open to different ideas and eager to be inclusive and to inspire strong, elective and mutually supportive relationships. These individuals stay focused, communicate honestly, work collaboratively, implement purposeful planning and wisely/ strategically spend public dollars on priority projects.*

*Now more than ever, innovative educational opportunities through ISU, DMACC, area schools and others provide a framework for Story County to develop and retain a future workforce, attracting young individuals and families, and connecting all ages to life-long learning experiences.*

Natural Amenities

Governance, Leadership and Learning Environments

**Economy and Prosperity**

Growth-Oriented and Sustainable Infrastructure



**Issues/Threats/Weaknesses(-)**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**Opportunities/Strengths (+)**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

*Vision for Economy and Prosperity*

*In 2036, Story County is recognized nationally as having an abundance of sustainable and high paying jobs, as well as a trained and dedicated workforce to support them. A variety of industries continue to invest in the County, demonstrating their long-term commitment to the area.*

*Story County’s agricultural economy, small business activity, partnership(s) with ISU and entrepreneurial spirit are growing and diversifying our economic base, creating synergies, attracting and engaging younger residents and expanding global connections. This economic growth continues to spur the development of new housing for all income levels and quality of life amenities (e.g. service based businesses and entertainment offerings) throughout all of our communities.*

Natural Amenities

Governance, Leadership and Learning Environments

Economy and Prosperity

# Growth-Oriented and Sustainable Infrastructure



## Issues/Threats/Weaknesses(-)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Opportunities/Strengths (+)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### Vision for Growth-Oriented and Sustainable Infrastructure

*In 2036, Story County remains an ag-based community which boasts international research and development facilities, exceptional healthcare centers, technology related infrastructure and innovative educational facilities. In twenty years, we have increased our population to over 100,000 and invested in growth-oriented resources and approaches which maximize existing infrastructure and utilize deliberate, planned growth in targeted areas.*

*This is creating a sustainable infrastructure which preserves our “close-knit” communities, protects our cherished bonds to both urban and rural settings and ensures that Story County communities are safe places to live and work.*



# Upcoming C2C Project Meetings

- C2C Project Team Meetings
  - 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the very month through February 2016
- C2C Citizen Task Force Meetings
  - 2<sup>nd</sup> Thursday of the month through February 2016
- Plan Review Open Houses (four meetings across County)
  - January 2016
- Meetings with County Planning & Zoning Commission and Board of Supervisors
  - August 2015, November 2015, March – June 2016