



November 23, 2022

Story County Board of Supervisors  
900 Sixth Street  
Nevada Iowa 50201

Mayor Jon Popp and Gilbert City Council  
104 SE 2<sup>nd</sup> Street  
Gilbert, IA 50105

Re: Draft Ames Urban Fringe Plan Update-Ames Response

Ames City Council reviewed the Draft Ames Urban Fringe Plan Update public comments and Story County Board of Supervisors recommendations at its October 25<sup>th</sup> meeting. At that time, they voted to extend the 28-E until January 1, 2023, and to have city staff provide a response to the suggested changes to the Draft Plan no later than November 22<sup>nd</sup>. City Council would then decide whether to recommend changes to the Draft Plan to the other cooperators.

City Council reviewed proposed changes on November 22<sup>nd</sup>, listened to comments from three members of the public, and directed staff to make proposed changes and forward them to the Story County and Gilbert. The Staff Report from November 22<sup>nd</sup> can be found at this link for City Council agenda at [www.cityofames.org/ccmeetings](http://www.cityofames.org/ccmeetings).

**Attached to this letter are proposed text changes to the draft Plan that are to be taken along with changes described herein to finalize the Plan and a 28-E agreement.**

### Summary of Primary Changes:

- Establish 180<sup>th</sup> Street as an agreed upon annexation limit for both the City of Ames and Gilbert within the 28-E agreement.
- Remove Urban Reserve Overlay for various properties (See map in Plan):
  - a. West of GW Carver and land north of 190<sup>th</sup> west of Railroad tracks
  - b. Properties south of Worle Creek
  - c. Properties south of 265<sup>th</sup> Street southeast of Ames (outside of two miles)
- Insert language prohibiting involuntary annexation for land use designations; however, allow for voluntary annexation with 80/20 consistent with Code of Iowa standards.
- Include additional language for context of Urban Reserve Overlay and annexation related to planning for long term growth and its relationship to Growth Areas as described in the Other Areas section (pg. 69) of Ames Plan 2040.
- Change the map designation of Meadow Glen to Rural Residential Existing with Urban Reserve Overlay.
- Allow for land divisions within the Urban Reserve Overlay consistent with underlying designation. Address changes to property boundaries for conditional uses as well. *Note that suggested changes to minimum lot size in Ag and Farm services needs additional review and context before acceptance by Ames.*
- Conditional Uses- Remove indoor uses of Bed and Breakfast, Lodges & Fraternal Organizations, and Sports facility from prohibited uses. Maintain list of primarily outdoor uses that would be considered incompatible. Additionally,
  - Would apply to Growth and Urban Reserve areas.
  - Would require subsequent action by Story County to amend ordinances.
  - Staff notes review of language is needed related to existing conditional uses.
- Include language in the 28-E agreement regarding the independent authority of each cooperator related to support for individual annexation recommendations. Additionally, include that Story County will provide to a city

available natural resource inventories at the time of notification of a pending annexation to allow for a city to consider implications for future development.

- Change to Residential Expansion Area to remove limit of 40-acre size, reiterate that no application for such a change can occur within a Growth Area or Urban Reserve Overlay.
- Remove limitation on the number of amendments to be considered in a year.

The Ames City Council requests that each cooperator consider these changes at an upcoming meeting in December. With a determination by either or both cooperators to move forward with the Fringe Plan Update, including the proposed changes, the City of Ames staff would work with Story County staff to finalize a Plan and companion 28-E agreement in January 2023. This would allow for the formal amendment process to begin in February with a goal of concluding the process in March 2023.

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

Sincerely,

A handwritten signature in blue ink that reads "Kelly Diekmann".

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