

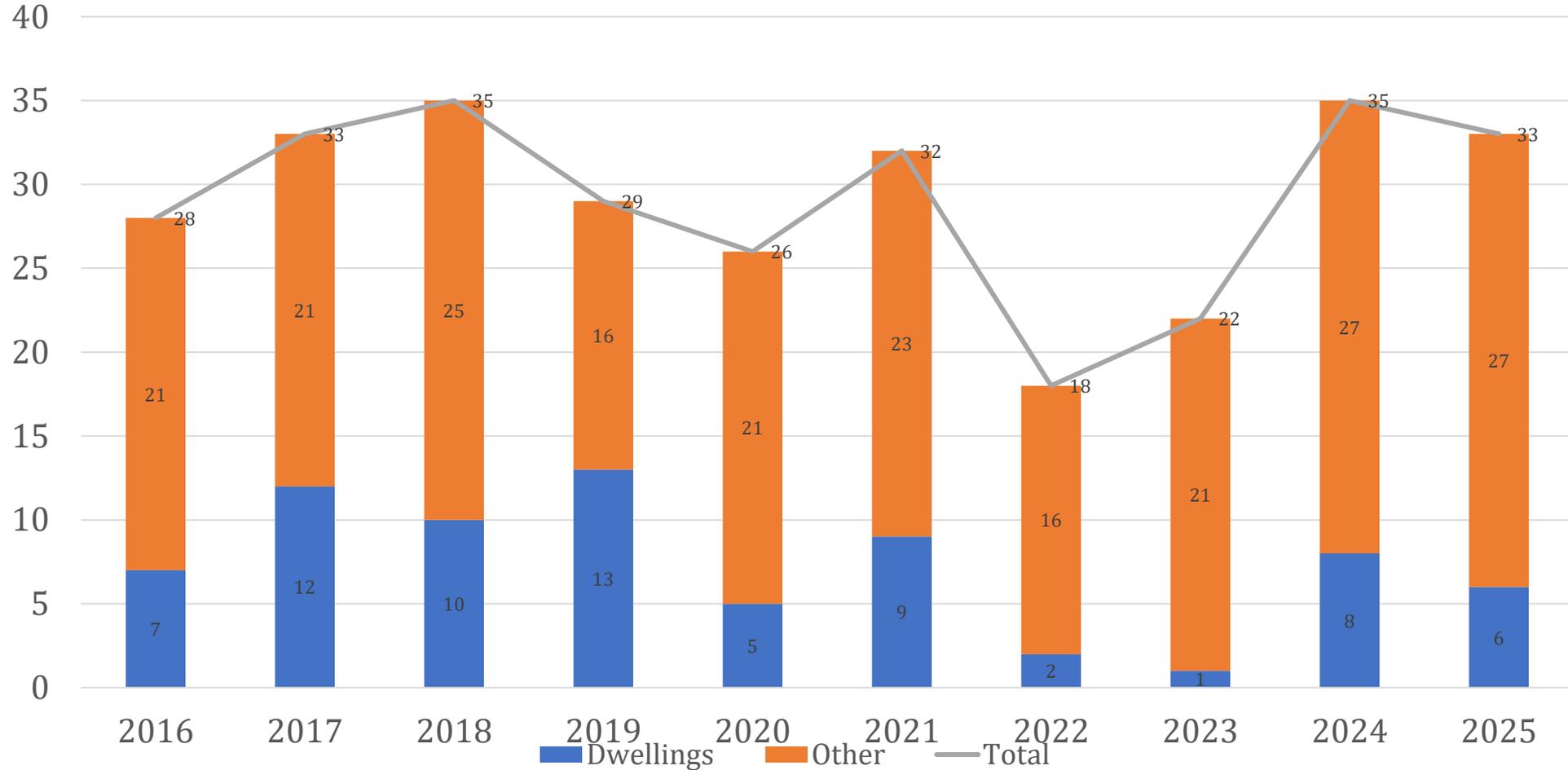


Board of Supervisors

Planning and Development Department  
**Quarterly Report - Fourth Quarter 2025**

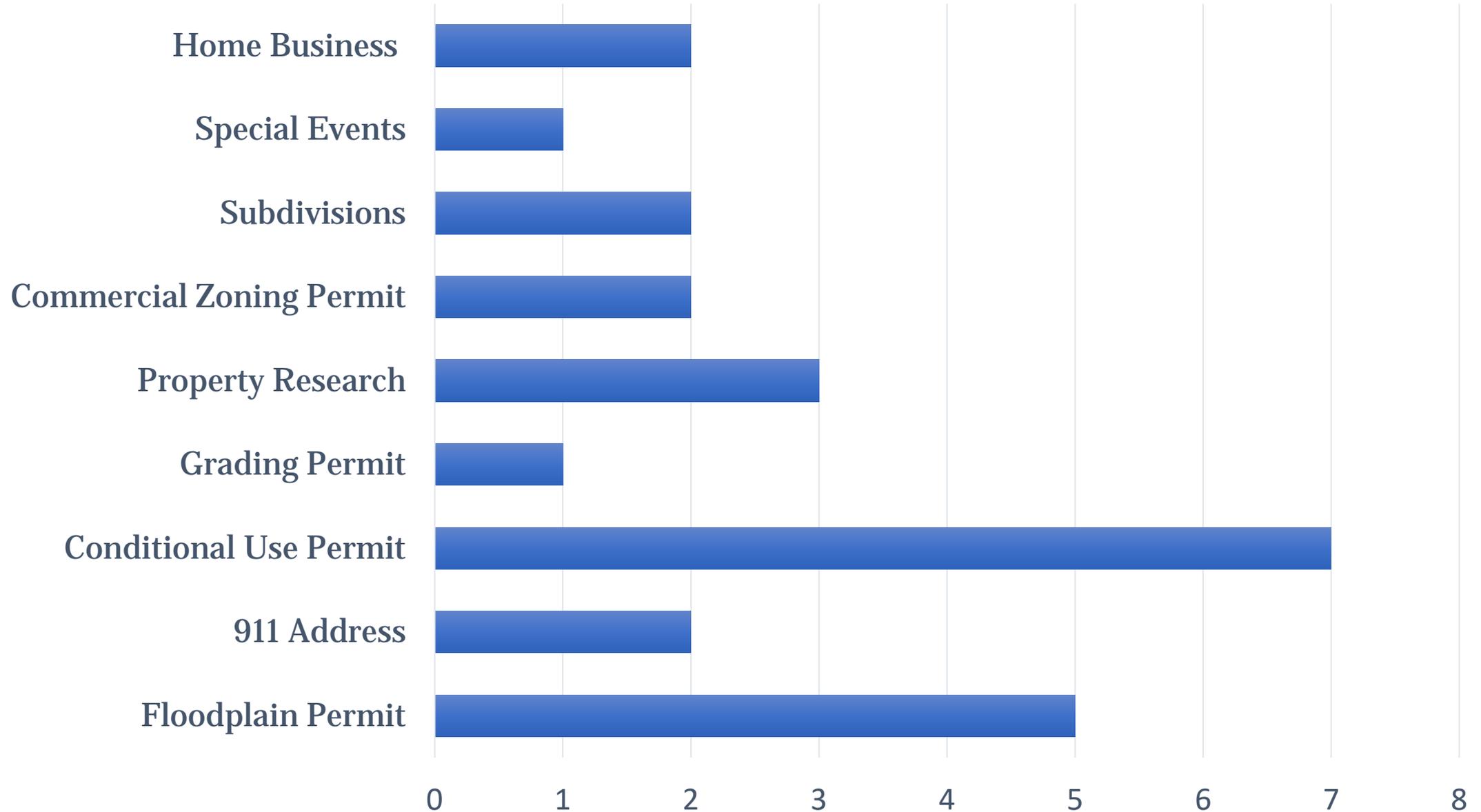
Tuesday, January 27, 2026

# 2025 Fourth Quarter Zoning Permits Compared by Year



Other includes fences, decks, storage sheds, shops, solar, temporary mobile home, livestock area, home additions, garages, etc.

