The Board of Supervisors met on 7/25/23 at 10:00 a.m. in the Story County Administration Building. Latifah Faisal (via zoom), Linda Murken, and Lisa Heddens, with Murken presiding. (all audio of meetings available at storycountyiowa.gov; any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

ADOPTION OF AGENDA: Heddens moved, Faisal seconded adopting the agenda as presented. Motion carried unanimously (MCU) on a roll call vote.

MINUTES: 7/18/23 Minutes – Faisal moved, Heddens seconded approving the 7/18/23 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 8/1/23, in a) Attorney's Office for Robert Dearden @ $3,131.10/bw; 2) pay adjustment, effective 7/30/23 in a) Auditor's Office for Gregory Oberbeck @ $24.48/hr; b) Engineer's Office for Brian Moore @ $3,456.15/bw; c) Sheriff's Office for John Asmussen @ $4,434.79/bw; Nancy Denekas @ $2,454.46/bw; Jason Grubbs @ $3,022.80/bw; Nicholas Lennie @ $22.40/lump sum; d) Treasurer's Office for Amber Albright @ $20.60/hr; Leslie Krukow @ $20.09/hr; 3) promotion, effective 8/13/23 in a) Attorney's Office for Benjamin Matchan @ $3,814.94/bw; Lynnette Van Wyngarden @ $3,814.94/bw. Heddens moved, Faisal seconded approving Personnel Actions as listed.

Faisal moved, Heddens seconded the approval of the Consent Agenda as presented.

1. **New Five-Day Special Class C Retail Alcohol License for Twin Anchors Campground & RV Park, Inc., 68132 US Highway 30, Colo, Iowa, effective 7/27-7/31/23, including outdoor service**
2. **Sachs Fence Site Development Plan and Zoning Permit**
3. **Renewal Fees between Story County and IP Pathways for NetApp Support and Warranty Renewal, effective 8/31/23-9/1/24, for $11,132.30**
4. **Bird Friendly County Reapplication**
5. **Road Closure Resolution: #24-04**
6. **Utility Permits: #24-7080, #24-7081**

Roll call vote. (MCU)

RESOLUTION #24-01, AMENDING THE CORNERSTONE TO CAPSTONE (C2C) COMPREHENSIVE PLAN: Andrea Wagner, County Planner, reported on need for revision due to direction to make amendments to the text and the expiration of the Ames Urban Fringe Plan (AUFP). Wagner reported on goals outlined in the C2C plan. She reviewed text amendments, public comments received, letter from the City of Ames Mayor, and potential conflicts. Wagner reported on the following recommendations of the Planning and Zoning Commission: approval of the proposed updates with the addition of mapping the area bound by N. 500th Avenue on the west, Cameron School Road on the north, North Dakota Avenue on the east, and 215th Street on the south as Agricultural Conservation Area as previously proposed. Wagner stated staff provided two alternative resolutions: one approves the updates to the C2C Future Land Use mapping as originally directed by the Board of Supervisors; and an alternative resolution that amends the proposed mapping updates in accordance with the recommendation of the Planning and Zoning Commission. Discussion took place. Amelia Schoeneman, Planning and Development Director, provided additional detail regarding rezoning authorities and comments from the Ames Mayor. Wagner reported on discussion regarding a new 28E agreement with the City of Ames. Leanne Harter, County Outreach and Special Projects Manager (via zoom), provided background on history, goals, strategies, and next steps. Additional discussion took place. Murken opened the public hearing at 10:50 a.m. Lynn Comito, Ames, reported on how the C2C plan effects rural residents. Bob Brandt, Ames, spoke in favor of the plan. Rosi Brandt, Ames, is in favor the alternative recommended by the Planning and Zoning Commission. Hearing no further comments, Murken closed the public hearing at 11:00 a.m. Faisal moved the approval of Resolution #24-01, Amending the Cornerstone to Capstone Comprehensive Plan as the updates to the C2C Future Land Use mapping as originally directed by the Board of Supervisors, alternative one. Heddens seconded for discussion. Discussion took place. Roll call vote. (MCU)

ANIMAL CONTROL QUARTERLY REPORT: Director Anna Henderson reported on intakes, foster care, adoptions, current shelter population, animal control calls, donations received, and training.

UPCOMING AGENDA ITEMS: Heddens reported on upcoming letters of support for broadband.

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: All Board members reported on upcoming items. Murken reported on the Register's Annual Great Bike Ride Across Iowa (RAGBRAI) and closed roads.

Heddens moved, Faisal seconded to adjourn at 11:19 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building
900 6th St., Nevada, IA
7/25/23

1. SPECIAL NOTE TO THE PUBLIC: This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

   Members of the public can participate by using the information below:

   To join the zoom meeting by computer, tablet, smartphone:

   Join from a PC, Mac, iPad, iPhone or Android device:

   Please click the link below to join the webinar:
   HTTPS://US02WEB.ZOOM.US/J/88636935542?PWD=L2HNYVRKBKZVMGZNULRTYZB5M285ZZ09

   Passcode: 934031

   Or One tap mobile:

   +16469313860,,88636935542#,,,,*934031# US
   +19292056099,,88636935542#,,,,*934031# US (New York)

   Or Telephone:

   Dial (for higher quality, dial a number based on your current location):
   +1 646 931 3860 US
   +1 929 205 6099 US (New York)
   +1 301 715 8592 US (Washington DC)
   +1 305 224 1968 US
   +1 309 205 3325 US
   +1 312 626 6799 US (Chicago)
   +1 719 359 4580 US
   +1 253 205 0468 US
   +1 253 215 8782 US (Tacoma)
   +1 346 248 7799 US (Houston)
   +1 360 209 5623 US
   +1 386 347 5053 US
   +1 507 473 4847 US
   +1 564 217 2000 US
   +1 669 444 9171 US
   +1 669 900 6833 US (San Jose)
   +1 689 278 1000 US
   Webinar ID: 886 3693 5542
   Passcode: 934031
   International numbers available: HTTPS://US02WEB.ZOOM.US/U/KC6WFRJEA3

2. CALL TO ORDER: 10:00 A.M.

3. PLEDGE OF ALLEGIANCE:

4. ADOPTION OF AGENDA:

5. PUBLIC COMMENT #1:
   This comment period is for the public to address topics on today's agenda

6. AGENCY REPORTS:

7. CONSIDERATION OF MINUTES:

   I. 7/18/23 Minutes

      Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

   I. Action Forms
      1) new hire, effective 8/1/23, in a) Attorney's Office for Robert Dearden @ $3,131.10/bw; 2) pay adjustment, effective 7/30/23 in a) Auditor's Office for Gregory Oberbeck @ $24.48/hr; b) Engineer's Office for Brian Moore @ $3,456.15/bw; c) Sheriff's Office for John Asmussen @ $4,434.79/bw; Nancy Denekas @ $2,454.46/bw; Jason Grubbs @ $3,022.80/bw; Nicholas Lennie @ $22.40/lump sum; d) Treasurer's Office for Amber Albright @ $20.60/hr; Leslie Krukow @ $20.09/hr; 3) promotion, effective 8/13/23 in a) Attorney's Office for Benjamin Matchan @ $3,814.94/bw; Lynnette Van Wyngarden @ $3,814.94/bw

      Department Submitting HR

9. CONSENT AGENDA:
   (All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Board votes on the motion.)

   I. Consideration Of New 5 Day Special Class C Retail Alcohol License For Twin Anchors Campground & RV Park, Inc, 68132 U.S. Highway 30, Colo, Ia., Effective 7/27-7/31/23 Including Outdoor Service

      Department Submitting Auditor

      Documents:

      TWIN ANCHORS CAMPGROUND.PDF

   II. Consideration Of Sachs Fence Site Development Plan And Zoning Permit

      Department Submitting Planning and Development

      Documents:

      STAFF MEMO.PDF
      SITE PLAN.PDF
      ZONING PERMIT APPLICATION.PDF

   III. Consideration Of Renewal Fees Between Story County And IP Pathways For NetApp Support And Warranty Renewal Effective 8/31/23 - 9/1/24 For $11,132.30

Department Submitting Information Technology

Documents:

IP PATHWAYS NETAPP.PDF

IV. Consideration Of Bird Friendly County Reapplication

Department Submitting Conservation

Documents:

BIRD FRIENDLY.PDF

V. Consideration Of Road Closure Resolution(S): #24-04

Department Submitting Engineer

Documents:

RC 24 04.PDF

VI. Consideration Of Utility Permit(S): #24-7080, 24-7081

Department Submitting Engineer

Documents:

UT 24 7080.PDF
UT 24 7081.PDF

10. PUBLIC HEARING ITEMS:

I. Discussion And Consideration Of Resolution #24-01, Amending The Cornerstone To Capstone Comprehensive Plan - Andrea Wagner & Leanne Harter

Department Submitting Planning and Development

Documents:

MEMO.PDF
RESOLUTION 24 01 C2C AMENDMENT.PDF
RESOLUTION 24 01 C2C AMENDMENT PZC RECOMMENDATION.PDF
C2C AUFP REMOVAL.PDF
C2C ANNUAL REVIEW.PDF
AMES LETTER JULY 7, 2023 LETTER.PDF

11. ADDITIONAL ITEMS:

12. DEPARTMENTAL REPORTS:

I. Animal Control Quarterly Report - Anna Henderson

Department Submitting Auditor

Documents:

AC QTR.PDF

13. OTHER REPORTS:

14. UPCOMING AGENDA ITEMS:

15. PUBLIC COMMENT #2:
    Comments from the Public on Items not on this Agenda. The Board may not take any Action on the Comments due to the Requirements of the Open Meetings Law, but May Do So In the Future.

16. LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:

17. ADJOURNMENT:

Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.

Story County Board of Supervisors
Agenda
7/25/23

NAME	AGENCY
Rosi Brandt	
Lynn Conito	
Bob Brandt	
Sandra Kaiser	BOS
Anna Henderson	Animal Control
Amelia Schoeneman	P&D
Andrea Wagner	P&D

ALCOHOLIC BEVERAGES DIVISION
State of Iowa

State of Iowa
Alcoholic Beverages Division

APPROVED DENIED
Board Member Initials:
Meeting Date: 7/25/23
Follow-up action:

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
TWIN ANCHORS CAMPGROUND & RV PARK, INC.	Twin Anchors Campground	(920) 740-0553

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
68132 U.S. 30		Colo	Story	50056

MAILING ADDRESS	CITY	STATE	ZIP
68132 U.S. 30	Colo	Iowa	50056

Contact Person

NAME	PHONE	EMAIL
Curtis Strouse	(920) 740-0553	cyfancurt@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 27, 2023	July 31, 2023	

SUB-PERMITS

Special Class C Retail Alcohol License

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

- **Individual Owners**

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Curtis Strouse	colo	Iowa	50056	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

West Bend Mutual Insurance Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiowa.gov

APPROVED DENIED

Board Member Initials:

Meeting Date: 7/25/23

Follow-up action:

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Andrea Wagner, Planner
RE: Site Development Plan for a security fence to be located at 61015 130th Street, Roland (parcel #02-13-300-350)
DATE: July 25, 2023

Jared Sachs with Sachs Fence applied for a zoning permit for a security fence to be constructed around an existing pipeline valve located at 61015 130th Street, Roland (parcel #02-13-300-350). The existing valve is operated by Flint Hills resources, LC and located in an easement area they hold on the property.

The property is zoned A-1, Agricultural and designated as Agricultural Conservation on the C2C Plan Future Land Use Map.

Originally, the fence was proposed to be 6' tall chain link, surrounding the valve in a 25' x 25' square. Flint Hills Resources, LC have an agreement in place with the property owners to include privacy slats woven into the chain link. Due to this, the original site plan did not meet County requirements for vision clearance (88.06).

Chapter 88.06 states that: "In all districts, no fence, hedge, wall, sign, trees, or other obstruction shall be permitted which obstructs the view of approaching vehicles three and one-half feet above the traveled portion of a roadway within the area of a triangle formed by the center of the intersection and points 150 feet from the center of the intersection when measured along the centerlines of the intersecting roads."

The valve sits in the southwest corner of the property and is located in the vision triangle of 130th Street and 610th Avenue. Staff took elevations at the site, where the fence corners are staked, and based on those elevations, the 6' tall fence would have been more than three and one-half feet above the traveled portion of the road. With the requirement for privacy slats from the property owners, the 6' tall fence would create an obstruction at the intersection. Flint Hills Resources, LC and Sachs Fence adjusted their plans so that the fence would only be 5' tall, which means that it will sit less than three and one-half feet above the roadway. Based on this adjustment, staff is recommending approval of the site plan.

General Site Planning Standards

The submitted plan was reviewed for conformance with the following sections in Chapter 88 of the Story County Land Development Regulations:

- **88.04 Access Requirements:** The property has existing access from 610th Avenue and 130th Street. No new access permits are proposed.

PLEASE RECYCLE

- **88.05 Environmental and Natural Resource Standards**: Flint Hills Resources has placed erosion control on the site to conform with the standards in 88.05 and to protect tile inlets.

- **88.06 Vision Clearance**: This standard has been met by reducing the fence height from 6' to just 5'.

- **88.07 Fences and Walls:** The fence is not for residential purposes, so it is allowed to exceed the 4.5' height limitation in the required front setback. The fencing is for security of the pipeline valve and for screening of the valve equipment.

- **88.08 Parking and Circulation Standards**: No parking is being proposed for this use.

- **88.09 Site Lighting**: No new site lighting is proposed.

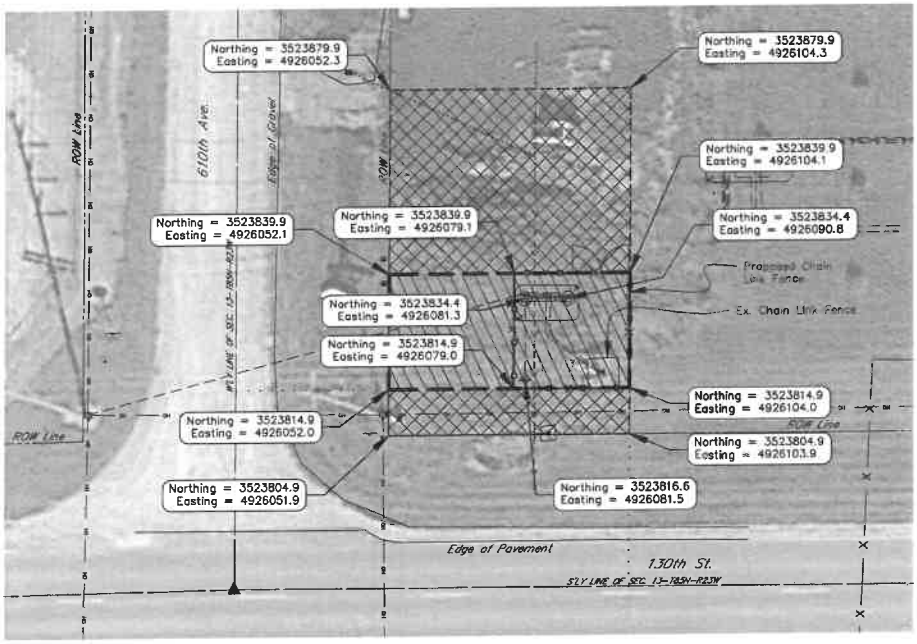
- **88.10 Screening of Mechanical Equipment and Refuse Collection Areas:** The fencing will provide screening of the equipment associated with the pipeline valve.

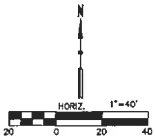
As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommend the Board approve the site plan. With the approval, staff will issue the zoning permit.

PLEASE RECYCLE

COORDINATE OVERVIEW MAP

PART OF COUNTY AUDITOR'S PARCEL LETTER 'A' IN SW ¼ OF SEC. 13-T85N-R23W
STORY COUNTY, IOWA.





LEGEND

	Permanent Easement Area (PE)
	Existing Building
	Temporary Construction Easement Area (TCE)
—— us ——	Existing Gas
—— oh ——	Existing Overhead Power
—— fo ——	Existing Fiber Optics
————	Section Line
— — —	¼ – ¼ Section Line
●	Property Corner Found, as noted.
▲	Section Corner Found, as noted
△	Section Corner Set, as noted
☒	Calculated Position no monument set, as noted
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
( )	Record Dimension

whks
engineers • planners • land surveyors

REVISIONS
NO. | DATE | DESCRIPTION

COORDINATE OVERVIEW MAP
PART OF PARCEL 'A' IN SW ¼ SECTION 13-T85N-R23W
STORY COUNTY, IOWA

SCALE: AS SHOWN
PROJECT NO. 9585
DRAWN BY: AJS
ENGINEER BY: AJS
SHEET
OM.01

Date: Feb 06, 2023
D:\DOT\2\9585-Barr Engineering-Story & Polk County Easements\Drawings\ 9585----Polk & Story Co Mapsheet Easement-08-30-22.dwg

PERMIT PROJECT
FILE #: 23-000211
61049 130TH ST ROLAND IA 50236
0213300350

PERMIT #: Z23-000078

Permit Type
Zoning Permit (Building Permit)

Subtype
Commercial

Work Description:
fence for security

Applicant
Sachs Fence LLC - Jared Sachs

Status
Payment Due

Valuation
800.00

FEES & PAYMENTS

Plan Check Fees	80.00
Permit Fees	1.80
Total Amount	81.80
Amount Paid	81.80
Balance Due	0.00

☐ Non-Billable

PERMIT DATES

Application Date
06/21/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

PDP Expiration Date

Final Expiration Date

I understand I must contact the County Engineers office for an access permit for a new drive or paving or widening an existing drive. If you are taking access from a subdivision road you do not need an access permit from the Engineers Office and can just check the box. (515-382-7355 or engineerweb@storycountyiowa.gov) (Check box below to agree)

☑ I understand

If no address has been assigned to this parcel, please first apply for a 911 permit for this address.

Enter 911 permit number here (EX: N20-000001)

Floodplain permit number (if applicable)

Is applicant a contractor or the property owner?

