



# C2C Project Team Meeting

October 6<sup>th</sup>, 2015



# Meeting Agenda

- **Review Planning Schedule and Public Input Efforts to Date**
- Review Goals and Objectives from Land Use Chapter
- Continue Future Land Use Discussion

# 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	Plan Review Open Houses - 4 Meetings at Separate Locations Across County
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

# Survey Review and Deployment



- Citizens Survey closed August 1<sup>st</sup>, 2015
  - 684 responses
  - Summary in Chapter 2 and complete results in Appendix B
- Youth Survey is open, keep open or close?
  - <https://www.surveymonkey.com/results/SM-3WNHXXXY/>
- Iowa State Student Survey in development
  - Current ISU students will be the target audience
  - Mix of open ended and multiple choice questions
  - <https://www.surveymonkey.com/results/SM-SJRG932/>



# Additional Meetings Completed

- The past couple weeks, Jerry, Ryan and Drew Kamp met with the following Cities regarding future land use:
  - Nevada
  - Cambridge
  - Huxley
  - Story City
- Chris Shires and Chris Janson met with all three supervisors, individually, to gather their thought on the overall plan and future land use.

# 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
  - Next is October 20<sup>th</sup>, 2015
- C2C Citizen Task Force Meetings
  - 2<sup>nd</sup> Thursday of the month through February 2016
  - Next is Thursday, October 8<sup>th</sup>, 2015
- Plan Review Open Houses (four meetings across County)
  - January 2016
- Meetings with County Planning & Zoning Commission and Board of Supervisors
  - November 2015, March – June 2016



# Meeting Agenda

- Review Planning Schedule and Public Input Efforts to Date
- **Review Goals and Objectives from Land Use Chapter**
- Continue Future Land Use Discussion

**Goal 1:** Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics.



**Objective:**

Seek, preserve, and enhance the natural resource areas of Story County.

**Policies:**

- Development proposed within areas identified as Natural Resource Areas will be discouraged.
- Proposed development that is contiguous to areas identified as Natural Resource Areas must mitigate impacts of development.
- Strategic coordination of Story County regulations and active identification of resources and land use planning on a watershed basis should be embarked in coordination with other agencies to help reduce negative impacts to Story County water resources.
- Aggregate resources in Story County are relatively minimal and policies should be established to ensure preservation and protection of the County's deposits from encroachment by incompatible uses.

**Goal 2:** Consider the availability and capacity of local services and infrastructure when determining future land uses.



**Objective:**

**Policies:**

- New urban density residential development should be encouraged within city boundaries or within appropriately planned locations.
- Commercial and Industrial uses should be located in urban areas except where uses have specific
- requirements which justify a potential location in rural areas.
- Proposed subdivisions in Rural Village Areas will be located on a case-by-case basis.

## Goal 3: Evaluate short and long term financial impacts to the County budget when considering development proposals.



### Objective:

### Policy:

- Land use regulations tailored to address the unique opportunities of Rural Village Areas should be developed to guide future development.
- Proposed subdivisions in Rural Residential Areas will be reviewed on a case-by-case basis. Location guidelines should be established and used in the approval process for new rural subdivisions within Rural Residential Areas.

**Goal 4:** Focus land development inside of or within 2 miles of current city boundaries.



**Objective:**

**Policy:**

- Story County should continue to work with communities in developing Fringe Area Studies for the land within the identified 2 mile buffer around incorporated areas within the county consistent with the goals and objectives of the communities and Story County.

**Goal 5:** Establish open space buffers or greenways at the periphery of cities, and provide connectivity from one city to the next.



**Objective:**

Seek, preserve, and enhance the natural resource areas of Story County.

**Policy:**

- When adjacent to agricultural areas or natural resources, impacts from development should be minimized through transitional uses, edge treatments, and other appropriate measures.



## Goal 6: Consider the value of agricultural lands for future generations..

### **Objective:**

Story County should continue to foster land policies and regulations that conserve the productivity and availability of high value agricultural lands for the production of food and fiber, and seek to reduce conflicts that may arise between development and agricultural practices.

### **Policy:**

- Promote the health of agriculture through voluntary, incentive-based programs and strategies, and identify partners to facilitate the creation and use of such programs.



## Goal 7: Identify and preserve areas of historic significance.

**Objective:**

**Policy:**



**Goal 8:** Ensure that transitions are gradual. Intensive and visually unappealing land uses deserve well-considered transitions and buffers.

**Objective:**

Development adjacent to agricultural uses should provide sufficient buffers to minimize conflicts with agricultural activities.

**Policies:**

- Design and development standards should be established to reduce conflicts between development and agricultural and natural resources.
- New residential development should be designed to maintain the open character of rural areas and to protect and maintain sensitive environmental features and agricultural uses.

