

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



"Commitment, Vision, Balance"

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

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

DATE: June 25, 2025.	Matthew Neubauer, Chair	2026
	*Andrew Friend	2027
CALL TO ORDER: 4:00 pm	Kelli Excell	2028
	Nathan Hovick	2029
PLACE: Public Meeting Room	*Elara Jondle	2025
In the Administration Building and Zoom	*Absent	

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

STAFF PRESENT: Leanne Harter, Director; Marcus Amman, Senior Planner; Leslie Day, Planner; Chloe Mitchell, Recording Secretary.

PUBLIC PRESENT: None.

APPROVAL OF AGENDA:

Motion: Hovick

Second: Excell

Voting Aye: Neubauer, Hovick, Excell

Voting Nay: None

Not Voting: None

Absent: Friend, Jondle

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Hovick moved to approve May 21, 2025, minutes.

Motion: Hovick

Second: Excell

Voting Aye: Neubauer, Hovick, Excell

Voting Nay: None

Not Voting: None

Absent: Friend, Jondle

Motion passed. MCU.

PUBLIC COMMENTS:

None.

APPROVAL OF THE FINDINGS OF FACT FROM THE PREVIOUS MEETING

CUP25-000009 CrossFit Oxygen CUP Request Findings Of Fact

MOTION: Hovick moved to approve the Findings of Fact as presented.

Motion: Hovick

Second: Excell

Voting Aye: Neubauer, Hovick, Excell

Voting Nay: None

Not Voting: None

Absent: Friend, Jondle

Motion passed. MCU.

NEW BUSINESS:

Floodplain Management Learning Moment

Leanne Harter provided an overview of the floodplain management program for unincorporated areas of Story County. The presentation focused on the following elements:

- Purpose of Floodplain Management and Regulations
- History and Overview of the National Flood Insurance Program
- Floodplain Management in Iowa
- Applicable Floodplain Regulations

Matthew Neubauer stated the flood plains are based on the federal maps of a 1% chance of flood and asked how often that changes.

Harter stated that Story County maps were adopted in 2021.

Marcus Amman added that Story County started the review in 2019.

Harter said the County started looking at them in 2019 which meant FEMA was likely trying to get contractors through the State to start doing the methodologies in 2015-2016. She added that looking at history, climate adaptation was not built into the models yet, and now a lot of the tools that have been released can do that. She stated the newer maps based on model with climate adaptation built in are not allowed to be adopted due to changes at the Federal level. She added that from 1998-2008 she did not see a change and that Story County was still using paper maps which lacked detail, now the newer maps from FEMA and the DNR provide much more detail.

Neubauer asked as these maps change what happens to properties that were not in a floodplain before but now, they are.

Harter stated that when we went from the previous map to the map we have now, our Zone A tripled in size because the methodology that was used was based on 10-year contours. She said we had a lot of land that got put in the 1% chance flood. She added that Story County had some areas where a bridge was in a detailed study and the floodplain did not match where the bridge was, which was about a thousand feet away. She said what Story County always tries to do is notify property owners by mail. She added during the last iteration in 2021, Story County opened the public meeting room and had computers set up so people could look at the flood zones because they have an opportunity to appeal. She said that sometimes people do not know about the change until they go to refinance their house, and now they are required to have flood insurance.

Amman added that if Story County went through another derecho, affected residents would have to meet the standard.

Neubauer confirmed that no matter what happens, now Story County would have to comply with the most recent Federal 1%. He asked if we know what percentage of the County is currently in a floodplain.

Amman presented a map within a 3-mile radius and stated that anything in blue is floodplain which is what Story County uses when receiving permit applications.

Harter stated that the percentage is always part of the annual review and that she will get that number and share that information with the Board members.

Nathan Hovick asked if the reason for the presentation was to provide knowledge in case Story County receives a variance request in the future.

Harter confirmed and provided examples, then added that Story County has only had 2 variances in the last 30 years.

Amman added that Story County has not had any variances in the last 6 years, and that most people understand, once explained, the cost and that it is not worth building when other options exist.

Harter explained situations she has seen during her time with Story County.

Neubauer asked based on the freeboard and how far above the 1% you are, where does that start.

Harter stated it depends on the type of structure. She said residents will have to have an elevation certificate, which is a diagram that Story County and FEMA use to determine everything for construction.

Harter stated the Board members are the eyes and ears in the community and can guide the community to make a better and safer decision.

OTHER BUSINESS:

None.

ADDITIONAL ITEM(S)

None

BOARD COMMENTS

None.

STAFF COMMENTS

Harter introduced Chloe Mitchell, new Planning and Development Administrative Assistant. She also included a variance fact sheet from ISU Extension.

ADJOURNMENT

MOTION: Excell moved to adjourn the meeting.

Motion: Excell

Second: Hovick

Voting Aye: Neubauer, Hovick, Excell

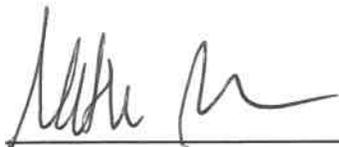
Voting Nay: None

Not Voting: None

Absent: Friend, Jondle

Motion passed. MCU.

ADJOURNMENT: 4:50 PM



Approval of Minutes

12/20/25 4:00 PM

Title and Date