Contractor

Please provide the following information on your project

Use of Structure

fence for security

Dimensions

25 feet x 25 feet

Height

5 feet

Is this application for a solar energy system

No

☐ Is this for a new dwelling? (Check box if yes)

Anchor Store Square Footage

Apartment Building Square Footage

Auto Sales Square Footage

Auto Service Square Footage

Bank Primary Location with basement Square Footage

Bank Primary Location without basement Square Footage

Bank Drive-Up with basement Square Footage

Bank Drive-Up without basement Square Footage

Banquet/Concert Halls, Gathering Spaces Square Footage

Bed and Breakfast House Value

Bowling Alley Square Footage

Campground Buildings Square Footage

Car Wash - Full Service Square Footage

Car Wash - Self Service Square Footage

Car Wash - Drive Thru Square Footage

Church Square Footage

Convenience Store Square Footage

Day Care Square Footage

Fence Linear Feet
100

Fertilizer Building Square Footage

Franchise Service Square Footage

Gas Station With Bays Square Footage

Gas Station Without Bays Square Footage

General Office Building (with basement) Square Footage

General Office Building (without basement) Square Footage

Greenhouse With Utilities Square Footage

Greenhouse Without Utilities Square Footage

Grain Storage Crib Type Square Footage

Grain Storage Concrete or Steel Type Square Footage

Grain Storage Flat Storage Square Footage

Grocery Square Footage

Gym Square Footage

Library Square Footage

Lodge or Fraternal building Square Footage

Lumber Storage (office area separate: see item 16) Square Footage

Manufacturing Heavy Square Footage

Manufacturing Light Square Footage

Medical/Dental Office Building (with basement) Square Footage

Medical/Dental Office Building (without basement) Square Footage

Motel/Hotel Square Footage

Motel/Hotel Common Area Square Footage

Nursing Home Square Footage

Restaurant Square Footage

Retail Store Small (one level) Square Footage

Retail Store Large Square Footage

School Square Footage

Shopping Center Neighborhood Square Footage

Shopping Center Regional Square Footage

Storage Shed With Utilities Square Footage

Storage Shed Without Utilities Square Footage

Swimming Pool Square Footage

Theatre Square Footage

Tower Guyed Linear Feet

Tower Monopole Linear Feet

Tower Self Supporting Linear Feet

Warehouse Square Footage

Wastewater Supply Treatment Facility Engineer's construction value/bid

Water Supply Treatment Facility Engineer's construction value/bid

Wind Energy Systems Engineer's construction value/bid

Please check the following boxes to acknowledge:

I will contact my electric provider for setback requirements from electric lines

☑

I understand that a State Electrical Inspection and Permit may be required.
Apply online at https://iowaelectrical.gov/ or contact Mark Miller with the State Fire Marshal Division Electrical Bureau at 515-210-0832 or mcmiller@dps.state.ia.us.

☑

I understand Story County has erosion control requirements (88.05) that apply to this permit.

☑

I understand if this application is for a new dwelling or adding additional bedrooms to an existing dwelling a septic application must be submitted before zoning permit will be reviewed/approved

☑

Required Attachments

Site Development Plan showing proposed building in relation to property, setbacks, and conformance with Chapter 88 General Site Planning Standards.

Fence 43.7.jpg

Blue Prints/Construction Drawings, attach for all buildings applying for

Fence 43.7.jpg

Additional Documents

Will there be any Tier 2 materials onsite?

Certification and Signature

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection. *Acknowledgement of property owner is required and may occur via email

Proof of acknowledgement of property owner (if appliciable)

Signature

signature.png

---INTERNAL ONLY---

☐ Add $100 Violation Fee

Conditions

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL
Zoning Fee				30.00
Site Plan Review Fee				50.00
Convenience Fee		1.0	1.8000	1.80
			Plan Check Fees	**80.00**
			Permit Fees	**1.80**
			Total Fees	**81.80**

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/23/2023	Credi	229157189	Z23-(	176	Sachs Fer	81.80
					Amount Paid	**81.80**
					Balance Due	**0.00**

IP PATHWAYS
Leading the Data Center Revolution™

IP Pathways
3600 109th St.
Urbandale, IA 50322
(515) 422-9300

Bill To:
Story County Attn: Barb Steinback 900 6th Street Nevada, IA 50201 United States

Date	**Invoice**
07/20/2023	37250
Account	
Story County	

Terms	**Due Date**	**PO Number**	**Reference**
Net 30 days	08/19/2023		Order #7577

Products	Quantity	Price	Amount
Billable Products			
CS-WARRANTY-EXTENSION: Warranty Extension, AFF A220, HA, Post Warranty	2.00	$3,095.14	$6,190.28
CS-O2-4HR: SupportEdge Premium 4hr Onsite, AFF A220, HA, Post Warranty	2.00	$2,471.01	$4,942.02
		Total Products:	**$11,132.30**

Please remit payment to:
IP Pathways
3600 109th St.
Urbandale, IA 50322

Pay by ACH:
VisionBank
925 SE Gateway Dr.
Grimes, IA 50111

Routing: 073905187
Account: 41003713
Account Name: IP Pathways LLC

Invoice Subtotal:	$11,132.30
Sales Tax:	$0.00
Invoice Total:	**$11,132.30**
Payments:	$0.00
Credits:	$0.00
Balance Due:	**$11,132.30**

APPROVED DENIED

Board Member Initials:

Meeting Date: 7/25/23

Follow-up action:

STORY COUNTY CONSERVATION

Story County Conservation Board - McFarland Park 56461 180th St. - Ames, Iowa 50010-9451
Phone (515) 232-2516 - Fax (515) 232-6989 - Email: conservation@storycountyiowa.gov
www.storycountyconservation.org

Memorandum

To: Story County Board of Supervisors

From: Michael D. Cox, Director

Date: July 25, 2023

Re: Consideration of Bird Friendly County Reapplication

We are asking for your consideration of maintaining our status as a Bird Friendly County through the required annual reapplication process.

Story County received designation as a Bird Friendly County in 2020, celebrating the good work we are doing to protect and restore valuable habitat, reduce threats to birds, and educate and engage people in birding and conservation. The designation was a statement that Story County values, policies, procedures, and educational efforts that promote conservation of birds, and that we'll continue to find additional ways to be bird friendly in the future.

Staff urges your approval.

Approval

Disapproval

7/25/23

Date

Date

Bird Friendly County 2022 Accomplishments

Habitat

1.1.1 - County has prepared a habitat assessment or management plan for one or more of its natural areas or parks, and is implementing the plan.

Breeding bird surveys were completed by volunteer Tyler Harms at Carroll Prairie and the Deppe Family Area. Results from these surveys will help guide the management of the areas. Conservation Corp Iowa was contracted to do several habitat improvement projects that will benefit birds. Tree clearing as part of grassland/prairie restoration projects was done at Jennett Heritage Area, Doolittle Prairie Preserve, Carroll Prairie and the Heart of Iowa Nature Trail. Timber stand Improvement (TSI) for savanna restoration was done at Christiansen Forest Preserve and Robison Wildlife Ares. TSI work was also performed at McFarland Park and Hickory Grove Park.

Over $15,500 worth of local ecotype prairie seed was hand and combine harvested at local prairies. This seed was used along with other seed for prairie plantings at Sleepy Hollow (3 ac.), Osheim Prairie and Slough Preserve (6.5 ac.) and Jennett heritage Area (11 ac.). Staff conducted 27 prescribed fires across the county totaling 258 acres.

1.3.3 - HIGH FLYER - The community has a program to incorporate native trees and native shrubs in its public landscaping (for cities that do not choose to meet Tree City criteria).

Approximately $5,000 in materials and labor went into planting native trees and shrubs in three areas. Trees were planted at Hickory Grove Park and along the Praeri Rail Trail in McCallsburg, IA to replace dead ash trees. A variety of trees and shrubs were planted in an old alfalfa field Sleepy Hollow to create habitat for birds and other wildlife.

1.4.4 - HIGH FLYER - The community (especially the county) promotes the health of native trees and native shrubs in the landscape with an ongoing program that removes non-native trees, shrubs, and forbs, from at least 5 acres of public forest, woodlands, or savanna annually, on average.

Seasonal and full-time staff spent over 1,800 hours removing invasive species such as honeysuckle, buckthorn, multiflora rose, garlic mustard, wild parsnip and oriental bittersweet from various county owned and managed areas. Three trained and certified Natural resource Steward Volunteers spent 888 hours removing invasive woody vegetation mostly at the Deppe Family Area, Robison Wildlife Acres and Christiansen Forest Preserve. In addition to this manual labor, Story County Conservation used goats at McFarland Park and Hickory Grove Park to graze down invasive species regrowth in areas previously cleared.

1.5.2 - HIGH FLYER - The community facilitates Scout or other conservation groups in such bird projects and establishing nest boxes for Iowa Species of Greatest Conservation Need (SGCN): like Eastern Screech OWL, American Kestrels, or Barn OWL: as well as for non-SGCN species, such as Eastern Bluebird.

Volunteers monitor over fifty bluebird nesting boxes in placed in appropriate bluebird habitat on Story County Conservation managed public land all season long. Volunteers collect data regarding nesting habits and submit to NestWatch online to be used by real-life researchers, as well as removing unwanted nests like tree sparrows to prevent competition with bluebirds. (Roughly 10 volunteers involved).

1.5.4 - The community has ordinance language or other means for enforcing state law regarding time constraints for mowing roadsides.

The following press release was sent out in early June.

Roadside Mowing Prohibited Until July 15

SCC's Integrated Roadside Vegetation Management (IRVM) unit reminds Iowans to protect roadside habitat for nesting game birds and song birds this spring and early summer by holding off on roadside mowing until after July 15.

According to Iowa Code 314.17, mowing roadside ditches is restricted until July 15, to protect young pheasants and other ground-nesting birds until they are ready to fledge. The law, which applies to county secondary roads as well as state primary and interstate highways, also protects habitat for pollinators and other beneficial insects, including crop-pest predators.

Non-essential mowing, including cutting for hay, is strictly prohibited. Exceptions for visibility and weed control are built into the law. Exceptions can be viewed here.

Education & Engagement

3.2.2 - Community staff and volunteers actively educate about birds, which includes providing information about identification, natural history, habitat needs, and/or environmental and human threats to bird populations.

The Story County Conservation environmental education unit provides several classroom and outdoor experiences about bird identification, natural history, habitat need, and threats to bird populations. This year we had ten 2.5-hour Birding Bonanza outdoor experiences scheduled for 329 3rd grade students and adult chaperones. During this experience, students scour different habitats to learn about bird adaptations, practice using binoculars, and identify birds by sight and call. Twenty-eight 2.5-hour Bird Nerds! were conducted for 836 students and chaperones. First graders will discover how adult bird behaviors help young birds survive and thrive. Students will design a safe nest, protect and feed their "nestlings," and hike to meet the birds in their habitats. A one-hour Birds of a Feather classroom program where pre and kindergarten classes discover how birds use their special adaptations were presented to 21classes (333 students.) A bird feeding program was presented at a local senior living facility and a bird watching hike was led for the ARC of Story County for people with intellectual and developmental disabilities. All totaling, 257 adults and 1,276 youth were educated about birds.

Bird Friendly Iowa

Application Invoice

BIRD FRIENDLY IOWA

Please include a copy of this document with your check

Annual Application Fee for Bird Friendly Iowa Community Designation	
7/11/2023	
Story County	$100.00
Mike Cox (conservationoutreach@storycountyiowa.gov)	

Mail to:

Bird Friendly Iowa, c/o Trees Forever, 80 W. 8th Avenue, Marion, IA 52302

For any questions regarding payment, please contact us at birdfriendlyiowa@gmail.com.

APPROVED DENIED

Board Member Initials: GM

Meeting Date: 7/25/23

Follow-up action:

Closure No. 24-04 Date July 17, 2023

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the road Closure(s) for the purpose of Construction in section 12/07/13/18 Indian Creek Twp on

S14 (620th Ave) will be closed between 305th St. and 295th St.

Chair, Board of Supervisors

Attest: Lucy Martin by ems
County Auditor

ROLL CALL FOR ALLOWANCE	Latifah Faisal	Yea ✓	Nay ___	Absent ___
	Lisa Heddens	Yea ✓	Nay ___	Absent ___
	Linda Murken	Yea ✓	Nay ___	Absent ___

ALLOWED BY VOTE OF THE BOARD Yea 3 Nay 0 Absent 0

CHAIRPERSON

Above tabulation made by SB

1-09 Request # 15950 Permit Number 24-7080

STORY COUNTY UTILITY PERMIT Date 7/17/23

To the Board of Supervisors, Story County, Iowa:

The Windstream Iowa Communications, LLC Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at Little Rock, AR, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of telecommunications services on secondary route 340th St, from _____ to _____, a distance of _____ miles.

Agreements: The utility company, corporation, applicant, permittee, or licensee, (hereinafter referred to as the permittee) agrees that the following stipulations shall govern under this permit.

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.

3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.

4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.

5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.

6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.

7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

liability and expense of whatsoever nature for, on account of or due to the acts or omissions of said Permittee's officers, members, agents, representatives, contractors, employees or assigns arising out of or in connection with its (or their) use or occupancy of the public highway under this permit.

9. Noncompliance with any of the terms of permit, or agreement, may be considered cause for shut down of utility construction operations, or revocation of the permit.

10. The following special requirements, if applicable, shall apply to this permit:

Whenever the route of the proposed cable line runs along a paved secondary highway, the location of said cable shall be constructed on top of the road shoulder so as to be within approximately two-feet of the pavement edge.

Whenever the route of the proposed cable line runs along a dirt or gravel surfaced highway, the location of said cable shall be constructed on top of the road surface and as near possible to the shoulder line

Whenever a cross road culvert or bridge is encountered along the route of the proposed cable lines, said cable shall be constructed around the ends of said cross road culvert or bridge even though this looping is not designated on the situation plans attached hereto.

The crossing of the cable line from one side of the highway to the other shall be accomplished at a near right angle rather than diagonally so as to disturb the roadbed of the traveled way as little as possible.

Whenever the route of the proposed cable line is to cross a paved highway, such crossing shall be in a bored hole rather than open cut trench.

Date July 3, 2023

Windstream Iowa Communications, LLC
Name of Company (Applicant - Permittee)

Natalia Ewing 8704143190
by Phone no.

Recommended for Approval:

Date 7-17-23

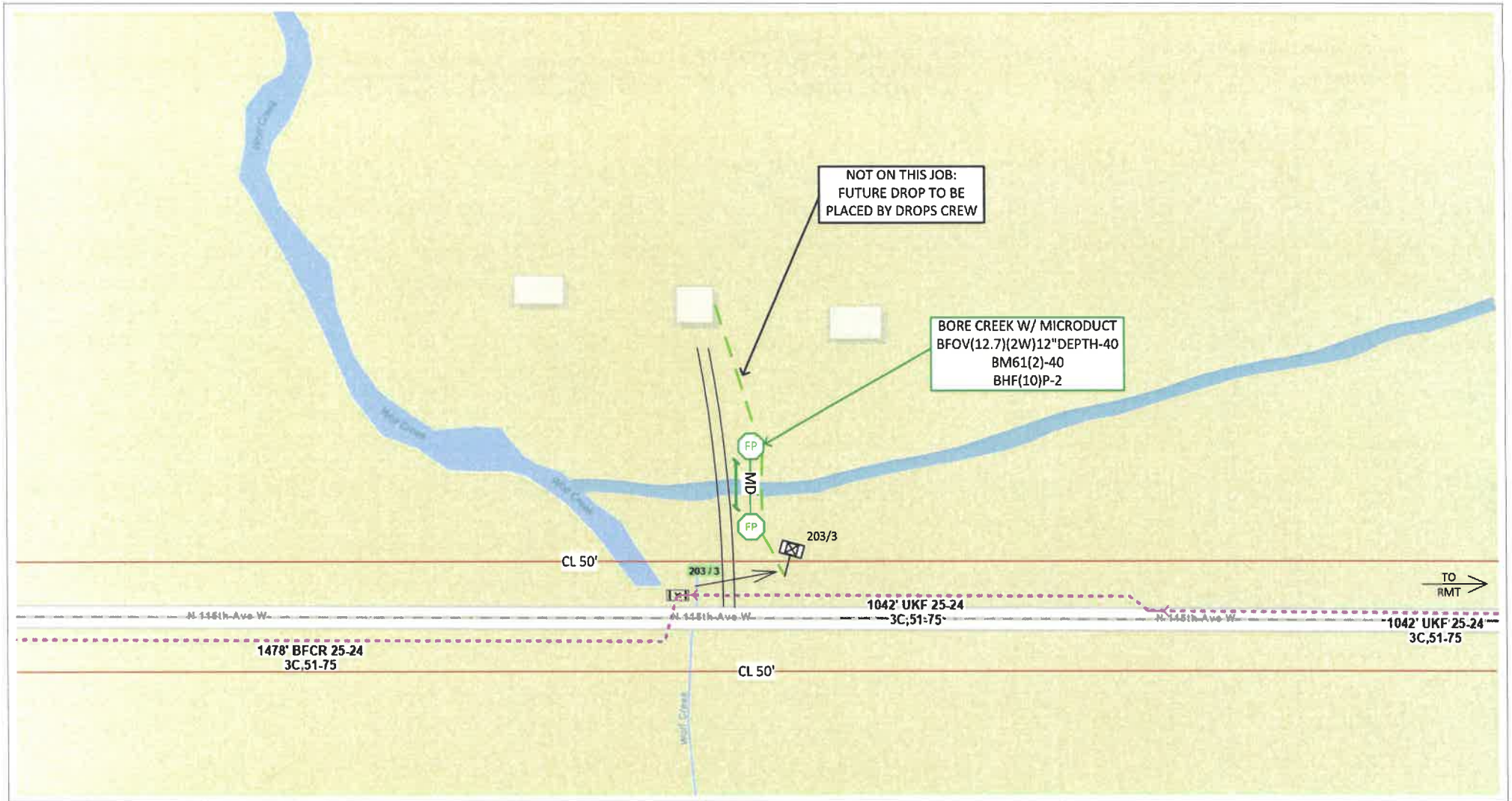
515-382-7355
County Engineer Phone no.