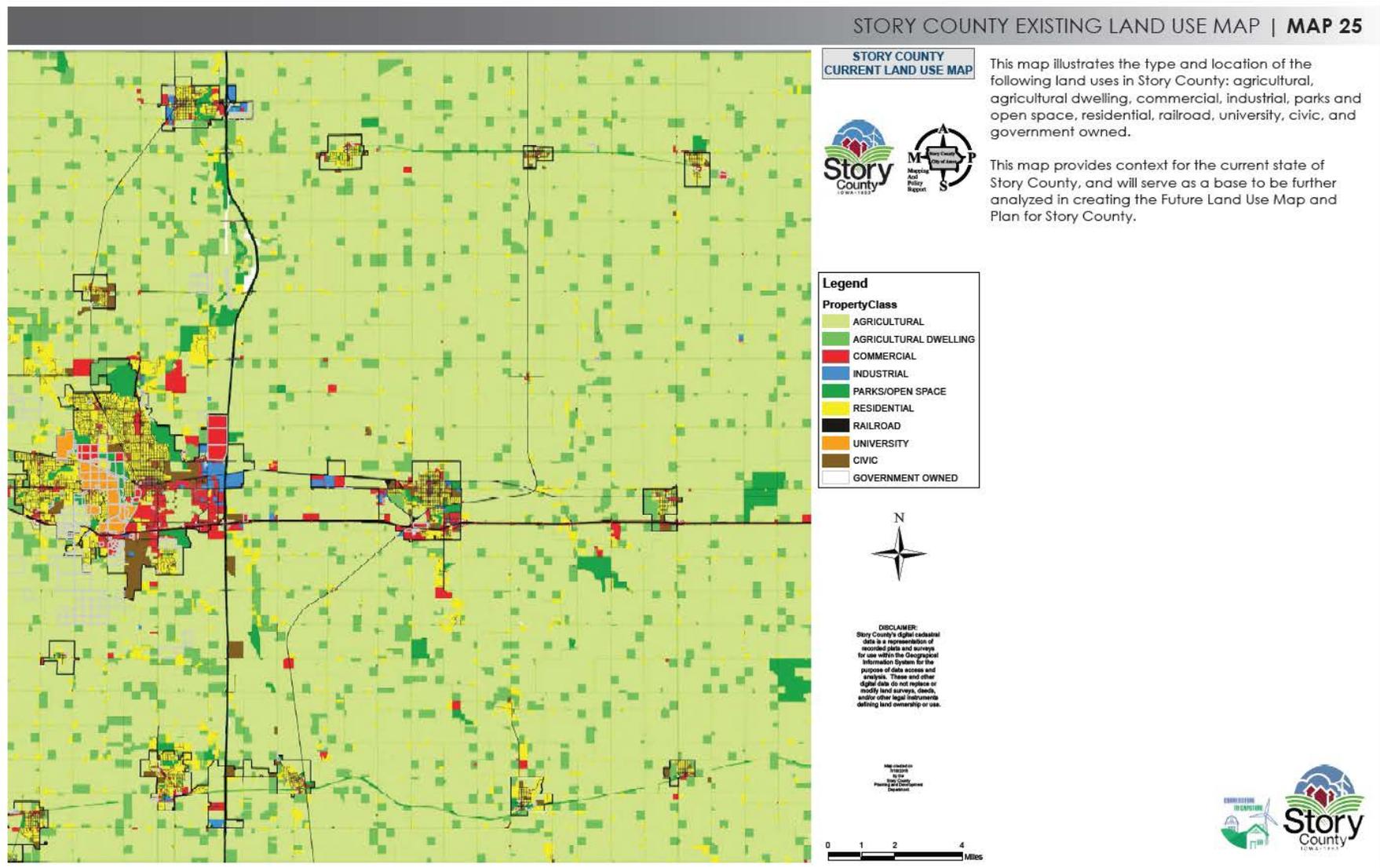


# Meeting Agenda

- Review Planning Schedule and Public Input Efforts to Date
- Review Goals and Objectives from Land Use Chapter
- **Continue Future Land Use Discussion**

# Future Land Use Plan

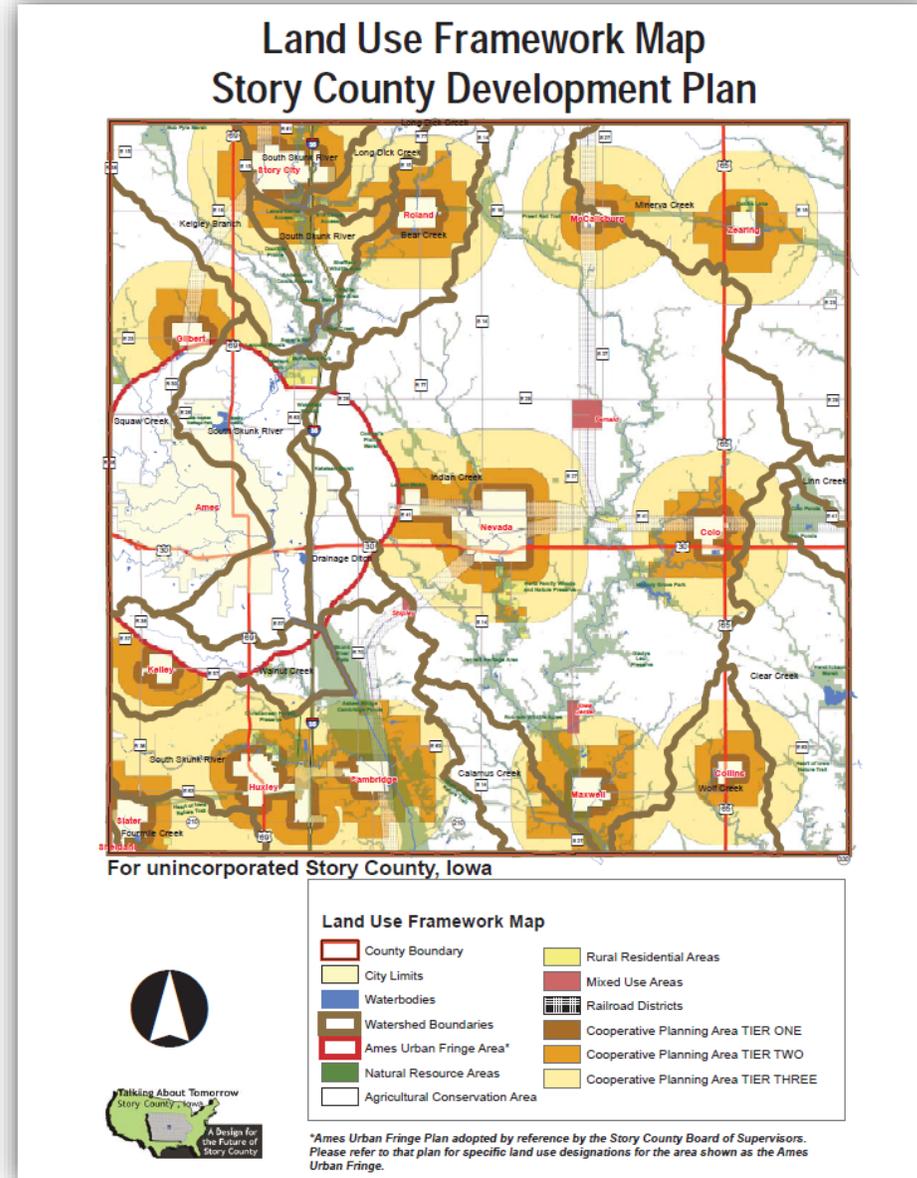
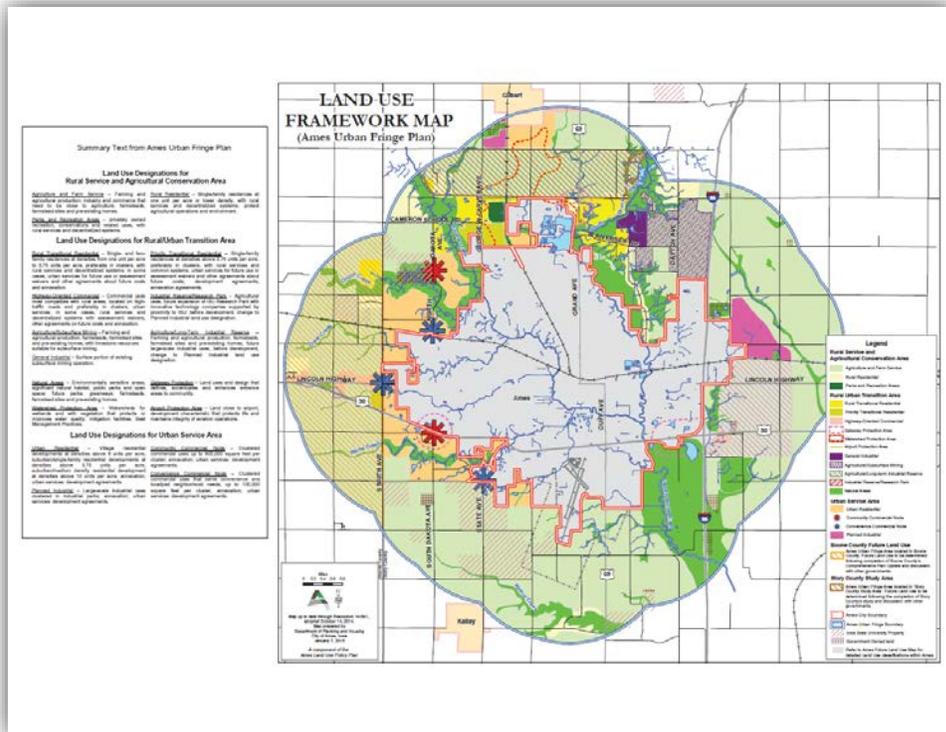
- Existing Land Uses



