



Story County Planning and Development

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Memorandum

DATE: March 28, 2023
TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Story County Planning and Development Director
RE: Draft Ames Urban Fringe Plan Update- Board of Supervisors' Response Letter to Changes to the Draft Ames Urban Fringe Plan Future Land Use Map Offered by the Ames City Council on January 10, 2023, and the City of Gilbert's February 24, 2023, and March 20, 2023 responses and Extension of the Current Ames Urban Fringe Plan

On February 28, the Board of Supervisors directed staff to draft a letter to the cities of Ames and Gilbert in response to the changes to the Draft Ames Urban Fringe Plan Future Land Use Map offered by the Ames City Council on January 10, 2023, and the City of Gilbert's February 24, 2023, and March 20, 2023 responses.

Staff has prepared a letter, available on the agenda center, reflecting the Board's direction from February on several issues: remove the Urban Reserve Overlay from the area between Ames and Gilbert, remove the Urban Reserve Overlay from Meadow Glen, and remove the Urban Growth designation from the Champlin Farms property. The letter also reflects the Board's direction from February regarding the public hearing process on a final Plan should Ames not accept the requested changes.

Since the February 28 meeting, the City of Gilbert acted to clarify its response to Ames' proposed changes. Gilbert consented to map the Urban Reserve one-quarter mile north of 190th, outside of the Ada Hayden protection area. Staff has provided the Board an alternative in the letter allowing Urban Reserve one-quarter mile north of 190th. However, staff included two 40-acre parcels on the west side of Grant that are in the Ada Hayden protection area as we understand sanitary sewer would be extended along Hyde/Grant and could serve these properties. Additionally, the purpose of the Ada Hayden Watershed Protection area is that stormwater management standards would be applied to development in the area, which would be the case if they were annexed

A third alternative provided in the letter regarding the mapping the Urban Reserve north of 190th is to increase the Urban Reserve to a half mile, splitting the area equally between Ames and Gilbert. The half mile will likely be more amenable to Ames as a quarter mile of area is restrictive, may not be sufficient to warrant investments in infrastructure, and would more closely match how properties are owned (often a land owner owns several quarter sections).

Regarding the Champlin Farms mapping, an alternative is also provided to allow the Champlin Farms property to remain as Urban Growth. This alternative does request the adjacent properties to the north be mapped as Agriculture and Farm Service. Staff included this option in the case the Board feels additional compromises are needed in order to have Ames agree to remove additional Urban Reserve

north of 190th. As infrastructure is available to serve the Champlin property if it were annexed, staff feels it is less likely that Ames would offer further compromises over this area than the area north of 190th.

Staff also add two general polices regarding the installation of infrastructure in the Environmentally Sensitive Areas Overlay and annexation of the Urban Reserve Overlay to help achieve the Board's goals while offering compromises.

Finally, the current plan expires on April 30, 2023. Staff has included a resolution to extend the Plan to June 30, 2023, to allow time for the finalization of the Plan. The Board's action should include 1) selection of alternatives for each issue in the letter and 2) action on extension of the current Ames Urban Fringe Plan.