



STORY COUNTY
PLANNING AND DEVELOPMENT
 STORY COUNTY ADMINISTRATION
 900 6TH STREET
 NEVADA, IOWA 50201-2087

“Commitment, Vision, Balance”

MINUTES

STORY COUNTY

PLANNING AND ZONING COMMISSION

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: 04/26/2023	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2023
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2022
PLACE: Public Meeting Room	Bart Clark	2025
	Gary Guthrie	2023
	*Dalton Johnston	2024
In the Administration Building	*Absent	

Special Note: Members of the public could also participate via Zoom.

STAFF PRESENT: Amelia Schoeneman; Director, Andrea Wagner; Planner, Sean McDermott; Intern, Alanna Patterson; Recording Secretary

PUBLIC PRESENT: Sandra Golden, Tracie Gibler, Logan Shine, Kim Christiansen, Rosi, Rosalyn, Lisa Heddens, R, Bryce Garman

APPROVAL OF AGENDA

MOTION: Lee moved to approve the agenda as-is.

Motion: Lee

Second: Younkin

Voting Aye: Lee, Younkin, Clark, Mens, Guthrie, Jensen

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

APPROVAL OF MINUTES

MOTION: Mens moved to approve the minutes as-is.

Motion: Mens

Second: Lee

Voting Aye: Mens, Lee, Younkin, Clark, Guthrie, Jensen

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

PUBLIC COMMENTS: None

PUBLIC HEARINGS: Discussion and Consideration Of A Vacation Of A Utility Easement Parcel A of Lot 4 And Part Of Lot 5 And Parcel B Of Lot 5 Matthew's Summit Subdivision - Andrea Wagner and Sean McDermott

Sean McDermott presented on the vacation of a utility easement that is located on the above lots.

MOTION: Clark moved to approve option two of the presentation: The Story County Planning and Zoning Commission recommends conditional approval of vacating the utility easement on Parcel A of Lot 4 and part of Lot 5 and Parcel B of Lot 5 of Matthew's Summit Subdivision, as put forth in case VAC23-000001, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda, with the following condition:

The vacation shall not be finalized and recorded until such time the new public utility easement documents dedicating an easement along the new Parcel A and B boundaries are submitted and recorded.

Motion: Clark

Second: Mens

Voting Aye: Clark, Mens, Lee, Guthrie, Younkin, Jensen

Voting Nay: None

Not Voting: None

Absent: Johnston

PUBLIC HEARINGS: Discussion and Consideration Of Amendments To Story County's Natural Resource Areas Map And Ordinance Update For Environment Protections - Andrea Wagner

Schoeneman and Wagner presented on the Natural Resource Area's map and ordinance update.

Guthrie asked how County staff chooses what trees are protected in which development scenarios.

Wagner responded for commercial development, the developer would hire a professional and Conservation may assist in residential permits.

Clark asked about the specifics for steep slopes.

Schoeneman responded with specifications for subdivisions with steep slopes and the need for lot layouts, and the slope's required buffer distance to the building site.

Younkin asked staff if they plan to regulate playgrounds, gardens, etc.

Wagner responded this ordinance is in relation to projects that require a permit.

Schoeneman confirmed this would have no effect on the examples Younkin listed.

Clark asked about the tree removal calculations listed in the ordinance update.

Schoeneman responded this would be for clear cutting identifiable areas of old growth forest.

Clark and Mens had clarifying questions on the protections of older growth trees.

Wagner and Schoeneman noted the ordinance update is prioritizing protection on older growth trees to protect wildlife habitats.

Younkin asked about the definition of development areas.

Wagner noted residential permits aren't subject to following protections for wetlands, prairie remnants and archaeological sites.

Jensen proceeded to open the public hearing.

Kim Christiansen at 2985 South Dakota Ave: provided comment on the proposed ordinance update and asked the Commission to slow down the process.

Guthrie noted that he had received an initial postcard notifying him of the changes and he felt sufficient time and opportunity had been given for public comment.

MOTION: Lee moved to approve option one: The Story County Planning and Zoning Commission recommends approval of the Text Amendment to the Story County Land Development Regulations to update the protections for critical natural resources, to the Story County Board of Supervisors, including adopting the amended natural resource areas layer of the future land use map.

Motion: Lee

Second: Guthrie

Voting Aye: Lee, Guthrie, Clark, Younkin, Mens

Voting Nay: Jensen

Not Voting: None

Absent: Johnston

Motion passed.

PUBLIC HEARINGS: Discussion and Consideration Of Amendments To Story County's Hazardous Liquid Pipeline Ordinance - Amelia Schoeneman

Schoeneman presented the proposed amendments for the hazardous liquid pipeline ordinance.

Clark had questions in regards to the quarter mile setback and federal requirements.

Schoeneman noted that the ordinance relates to orderly land development and not safety like federal requirements.

Guthrie asked if other counties can have their own rules and regulations in regards to pipelines.

Schoeneman confirmed these rules and regulations could vary per county.

Jensen opened the meeting for public comment.

Tracie Gibler provided public comment opposing the hazardous pipeline ordinance.

Jensen closed public comment.

MOTION: Mens moved to defer this back to staff to allow further time for the Commission to learn about federal, state, and county regulations.

Motion: Mens

Second: Clark

Voting Aye: Mens, Clark, Younkin, Jensen

Voting Nay: Lee, Guthrie

Not Voting: None

Absent: Johnston

Motion passed.

COMMENTS:

Staff: Schoeneman noted the following week's scheduled meeting for May 5th.

Board: Jensen asked staff for their plan to help promote future development by identifying areas for future growth.

ADJOURNMENT: 5:15 pm

MOTION: Mens moved to adjourn the meeting.

Second: Younkin

Voting Aye: MCU

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

Approval of Minutes

Title and Date