# Other Permits from Fourth Quarter 2025



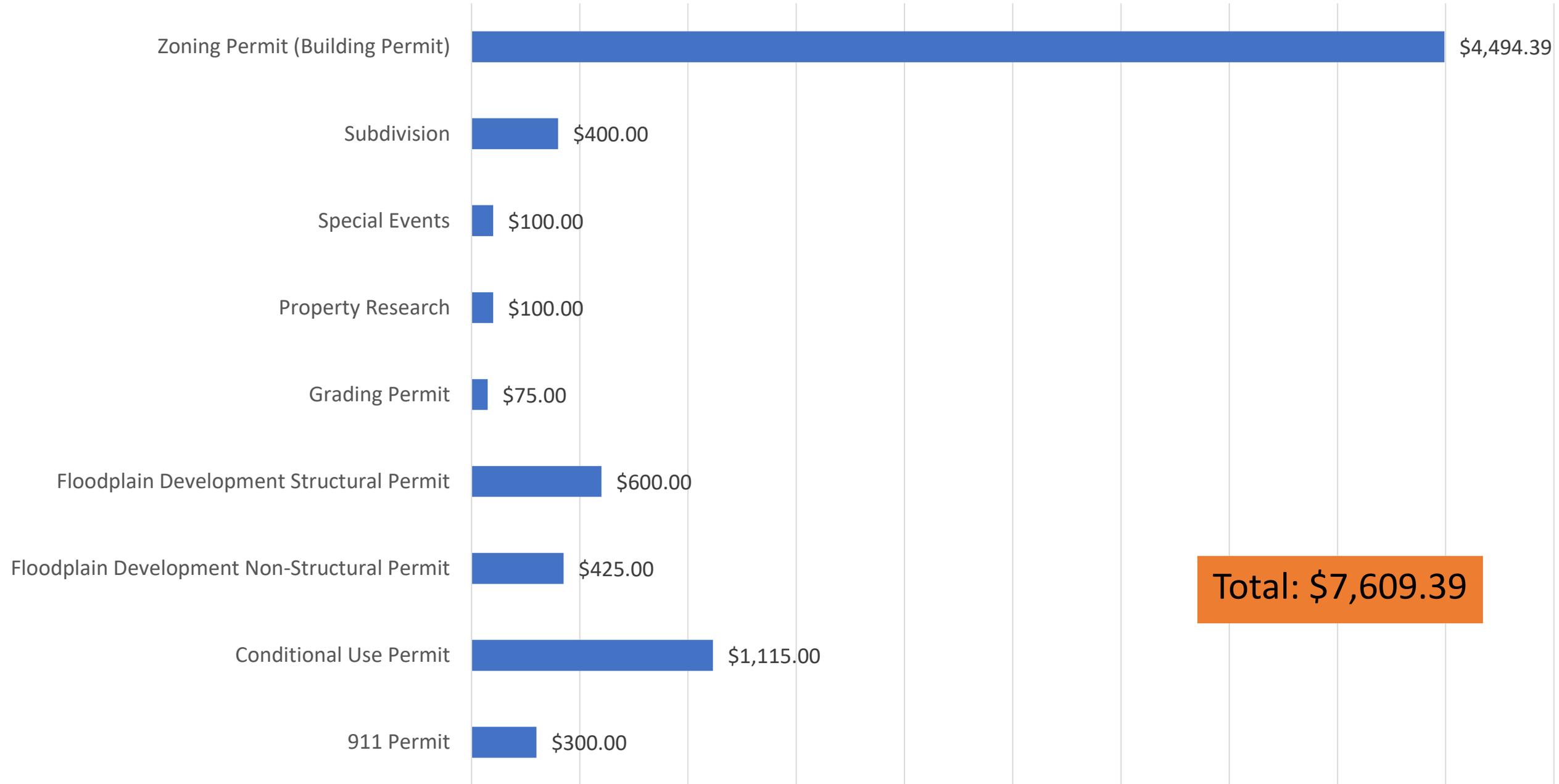
# Map of 2025 Fourth Quarter Permits

Note: Due to GeoPermits system migration,  
the map is missing data.