Approved:

Date 7/25/23

Chair, Board of Supervisors
Story County, Iowa

Three (3) copies of this form will be required for each installation. A plat shall be attached to each copy submitted.



N

PURPOSE:

TO PROVIDE COPPER SERVICE TO 71253 340TH ST, COLLINS, IA.
BORE MICRODUCT UNDER CREEK AND PLACE FLOWERPOTS ON EACH SIDE.
DROPS CREW WILL RUN DROP AFTER DUCT IS IN PLACE.

STORY COUNTY PERMIT REQUIRED.

windstream.

ALL KNOWN OBSTRUCTIONS HAVE
BEEN SHOWN. THOSE AND OTHERS, IF ANY, ARE THE RESPONSIBILITY
OF THE CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989
48 HOURS PRIOR TO CONSTRUCTION

EXCH NAME: COLLINS	DATE: 7/3/2023
WO #: 713339098-00279	EPM: OSPE328466
TITLE: DW CLNSIA BORE CREEK FOR DROP TO 71253 340TH ST	
DRWN: HALEY SANDBERG 515-401-2668	PRINT: 1 OF 1

N

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TO PROVIDE COPPER SERVICE TO 71253 340TH ST, COLLINS, IA.
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windstream

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EXCH NAME: COLLINS	DATE: 7/3/2023
WO #: 713339098-00279	EPM: OSPE328466
TITLE: DW CLNSIA BORE CREEK FOR DROP TO 71253 340TH ST	
DRWN: HALEY SANDBERG 515-401-2668	PRINT: MAP

1-09 16153 Permit Number 24-7081

STORY COUNTY UTILITY PERMIT Date 7/17/23

To the Board of Supervisors, Story County, Iowa:

The Windstream Iowa Communications, LLC Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at Little Rock, AR, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of telecommunications on secondary route 640th Ave, from 41.922554, -93.425385 to 41.922909, -93.425408, a distance of 0.05 miles.

Agreements: The utility company, corporation, applicant, permittee, or licensee, (hereinafter referred to as the permittee) agrees that the following stipulations shall govern under this permit.

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.

3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.

4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.

5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.

6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.

7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

liability and expense of whatsoever nature for, on account of or due to the acts or omissions of said Permittee's officers, members, agents, representatives, contractors, employees or assigns arising out of or in connection with its (or their) use or occupancy of the public highway under this permit.

9. Noncompliance with any of the terms of permit, or agreement, may be considered cause for shut down of utility construction operations, or revocation of the permit.

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Whenever the route of the proposed cable line is to cross a paved highway, such crossing shall be in a bored hole rather than open cut trench.

Date July 13, 2023

Windstream Iowa Communications, LLC
Name of Company (Applicant - Permittee)

Natalia Ewing, 8704143190
by Phone no.

Recommended for Approval:

Date 7-17-23

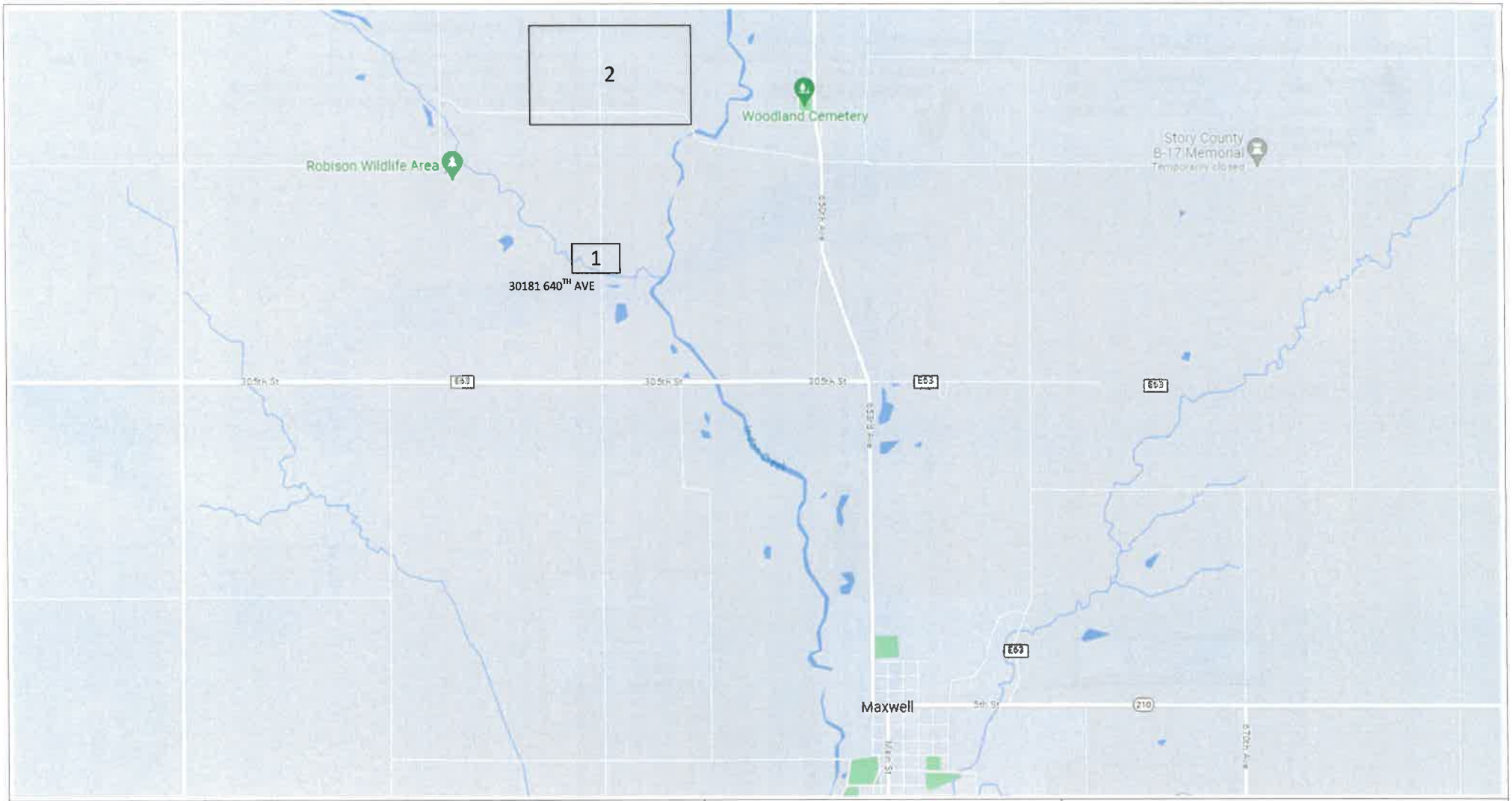
515-382-7355
County Engineer Phone no.

Approved:

Date 7/25/23

Chair, Board of Supervisors
Story County, Iowa

Three (3) copies of this form will be required for each installation. A plat shall be attached to each copy submitted.



N

PURPOSE:

STORY COUNTY IS PLACING BOX CULVERTS WITH PCI AS THE CONTRACTOR.
WINDSTREAM NEEDS TO RELOCATE 24 FIBER SINCE IN CONFLICT WITH CULVERT PROJECT.
PLACE TWO PEDS AND SHORT SPAN OF 48 FIBER ABOUT 40-45FT FROM CL.
ABANDON COPPER TOLL CABLE OUT OF MAXWELL.

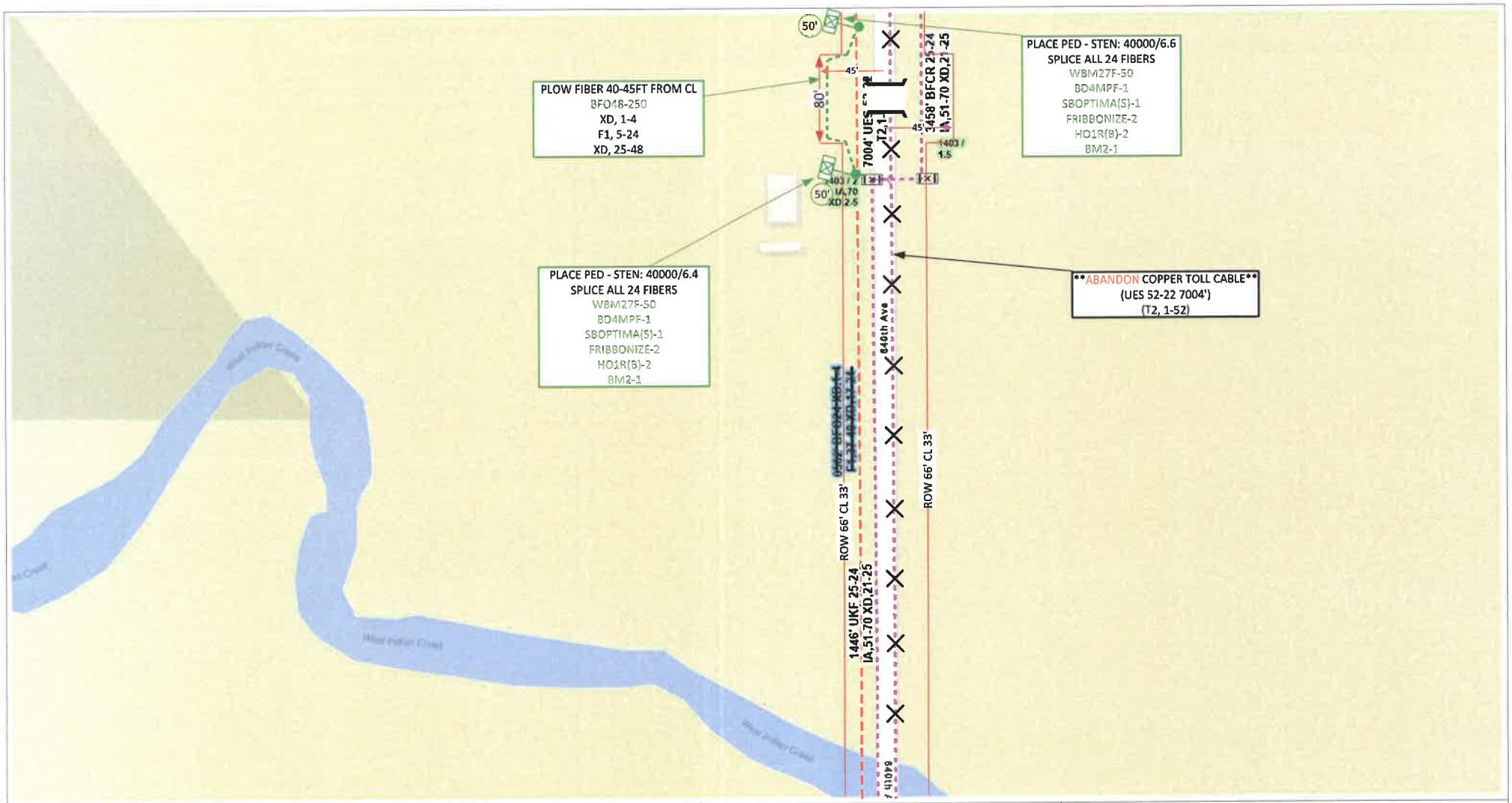
PCI CONTACT: DERRICK KUEHNER 319-242-2414

windstream.

ALL KNOWN OBSTRUCTIONS HAVE
BEEN SHOWN. THOSE AND OTHERS, IF ANY, ARE THE RESPONSIBILITY
OF THE CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989
48 HOURS PRIOR TO CONSTRUCTION

EXCH NAME: MAXWELL	DATE: 7/10/2023
WO #: 713339030-00021	EPM: RDMV330245
TITLE: RM MXWLIA RELO 24 FIBER FOR CULVERT PROJECT 640TH AVE	
DRWN: HALEY SANDBERG 515-401-2668	PRINT: MAP



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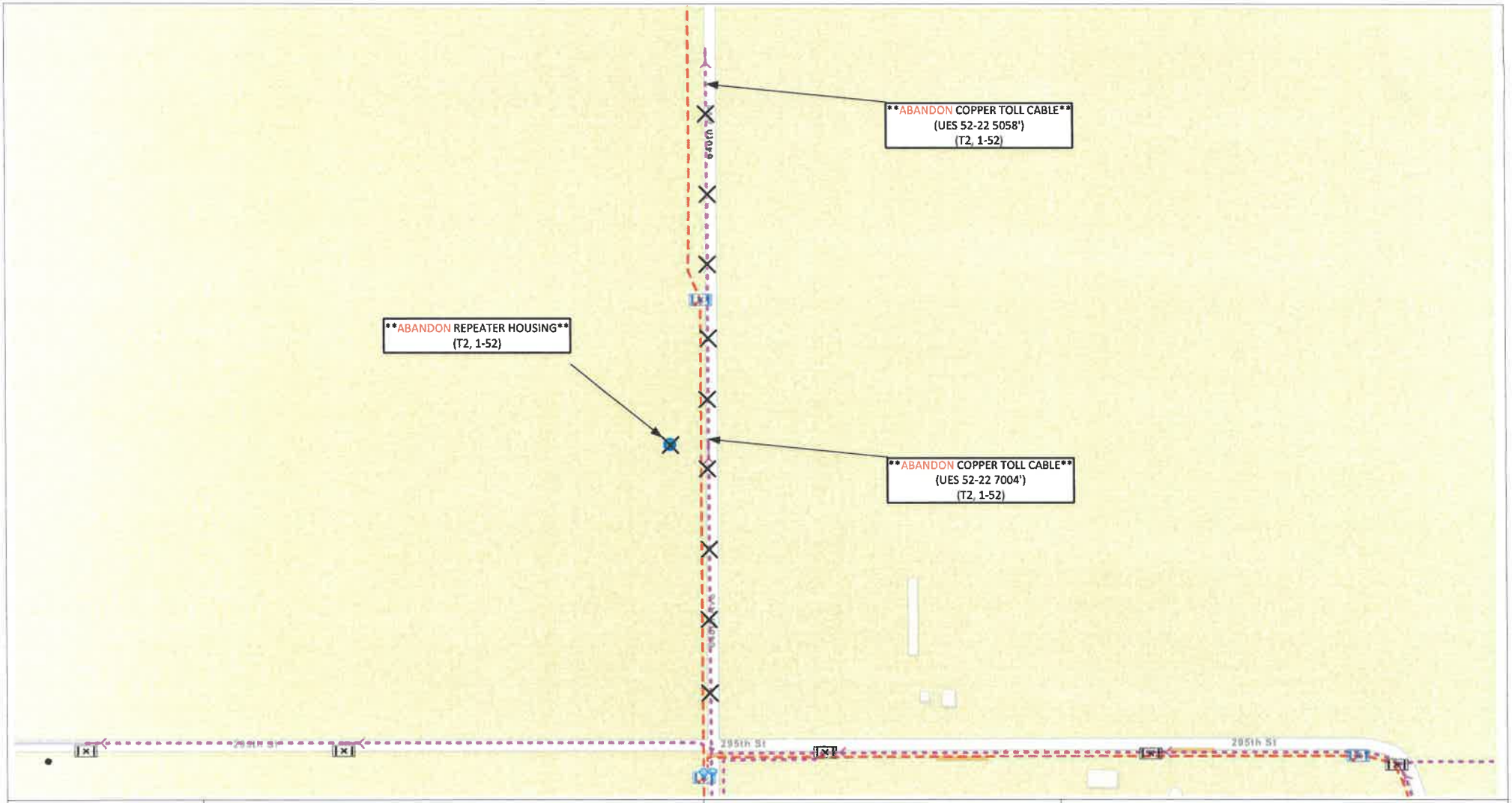
TITLE: RM MXWLIA RELO 24 FIBER FOR CULVERT PROJECT 640TH AVE	
DRWN: HALEY SANDBERG 515-401-2668	PRINT: 1 OF 1



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TITLE: RM MXWLIA RELO 24 FIBER FOR CULVERT PROJECT 640TH AVE	
DRWN: HALEY SANDBERG 515-401-2668	PRINT: 2 OF 2

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared By: Marcus Amman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

Please return to:
Planning & Development

STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NO. 24-01

AMENDING THE CONERSTONE TO CAPSTONE PLAN BASED ON THE ANNUAL REVIEW, AMENDING THE FUTURE LAND USE MAP, REMOVAL OF ALL MENTIONS OF AMES URBAN FRINGE PLAN, AND CLARIFICATION OF PORTIONS OF TEXT.

WHEREAS, the Board of Supervisors approved the *Code of Ordinances of Story County, Iowa,* on May 21, 2013, and amended on January 10, 2017; and

WHEREAS, Section 92.08 (7) of the Amending the Cornerstone to Capstone (C2C) Comprehensive Plan Procedure of the Story County Code of Ordinances requires that a proposed amendment must be considered and receive a favorable vote by a majority of the supervisors at a regular meeting of the Board;

AND WHEREAS, Section 92.08(7) of the Amending the Cornerstone to Capstone (C2C) Comprehensive Plan Procedure of the Story County Code of Ordinances requires that the proposed C2C Plan Amendment is presented to the Board of Supervisors at a public meeting. Copies of the full text of the ordinance shall be made available to the public at the time of publication at the office of the County Auditor, and the published notice shall specify where such copies may be obtained;

AND WHEREAS, the Cornerstone to Capstone (C2C) Comprehensive Plan is a document that is updated periodically;

AND WHEREAS, the Cornerstone to Capstone (C2C) Comprehensive Plan proposed updates are listed in Attachment B;

AND WHEREAS, the Cornerstone to Capstone (C2C) Comprehensive Plan previously mapped the Future Land Use area within two miles of the City of Ames using the Ames Urban Fringe Plan that has now expired;

AND WHEREAS, the Board of Supervisors at their May 23, 2023 directed staff to map this area in accordance with the requested mapping in this two-mile area based on mapping from September 20th, 2022;

AND WHEREAS, the Cornerstone to Capstone (C2C) Comprehensive Plan has mentions of the now expired Ames Urban Fringe Plan that will be removed in Attachment A;

AND WHEREAS, the Board of Supervisors requested clarification be provided on parts of the text of the Cornerstone to Capstone (C2C) Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED that the amendments to the conerstone to capstone plan based on the annual review described in Attachment B, the amendments the future land use map, the removal of all mentions of Ames Urban Fringe Plan in Attachment A, and the clarification of portions of text is hereby approved and accepted.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution upon its approval by the Board of Supervisors.

