



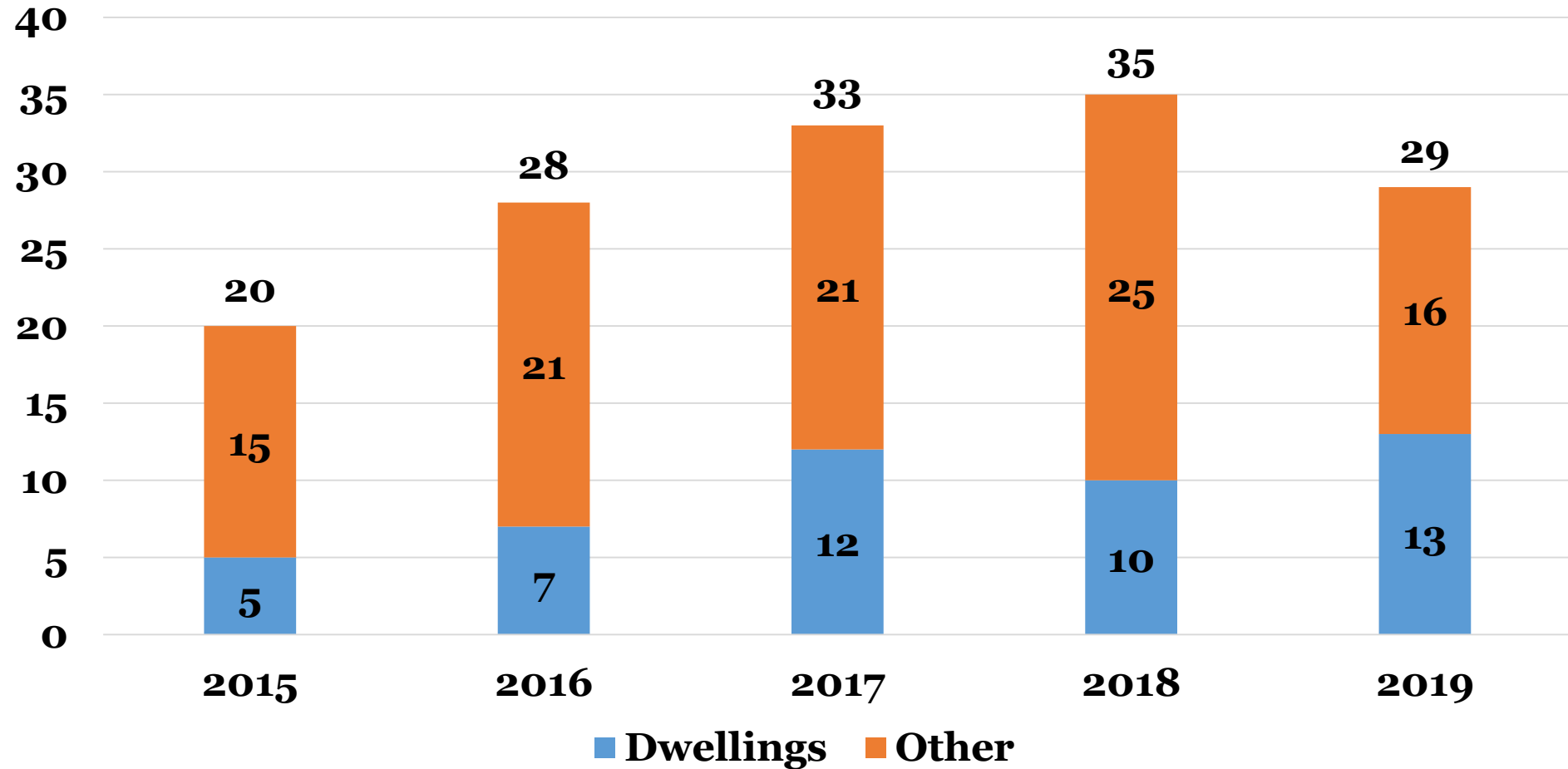
**Board of Supervisors
Tuesday, January 7, 2020**