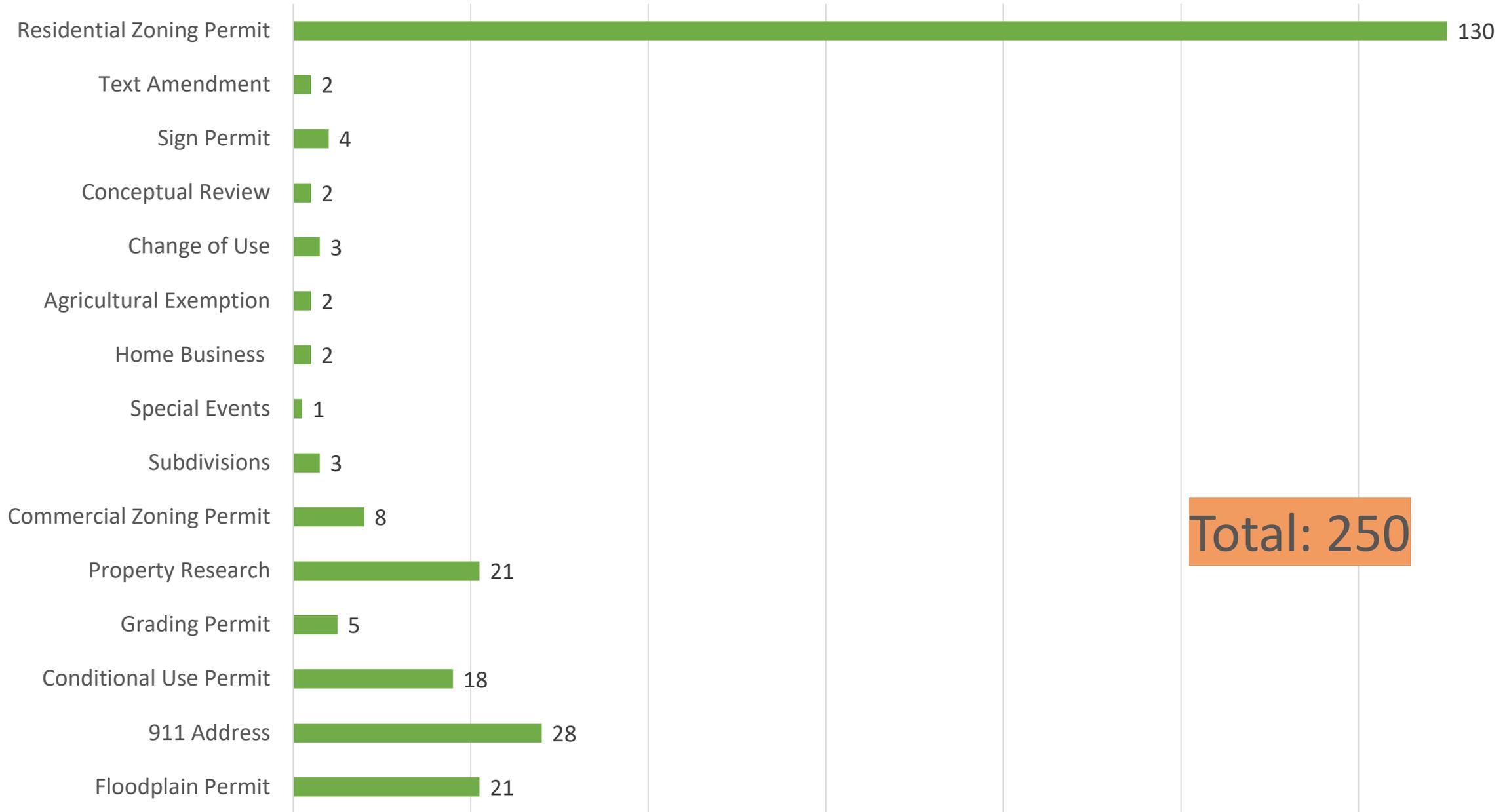
-  New Septic Install / Replacement
-  Property Research
-  New Conditional Use Permit
-  Grading Permit
-  Conditional Use Permit Modification
-  Insignificant Modification
-  All Others
-  Residential



