

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
515-382-7245



"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: October 6, 2021	Cheryl Moss	2025
	Debbie Younkin	2021
CALL TO ORDER: 4:00 PM	Kathy Mens, Vice Chair (Left at 6:13)	2022
PLACE: Zoom Meeting Originating	Wendie Schneider	2023
From Administration Building	Ben Jensen	2020
	Ray Lee	2023
	Dalton Johnston	2024
	*Absent	

STAFF PRESENT: Amelia Schoeneman, Director; Marcus Amman, Planner; Andrea Wagner, Planner, Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Camie Stockhausen, Bruce & Brenda Moody, Joyce Wright, Marigrace Sievers, David & Barbara Kalsem, Rich Corcoran, Rhonda Clausen, Steve Clausen, Gary Botine, Jan Milo, Jason Rechkemmer, Andrew Allen, Paul Fitzgerald, Amanda Briggs, Emma Clinton, Kim Clinton, Mindy Bryngelson, K Edleman, Belinda Meis, A Doyle, Marissa Eyanson, Tim Day, Diana McDonald

APPROVAL OF AGENDA (MCU)

Motion by Mens, Second by Jensen to approve agenda (MCU)

APPROVAL OF MINUTES

Motion by Mens, Second by Schneider to approve the September 8, 2021 minutes. (MCU)

PUBLIC COMMENTS: None

PUBLIC HEARINGS

CUP21-000009 YSS Youth Recovery Campus

Marcus Amman and Amelia Schoeneman presented the staff report, findings, and recommendation. They stated that the request is for a conditional use permit to operate a youth recovery campus that can accommodate up to 70 adolescents at 32385 580th Avenue, to the south and west of Cambridge. Under current licensing requirements, one staff member will be

present for every five clients, in addition to administrative staff during daytime hours, for a maximum of 100 occupants. A minimum of one staff member will be present for every eight clients overnight during sleeping hours. Clients are adolescents that are referred for substance use disorder treatment, crisis stabilization, or emergency shelter. There is an admissions screening process. YSS indicates that criminogenic or violent tendencies would be reasons a potential client would not be admitted. The facility (building) will be approximately one-acre in size. It will be located on three parcels, totaling 52.08 gross-acres. The buildings will be located to disturb as few natural resources as possible on the southeast side of the creek that runs through the property. The focus of this facility is nature-based therapy, necessitating the need for a rural location. Story County Conservation worked with YSS to obtain a conservation easement to protect the environmentally sensitive areas and allow them to be used as part of YSS' programs. A traffic impact analysis and storm water management plan have been completed for the requested use. Dust control for the residents along 580th is recommended as a condition based on the traffic impact analysis. The Story County Sheriff has also reviewed and provided recommended conditions to ensure compatibility of the operations with neighboring properties and adequate law enforcement services. YSS anticipates the campus could serve hundreds of adolescents annually—this will almost double YSS' current capacity at its Story County facilities and assist in providing treatment for the 7,000 lowan adolescents that do not receive treatment for a substance use disorder every year (see YSS submitted narrative). Planning and Development Staff recommend that the Story County Planning and Zoning Commission recommends approval of the conditional use permit with conditions.

Schneider asked why the road is not being paved and about the number of court ordered referrals vs volunteer. Schoeneman stated the traffic study did not warrant paving and that Andrew Allen could answer the referrals question.

Jensen asked about the intent of conditional use permits. Schoeneman stated that they are for uses that may need to meet a higher set of standards or have conditions imposed to be compatible with other uses in a zoning district. Jensen clarified that this is a use that is allowed through a conditional use permit in the A-1 Agricultural District and the commission's role is to find that the standards for a conditional use are met. Jensen also asked about the purpose of the conditions and the conditions compared to those imposed to other developments. Schoeneman clarified that the condition related to combining parcels was to ensure setbacks are met. Jensen asked if the condition on the sprinkler system was typical. Schoeneman stated that Story County does not have a building code and the applicant indicated the sprinkler system was going to be installed and it was typical to require a development meet fire code as a condition. Jensen asked about the demarcation plan. Schoeneman stated requiring a fence or other demarcation is a condition that has been imposed on developments adjacent to agricultural land or where a buffer is needed. Regarding the conditions on security, this use is unique and there has been a lot of feedback regarding security for area residents and clients from the public. The conditions are related to ensuring compatibility and having appropriate processes to address any issues that may arise. Jensen asked about the enforcement of the conditions—Schoeneman stated that the Planning and Development Department would oversee enforcement they would follow the enforcement procedures in the code if a condition were not met.