**Planning and Development
Department
Quarterly Report**

Fourth Quarter

October – December 2019

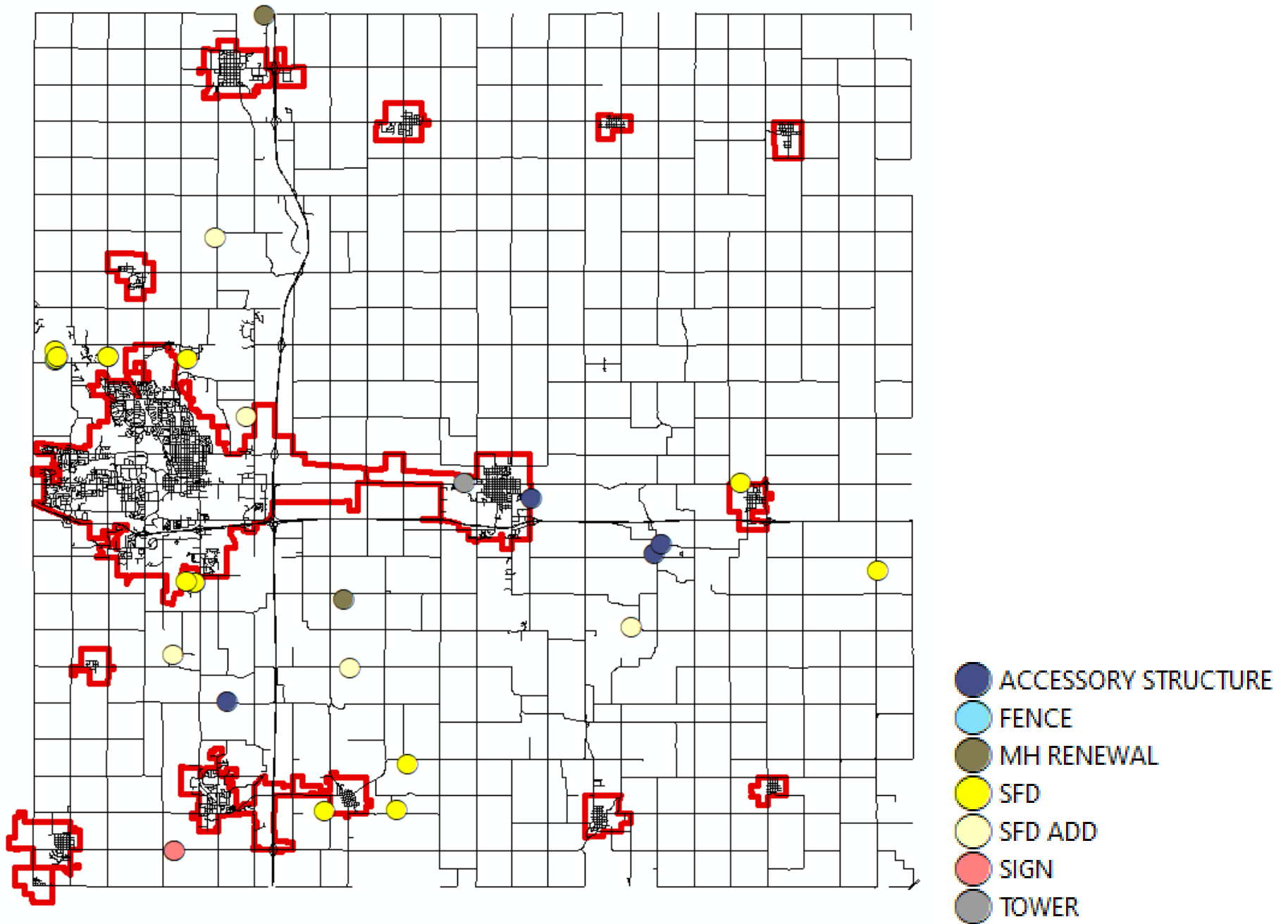
Fourth Quarter Zoning Permits Compared



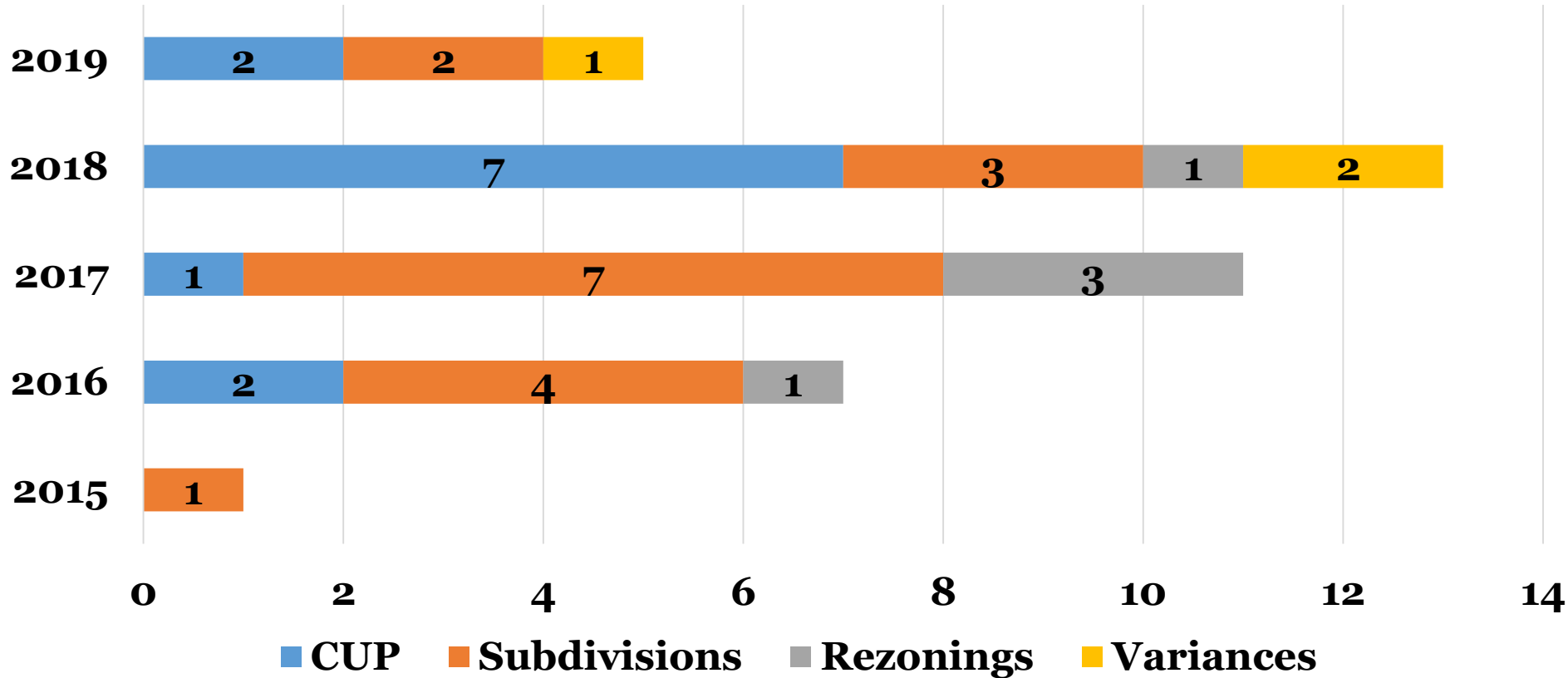
	2015	2016	2017	2018	2019
Dwelling Valuation Compared	\$291,585	\$246,996	\$261,439	\$255,114	\$266,960

- Two permits were renewals of mobile homes used to provide care to family member
- Not included are 8 permits for wind turbine blade replacement
- 35 dwelling starts, 132 total permits issued in 2019. 53 dwelling starts in 2018, 153 total permits