# 2025 Fourth Quarter Permit Revenue

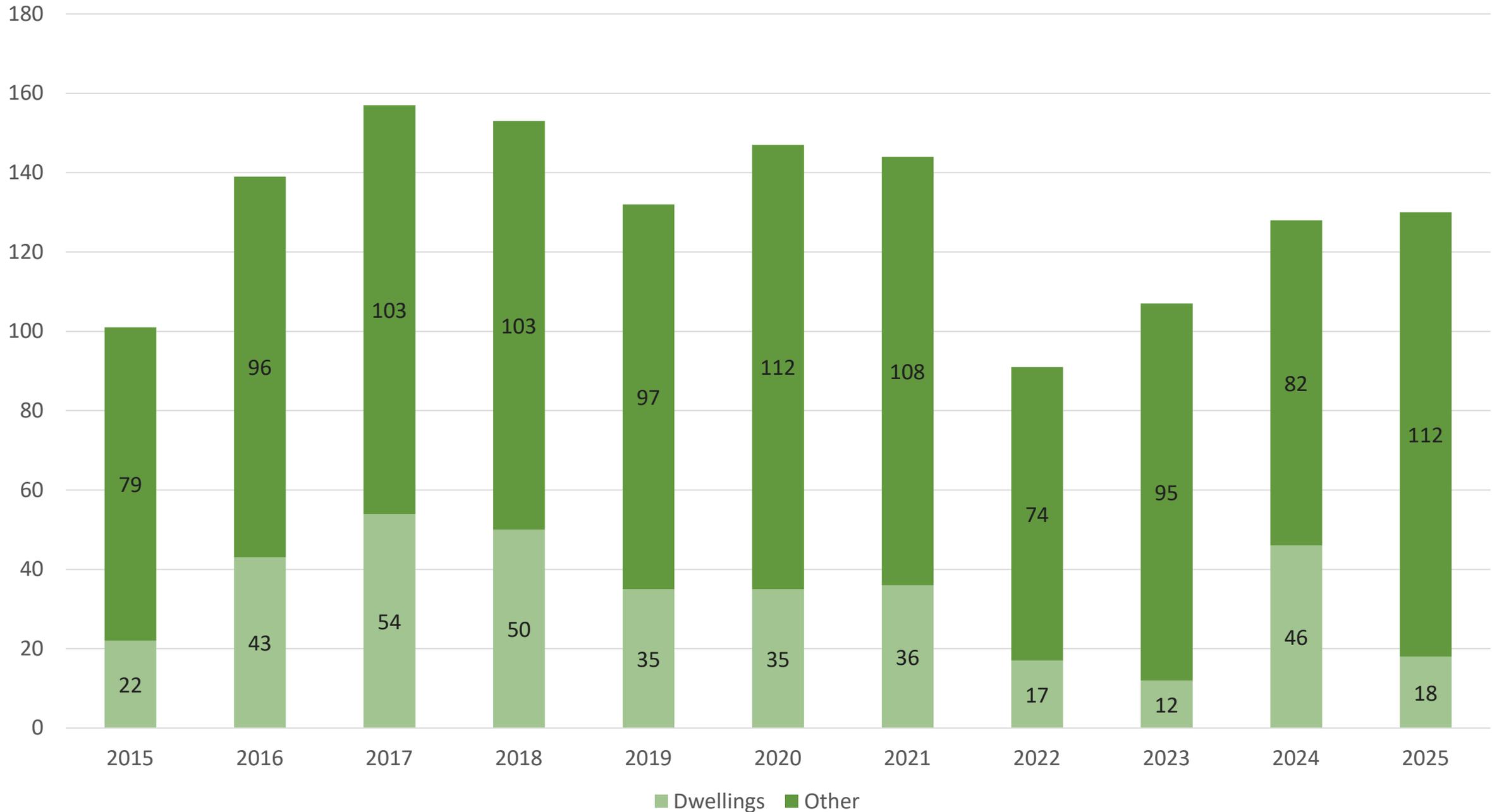


# 2025 Permit Totals (Calendar Year)

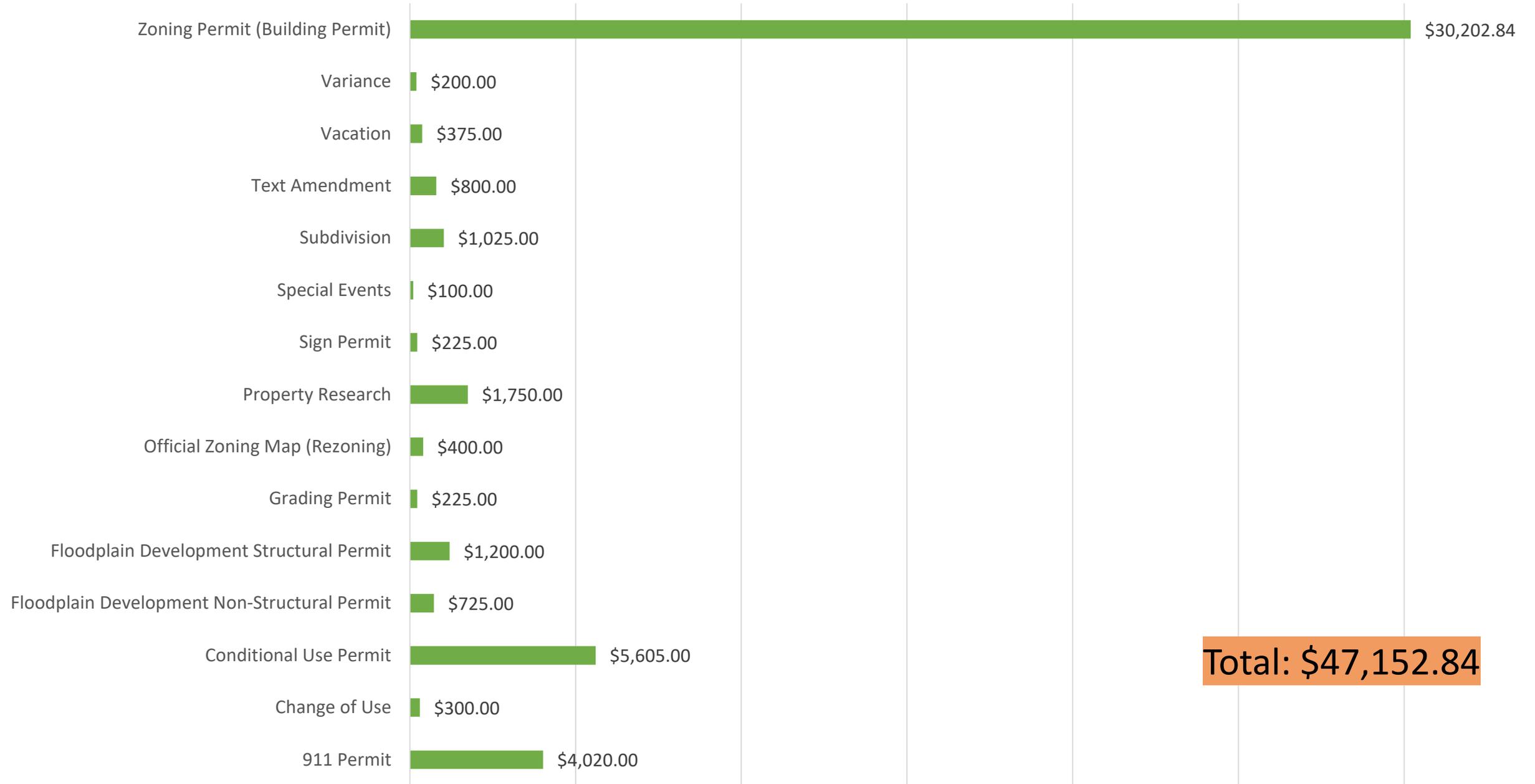


Total: 250

# Annual Residential Zoning Permits 2015-2025

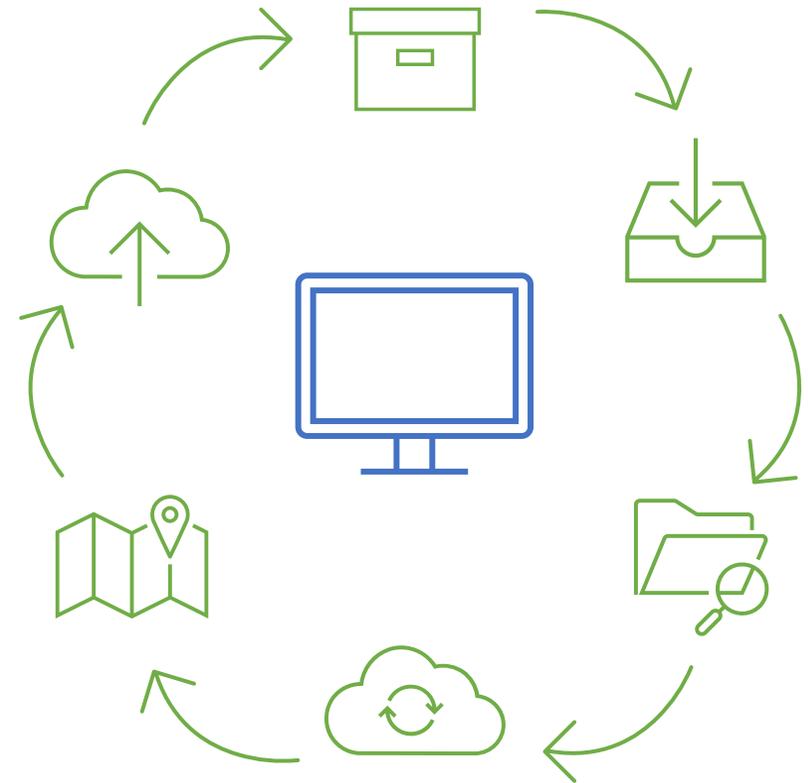