Dated this 25 day of July, 2023.

Vice Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL FOR ALLOWANCE

Latifah Faisal	Yea ✓	Nay ___	Absent ___
Lisa Heddens	Yea ✓	Nay ___	Absent ___
Linda Murken	Yea ✓	Nay ___	Absent ___

ALLOWED BY VOTE OF BOARD

Yea 3 Nay Ø Absent Ø

Above tabulation made by ____

CHAIRPERSON

Attachment A

3.10 INTERGOVERNMENTAL COORDINATION

Successful and vibrant communities rely upon collaborative efforts among businesses and organizations and benefit from partnerships with regional organizations and State and Federal agencies. The County has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the County's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

Intergovernmental Coordination Goal 1

Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Objective IC1.1: Collaborate plan boundary areas and coordinate long-term growth plans with the C2C Plan~~, Ames Urban Fringe Plan~~ and ~~other~~ multi-jurisdictional planning efforts.

Objective IC1.2: Seek to reduce costs and improve quality of service for County operations, partner municipalities and organizations through sound partnerships.

Objective IC1.3: Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them.

Strategies

- Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
- To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- As the C2C Plan is updated request comments from area school district officials and municipalities within the county.
- Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for area residents and developers.
- Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. These more detailed county-level land use plans shall be consistent with the C2C Plan, or adopted as a component of the C2C Plan clearly indicating if conflicts exist between the two plans which plan has priority.

Land Use

This Chapter outlines land use goals, objectives, and strategies, defines land use designations, and describes the desired future land uses for Story County.

	Page
5.1 Goals, Objectives, and Strategies	5-2
5.2 Future Land Use Designations	5-6
- Agricultural Conservation	5-8
- Natural Resource Area	5-10
- Rural Residential	5-12
- Rural Village Area	5-14
- Commercial - Industrial Area	5-16
- Urban Expansion Area	5-18
~~- Ames Urban Fringe Area~~	~~5-20~~
5.3 Existing and Future Land Use Maps	5-22

Urban Expansion Area

Story County and all the communities share similar concerns about issues and impacts from development that occurs in areas surrounding the cities, such as:

- Overlapping regulations of different local jurisdictions;
- Inconsistencies among different land use strategies; and
- Impacts of development on rural/agricultural activities.

The Urban Expansion Area helps address issues that may arise in these areas of joint planning and coordination. The Urban Expansion Area designation reflects those areas identified by individual communities through the planning process as future growth areas and/or are mapped by the community with future land uses. Areas outside the Urban Expansion Area, however still within two miles of a community (and their two-mile statutory subdivision review authority pursuant to the Code of Iowa), represent areas that communities do not foresee growing into within the planning horizon of this Plan. As such, these areas are designated on the Future Land Use Map as a designation other than Urban Expansion Area.

Principle 1:
Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.

Principle 2:
Encourage annexation when development is proposed.

Principle 3:
Where the applicable city has determined annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Principle 4:
Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

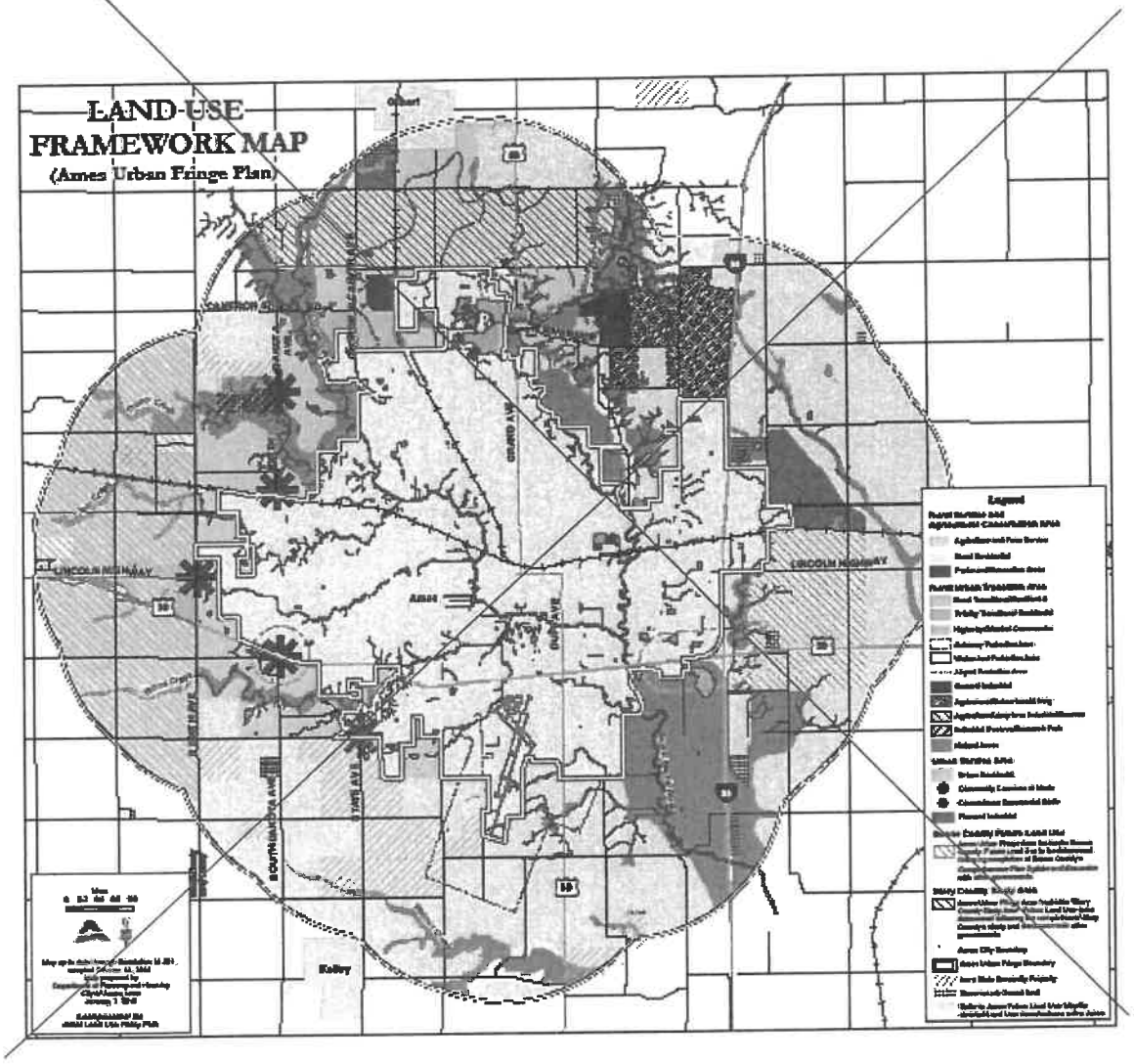
Principle 5:
When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

Principle 6:
Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Principle 7:
Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

Principle 8:
Encourage clustering of residential sites with Urban Expansion Area designation to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

AMES URBAN FRINGE AREA



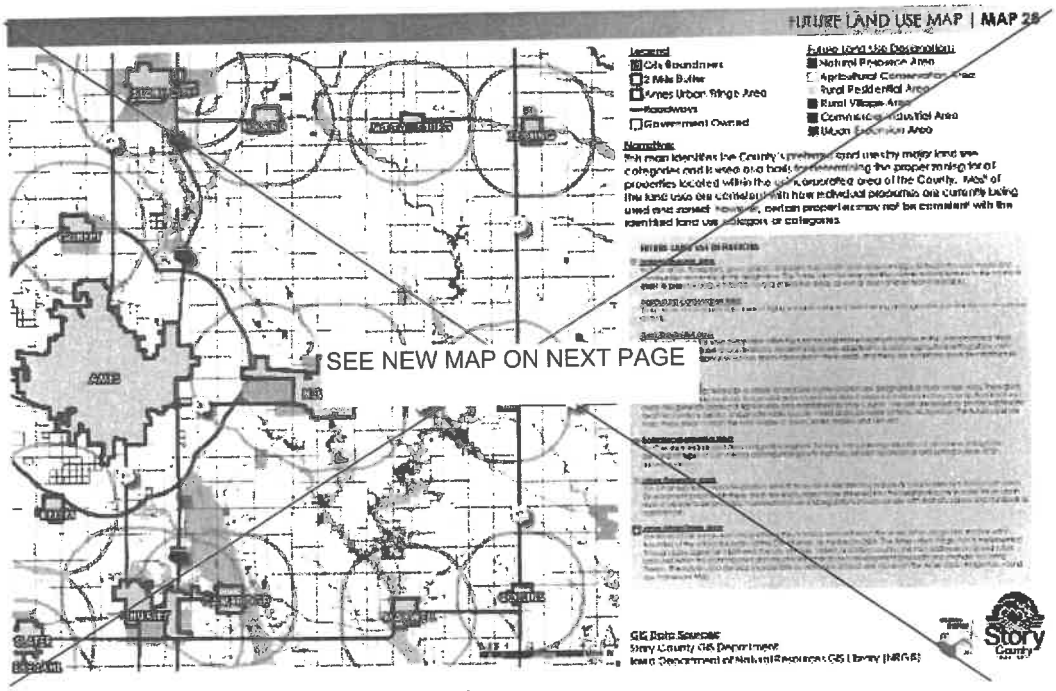
(City of Ames, Iowa Urban Fringe Plan)

Ames Urban Fringe Area

The planning area defined in the Ames Urban Fringe Plan lies within two miles of the official boundary of the City of Ames, as it existed in 2006. The Ames Urban Fringe Plan is an agreement between Ames, Gilbert, and Story County addressing proposed future land uses within this planning area and addresses the process for proposed development proposals and changes. There are many different stakeholders in the identified planning area, each with unique purposes, positions, plans, and priorities for development. Inconsistencies, potential for conflict, and increased public costs spurred the need for a shared vision and planning practices within this fringe area.

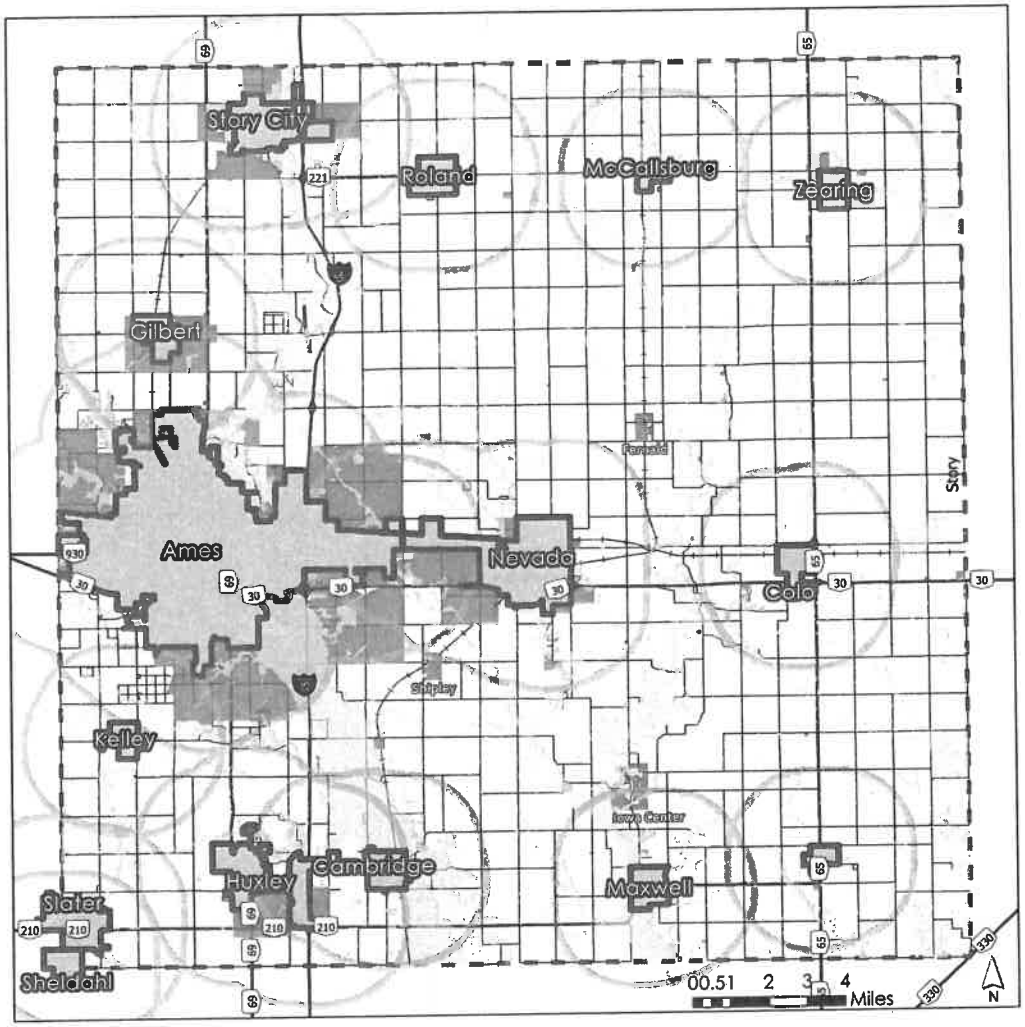
The Future Land Use Map incorporates this Ames Urban Fringe Plan herein by reference and it is intended to be the guide for any zoning or development proposed within its boundary. The latest adopted version of the Fringe Plan should be examined when necessary.

Future Land Use



A full sized version of this map is included in Appendix D

Story County Future Land Use Map



This map identifies the County's preferred land uses by major land use categories and is used as a basis for determining the proper zoning for all properties located within the unincorporated area of the County. Most of the land uses are consistent with how individual properties are currently being used and zoned; however, certain properties may not be consistent with the identified land use category or categories.

Legend

- City Boundaries
- Two Mile Buffer
- Roads
- Railroads
- Government Owned
- County Boundary
- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Rural Village Area
- Commercial-Industrial Area
- Urban Expansion Area

Land Use Designation Definitions

Natural Resource Area
Natural Areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Agricultural Conservation Area
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Rural Residential Area
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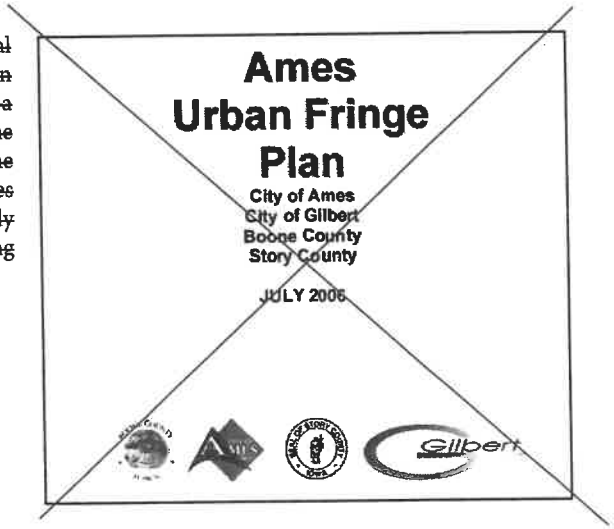
Transportation

This Chapter outlines the transportation goals, objectives and strategies based on public input from the C2C planning process. The Chapter also briefly covers existing networks, planned transportation improvements, and known proposed improvements within Story County.

	Page
7.1 Goals, Objectives and Strategies	7-2
7.2 Existing Transportation Networks	7-6
7.3 Existing Planned and Proposed Efforts and Improvements (Iowa DOT, Story County, Ames MPO, Municipalities)	7-18

~~Ames Urban Fringe Plan~~

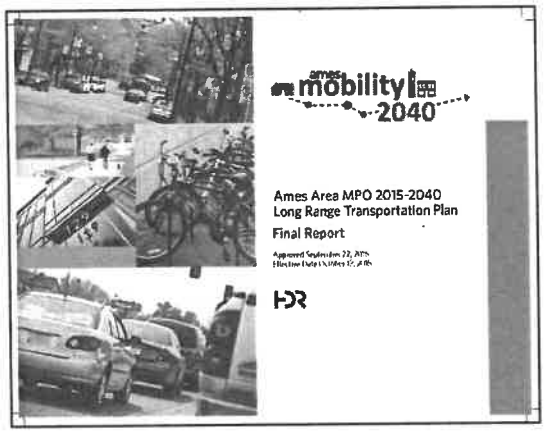
~~The Ames Urban Fringe Plan focuses on additional transportation elements. Additionally, the Ames Urban Fringe Plan focuses on the Ames Airport, setting up a protection area around its boundary. It also calls for the protection of the major transportation gateways into the city of Ames, and identifies key transportation nodes for commercial development. This plan is periodically updated based on future land use needs for the planning area.~~



Ames Mobility 2040 - Ames Area Metropolitan Planning Organization (MPO) 2015-2040 Long Range Transportation Plan (LRTP)

The Ames Mobility 2040 Plan is a long-range transportation plan recently adopted by the Ames Transportation Policy Committee, of which Story County is a voting member. The plan outlines the City's vision for transportation over the next 25 years. The plan includes in-depth analysis, goals and a project list for transportation related improvements. Proposed projects in the MPO planning area include intersection improvements, traffic signal adjustments, trail connections, pedestrian improvements, mass transit infrastructure improvements. The majority of the LRTP proposed projects, if completed, will be done within municipal boundaries but could have unforeseen impacts on Secondary Roads in Story County. At the time the C2C Plan was developed, the AAMPO finalized the Transportation Improvement Program (TIP) for Fiscal Years 2016-2019. The map on the following page represents the MPO Planning Area projects that were included in the finalized TIP.