# Future Land Use Plan



- Existing Story County Land Use Framework Map
- Ames Urban Fringe Area Map



# Future Land Use Plan

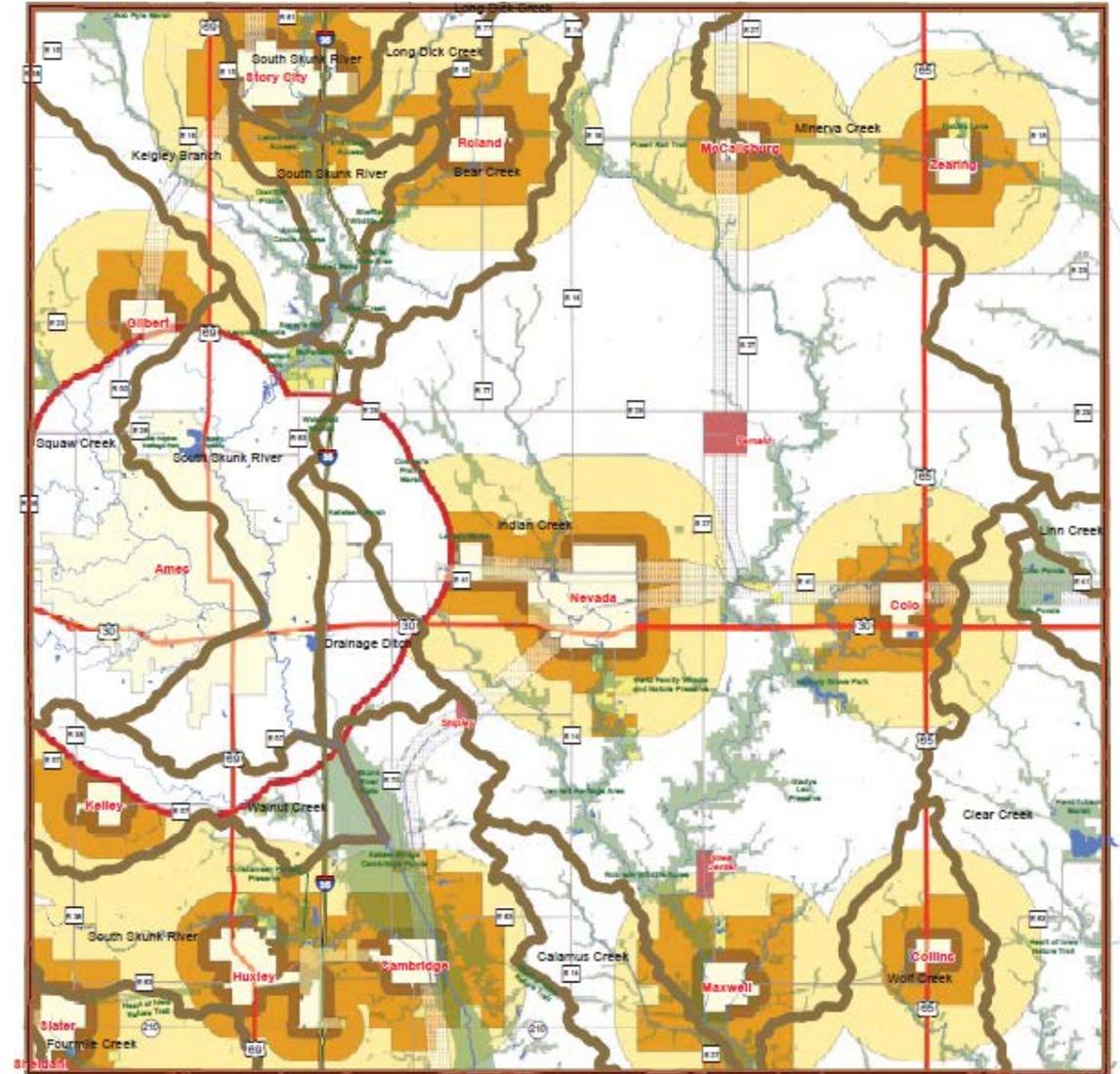


- **Proposed Land Use Designations Based on Existing Land Use Framework Map:**

- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Mixed Use Area (Rename “*Rural Village Area*”)
- Cooperative Planning Area (2 mile buffer)
- Ames Urban Fringe Area

Plus:

