



January 12, 2023

Story County Board of Supervisors
900 Sixth Street
Nevada Iowa 50201

Mayor Jon Popp and Gilbert City Council
104 SE 2nd Street
Gilbert, IA 50105

Re: Ames Urban Fringe Plan Update- Urban Reserve Overlay Mapping

Ames City Council reviewed the responses concerning changes to the Draft Ames Urban Fringe Plan from the Gilbert City Council and the Story County Board of Supervisors at its January 10th meeting. These response letters addressed the Fringe Plan Update changes supported by the City of Ames from November 22, 2002. At the January 10th meeting, the City Council considered the requests and reviewed the planning efforts we undertook to adopt our Comprehensive Plan, Ames Plan 2040, as it related to the requests and overall Fringe Plan.

The Plan 2040 scenario evaluations and the final growth area and urban reserve designations were designed to meet long term needs of the City, which in turn supported the Growth Area and Urban Reserve Overlay mapping that was part of the initial Fringe Plan Update draft and the proposed November reductions in Urban Reserve Overlay area. The City of Ames believes the proposed mapping of the Urban Reserve Overlay from November is the best planning tool for the Fringe Area with its application of selective conditional use permit controls, clear management of rural subdivision potential, and its support of annexation policies related to extensions of services.

Additionally, planning is essential for efficient development patterns that support diverse housing and commercial needs of the city and the county. Larger planning areas allow for the Ames to invest in infrastructure and services in a predictable and efficient manner vs. making ad hoc decisions that are not as comprehensive.

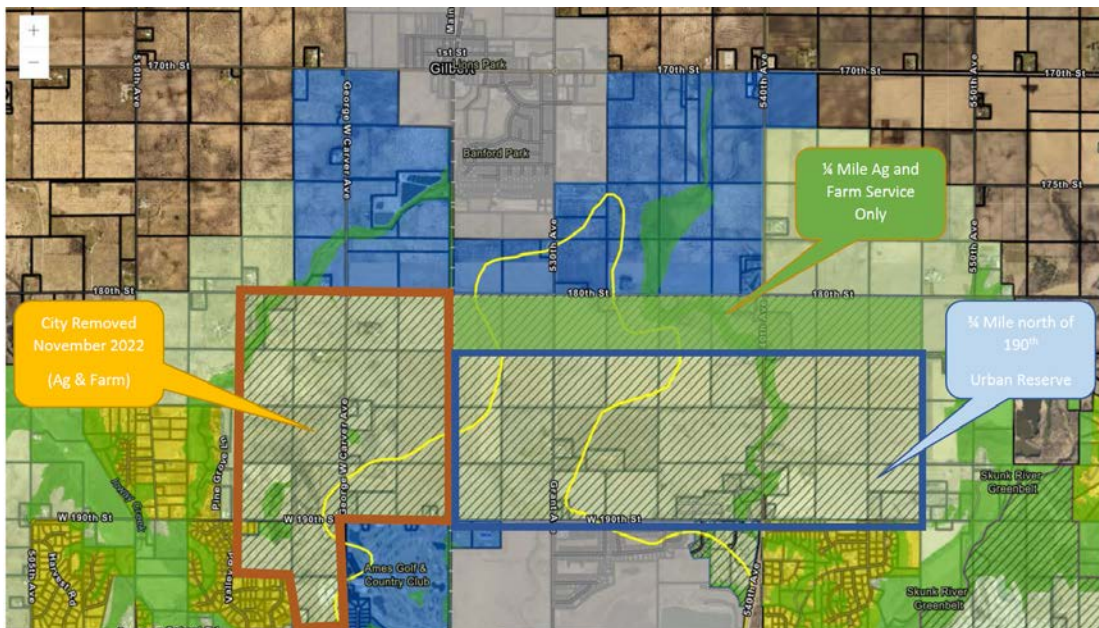
Planning for a larger area does not mean that all of an area is annexed at one time. The City agreed that involuntary annexation for the Urban Reserve Overlay would not be an option and only when petitioned by a property owner would annexation be considered. Actual change would be incremental over time.

City Council believes that the Fringe Plan Update is about management of an important area including Ames and Gilbert with its surrounding area, where over 2/3 of the county population resides. The partnership for cooperative planning is valuable and the long-term benefits of good planning in this area will be beneficial to the county overall, not just the City of Ames.