Ames Area MPO
metropolitan planning organization



Municipal and Surrounding County Comprehensive Plan Summaries

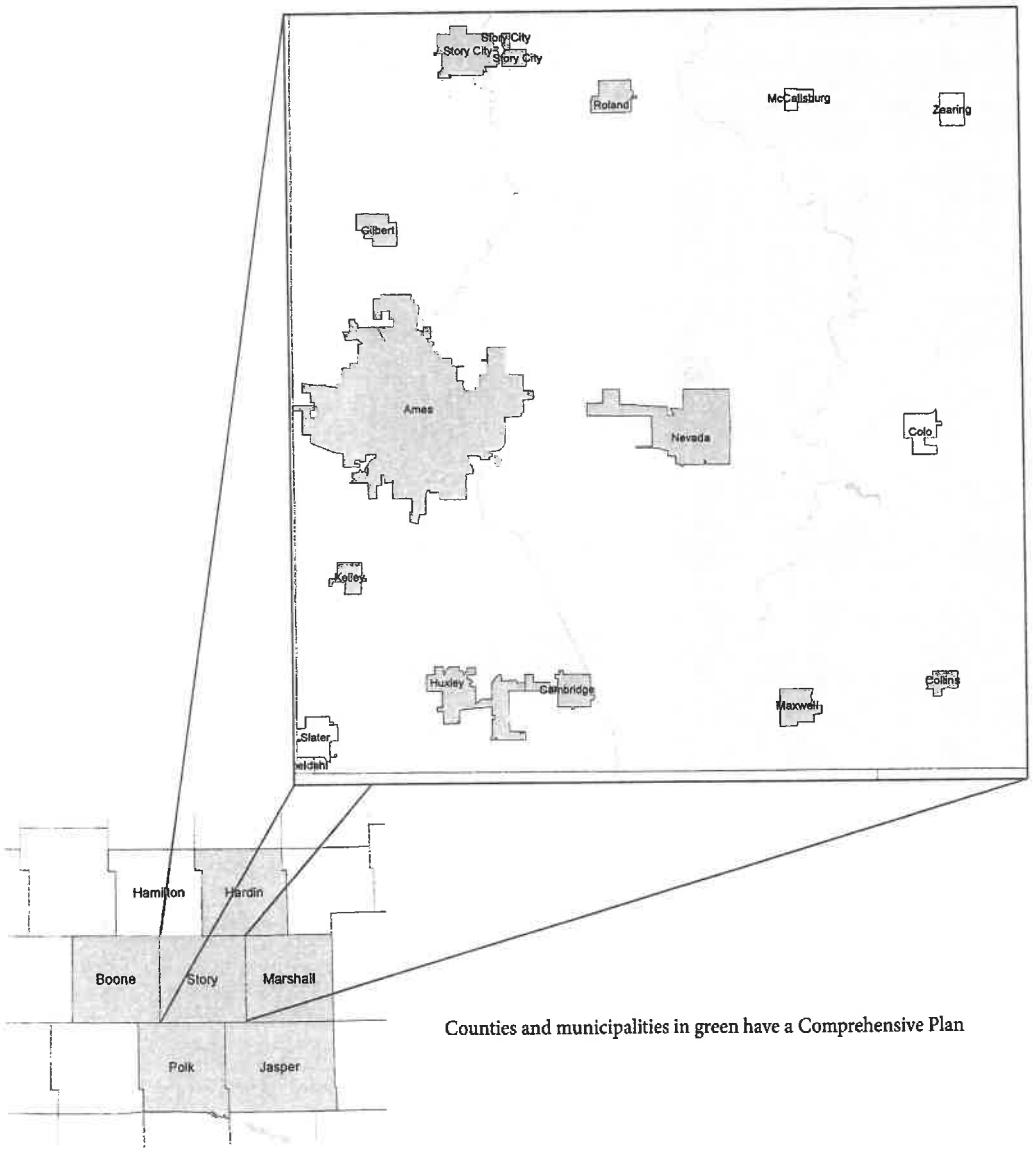
The first part of Appendix C provides summaries of comprehensive plans for those communities within Story County that have previously adopted a comprehensive plan. The second part of Appendix C includes summaries of the comprehensive plans of surrounding counties that have previously adopted comprehensive plans.

	Page
C.1 Municipal Comprehensive Plan Summaries	C-2
C.2 County Comprehensive Plan Summaries	C-14

C.1 MUNICIPAL COMPREHENSIVE PLANS

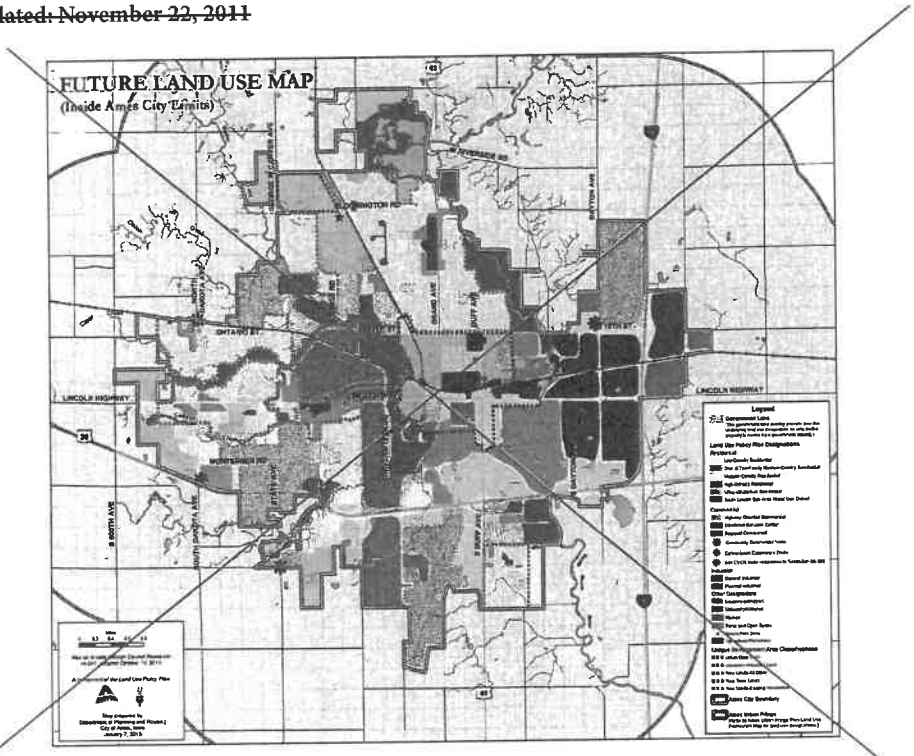
Municipal Comprehensive Plans

Eleven of the fifteen communities in Story County have an adopted comprehensive plan. Five of the six counties that share a border with Story County have adopted comprehensive plans. This chapter gives a brief summary of the available comprehensive plan's future land use and growth plans.



Counties and municipalities in green have a Comprehensive Plan

CITY OF AMES -
~~LAND USE POLICY PLAN~~
~~Adopted: August 29, 1997~~
~~Last Updated: November 22, 2011~~

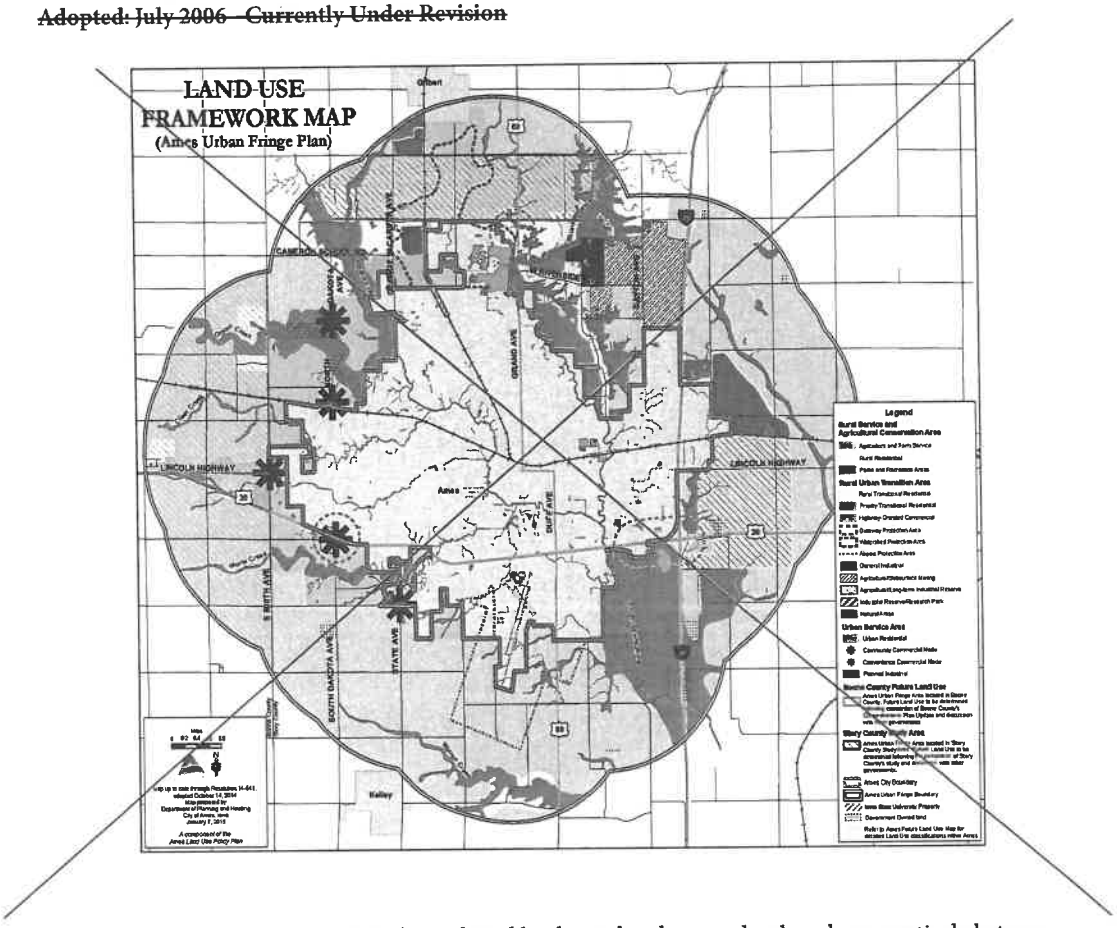


~~The City of Ames' Land Use Policy Plan, completed in 1997 and updated in 2011, includes six chapters and three appendices and focuses in future land use, mobility, environmental constraints, parks, recreation, open space and implementation. The future land use plan guides land use for the development of the city within the area of anticipated growth that is also identified in the Ames Urban Fringe Plan, adopted in 2006. This boundary extends into the unincorporated area of Story County generally within two miles of the City limits. The plan shows significant growth through 2030, up to 2,500 acres, and will ultimately reduce unincorporated lands currently under the jurisdiction of Story County.~~

~~For more information see City of Ames Land Use Policy Plan~~

C.1

~~CITY OF AMES, STORY COUNTY, BOONE COUNTY AND CITY OF GILBERT~~
~~AMES URBAN FRINGE PLAN~~
~~Adopted: July 2006 - Currently Under Revision~~



~~The Ames Urban Fringe Plan (AUFP) is a shared land use plan that was developed cooperatively between Boone County, Story County, the City of Ames and the City of Gilbert. The AUFP provides guidelines for development and future land uses within the Urban Fringe Boundary. The AUFP provides policy statements to be used in conjunction with the Land Use Framework Map to help guide development of the fringe area. The fringe area boundary includes areas of unincorporated Story County within two miles of the City of Ames. The plan was recently reopened by the participating entities for updates and revisions based on projected growth and planned infrastructure improvements.~~

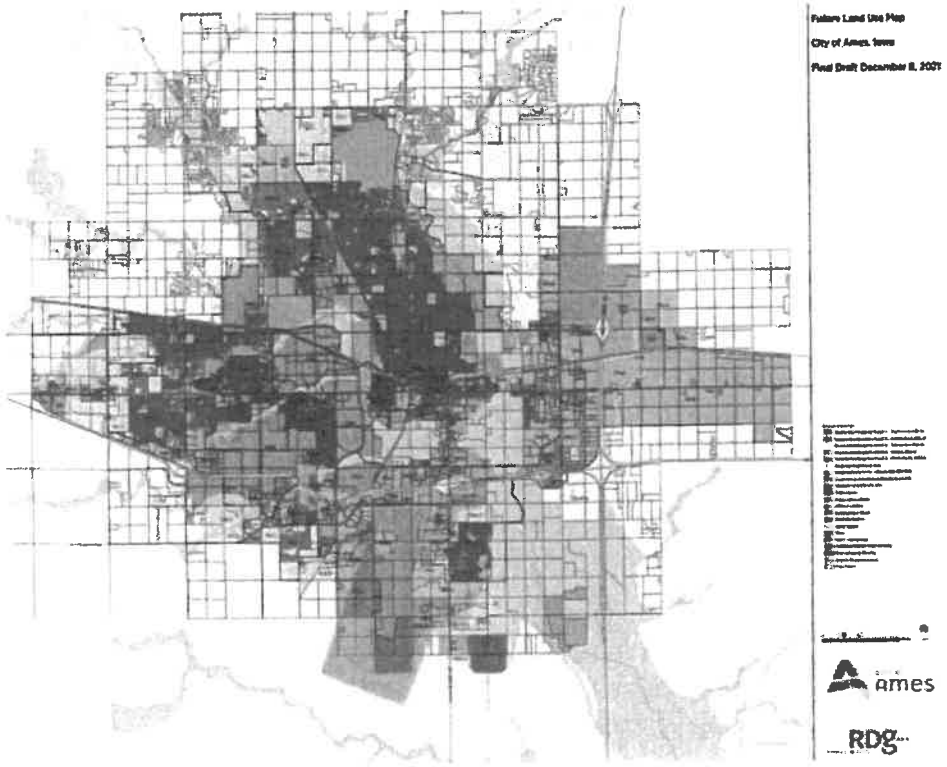
~~For more information see Ames Urban Fringe Plan~~

ADD TO APPENDIX

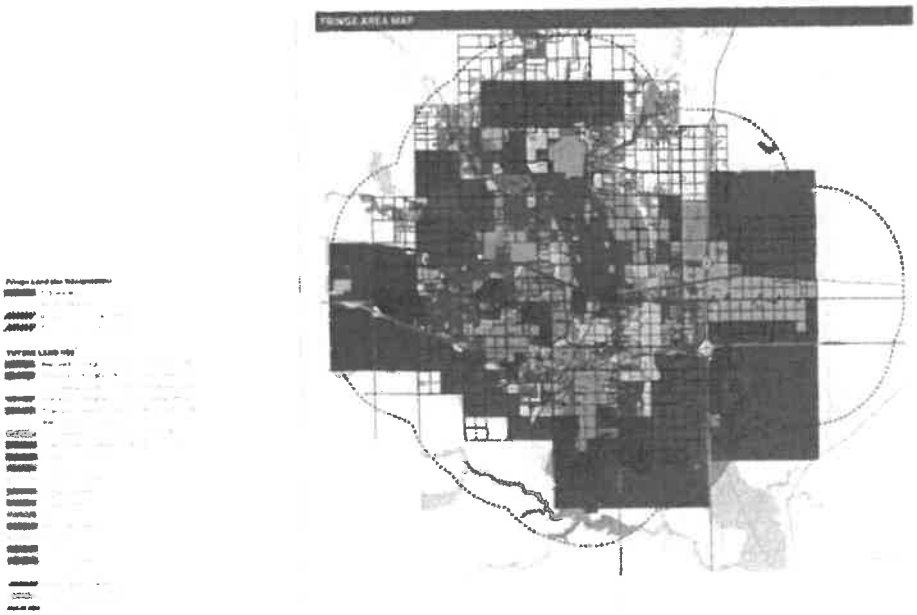
CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023

The Ames Plan 2040 is Ames' comprehensive plan, guiding the city and its growth for the next 20 years. It was adopted in 2021 and replaced the 1997 Land Use Policy Plan. The Plan has elements that address Growth & Land Use, Environment, Parks, Trails, & Greenways, Mobility, Neighborhoods, Housing & Subareas, and Community Character. Each element includes baseline conditions, a vision for the future, and guiding principles and policy frameworks to achieve the vision.

The Growth & Land Use Element identifies planned growth areas necessary to accommodate a projected population growth of 15,000 over the 20-year planning horizon. The Future Land Use Map shows city growth in these planned growth areas in all four directions and includes land use designations for each that sets expectations for their development. Infrastructure needs for each growth area are also explored.



Beyond the planned growth areas, Plan 2040 also establishes the Urban Reserve Overlay where city growth could occur long-term, past 2040. Goals for the Urban Reserve Overlay include to preserve the areas for urban growth in the long-term and prevent development that could impede annexation and efficient provision of city services.



After Plan 2040's adoption, one of the first implementation strategies was to amend the Ames Urban Fringe Plan. The Ames Urban Fringe Plan was a 28E agreement between the City of Ames, City of Gilbert, and Story County that provided agreed-upon policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. However, agreement was not reached on an Ames Urban Fringe Plan and the previous plan expired on April 30, 2023, when negotiations on the plan ended and a final extension was not approved by all cooperators.

As a result of the expiration of the Ames Urban Fringe Plan, Story County adopted its own Future Land Use mapping for the two-mile area outside of Ames' corporate limits. As discussed, Ames Plan 2040 includes both planned growth areas and the Urban Reserve Overlay to show where the city may grow long-term. The C2C Plan combines these areas and maps them as Urban Expansion, with several exceptions:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.

- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.