- Industrial Area
- Commercial Area

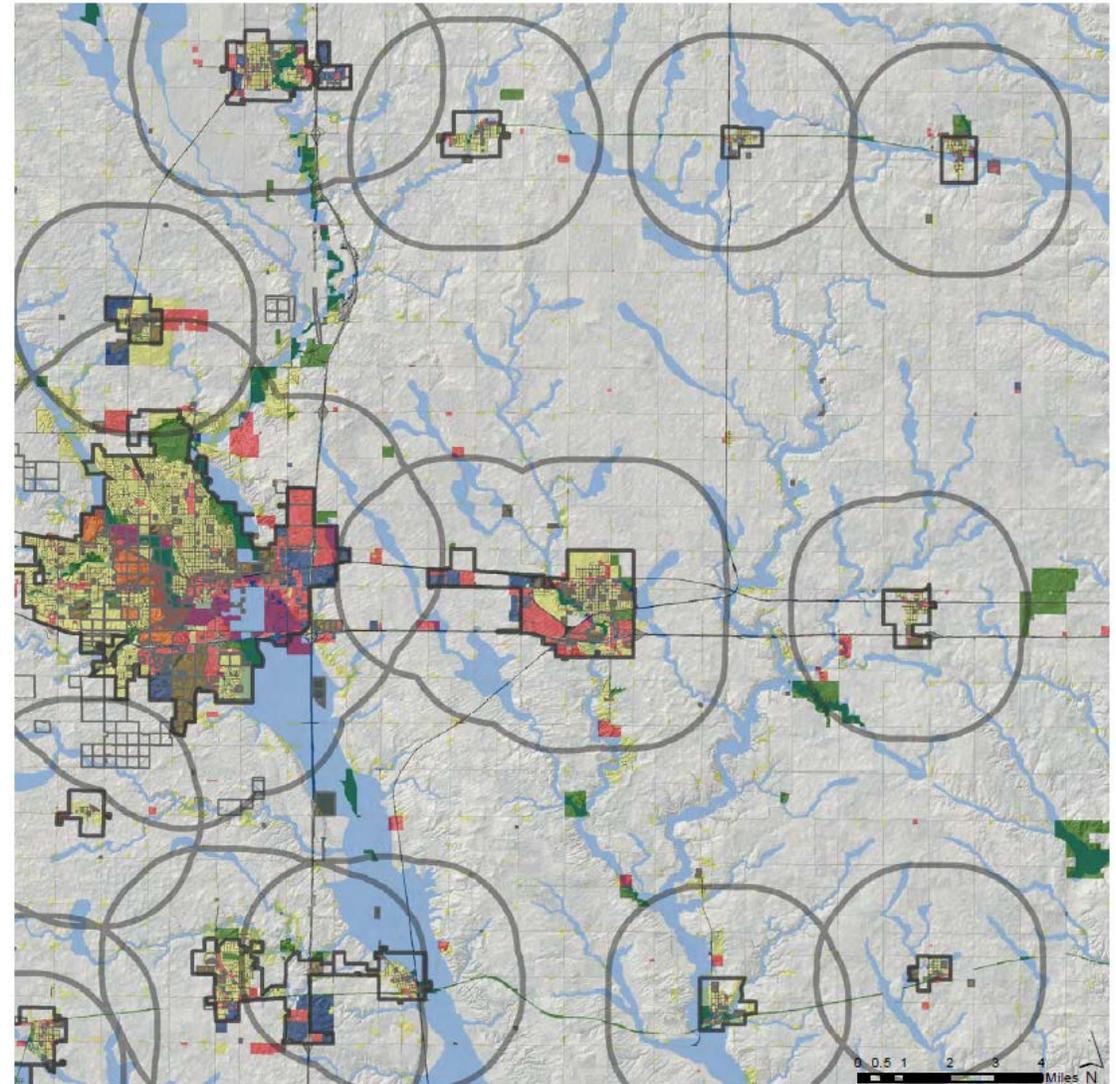


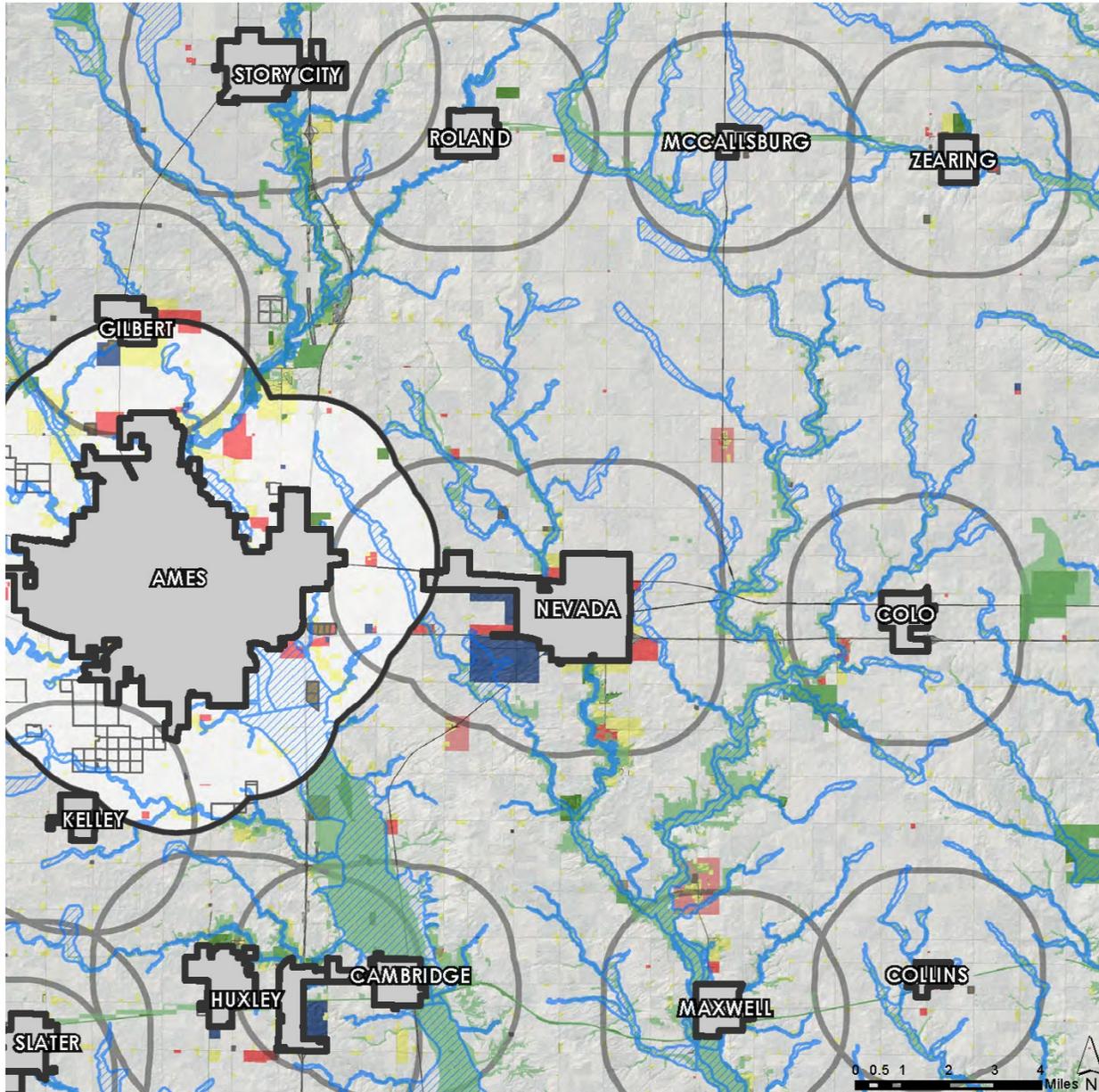
# Future Land Use Plan



- **Proposed Land Use Approach Based on Public Input:**

- Preserve and protect both valuable ag land and sensitive natural areas.
- Limit sprawl and encourage growth within and near existing urbanized areas.





