

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: January 5, 2022	Cheryl Moss	2025
	Debbie Younkin	2026
CALL TO ORDER: 4:00 PM	Kathy Mens	2022
PLACE: Zoom Meeting Originating	Wendie Schneider	2023
From Administration Building	Ben Jensen, Vice Chair	2025
	Ray Lee	2023
	Dalton Johnston	2024
	*Absent	

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

PUBLIC PRESENT: Linda Murken

APPROVAL OF AGENDA (MCU)

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

APPROVAL OF MINUTES

Motion by Johnston, Second by Lee to approve the December 8, 2021 minutes. (MCU)

PUBLIC COMMENTS: None

NEW BUSINESS

Ames Urban Fringe Plan (AUFPP) Renewal and Amendment Priorities And Direction On Outreach Process

Amelia Schoeneman stated that the AUFPP is an adopted component of the Comprehensive Plan and provided a summary of how the AUFPP works. There is a 28E agreement that binds the county and City of Ames and Gilbert to the different roles and responsibilities, and the agreement is set to expire in July.

Proposed Letter Amendments

Schoeneman summarized the following amendments to a letter previously sent to the other AAFP cooperators outlining the county's priorities for the amendment process:

- Focus housing growth within existing municipal boundaries or in newly annexed areas where development of a variety of housing types is possible.
- Reassess existing residential developments that the city does not foresee annexing and the amount of undeveloped rural residential-designated area. This includes siting or allowing intensification of rural residential areas based on Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, including access to paved roads, fire service, rural water, common wastewater treatment, and broadband. Also, encourage clustering of development and conservation design standards to protect prime agricultural land and natural areas.
- Establish density maximums for rural residential development and development in Agriculture and Farm Service-designated areas.
- Align the AAFP Urban Service Area designation (or a similar designation where annexation is required prior to development) with the priority growth areas in the 2040 Plan.
- Map the 2040 Plan Urban Reserve, including the Story County Study Area, as Agriculture and Farm Service to preserve the area.
- Consider the elimination of the Rural Urban Transition Area land use class where the city and county have joint review authority. Development in Ames' Urban Service Area should be required to be annexed and meet full city standards.
- Locate new commercial and industrial uses within existing municipal boundaries or in newly annexed areas except for those activities strongly interrelated with agricultural uses. Consider if policies to limit the intensity of current rural commercial and industrial uses are needed.
- Continue to limit the intensity of certain agribusiness uses including the processing of agricultural products into value-added agricultural products.
- Consider the traffic impacts of areas designated for rural residential or rural commercial growth/intensification. These areas should match the capacity of the existing transportation system and consider Ames' Forward 2045 Plan scenarios.
- Consider a policy that places the full cost of traffic improvements on an applicant when they are required due to a proposed development.
- Discourage development in the floodplain and natural areas.
- Ensure that natural area mapping is updated to reflect new resource inventories and floodplain maps. Consider creating an overlay for natural areas to address confusion about the land use class the designation falls in. Consider new policies that apply protections for natural areas in all land use designations.
- Continue policies to mitigate and manage storm water run-off, soil erosion, and wastewater discharge and continue to work with cooperators on water quality projects.
- Incorporate park planning goals from the 2040 Plan, including planning for larger community parks in growth areas. Map greenways in the AAFP and consider developing a policy regarding their preservation or dedication when development is proposed.
- Coordinate trails identified through the C2C Plan, Ames Plan 2040, and other city and county plans with development proposals. Map trails as part of the AAFP amendment process.
- Assess the compatibility of certain conditional uses with the various AAFP land use designations.
- Invite the City of Kelley and Boone County to participate in the AAFP amendment process.
- Map designations so they encompass whole parcels of land.

Outreach

Schoeneman stated that during initial drafting of the AUPP, stakeholder group meetings were held. Many comments were received. The stakeholder groups could be used to solicit feedback on the current plan. However, with the plan renewal and amendment, it is clear the cooperators have their own goals and priorities already in mind. There is also a tight timeline for the amendment process, with the agreement expiring at the end of July, 2022. Outreach could be more focused on a draft of the amended plan, including an interactive survey map of proposed mapping changes, stakeholder groups and public open houses. It is anticipated that the draft will be completed in March and would bring the draft plan to the commission and board for action and feedback.

Jensen asked what would happen if there is not an agreement in place before expiration. Schoeneman stated it would create a lot of confusion without an agreement in place without direction for the county and cities.

Discussion took place about trails and recreation areas, and the commission appreciated the priority for incorporating park and trails planning.

Youkin asked about including a buffer from the Iowa State Research farms when planning residential growth.

MOTION: Planning and Zoning Commission recommends the amended letter with Iowa State Research Farms addition ensuring that there wouldn't be conflicts with either urban or rural growth, and outreach on a draft plan. Once completed, the letter would go to the Board of Supervisors for approval.

Jensen had concerns about the priority to remove the Rural Urban Transition Area and require all development in Ames' Urban Service Area be annexed before work begins. Jensen is concerned that one acre or larger lots are a needed housing type and that the city does not allow lots of this size. Schoeneman stated that the lot sizes may be inappropriate for a transitional area where annexation is planned as the larger lot sizes make for inefficiencies in providing city services. If the areas are not later annexed, city growth occurs around them, creating more inefficiencies in service provision and issues regarding what jurisdiction is responsible for traffic improvements. They also allow land to be developed that is non-adjacent to city limits, while adjacent land remains in agricultural production. This causes more rapid urbanization of agricultural areas. Schoeneman recognized that there is a demand for rural, large-lot housing. Schoeneman was not concerned limiting growth in the transitional area would push development further out. There is also a priority proposed to reduce the amount of land designated as rural residential.

Motion: Younkin

Second: Johnston

Voting Aye: Younkin, Johnston, Moss, Lee

Voting Nay: Jensen

Absent: Schneider, Mens

COMMENTS:

Staff: Schoeneman appreciates the feedback from commission. Joint meeting in February, tentatively at 4:00 pm. Intern, Emily Rizvek's last day was yesterday and she accepted a job as a Planner for a nearby city. The Nevada Wastewater Treatment Plant Conditional Use Permit is being modified and will be going to the Board of Adjustment.

Commission: Younkin had a comment concerning discussion at the November meeting regarding swimming pool fencing and asked if there should be a stipulation for those that live far away from others in rural areas vs subdivisions. Discussion took place that the insurance companies may require fencing and that the Department of Public Health recommends fencing. Schoeneman reminded the commission that Story County does not have a building code.

ADJOURNMENT: 5:25 PM

Cheryl Moss
Approval of Minutes

PZC Chair 2/2/22
Title and Date