1
2
3
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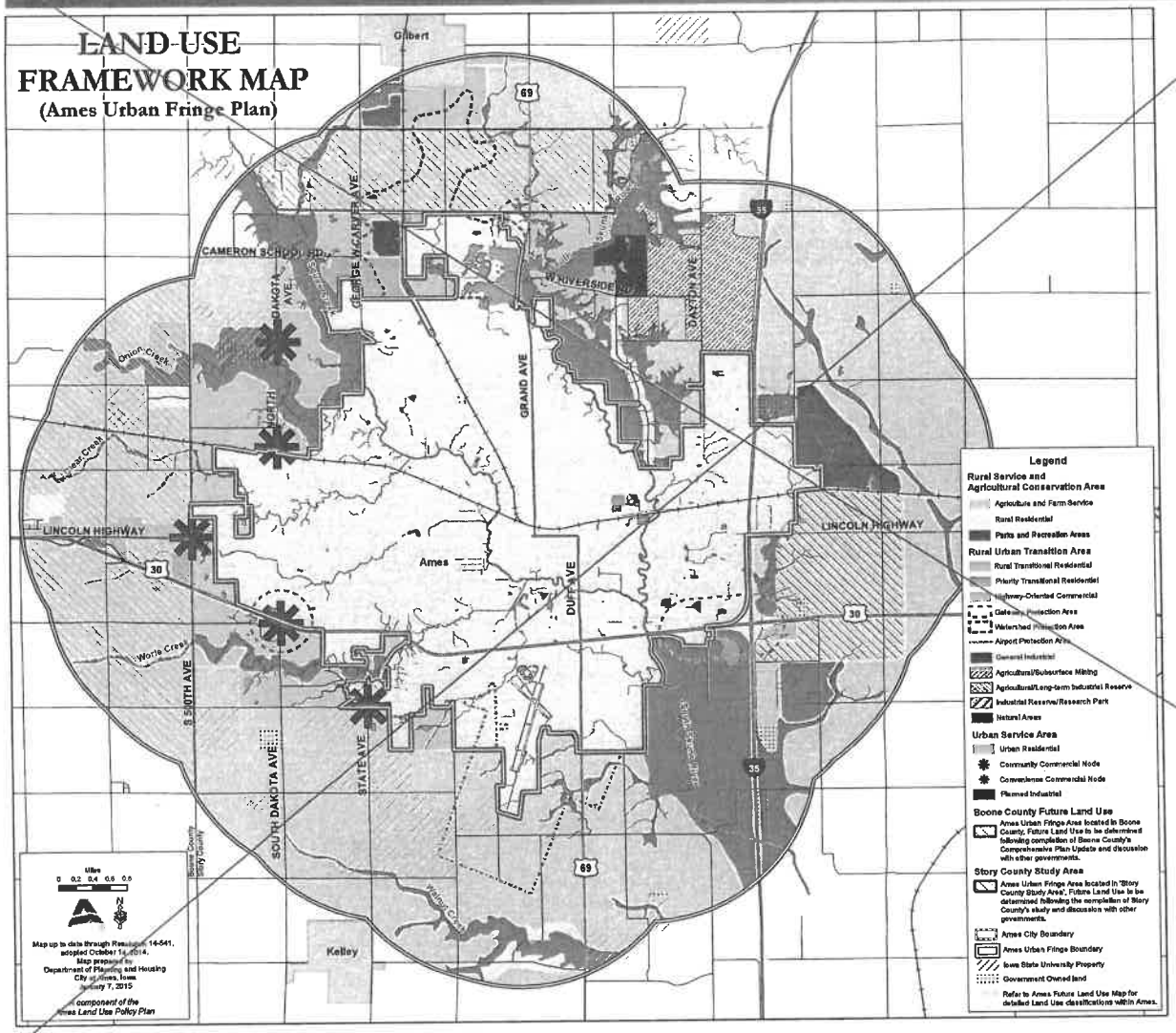
6
7
Appendix A
Appendix B
Appendix C
Appendix D

Plan Area Maps

This appendix is a compilation of maps for the C2C Plan.

Boundaries and Land Area Map	Map 1
Base Map	Map 2
Existing Trails Map	Map 3
Surface Geology Map	Map 4
Bedrock Geology Map	Map 5
Slope Analysis Map	Map 6
Soil Types Map	Map 7
Soil Categories Map	Map 8
Soil-Based Corn Yield Map	Map 9
Soil-Based Soybean Yield Map	Map 10
Hydric Soils Map	Map 11
HUC 8 Watersheds Map	Map 12
HUC 10 Watersheds Map	Map 13
HUC 12 Watersheds Map	Map 14
Floodplains, Wind Turbines, and Quarries Map	Map 15
Greenways Map	Map 16
Historic Vegetation Types Map	Map 17
Current Land Cover Map	Map 18
Prairie Land Map	Map 19
Aquifer Map	Map 20
Habitat Map	Map 21
Wildlife Travel Corridors Map	Map 22
Drainage Districts Map	Map 23
Landscape Types Map	Map 24
Story County School Districts Map	Map 25
Existing Land Use Map	Map 26
~~Ames Urban Fringe Land Use Framework Map~~	~~Map 27~~
Future Land Use Map	Map 28
Proposed Trails and Greenways Map	Map 29

LAND USE FRAMEWORK MAP
(Ames Urban Fringe Plan)



Summary Text from Ames Urban Fringe Plan

Land Use Designations for Rural Service and Agricultural Conservation Area

Agriculture and Farm Service – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.

Parks and Recreation Areas – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Rural Residential – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.

Land Use Designations for Rural/Urban Transition Area

Rural Transitional Residential – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and decentralized systems; in some cases, urban services for future use or assessment waivers and other agreements about future costs and annexation.

Priority Transitional Residential – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.

Highway-Oriented Commercial – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services; in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.

Industrial Reserve/Research Park – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.

Agriculture/Subsurface Mining – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; with limestone resources suitable for subsurface mining.

Agriculture/Long-Term Industrial Reserve – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.

General Industrial – Surface portion of existing subsurface mining operation.

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Gateway Protection – Land uses and design that defines, accentuates and enhances entrance areas to community.

Watershed Protection Area – Watersheds for wetlands and with vegetation that protects or improves water quality; mitigation facilities; Best Management Practices.

Airport Protection Area – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

Land Use Designations for Urban Service Area

Urban Residential – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services; development agreements.

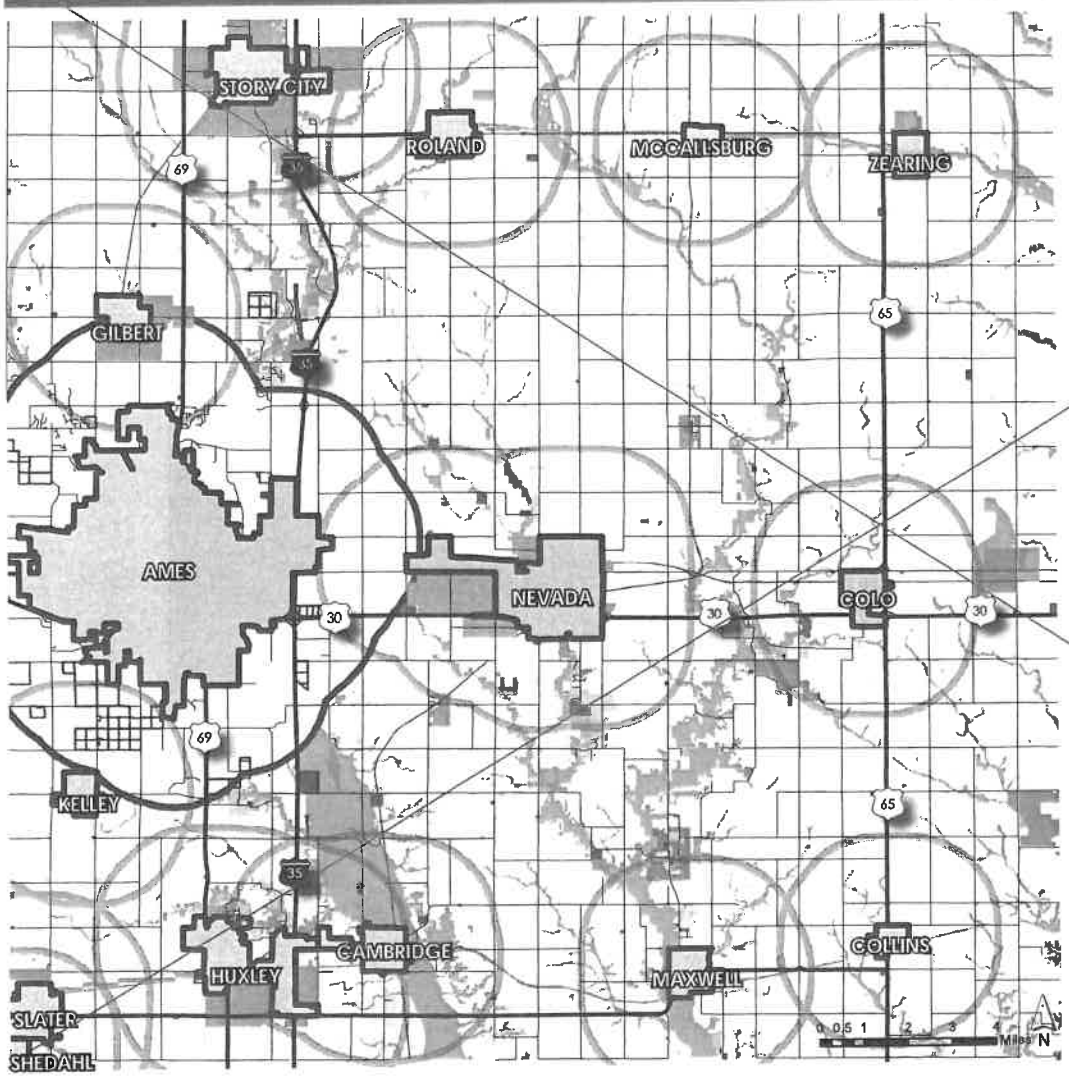
Community Commercial Node – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services; development agreements.

Convenience Commercial Node – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services; development agreements.

Planned Industrial – Large-scale industrial uses clustered in industrial parks; annexation; urban services; development agreements.

* The Ames Urban Fringe Plan is an existing plan that has been adopted by the City of Ames, the City of Gilbert, and Story County. Over the next 2 years this plan is anticipated to be reviewed and updated.

FUTURE LAND USE MAP | MAP 28



Legend
- City Boundaries
- 2 Mile Buffer
- Ames Urban Fringe Area
- Roadways
- Government Owned

Future Land Use Designations
- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Rural Village Area
- Commercial-Industrial Area
- Urban Expansion Area

Narrative:

This map identifies the County's preferred land uses by major land use categories and is used as a basis for determining the proper zoning for all properties located within the unincorporated area of the County. Most of the land uses are consistent with how individual properties are currently being used and zoned; however, certain properties may not be consistent with the identified land use category or categories.

FUTURE LAND USE DEFINITIONS

Natural Resource Area:
Natural areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Agricultural Conservation Area:
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

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Ames Urban Fringe Area:
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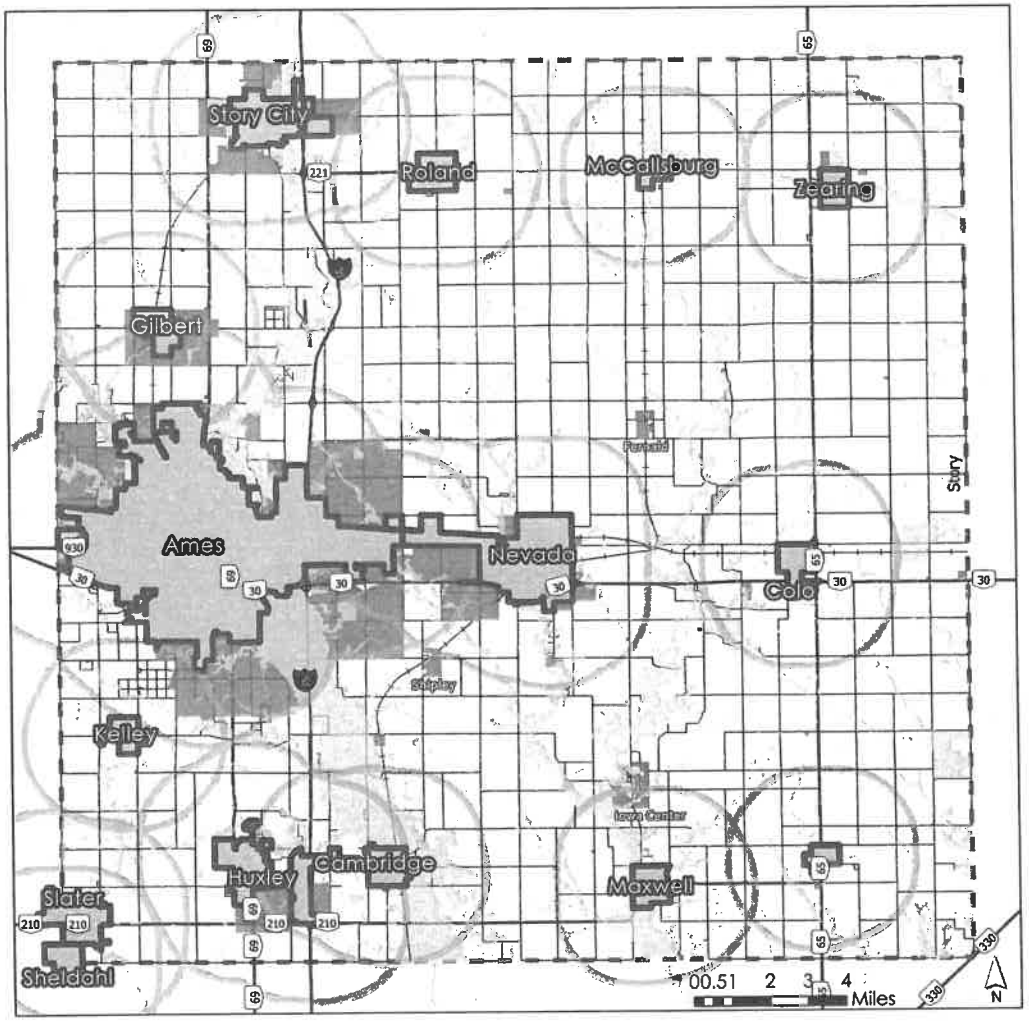
GIS Data Sources:
Story County GIS Department
Iowa Department of Natural Resources GIS Library (NRGIS)

Story County IOWA 1853

Story County Future Land Use Map



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Legend

- City Boundaries
- Two Mile Buffer
- Roads
- Railroads
- Government Owned
- County Boundary
- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Rural Village Area
- Commercial-Industrial Area
- Urban Expansion Area

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Attachment B

Introduction

This Chapter provides the foundation for the Comprehensive Plan, outlining why and how it was developed.

	Page
1.1 The Plan as a "Living Guide"	1-2
1.2 Planning Process and Area	1-6
1.3 Key Community Indicators	1-8

Plan Organization

The organization of the C2C Plan is based both on the planning process and the guidance provided by the Iowa Smart Planning Act. The C2C Plan is divided into seven chapters plus several important appendices, as described below:

Chapter 1: Introduction
Chapter 1 discusses the role of this Plan, the planning process, the planning area, and key community indicators.

Chapter 2: Public Input
Chapter 2 describes the public participation methods and feedback.

Chapter 3: The Foundation
Chapter 3 defines a vision for the future of Story County, and the general guiding goals, objectives and strategies for elements of the Plan, including:

- Agricultural Resources
- Community Facilities
- Housing
- Emergency Preparedness
- Communications and Public Safety
- Infrastructure and Utilities
- Intergovernmental Coordination
- Cultural Resources
- Climate Resiliency
- Diversity, Equity and Inclusion

Chapter 4: Conservation of Natural Resources and Recreation
Chapter 4 establishes the goals, objectives and strategies for preserving, protecting, and restoring our natural resources and recreation.

Chapter 5: Land Use Plan
Chapter 5 establishes the goals, objectives and strategies pertaining to land use decisions, describes current land use characteristics, defines future land use categories (and strategies), and presents the future land use map.

Chapter 6: Economic Prosperity
Chapter 6 establishes the goals, objectives and strategies pertaining to economic development decisions.

Chapter 7: Transportation
Chapter 7 establishes the goals, objectives and strategies pertaining to transportation planning and improvements.

Appendix A: Community Indicators
Appendix A is a compilation of data that describes the existing conditions, trends, and projections for Story County. This data informs the planning process and should be updated from time to time to track progress and change in Story County.

Appendix B: Survey Results
Appendix B includes the complete results from the public surveys conducted as a part of this planning process.

Appendix C: Municipal and Surrounding County Comprehensive Plan Summaries
Appendix C provides a condensed summary of the comprehensive plans and future land use plans for those communities within the county that previously adopted a comprehensive plan.

Appendix D: Plan Area Maps
Appendix E: Strategic Plan
Appendix F: Countywide Watershed Assessments
Appendix G: Story County Housing Study

Public Input

This Chapter summarizes the public input activities that helped to improve this Plan. These activities include citizen surveys, community input meetings, and public informational meetings. It is important to note that the information and opinions summarized in this Chapter informed the development of strategies in other parts of this Plan, but there is no policy content in this Chapter.

	Page
2.1 Public Engagement Overview	2-2
2.2 Public Open Houses	2-4
2.3 Community Workshops	2-10
2.4 Citizen Survey	2-18
2.5 Youth and ISU Surveys	2-32

The Foundation

This Chapter presents a vision for the future of Story County and describes goals, objectives, and strategies to achieve that vision. Agricultural Resources, Community Facilities, Housing, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination are all addressed. See Chapter 4 for Conservation of Natural Resources and Recreation, Chapter 5 for Land Use, Chapter 6 for Economic Prosperity and Chapter 7 for Transportation.

	Page
3.1 Vision and Goals	3-2
3.2 Goals, Objectives, and Strategies	3-6
3.3 Agricultural Resources	3-8
3.4 Community Facilities and Services	3-10
3.5 Housing	3-12
3.6 Communications and Public Safety	3-14
3.7 Emergency Preparedness	3-16
3.8 Cultural Resources	3-28
3.9 Infrastructure and Utilities	3-20
3.10 Intergovernmental Coordination	3-22
3.11 Climate Resiliency	3-24
3.12 Diversity, Equity, Inclusion and Belonging	3-24

Goals Summary

The goals listed below build the foundation for Story County to meet our shared values and vision outlined on page 3-2. Subsequent pages of this Chapter identify objectives and strategies that help achieve these goals.