**Legend**

- City Boundaries
- 2 Mile Buffer
- Ames Urban Fringe Area
- Railroad
- Floodplain
- Government Owned

**City Land Uses**

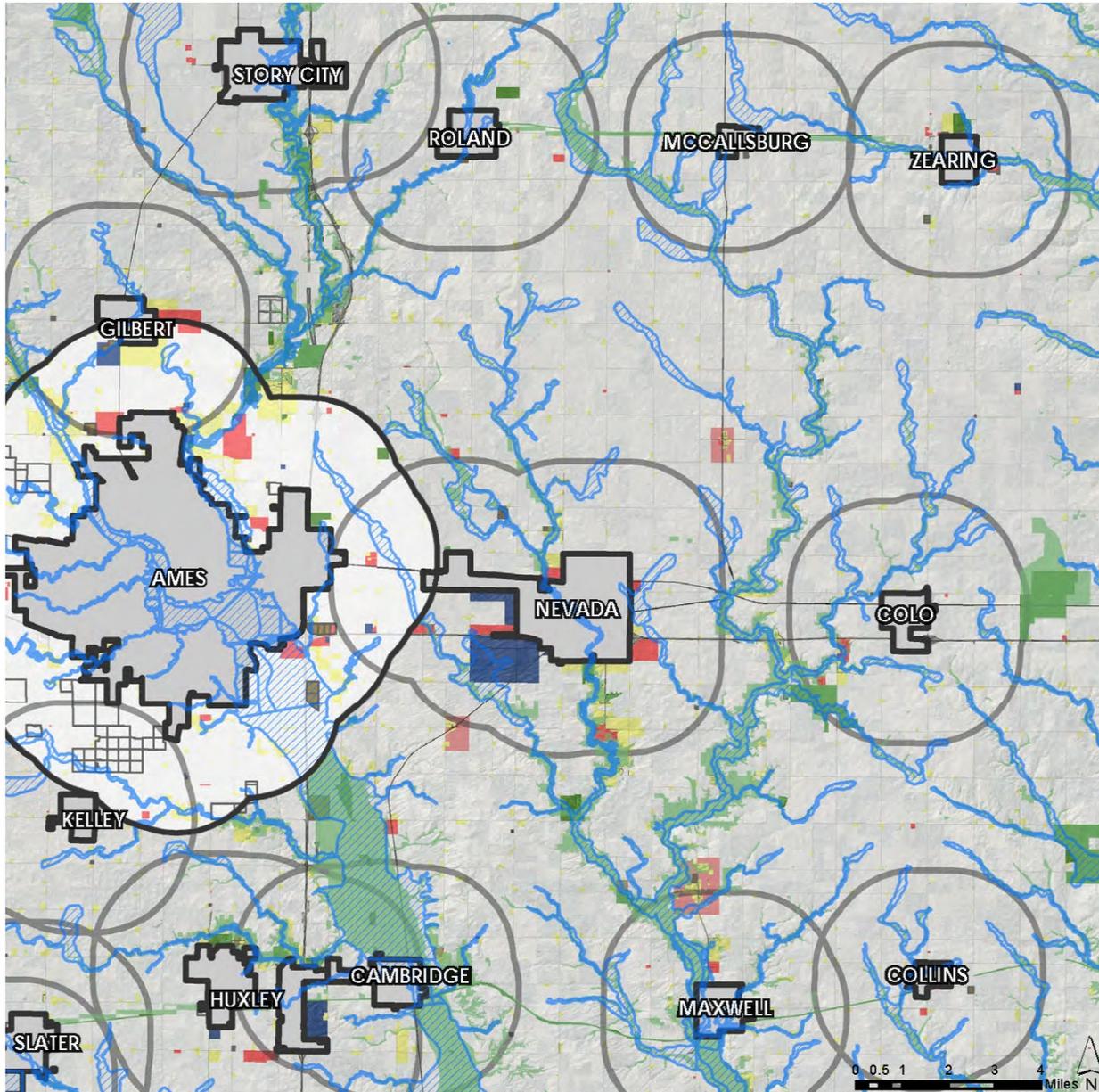
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- Industrial
- Parks/Open Space
- Residential
- University
- Civic