# 2025 Total Permit Revenue (Calendar Year)



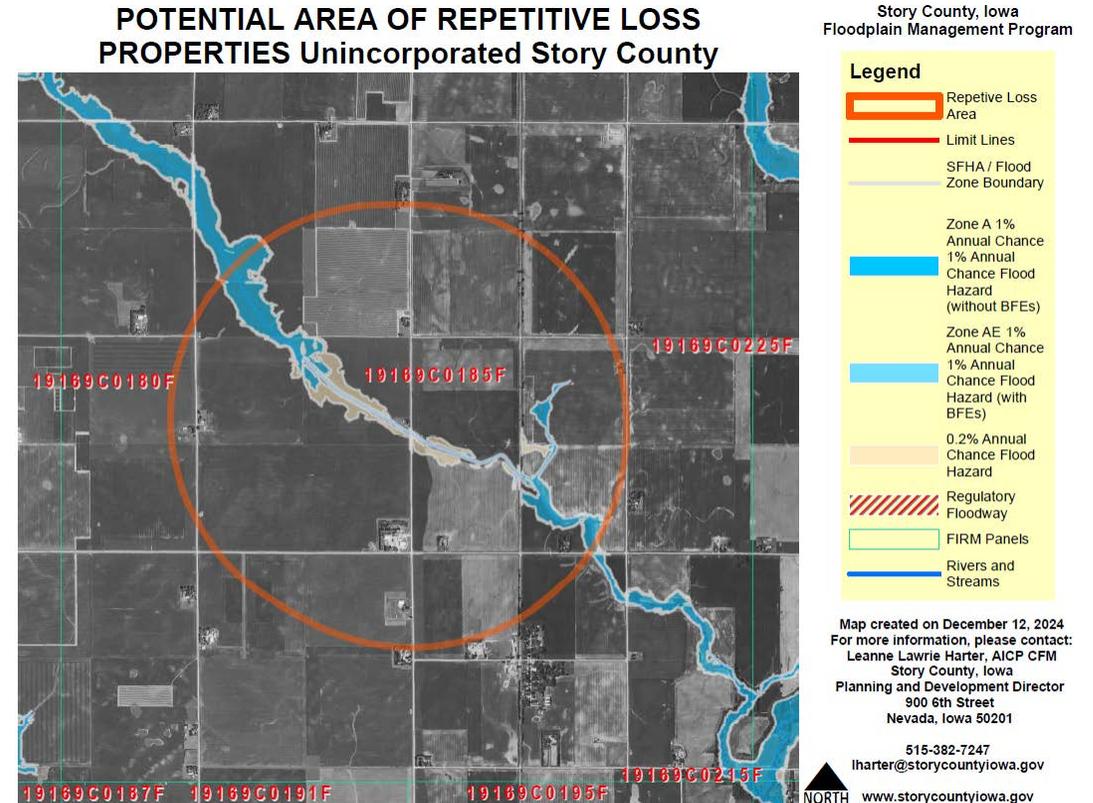
# GeoPermits System Migration

- 365 Case Files Uploaded / ~272 Case Files Remaining
- 97 Conceptual & IART Items Remaining
- 283 Property Research Files Remaining
- 36 Notice of Violation Files Uploaded/~150 NOV Files Remaining
- 3 Live Applications in GeoPermits
- 7 Draft Applications in GeoPermits being Tested
- Fully Live with GeoPermits Mid-March