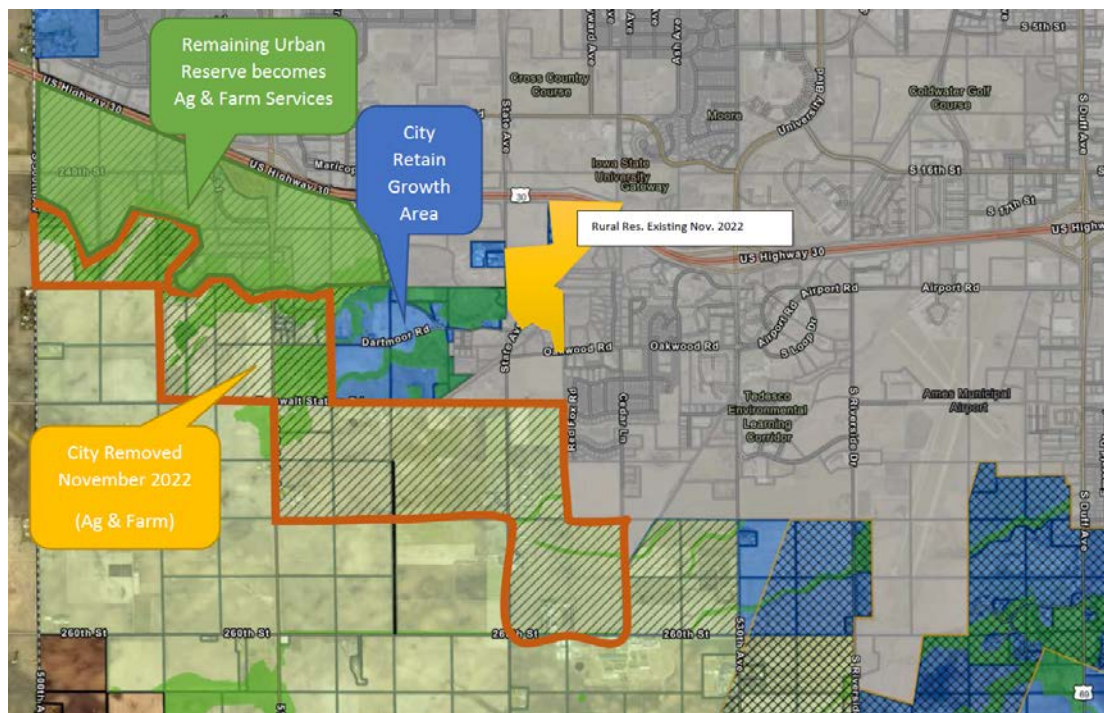
Urban Reserve Overlay Mapping

In an effort to continue our partnership, the City Council voted on January 10th to modify the City's November proposal as a final attempt to address concerns of the cooperators. City Council directed staff be to adjust some mapping of the Urban Reserve Overlay only. The changes are described below and there are specific maps for the changes. City Council voted to address no other changes regarding the Overlay.

For the area north of 190th Street, the City of Ames proposes within the Fringe Plan Update to create a ¼ mile buffer of Ag and Farm Services designation south of 180 Street and designate the other ¾ of a mile as Urban Reserve Overlay. Creating the ¼ mile buffer would not allow for any annexation by either Gilbert or Ames, or rural subdivision without approval of map amendment. See Map below.



For the Southwest Area, the City Council will not consider removing Growth Area designations. The area along Dartmoor Road has sanitary sewer and water extended into this area making it readily serviceable. The area is also within the Ames Water service territory. City Council voted to keep all Growth Area designations of the original draft Fringe Plan Update but would remove the Urban Reserve Overlay for the area generally north of Worle Creek as depicted on the map below. This area would become Ag and Farm services and not allow for annexation or residential subdivision.



The City of Ames hopes you find this latest proposal to be a sincere effort for reaching a final agreement. The Ames City Council has directed staff to present the modified Urban Reserve Overlay mapping options to both the Supervisors and Gilbert City Council. With a determination by either or both cooperators to move forward with the Fringe Plan Update, including the November proposal and these two changes, the Plan Update and companion 28-E agreement could be finalized. This would allow for the formal amendment process to begin in February with a goal of concluding the process in April 2023.

If neither party is interested in this proposal, the Fringe Plan Update process would conclude for the City of Ames and the current 28E agreement would expire in April 2023.

Please contact Kelly Diekmann, Planning and Housing Director, (kelly.diekmann@cityofames.org) with any questions and any decisions made by the respective Council or Board.

Sincerely,



Kelly Diekmann, Planning and Housing Director

Cc: Steve Schainker, City Manager, City of Ames

Amelia Schoeneman, Director Planning and Development, Story County

Sonia Arellano Sundberg, City Clerk, Gilbert