Andrew Allen, the applicant, stated that YSS has a 46-year history of community based services and they are transforming lives. Current facilities are in old homes in residential neighborhoods. Allen stated these are not criminals, they are sick kids trying to get well. 7,000 kids in Iowa

need treatment every year and do not receive it. Staff would be able to walk with clients on a nature path on the property versus having them walk out the front door of a residence twenty feet and have an elopement occur. Allen introduced Jasmine who is a graduate from the YSS program. Jasmine stated that the YSS atmosphere and treatment was extremely helpful and without her treatment she wouldn't have graduated high school without it and feels her treatment put her on the right path. Allen stated that he does not know the percentage of court order vs volunteer. Most are referrals due to substance abuse and some are court ordered.

Moss placed a three minute time limit on public comments. Members of the public provided the following comments.

Matthew Clinton - has a number of concerns and he would like the facility denied based on safety concerns. Clinton feels there have been a great deal of calls to law enforcement and there is no evidence that a different location would lower the number of calls. Calls may increase as the facility will be almost double the size of the current facilities. He does not feel that signs or fencing would provide a deterrent from leaving or that a missing person taskforce would provide adequate response. Josh Clinton finished the remainder of Matthew Clinton's statement. Other concerns included numerous reasons the location is not a good fit, property values and clients wandering off the property. They did not feel property values were adequately studied.

Kim Clinton - asked that the commission consider that when speaking with the Story County Sheriff's office, staff noted that a deputy's response times are longer than from a city police officer. She felt that it is a reasonable expectation that there would be a lot of calls with half being for elopements. She is concerned that no research was provided on if less elopements will happen due to having more outdoor space. She is worried about security issues that happen if clients leave the property. Emma Clinton finished the statement and stated that "no trespassing" signs and the fencing would not keep individuals on the property. She feels that there could be issues with the staff searching on their own without proper training and without law enforcement. She requested the commission recommend denial.

Marigrace Sievers – concerned about the kids in the school system. She also has concerns about the possibility of kids wandering off into a corn field and getting lost and feeling safe in the country.

Brenda Moody – interested to know the reason Ames denied the facility. She expressed safety concerns for neighbors and the students in the school district are concerns. She understands kids do make bad decisions. Feels other locations should be considered closer to the hospital in Nevada and has concerns about traffic and law enforcement. Asked why the existing facilities were inadequate. Concerned about using 2019 traffic counts in the traffic study.

Steve Clausen – understands the positivity about being in the country, but also feels there are a lot of infrastructure needs and feels there would be a need for larger capacity water lines for fire suppression. He feels the septic system would be difficult in the terrain. He feels safety is a concern and requested denial.

Camie Stockhausen – noted that change creates fear and habitat destruction was a concern until the conservation easement was obtained. Feels kids who elope would run or walk out a ways and then decide to go back. This is a perfect place for kids to heal and grow. These kids

do not have great parents and YSS needs to be allowed to do their job and help the kids.

Tim Day – To the best of his knowledge there have been no assaults related to elopements in Ames over all the years. Treatment works and there are many kids in the state who need this type of treatment. This location is wonderful too and has the ability to transform many lives.

Gary Botine – Addressed concerns about the facility being closer to a medical facility. Mary Greeley and Story County Medical are not substance abuse providers and stated that kids are housed in the emergency department for sometimes days looking for a facility to send them to for crisis stabilization, or mental health care, or substance abuse. He feels that treating the kids now is a way to decrease future costs of health care.

Kristy Edleman – Concerned about safety and property values.

Sonya Colvin - Concerned of possible issues with land receiving crop damage if kids are being searched for or a fire hazard for crops.

The commission then had additional questions for staff and the applicant before moving into discussion.

The commission asked the Story County Sheriff to provide a statement and answer questions. Sheriff Fitzgerald and Lieutenant Leanna Ellis were present. Moss asked about the response to an elopement. Fitzgerald stated that an elopement would be low on priority for response time due to the possibilities of deputies being in other parts of the county. Leanna Ellis stated that missing persons and runaways would always be priority, but in this instance when there is a facility where it is common for juveniles or young adults to walk away it creates a different circumstance. This is why YSS will need to provide resources for searching for elopements on their own. If a neighbor has a trespassing complaint such as someone is in the shed, those types of calls will be responded normally. Having fencing would clarify the property division but they also want to work with YSS to have it be trauma-informed. Jensen asked about the level of concern by the Sheriff's Department. Fitzgerald stated that the residents in Story County are fortunate because all the agencies have a wonderful working relationship. There are also 28E agreements in place so the Iowa State Patrol or city law enforcement can help if there is an urgent matter. Again, if residents in the area have issues the response time would remain just as it is currently, which is based on other calls that could be going on within the county at the time. Schoeneman stated again there is no history of assault on neighboring property owners and elopement itself is not a security risk to neighbors.