**County Land Uses**

- Natural Resource Areas
- Agricultural Conservation Areas
- Rural Residential
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- Commercial
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GIS Data Sources:  
 Story County GIS Department  
 Iowa Department of Natural Resources GIS Library (NRGIS)





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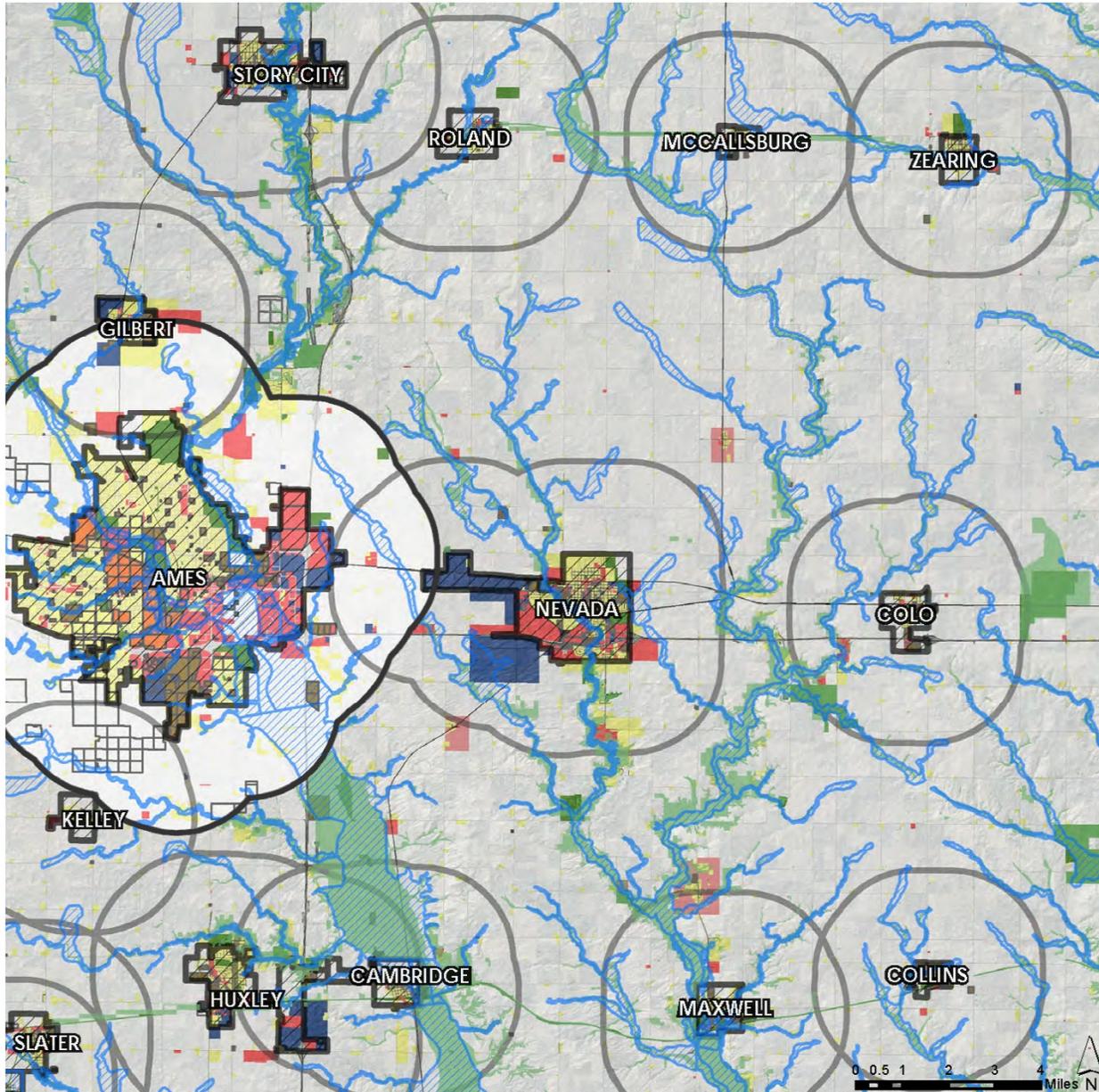
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# Proposed Future Land Use Categories

## **Agricultural Conservation Area:**

Land use designation encompassing large areas of highly valuable farmland, with farming and agricultural production as the primary activity. (Compatible Zoning Districts: A-1, A-2, A-R)

## **Natural Resource Area:**

Natural areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities. The future land use plan identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces. (Compatible Zoning Districts: GB-C)

## **Rural Residential Area:**

Rural Residential areas offer the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development. (Compatible Zoning Districts: A-R, R-1, R-2, RMH)

