

**STORY COUNTY PLANNING AND DEVELOPMENT**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> 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](http://WWW.STORYCOUNTYIOWA.GOV)**

|  |                                |      |
|--|--------------------------------|------|
| <b>DATE:</b> November 3, 2021          | Cheryl Moss                    | 2025 |
|  | Debbie Younkin                 | 2021 |
| <b>CALL TO ORDER:</b> 4:00 PM          | Kathy Mens, Vice Chair         | 2022 |
| <b>PLACE:</b> Zoom Meeting Originating | Wendie Schneider               | 2023 |
| From Administration Building           | Ben Jensen                     | 2020 |
|  | Ray Lee                        | 2023 |
|  | Dalton Johnston (Left at 5:40) | 2024 |
|  | *Absent                        |      |

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

**PUBLIC PRESENT:** None

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**APPROVAL OF AGENDA (MCU)**

**Motion by Mens, Second by Lee to approve agenda (MCU)**

**APPROVAL OF MINUTES**

**Motion by Younkin, Second by Schneider to approve the October 6, 2021 minutes. (MCU)**

**PUBLIC COMMENTS:** None

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**NEW BUSINESS**

**PROPOSED AMENDMENTS TO CHAPTER 88 OF THE STORY COUNTY LAND DEVELOPMENT REGULATIONS**

Andrea Wagner shared information about a proposed amendment to Chapter 88- Natural Resources and requested feedback from the Commission. Wagner summarized the current code.

Comments and discussion from the Commission included:

## **Wetlands**

- Moss asked if an area has been tiled and appears to be maintained if it could still be designated as wetland. Wagner stated that the type of soil and vegetation would determine if a wetland. Discussion took place how a wetland would be determined. Moss asked if wetland protection could be done for similar reasons as forested areas. Schoeneman stated that the goal would be to set a consistent set of standards.
- Much discussion took place on processes, defining a wetland, and when the US Army Corps would be involved, as well as what maps the County will use to identify wetlands.

## **Prairie Remnants**

- Schneider feels it will be difficult to determine if a prairie is a remnant or reconstructed, therefore felt a size of an area could determine when protection and mitigation requirements would begin and if certain species types would determine prairies.
- Jensen asked if the location of remnants are known.

## **Lakes, Riparian Buffer Areas, and Watercourses**

- Schneider requested that Minnesota requirements be looked into for suggestions.
- When considering buffer requirements, allowing for natural straightening of streams should be allowed.

## **Savanna Remnants/Hardwoods**

- Schneider asked for clarification on buffer requirements for trees.

## **Archaeological Resources**

- Moss feels that specifying Native American may not be inclusive. Wagner stated that there are different classifications and levels of involvement and vary depending on the type of site.

## **Slopes**

- Discussion took place on natural occurring slopes and erosion control requirements would apply. Schoeneman stated the goal is to define what slope can support the construction of a dwelling.

## **Other Changes to Chapter 88**

Amelia Schoeneman summarized other proposed changes to Chapter 88.

- **Dead End Street measurement clarification**  
No comments
- **Lot Design standard clarifications**  
No comments
- **Stormwater and Erosion Control Requirement Edits**  
No comments
- **Fence Requirement Type Edits**
  - Younkin suggested further edits to standards for fences. Schoeneman stated

wording such as structural components shall be on the inside of fence could be used.

- Discussion took place regarding fencing around in ground pools and access secured for above ground pools.

- **Parking Requirement Edits**

- Younkin had a concern about parking limits for manufacturing plants.

- **Lighting Edits**

No comments

- **Screening Requirement Edits**

No comments

- **Traffic Impact Analysis Edits**

- Discussion took place about the traffic impact letter and the threshold for the number of trips generated that would require a letter from an engineer. Staff feels that a way to waive the letter requirement would be beneficial.
- There was a question about dust control requirements and products that can be used. It was noted those requirements were enforced by the County Engineer.

- **Final Plat Requirements**

- Roads are not always completed in subdivisions before lots are sold. Staff would like the roads and other improvements completed before the final plat is completed. Jensen felt it would be beneficial for construction to begin without roads being completed so that contractors do not lose time at end of building seasons. Schoeneman stated that the county does not have occupancy permits or a building code so it does become a problem when building is taking place before everything is completed. Schoeneman stated that there could be an allowance for certain items to take place that are bonded, but caution would need to be given so that individuals are not able to move in since there are not occupancy permits.

## **REVIEW OF STORY COUNTY SUPPLEMENT TO ICAP'S INTRODUCTION TO PLANNING AND ZONING WORKSHOP**

**Motion by Mens, Second by Lee to table the review of the Story County Supplement to ICAP's review until a future meeting. (MCU)**

### **COMMENTS:**

**Staff:** Schoeneman stated that the work program meeting with the Board of Supervisors will likely be in February.

**Commission:** Younkin shared that she recently attended the ISU Extension P&Z training, Story County Economic Group meeting, and a housing study meeting. Younkin also recommended the Conservation Design for Subdivisions book.

**ADJOURNMENT:** 6:03 PM

Cheryl Moss  
Approval of Minutes

Spice Chair 12/8/21  
Title and Date