Moss asked if there has been reported property damage close to YSS facilities. Allen stated he does not know the answer, although he is sure there has been some property damage. Allen stated neighbor concerns are taken seriously and he often speaks directly to neighbors. Younkin asked about fire and asked if YSS has insurance to cover property damages caused by individuals. Allen stated they do have an insurance policy to cover these types of incidents. Schneider asked about history of assault, violence related to health safety and welfare concerns. Schoeneman again stated the individuals are not criminals and the only security concern is trespassing. Allen stated there is no record of elopement resulting in a crime. Kids do get in fights or do have conflict with law enforcement, but never has happened with neighbors.

Fitzgerald stated that he is in his 29th year as sheriff and YSS was one of the first agencies he was involved with. The Sheriff's Department has a good relationship with YSS and he would not expect that to change.

Moss asked relating to the trespassing concern if fencing could be used as a way to slow down the kids if they leave. Schoeneman stated part of YSS' plan is discussing with the clients about property boundaries and where the boundaries are not clear, split rail fence would be used to establish property boundaries.

Moss asked for clarification about the nature part of treatment. With concerns about keeping the natural environment intact if there has been thought about the expense with maintaining the natural area. Allen stated YSS has a facilities team and a landscape architect, as well as visited other sites in different states as examples and sustainability is being considered. There are revenue sources to support the project. Schoeneman stated that YSS will be working with Story County Conservation regarding the management of the wooded area.

Schneider asked about the impact on property values. Schoeneman stated that discussion had taken place with the Assessor and no impact is anticipated on property values because it is not the type of use that would generate such things as odor that could impact property values.

Moss asked about the ratio of staff to clients.

Belinda Meis spoke about ratio and that YSS always strives to be above the minimum ratio requirements. There is also staff on call.

Moss reminded that the commission is an advisory board and using personal experiences is appropriate. Moss discussed how she has worked as a teacher, at YSS, and her husband ran a homeless shelter for 30 years. She expressed her concern for the misconceptions that people have when it comes to people who are experiencing homelessness or mental health issues. She stated that she never felt unsafe with those who are in those populations. She stated that she never felt threatened working at YSS or the homeless shelter, but as a special education teacher feels she has been in threatening situations.

Johnston stated growing up he had family that operated similar homes and he did not feel unsafe when there. He recognized that there are a few bad kids that are dealt with, but nothing outside of a normal family setting. He stated that the kids in the shelter homes just wanted to have a positive connection with other youth

Schneider stated she would like to hear more from the families that need these type of facilities and feels consideration should be given to a possible solution to a really big problem in society. She felt it was quite sad to hear about the shortage of beds for youth in Iowa. She said that we need to take into account that we have an opportunity to be part of the solution here in Story County.

Related to the safety and general welfare standard, Schneider asked for clarification that there was no history of assault of neighbors by residents or violence. YSS confirmed that there has never been an elopement resulting in a crime against a person. Schneider stated that the standard "refers to actual harm it doesn't refer to if you feel safe it is very helpful for us to know if there has been a history of damage or personal injury." Schneider stated there was no evidence presented at the meeting related to an actual safety risk.

MOTION:

The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the YSS Youth Recovery Campus as put forth in case CUP21-000009 with the following conditions:

- YSS shall provide dust control on 580th Avenue two times a year in front of every dwelling on 580th Ave between W 4th St and Highway 210 and in front of the campus, with an application length of 400'.
- No more than 70 clients can be located at the campus without first obtaining a minor modification to the CUP.
- Zoning permits are required to be obtained prior to any work beginning on the site. Any subsequent improvements to the site will require insignificant/minor modifications to the CUP and applicable zoning permits.
- All lighting and signs on the site must meet county requirements.
- All refuse and mechanical equipment must be screened.
- A stormwater management plan meeting county requirements shall be submitted prior to issuance of zoning permits.
- A NPDES permit must be obtained from the IDNR.
- A septic permit must be obtained from the IDNR.
- No development may occur in the floodplain without obtaining a floodplain permit.
- The parcels must be combined into one parcel.
- National Fire Protection Association Chapter 13 Standard for the Installation of Sprinkler Systems shall be met. The construction drawings shall be provided to Cambridge Fire.
- A property demarcation plan shall be developed by YSS with Planning and Development Staff and the Story County Sheriff's Office. It will include no trespassing signs on all property lines, split rail or woven wire fencing to mark property lines that are unclear (for example with the wooded property to the north), and procedures to inform clients about boundaries. This shall be completed prior to opening the facility.
- YSS shall dedicate personnel to a missing person/runaway taskforce that will serve as the initial response to those eloping from the facility. This taskforce will exhaust all options to locate and recover the juvenile, including completion of a missing persons report, area search, and family and known association contacts prior to a law enforcement response. The Story County Sheriff's Office will be responsible for entering the juvenile as a missing person and may respond as calls for service, resources, and legal authority allow. YSS shall also work to involve local community partners in the taskforce and response.
- YSS, the Story County Sheriff's Office, and other necessary partners shall form a plan or agreement as to who will be responsible for all court ordered transports of juveniles from their facility, specifically, those where the Story County Sheriff's Office is named prior to the opening of the facility.
- YSS shall provide around the clock security (staff) for the facility and reserve requests for law enforcement response to incidents that meet the level of criminal charges and prosecution.
- YSS shall collaborate with the Story County Sheriff's Office on changes to procedures, operations, or resource sharing to mitigate public safety concerns that may arise to include overtaxing law enforcement resources due to call volume, community complaints, and YSS resident and staff safety.
- Licensing requirements for client and staff ratios shall be met and sufficient staff members shall be available during overnight hours so that no pods are without staff.