## **Rural Village Area:**

Areas characterized by a variety of land uses existing in one location-often due to unplanned circumstances. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way, and maintained by Story County. The uses are served by private wastewater treatment systems (septic) and private water sources – wells and rural water systems. As shown on the Land Use Framework, these areas contain the rural villages of Iowa Center, Shipley, and Fernald. (Compatible Zoning Districts: A-R, R-1, R-2, RMH, C)

# Proposed Future Land Use Categories Continued

## **Industrial:**

This land use designation supports the long term planning objective of accommodating future demand for industrial growth that may be best located in a rural setting outside of an urbanized area. Industrial areas may be located near desired rail or highway corridors, power sources, and/or mineral resources. (Compatible Zoning Districts: A-2, I-1, I-2)

## **Commercial:**

Areas designed to provide community members with essential convenience store options, commercial uses that are integrated with adjacent residential neighborhoods, centralized services, and developments along major highways. (Compatible Zoning Districts: C)

## **Ames Urban Fringe Area:**

The planning area defined in the Ames Urban Fringe Plan is the area lying within two miles of the official boundary of the City of Ames, as it existed in 2006. There are many different in the identified planning area, each with unique purposes, powers, plans, and priorities for development. Such inconsistencies and potential for conflict and increased public costs spurred the need for a shared vision and planning practices within this area.



## Agricultural Conservation Areas

Farming and agricultural production is the primary component of Agricultural Conservation Areas.

More than 90% of the unincorporated land area of Story County is used for agriculture. In fact, nearly 80% of the land are is classified as “high value” agricultural land, according to USDA definitions. In regard to soil productivity, topography, rural character, availability of agricultural support services, and isolation from incompatible land uses, the majority of unincorporated Story County is prime land for agricultural activities.

Preservation and enhancement of valuable agricultural land has continually remained a top priority in Story County. Existing state and federal policies recognize that prime agricultural land is a natural resource that needs to be protected. Farming operations are significant historic and economic elements in Story County and play a large role in the quality of life to many county residents.

Therefore, the following principles help guide future land use decisions regarding agricultural conservation areas:

### Principle 1:

Conserving agricultural land, as well as agricultural practices is a fundamental principle in Story County. Areas are continually identified, conserved, and enhanced within the county for farming practices and agricultural production.

### Principle 2:

Farm and agricultural operations support the economy of the region. In order to provide economic opportunities for the agricultural community, accessory home businesses are encouraged as well as permitted, and fair standards for such uses have been established.

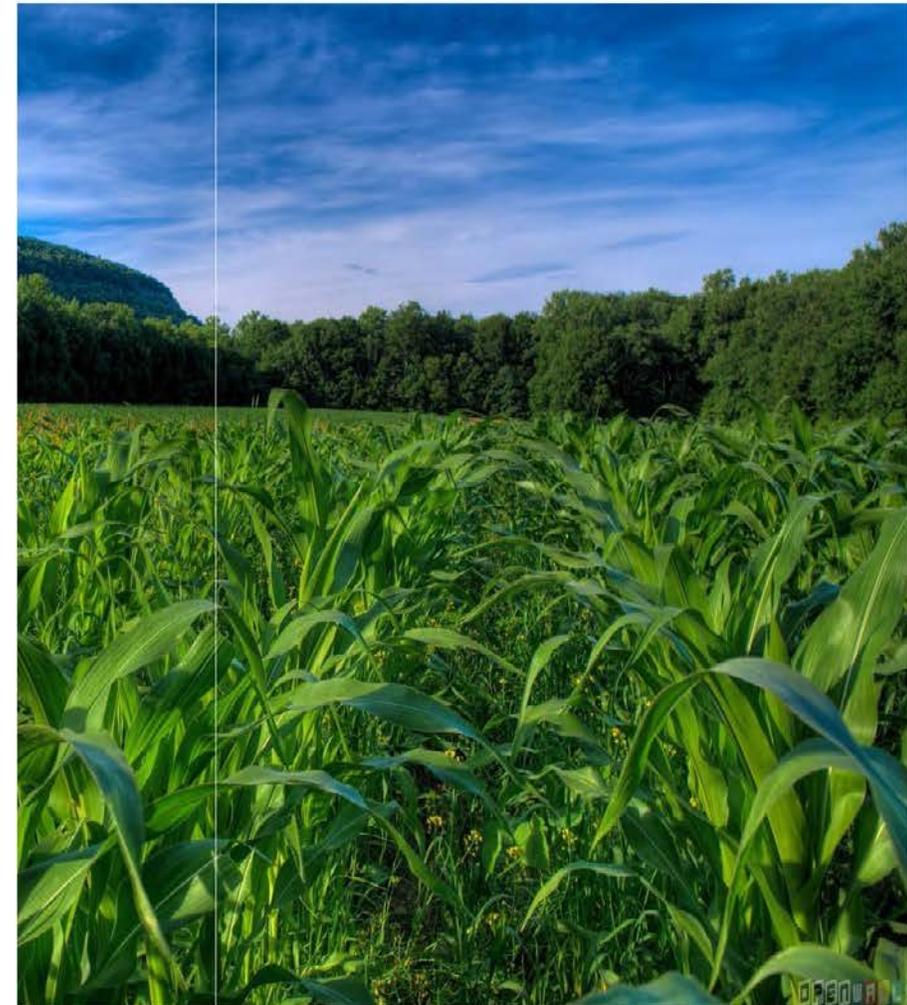
### Principle 3:

Through cooperation with communities, areas have been reserved for the future growth of incorporated communities within the two-mile shared planning areas of those communities, balancing the need for growth with conservation of areas for agricultural production.

### Principle 4:

Areas that have been identified for development are designed to limit conflicts between agricultural uses and rural residences and other types of land uses. Development practices work to preserve and protect prime agricultural lands, as well as the ability to engage in agricultural activities.