Map of 2019 Quarter 4 Zoning Permits



Fourth Quarter Development Cases Comparison



Development Cases and Other Activities

- **Conditional Use Permits:** Raspberry Hill Bed and Breakfast Addition, IRVM Building Addition
- **Variance:** Craig garage variance
- **Insignificant CUP Modifications:** City of Ames Sanitary Sewer Force Main, SBA Communications Generator, SMJ Verizon Wireless Tower Equipment Replacement
- **Subdivisions:** Fausch Agricultural Subdivision, 2M Estates, Plat 2, Residential Parcel Subdivision
- **Current Cases:** Story County Animal Control Building CUP, Ballard Golf & Country Club CUP and variance, Martin Marietta Slurry Drops & Safety Response Trailer CUP, Gryte Minor Subdivision, Sts. Peter and Paul Church CUP Modificiation
- Served on Housing Assessment Consultant Committee
- 2020 Census Appeals Supported
- **Property Research:** 6
- **Conceptual Review:** 6

Complaints & Court Cases

On-going Complaints

Enstrom 57646 210th Street

Houge – 53130 280th Street

Ball – 56314 170th Street

Court Cases

Crestview Mobile Home Park

Wiggers – 53109 280th Street

Hickory Grove Mobile Home Park

Perkins B&B and Events – 5500 240th Street

2020 Work Program

Tier 1 High Priorities (Completion by February)

Source: C2C Plan = C2C Other = O

- O-Construction/Demolition Landfill
- C2C-Audit regulations to determine whether we have Smart Development Practices that limit disaster impacts
- O-Identify and determine if subdivision roads including private drives in unincorporated Story County have been dedicated to the public. Report on the history, purpose, and current signage of these roads.
- O-Ames Urban Fringe Plan – prepare resolution to extend deadline, prepare schedule for future discussion and action.

2020 Work Program

Tier 1 High Priorities (Completion by April)

- O/C2C-Conduct a comprehensive review of Land Development Regulations, including rezonings, as necessary to implement C2C and future land use map and review regulations adopted prior to 1985 for obsolete, ineffective or unenforceable regulations.
- C2C-Review parking standards.
- C2C-Review lighting standards.
- O-Exploration of cities in Story County and adjacent counties with building codes - pros and cons and cost benefit analysis.
- O-Consider requesting Board of Supervisors to set policy waiving zoning permit and development application fees to Cities, States, School Districts and State agencies – Conduct County-wide department assessment.
- O-Consideration of conservation/sustainability design standards for all County development.
- O-Citizenserve permitting and development case software implementation.
- **O-Watershed Assessment High & Medium Priorities** – Sensitive Environmental Areas Enhancement and Protection Program, Erosion Control & Stormwater Mgt & Municipal Outreach (See Watershed Assessment Implementation Matrix for details).

2020 Work Program

Tier 2 Medium Priorities (Completion by June)

- C2C-Establish location guidelines for proposed subdivisions.
- C2C-Establish minimum levels of services.
- C2C-Review and consider ways to connect streets and trails for a unified transportation network appropriate to Story County.
- C2C-Create a development review evaluation matrix to determine potential ag/non-ag conflicts
- C2C-Designate Natural Resource Areas on future land use map (In Growth Townships)
- C2C-Develop and implement requirements for groundwater impact analysis
- O-Explore options/regulations for reusing existing accessory structures and construction of new accessory structures
- O-Explore opportunities in other areas of the County (Iowa Center and Shipley) to assess and respond to needs, similar to the work completed in Fernald (Work Program 2018)
- **O-Strategic Plan High Priorities** – Access broadband connectivity, Central Mission Statement, Explore partnerships such as 28E's to provide existing services efficiently, Conduct study assess needs for enhanced security, Develop metrics to determine which roads get improved, Seek out public-private partnerships to improve transportation networks, Access and create plan to address internal technology needs and upgrades, Develop, implement and monitor strategies and partnerships to build upon county-wide watershed assessments (See Strategic Plan 2019-2023 for details).

2020 Work Program

Tier 3 Low Priorities (Completion by end of December)

- C2C-Draft healthy homes design guidelines
- C2C-Develop public outreach toolkit to be used with the development review process
- C2C-Designate Natural Resource Areas on future land use map (In Remaining Townships)
- C2C-Develop density based zoning program