Motion: Schneider
Second: Johnston
Voting Aye: Schneider, Johnston, Jensen, Lee, Younkin, Mens, Moss
Voting Nay: None
Absent: None
Vote: (7-0)

Ames Urban Fringe Plan Amendment For The Properties At 2105 And 2421 Dayton Avenue

Schoeneman stated that the City of Ames has forwarded an Ames Urban Fringe Plan (AUFPP) Land Use Framework Map Amendment request for the properties at 2105 and 2421 Dayton Avenue in the East Half of the Northeast of Section 36, (parcels #05-36-200-210 and 05-36-200-405). The area is approximately 73.18 acres. The requested amendment is from Agriculture and Farm Service to Planned Industrial. The Planned Industrial designation is in the Urban Service Area Land Use Class. A property must be in this land use class to be annexed. The amendment is requested as the owner, TGAF LLC, intends to annex into the City of Ames and develop the properties for small scale industrial. The amendment is necessary to allow the annexation. If the amendment is successful, the annexation request will come before the Board of Supervisors at a later time. The request went to the Ames Planning and Zoning Commission and City Council for action in September of 2021 and was approved.

Mens left at 6:13 p.m.

Schneider stated that she feels it would be a good idea for Ames to send someone to represent them. Moss asked if the Pioneer Cemetery is protected and Schoeneman stated that is in the natural area, which is protected.

MOTION:

The Story County Planning and Zoning Commission recommends approval of the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from Agriculture and Farm Service to Planned Industrial for the properties at 2105 and 2421 Dayton Avenue in the East Half of the Northeast of Section 36, Franklin Township, as submitted.

Motion: Jensen
Second: Johnston
Voting Aye: Jensen, Johnston, Lee, Schneider, Moss, Younkin
Voting Nay: None
Absent: Mens
Vote: (6-0)

Chapter 86 – District Requirements And Chapter 85 – General Provisions Of The Story County Land Development Regulations

Andrea Wagner stated that as part of the comprehensive review and update of the Story County Land Development Regulations assigned to the Planning and Development Department for the 2021 Work Program, staff has completed proposed changes to Chapter 86—District Requirements and related changes to Chapter 85—General Provisions and Definitions. Staff

presented the proposed changes to Chapter 86 to the Commission during their April 7, 2021, meeting. The proposed change to Chapter 85 is new, and includes a revision of just one definition. Wagner summarized changes.

Schneider asked if existing shipping containers are considered legal nonconforming. Schoeneman stated if permits were given then they would be allowed and new requirements would allow shipping containers with anchoring being used. Moss asked if the new standards would regulate the use of "pods" for moving, and Schoeneman stated they will not.

MOTION:

The Story County Planning and Zoning Commission support the proposed District Requirements and General Provisions and Definitions (Ord. 297) as presented and recommend approval to the Story County Board of Supervisors.

Motion: Lee

Second: Schneider

Voting Aye: Schneider, Lee, Jensen, Moss, Younkin, Johnston

Voting Nay: None

Absent: Mens

Vote: (6-0)

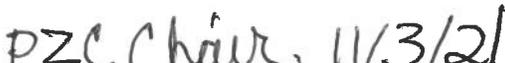
COMMENTS:

Staff: Schoeneman reminded the commission of the training opportunity coming up that is available through Iowa State University Extension.

Commission: Overall acknowledgement of appreciation of how concerns and issues were addressed with YSS.

ADJOURNMENT: 6:29 PM


Approval of Minutes


Title and Date