## Agricultural Conservation Areas



(Image Source: [http://openwalls.com/image/15374/corn\\_field\\_1920x1080.jpg](http://openwalls.com/image/15374/corn_field_1920x1080.jpg))

## Floodplain

Flooding from rain events has affected several communities across the country, causing billions of dollars of damage annually. Furthermore, climate projections suggest that storms will likely become more powerful in many regions of the country in the future. As a result, many communities are recognizing the need to improve disaster recovery and long-term flood resilience planning.

Smart growth, as well as more environmentally and economically sustainable approaches to development can help communities improve their resiliency to future flooding by protecting vulnerable lands, siting developments in safer locations, and designing new developments in a manner that is less likely to be damaged in a flood.

Communities that strategically identify areas that are safest for development, as well as implement smart growth approaches in those areas, will be most successful at creating more flood-resilient places to live.

There are several policy options that communities can implement to increase flood resilience. These policy options are organized into four categories:

- **River Corridors:** Conserve land and discourage development in particularly vulnerable areas along river corridors such as floodplains and wetlands.
- **Vulnerable Settlements:** Where development already exist in vulnerable areas, protect people, buildings, and facilities to reduce future flooding risk.
- **Safer Areas:** Plan for and encourage new development in areas that are less vulnerable to future floods.
- **The Whole Watershed:** Implement enhanced stormwater management techniques to slow, spread, and infiltrate flood water.

(“Planning for Flood Recovery and Long-Term Resilience in Vermont: Smart Growth Approaches for Disaster-Resilient Communities.” United States Environmental Protection Agency, EPA, July 2014. Web. 25 Aug. 2015.)

These four place types - River Corridors, Vulnerable Settlements, Safer Areas, and the Whole Watershed - describe different geographic areas within a river valley.

Directing development to areas outside the floodplains not only keeps people and properties safer, it also allows floodplains to hold and slow down flood water before it reaches downstream communities.

In order to accommodate flood water and reduce the risk of homes and businesses being damaged, Story County’s objectives are to:

- Limit development in flood-prone locations
- Encourage agricultural and other landowners to implement pre-mitigation measures
- Comply with FEMA development standards
- Protect people, buildings, and facilities in vulnerable settlements
- Address non-conforming uses
- Help people connect with the river - consider parks and river-based recreation that can withstand flooding

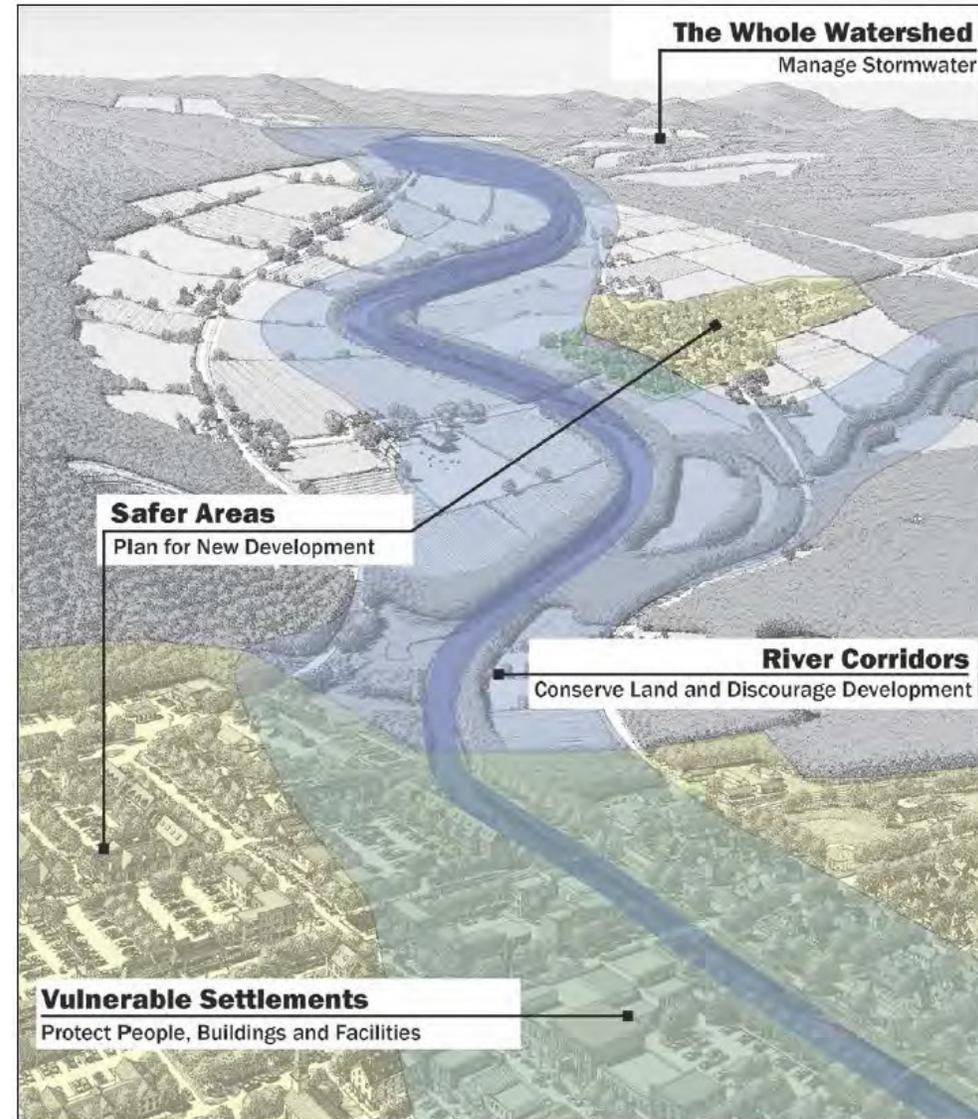


Image Source: Vermont Agency of Commerce and Community Development



# Next Meeting - October 20th , 2015

- Review Survey Results to Date (Student and ISU)
- Review input from Citizen's Task Force Meeting on October 8<sup>th</sup>, 2015
- Review Draft Documents Completed