Agricultural Resources

AR1: Protect agricultural practices in areas with prime soils and viable agricultural interests.

AR2: Minimize conflicts between agricultural and non-agricultural land uses.

AR3: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.

Community Facilities and Services

CFS1: Ensure the County's community public facilities are of high quality and protect public health, as well as the county's natural resources and rural character.

CFS2: Provide adequate access to quality educational and recreational facilities for all county residents in Story County.

Housing

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

H2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

H3: Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Intergovernmental Coordination

IC1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Communications and Public Safety

CPS1: Encourage and provide open communication between residents and Story County.

CPS2: Ensure safe communities by protecting health, welfare and property in Story County.

CPS3: Support and maintain high-quality County facilities and services to meet the needs of residents.

Emergency Preparedness

EP1: Mitigate the risk of impacts before a disaster.

EP2: Protect Story County's residents and property during a disaster.

EP3: Successfully recover from disasters.

Cultural Resources

CR1: New development in the unincorporated areas of Story County respects and enhances the area's rural character.

CR2: Seek to protect historical and cultural resources from negative impacts of development.

Infrastructure and Utilities

IU1: Ensure utility infrastructure protects public health, as well as the county's natural and agricultural resources and rural character.

Climate Resiliency

ClR1: Prepare for climate resiliency planning.

Diversity, Equity and Inclusion

DEI1: Form a Diversity, Equity and Inclusion Committee to develop formal goals and vision for consideration by the Story County Board of Supervisors.

3.3 AGRICULTURAL RESOURCES

The abundance and health of our agricultural are vital to the well being of our county, the prosperity of our economy and the health of our regional ecological systems. This section features goals, objectives and strategies for preserving, protecting, and restoring our agricultural resources.

Agricultural Resources Goal 1

Protect agricultural practices in areas with prime soils and viable agricultural interests.

Objective AR1.1: Prime farmland in Story County is an important resource and continues to be a consideration in review of development proposals for unincorporated areas.

Objective AR1.2: Agriculture is a prominent industry in Iowa and Story County. Through the development review processes, establish tools such as an evaluation matrix to determine potential agricultural/non-agricultural conflicts that work to protect agriculture practices and land from the negative impacts of surrounding uses.

Strategies

- Continue using the Land Evaluation Site Assessment (LESA) system to evaluate soil and site suitability for agricultural land, in order to protect the most valuable soils and agricultural areas.
- Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, and other best management practices.

Agricultural Resources Goal 2

Minimize conflicts between agricultural and non-agricultural land uses.

Objective AR2.1: Through the County's development review processes, for unincorporated land, evaluate the potential impacts of non-agricultural uses on nearby agricultural uses. To help accomplish this goal, one tool that could be considered is a program that allows for the preservation of agricultural uses and land by potentially allowing for smaller lot sizes and alternative ways to design subdivisions.

- Encourage municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.
- Focus housing growth in Story County primarily within existing municipal boundaries or in newly annexed areas and/or certain housing types in unincorporated areas where practical.
- Take a leadership role in regional efforts to increase affordable housing preservation and production.
- Support compliance with all State and Federal regulations relating to housing opportunities and discrimination prevention.
- Work across jurisdictions and departments to align housing development and economic development strategies to ensure housing is affordable to people working in planned jobs or industries.
- ~~Continue participation in the HUD Lead Hazard Control Program and encourage more communities to be involved with future opportunities.~~
- Continue to offer a simple radon test kit at low cost for county residents through the Story County Environmental Health Department.

Housing Goal 2

Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

Objective H2.1: Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth.

Strategies

- Support programs that maintain or rehabilitate the local housing stock.
- Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
- Encourage the development and incorporation of sustainable design, construction practices, material sourcing, and high quality energy efficiency in current and future housing whenever possible.

Housing Goal 3

Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Objective H3.1: Proactively and meaningfully engage residents in planning decisions that impact their housing and neighborhoods.

Strategies

- Encourage residents and other stakeholders to participate in development plans and proposals through appropriate public outreach efforts. One possible tool to consider is to develop a public outreach toolkit to be used with the development review process
- Support creativity in the construction of new housing by proactively developing zoning and healthy design guidelines. Solicit broad public input during drafting.
- In order to understand and address public health implications of housing strategies and projects, consider conducting health impact assessments when approving new or undertaking policy making with regard to public infrastructure and development.
- Draft "healthy homes" design guidelines

3.7 EMERGENCY PREPAREDNESS

Story County is committed to protecting people and property from natural and man-made hazards and disasters. This involves first identifying potential hazards and mitigating the risks of impacts pre-disaster, then responding efficiently during a disaster, and finally, planning for post-disaster comprehensive recovery. The goals below are intended to complement and be in concert with ongoing efforts by the Story County Emergency Management Commission.

Emergency Preparedness Goal 1

Mitigate the risk of impacts before a disaster.

Objective EP1.1: Prepare residents and businesses in Story County for potential disasters.

Objective EP1.2: Through the County's use of smart development practices, effectively limit disaster impacts to new development due to flooding.

Objective EP1.3: Continue to prepare readiness plans to address procedures for responding to natural disasters.

Strategies

- Collaborate with local agencies and organizations to inform Story County about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- Actively participate in Flood Awareness Month and National Preparedness Month.
- On a biennial basis, audit regulations to determine whether Story County has "Smart Development Practices" that limit disaster impacts.

Emergency Preparedness Goal 2

Protect Story County's residents and property during a disaster.

Objective EP2.1: Meet the basic human needs of Story County residents during a disaster.

Objective EP2.2: Protects assets and infrastructure during a disaster.

Strategies

- Encourage private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- Continue to build on the use of social media to push out and receive on-the-ground information (photos and accounts) on storm paths and storm damages from nearby residents.

Emergency Preparedness Goal 3

Successfully recover from disasters.

Objective EP3.1: Aim to provide prompt access to recovery resources to disaster vicims throughout the recovery process.

Objective EP3.2: Reconstruction and recovery will be quick, safe, and collaborative.

Objective EP3.3: Develop plan and potential locations for construction and demolition landfills sites for purposes of debris clean-up following disaster(s).

Strategies

- Advocate for quick and equitable disbursement of individual and business assistance funds.
- Work with recovery partners to create a "one-stop shop" for individual and business recovery assistance.
- Implement temporary regulations when necessary to facilitate safe and expedited recovery.

3.8 CULTURAL RESOURCES

Cultural resources are at the core of the identity and characteristics that define Story County in the minds of residents and visitors. Story County has been long known for its natural resources and rich agricultural roots.

Cultural Resources 1

New development in the unincorporated areas of Story County respects and enhances the area's rural character.

Objective CR1.1: Positively reinforce the county's rural character with residential, commercial and industrial development proposals.

Objective CR1.2: Value and protect sites that are important to the history and culture of Story County.

Strategies

- Encourage utilities to be sited and designed to minimize impacts on adjacent uses and to minimize the amount of easements. Encourage underground placement and co-location (or "corridor sharing") for new public and private utility facilities.
- When improvements are made to farmsteads, encourage site designs that minimize disruptions to agricultural land and productive soils.
- Encourage environmentally-sustainable residential development that preserves existing woodlands and mature trees during and after development to the greatest extent possible.
- ~~Encourage parking to be located on the sides and rear of buildings rather than in the front yard (whenever possible), and connect parking lots and driveways to facilitate on-site access to adjacent developments.~~
- ~~Require large parking lots to provide perimeter and interior landscaping.~~
- ~~Review parking regulations and design requirements.~~ Design parking lots with efficient and safe travel routes for all modes of transportation, ensuring sufficient off-street connections within adjacent parking lots to minimize traffic impacts of uses on public roads. Potential conflicts within the parking lots and along public roads should be minimized. Review landscape design standards that apply to parking lots to make sure goals in the C2C Plan are met.
- Encourage illumination from outdoor lighting to be kept on site through use of cut-off fixtures and sources that meet dark sky recommendation.
- Require adequate soils be present to allow for design and construction of septic systems, including permitted, and a back up (secondary) site.

3.10 INTERGOVERNMENTAL COORDINATION

Successful and vibrant communities rely upon collaborative efforts among businesses and organizations and benefit from partnerships with regional organizations and State and Federal agencies. The County has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the County's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

Intergovernmental Coordination Goal 1

Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Objective IC1.1: Collaborate plan boundary areas and coordinate long-term growth plans with the C2C Plan~~, Ames Urban Fringe Plan~~ and ~~other~~ multi-jurisdictional planning efforts.

Objective IC1.2: Seek to reduce costs and improve quality of service for County operations, partner municipalities and organizations through sound partnerships.

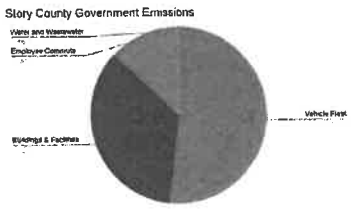
Objective IC1.3: Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them.

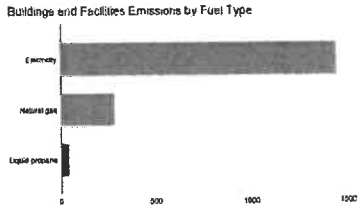
Strategies

- Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
- To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- As the C2C Plan is updated request comments from area school district officials and municipalities within the county.
- Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for area residents and developers.
- Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. These more detailed county-level land use plans shall be consistent with the C2C Plan, or adopted as a component of the C2C Plan clearly indicating if conflicts exist between the two plans which plan has priority.

3.11 CLIMATE RESILIENCY

Our climate is changing at a global scale. Climate resilience is the ability of our region and its communities to prepare for and recover from the acute shocks and chronic stresses of climate change by transforming our infrastructure, natural systems, and social structures to be more responsive and adaptable.





Climate Resiliency Goal 1

Prepare for climate resiliency planning.

Objective CIR1.1: Complete a greenhouse gas inventory (GHG) to set a baseline for Story County government emissions and to consider how to reduce these emissions in the coming years.

Objective CIR1.2: Increase stakeholder and new partner engagement in understanding of climate issues and plans. Ensure sufficient resources are available for increased education and communication activities and for exploring new tools to enhance this effort.

Objective CIR1.3: Reactivate the Go Green Team to provide input and assistance in the GHG inventory and to help guide internal operations impacting the County's triple bottom line (environment, economy/budget, and employees/society); evaluate the impact of policies on the green goals of Story County; and create a sense of commitment and common understanding of green actions among all levels of employees.

Strategies

- Minimize use of impermeable surfaces. To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- Adopt new and/or advance existing green purchasing policies for County operations.
- Employ waste reduction strategies guided by a waste audit to pinpoint high priority actions. Make a commitment to significantly reducing plastic waste..
- Collaborate with residents, city governance units, and businesses to encourage adoption and use of solar, wind and electric energy throughout the county.
- Add resilience to water quality and quantity management through landscape, building and infrastructure designs that act to capture and keep water where it falls.
- Undertake Climate Resiliency Planning process and establish framework that identifies carbon reduction goal and practical, realistic, cost-effective strategies to accomplish the carbon reduction goals.

3.12 DIVERSITY, EQUITY AND INCLUSION

Diversity, Equity and Inclusion Goal 1

Form a Diversity, Equity and Inclusion Committee to develop formal goals and vision for consideration by the Story County Board of Supervisors.

Conservation of Natural Resources and Recreation

The abundance and health of our natural resources and recreation are vital to the well-being of our communities, the prosperity of our economy and the health of our regional ecological systems. This Chapter outlines the goals, objectives, and strategies for preserving, protecting, restoring, and enhancing our natural and recreation resources. Because all systems are interconnected, these goals address water, land, wildlife, air, vegetation, soil, geology, and the welfare of our citizens.

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Land Use

This Chapter outlines land use goals, objectives, and strategies, defines land use designations, and describes the desired future land uses for Story County.

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5.1 GOALS, OBJECTIVES, AND STRATEGIES

Land Use Planning

Planning for future land uses allows Story County to determine the best locations for future growth and development within the county. Good land use planning involves community engagement, wise natural resource management, and accurate projections in relation to where and how growth will and should occur. Furthermore, it is important to establish unique characteristics of the area, themes to implement, and types of land use strategies to help build upon that character. The following goals and strategies help guide the decision-making process as Story County continues to grow and prosper.

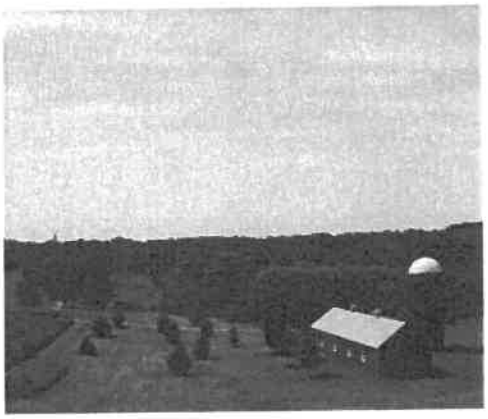
The Legal Authority for Zoning

Story County, Iowa, is authorized to regulate land use and development through its right to zone in accordance with a comprehensive plan under the Code of Iowa Chapter 335.5 Additionally, there is authority granted to counties to conduct land use planning under Chapter 352 of the Code addressing agricultural preservation and the right to farm. Within the context of this authority, the Story County Board of Supervisors and Planning and Zoning Commission created the Cornerstone to Capstone Plan to guide land use and development activities in unincorporated Story County.

Goals and Strategies

Land Use Goal 1

~~Identify and map areas to guide future development in unincorporated Story County.~~ Conduct a comprehensive review of Land Development Regulations, including rezonings, as necessary, to implement C2C and future land use map.



Strategies

- Classify the following designations on the Future Land Use Map: Agricultural Conservation Area, Natural Resource Area, Rural Residential Area, Rural Village Area, Urban Expansion Area, and Commercial-Industrial Area.
- Through ongoing communications with Story County's communities, annually review the Future Land Use Map to ensure designations remain relevant and serve to guide growth and development.
- Adopt or amend implementation measures necessary to fully implement the goals and strategies of the Future Land Use Map and the Cornerstone to Capstone (C2C) Plan.

Land Use Goal 2

Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics.

Strategies

- Designate natural resources, including inventoried Sensitive Areas as Natural Resource Areas on the Future Land Use Map. As new areas are inventoried, amend the Future Land Use Map accordingly.
- Establish strategies to ensure preservation and protection of the aggregate resources and deposits such as gravel and sand located in Story County from encroachment by incompatible uses.
- Continue to implement a strong floodplain management program that incorporates regulations, mapping, permitting requirements, and participation in the Community Rating System to accommodate flood water and mitigate risks achieving the following:
  - Educates residents about flood hazards.
  - Provides information about flood insurance.
  - Implements policies and measures that protect people and property from flood hazards.
  - Requires responsible building practices.
  - Protects the natural floodplain functions.

Land Use Goal 3

~~Consider the availability and capacity of local services and infrastructure when determining future land uses.~~ Establish Minimum Levels of Service (MLS) requirements and Establish location guidelines for proposed subdivisions.

Strategies

- Encourage new urban density development within city boundaries or within appropriately planned locations as designated on the Future Land Use Map.
- Locate commercial and industrial uses in urban areas except where uses have specific requirements which justify a potential location in rural areas.
- Establish Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, to new development.
- Encourage future land uses that efficiently match the capacity of the existing transportation system.

5.2 FUTURE LAND USE DESIGNATIONS

Future Land Use Map and Designations

To facilitate the orderly development, use, and preservation of land in unincorporated Story County, the County established a Future Land Use Map with a set of land use designations and strategies specific to each designation. These designations relate to certain zoning districts. The definition and identification of future land use designations shown on the Future Land Use Map are:

Agricultural Conservation Area:
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Natural Resource Area:
Natural areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Rural Residential Area:
The Rural Residential Area designation offers the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development.

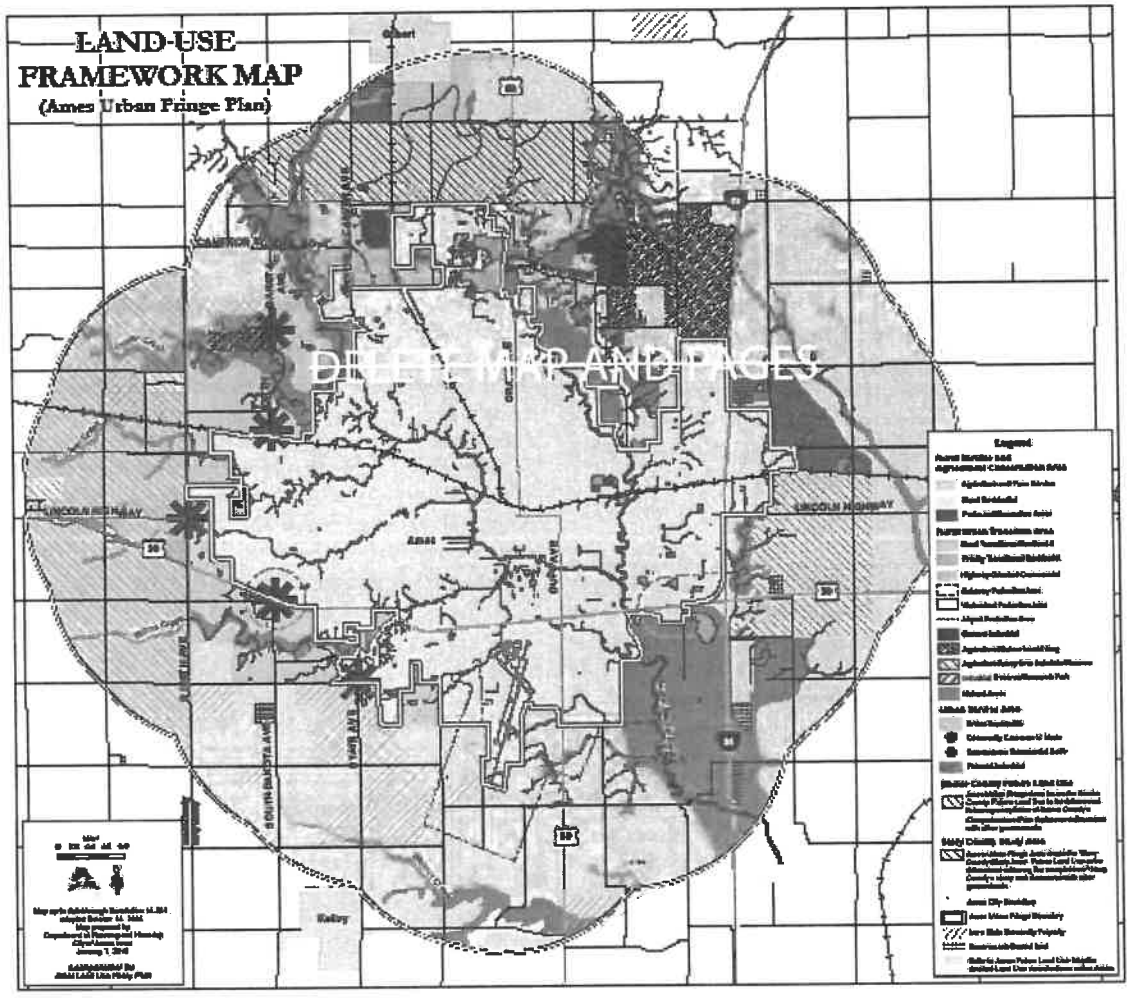
Rural Village Area:
Existing areas characterized by a variety of land uses in one location are designated as Rural Village Area. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way and maintained by Story County. The uses are served by private wastewater treatment systems (septic) and private water sources – wells and rural water systems. As shown on the Future Land Use Map, these areas contain the rural villages of Iowa Center, Shipley, and Fernald.