# Floodplain Management

- Floodplain Development Permit Applications (Structural and Non-Structural) – live in GeoPermits
  - 47 Final Floodplain Permits issued in 2025
  - 17 Applications Pending Review
  - 10 Applications Pending Final Inspection
- LOMR Issued – Walnut Creek
- CSR Annual Verification



# Board of Supervisors

## October

- Engagement Letter For The 2025 Urban Renewal Area Plan Amendment And Story County Housing Trust Agreement With Dorsey + Whitney LLP For \$10,000
- Resolution #26-29, Setting A Date And Time At 10 AM On November 4, 2025, For A Public Hearing On First Consideration Of Ordinance No. 328 Amending Chapter 8, Urban Renewal, Of The Story County Code Of Ordinances
- Resolution #26-28 Setting Date For A Public Hearing For 10 AM On November 18, 2025, On Amendment To The Urban Renewal Plan For The Story County Urban Renewal Area
- Recognition Of Dalton Johnston For 5 Years Of Service On The Story County Planning And Zoning Commission

## November

- Consultation Meeting for Story County Urban Renewal Plan
- Resolution #26-30 Setting A Date And Time For Public Hearing For November 18, 2025, At 10:00 AM At Which It Is Proposed To Approve A Development Agreement With Story County Housing Trust, Including Tax Increment Payments
- Resolution #26-31, For The Voluntary Annexation To The City Of Huxley For Parcels Of Land Consisting Of 41.12 Acres Of Real Property Including Right-Of-Way Along East 1st Street (315th Street) Located In Section 24, Palestine Township, Story County, Iowa, In The Unincorporated Area Of Story County, Owned By SMDB Huxley Holdings LLC
- The Proposed Development Agreement With The Story County Housing Trust
- Resolution #26-38, For The Urban Renewal Area Plan Amendment For The Story County Urban Renewal Area

- Resolution #26-35, For The Development Agreement With Story County Housing Trust, Authorizing Tax Increment Payments And Pledging Certain Tax Increment Revenues To The Payment Of The Agreement
- Resolution #26-39 Approving A One-Time Extension Through March 31, 2026, For Resolution #25-97, Establishing A Temporary Moratorium On The Acceptance Of Applications And/Or Issuance Of Permits For Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers And/Or Battery/Energy Storage Solutions On Properties Located In Unincorporated Story County, Putting In Place A Temporary Moratorium Expiring On Or Before December 31, 2025
- Ordinance No. 328 Amending Chapter 8 - Urban Renewal Of The Story County Code Of Ordinances
- Resolution #26-36, End Of Trail Residential Parcel Subdivision Final Plat

## December

- No Agenda Items



# Planning and Zoning Commission

## October

- CUP25-000012 → CTI Ready Mix

## November

- 2026 Meeting Schedule
- CUP25-000043 → Story Wind Repower

## December

- No meeting due to lack of agenda items.

ANNUAL CASES (2025)					
<i>18 AGENDA ITEMS IN TOTAL</i>					
C2C PLAN AMENDMENT	REZONING	CUP	TEXT AMENDMENT	SUBDIVISION	OTHER
1	2	6	3	1	5



# Board of Adjustment

## October

- CUP25-000025 → CTI Ready Mix

## November

- 2026 Meeting Schedule
- CUP25-000043 → Story Wind Repower

## December

- No meeting due to lack of agenda items.

ANNUAL CASES (2025)				
16 AGENDA ITEMS IN TOTAL				
VARIANCE	APPEAL	CUP (INCLUDING MODIFICATIONS)	FLOODPLAIN VARIANCE	OTHER
2	0	9	0	5



# Other Activities

- 25 Plats of Survey and Retracement Plats (98 for the year)
- 61 Inspections Completed (~275 for the year)
- Building Code Implementation Study
- Land Development Regulations Review
- BESS Review – Temporary Moratorium
- Leslie Day Received her ICCSPPI Certification
- Updated valuations for 2026
- Implementation of Story County Manufactured Housing Repair/Weatherization Program
- Leanne Harter participated in Leadership Peer Exchange
- Budget Preparation
- Story County Housing Assessment Updates Started