Commercial-Industrial Area:
The Commercial-Industrial Area designation supports the long-term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

Urban Expansion Area:
The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate.

~~Ames Urban Fringe Area:~~
~~The Ames Urban Fringe Area designation is the planning area defined in the Ames Urban Fringe Plan that lies within two miles of the official boundary of the cities of Ames, as it existed in 2006. The Ames Urban Fringe Plan is implemented through a 28E agreement between Ames, Gilbert, and Story County. The Plan addresses proposed future land uses within the planning area. The process for proposed development proposals and changes occurring therein. The Future Land Use Map incorporates by reference all land uses shown on the Ames Urban Fringe Plan – Land Use Framework Map.~~

AMES URBAN FRINGE AREA



(City of Ames, Iowa Urban Fringe Plan)

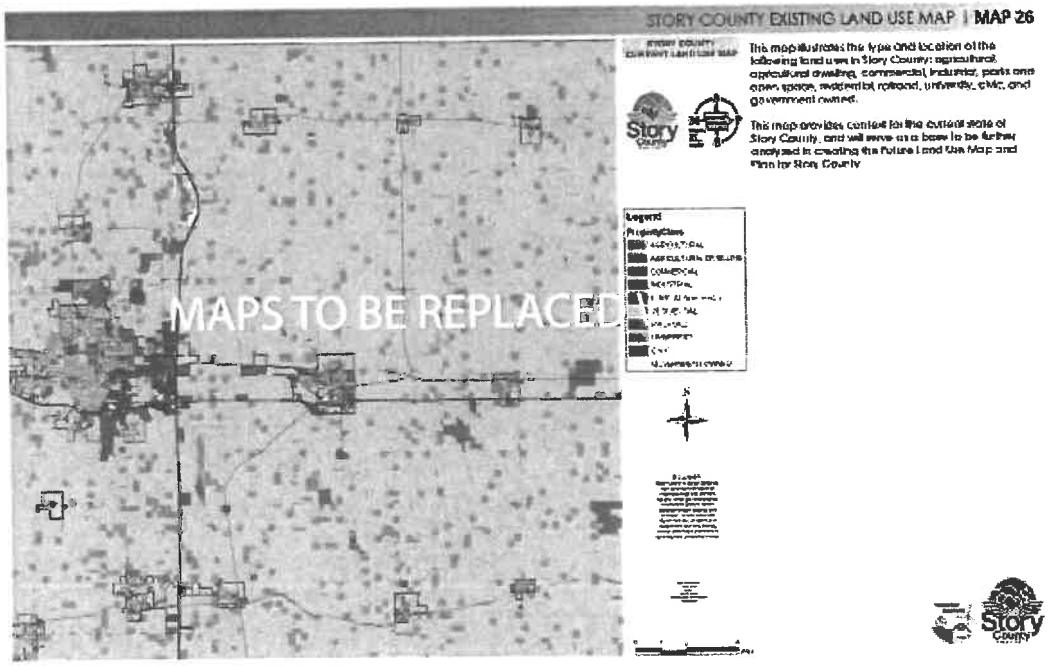
~~Ames Urban Fringe Area~~

~~The planning area defined in the Ames Urban Fringe Plan lies within two miles of the official boundary of the City of Ames, as it existed in 2006. The Ames Urban Fringe Plan is an agreement between Ames, Gilbert, and Story County addressing proposed future land uses within this planning area and addresses the process for proposed development proposals and changes. There are many different stakeholders in the identified planning area, each with unique purposes, positions, plans, and priorities for development. Inconsistencies, potential for conflict, and increased public costs spurred the need for a shared vision and planning practices within this fringe area.~~

~~The Future Land Use Map incorporates this Ames Urban Fringe Plan herein by reference and it is intended to be the guide for any zoning or development proposed within its boundary. The latest adopted version of the Fringe Plan should be examined when necessary.~~

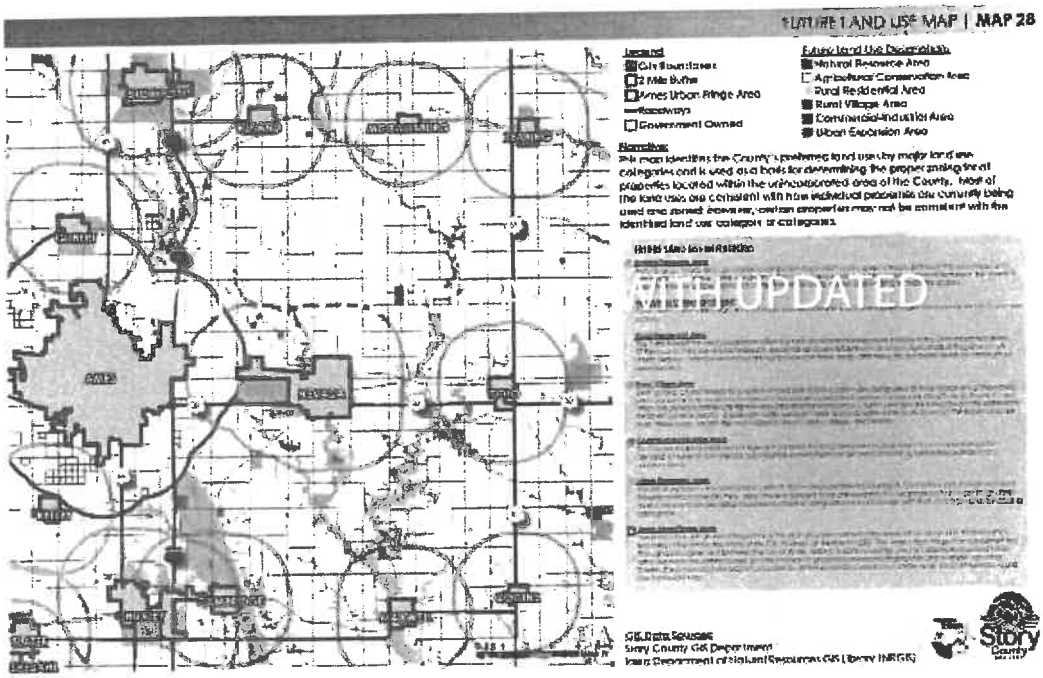
5.3 EXISTING AND FUTURE LAND USE MAPS

Existing Land Use



A full sized version of this map is included in Appendix D

Future Land Use



A full sized version of this map is included in Appendix D

Economic Prosperity

This Chapter outlines economic prosperity goals, objectives and strategies for the County.

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Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Story County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county. This report is included as an appendix to the C2C Plan so that it may be updated from time to time as new data becomes available. It is not a policy document.

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A.1 DEMOGRAPHICS

County History

The land that today is known as Story County was originally prairie, with the exception of some groves along the larger streams in the area. In 1846, the boundaries of Story County were established. The county has an area of 576 square miles.

The county was named after Joseph Story, a pre-eminent United States Supreme Court Justice, in 1853.

The first settlers in Story County came mainly from Indiana, New York, and Pennsylvania. Later, many Norwegians, Germans, and Danes came directly from overseas and inhabited the area. The first large population influx occurred during the 1850s.

Story County was not mentioned in the Federal Census in 1850, but figures from the State of Iowa put the population at 214 in 1852. By 1860, the population had increased to 4,501.

Three commissioners appointed by the Iowa Legislature selected the location of the county seat on June 27, 1853. The location was Nevada.

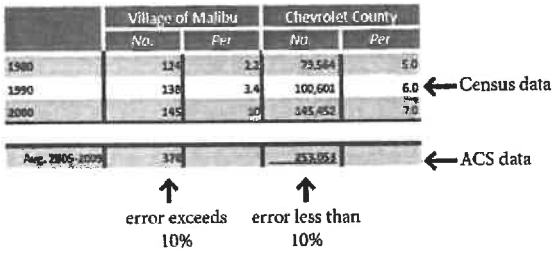
(Source: Story County, Iowa website)

About the Data

These indicators utilize a mixture of local, County, State, and Federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time.

Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the state level, generally reliable at the county level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. ~~To simplify tables in this Plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate.~~

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.



This report is a summary of current conditions and recent trends in Story County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county.

Population ~~and Age~~ Trends

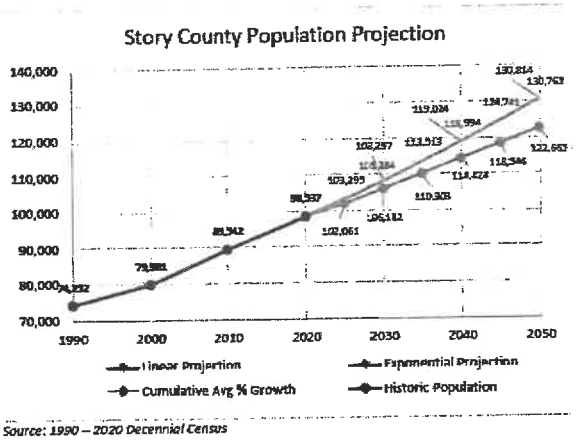
From 1990 to ~~2010~~ 2020, Story County's population ~~increased~~ grew by ~~23.8~~ 32.7%, from 74,252 to 98,537. This equates to a 0.99% average annual growth rate. Between the 2010 and 2020 Census counts, the county maintained this annual rate and experienced a 10% growth rate for the decade. ~~while the state grew by 4.5% during the same period. During this same period, only one of the municipalities within the county also saw a decrease in population (City of Zearing (-9.8%)) and a general decrease in townships (-2.3%).~~

~~Based on Woods and Poole Economics, Inc. data, the county's 2035 population is projected to be 109,258 (an increase of 22% from 2010). For comparison, the state population is projected to grow by 11.8% over the next twenty years to 3,407,575.~~

~~In 2010, the median age in the county was 26.7, which is lower than the median age for the state (36.6). Based on this data (shown in the table on the right), the county has a significantly lower ratio of persons over the age of 50, as compared to the state (24.6%, compared to 34.5% statewide).~~

POPULATION TRENDS AND PROJECTIONS

Source: ~~2010 Census, Iowa Dept. of Commerce and Economic Opportunity, and MSA Professional Services~~ 1990 – 2020 Decennial Census



Source: 1990 – 2020 Decennial Census

For comparison, from 2010 to 2020, the Des Moines, Ames, West Des Moines Metropolitan Statistical Area (Polk, Dallas, Warren, Jasper, Madison, Guthrie, Boone, and Story Counties) experienced a 14.2% average growth rate. Dallas County's growth rate was 50.7%, Polk's was 14.3%, and Warren's was 13.4%. Statewide, Story County saw the fifth highest overall growth rate after these other counties and Johnson County (16.8%). Overall, the State of Iowa's percent change in population was 4.7%.

Taking these growth trends into account, Story County can expect around 10,000 new residents by 2030, bringing the total population between 106,000 and 108,000 people. By 2050, Story County will eclipse 130,000 residents.

Growth has not been uniform across all Story County cities or unincorporated areas. The areas that were the main contributors to the county's growth from 2010-2020 are Ames, Huxley, and the unincorporated areas. Gilbert also saw a strong growth rate from 2010 to 2020 (11.9%) but a smaller numeric increase due to its size. Ames and Huxley saw rates of 12.7% and 27.9%, respectively.

From 2010 to 2020, the majority (eight) municipalities saw no increase or a decrease in population. However, of the 15 municipalities within Story County, 13 have experienced population growth since 1990. Only Zearing and the portion of Sheldahl within Story County have lost population since 1990.

MUNICIPAL POPULATION TRENDS, 1990-2010

Source: US Census

Municipal Population Trends	1990	2000	2010	2020	Numeric Change 2010-2020	% Change 2010-2020
Sheldahl (part)	171	158	156	135	-21	-13.5%
Maxwell	788	807	920	859	-61	-6.6%
Zearing	614	617	554	528	-26	-4.7%
Colo	771	868	876	845	-31	-3.5%
Story City	2,959	3,228	3,431	3,352	-79	-2.3%
Kelley	246	300	309	304	-5	-1.6%
Cambridge	714	819	827	827	0	0.0%
Collins	455	499	495	495	0	0.0%
Nevada	6,009	6,658	6,798	6,925	127	1.9%
Slater	1,268	1,306	1,489	1,543	54	3.6%
Unincorporated	9,060	9,045	8,706	9,127	421	4.8%
McCallsburg	292	318	333	353	20	6.0%
Roland	1,035	1,324	1,284	1,362	78	6.1%
Gilbert	796	987	1,082	1,211	129	11.9%
Ames	47,198	50,731	58,965	66,427	7462	12.7%
Huxley	2,047	2,316	3,317	4,244	927	27.9%
County Total	74,252	79,581	89,547	98,537	23.2%	10.0%

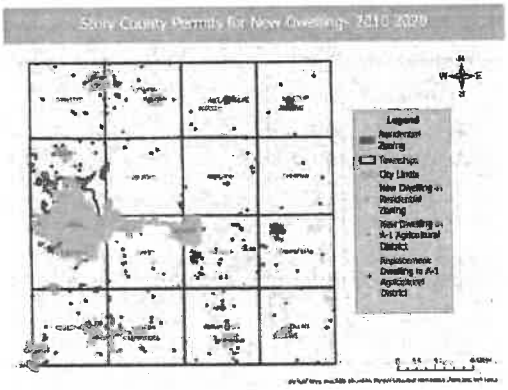
~~SEX and AGE, 2010~~

~~Source: 2010 Census~~

A.1 DEMOGRAPHICS

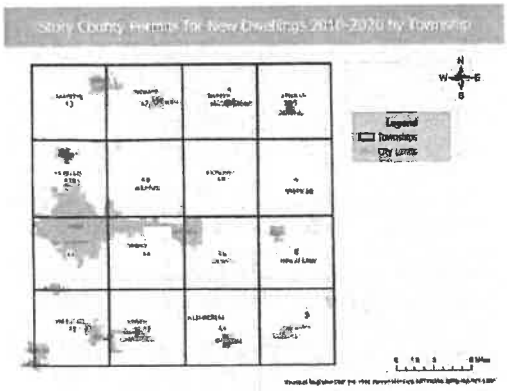
Unincorporated Growth

The unincorporated areas of Story County gained an additional 421 people from 2010 to 2020, the third-highest numeric increase when compared to Story County's cities. Permit data from the time period shows 357 new houses were constructed. Assuming an average household size of 2.62 based on Decennial Census Data, this should have resulted in a population increase closer to 935 people. Accounting for a portion of this trend, approximately 100 homes were annexed by municipalities between 2010 and 2020. Of the 177 homes built in the A-1 Agricultural Zoning District, 80 were replacing existing dwellings. Removing these two factors from the permitting trends, a population increase of 491 people, closer to that shown by the Census, would be anticipated. Outmigration from the unincorporated area as residents age or move is also anticipated.



Source: Story County Planning and Development Permit Data

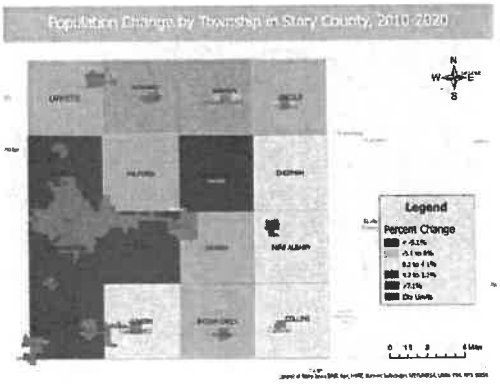
To better understand where this unincorporated growth occurred, the location of permits for new residential construction from 2010-2020 was mapped. Growth is concentrated in a few areas, with much of the unincorporated areas experiencing minimal growth or a decline in population.
Of the permits, 180 were issued in areas zoned residential (R-1, R-2, or A-R) indicating they are located in rural residential subdivisions. These rural residential areas are primarily located on the periphery of Ames.



Source: Story County Planning and Development Permit Data

Counts of permits for new dwellings from 2010-2020 by township show similar spatial trends. Franklin Township had 135 permits issued, the majority of permits issued for the time period. This township contains the area north of Ames where the majority of rural residential subdivisions developed during the time period. Only 28 of the permits in Franklin Township were on parcels zoned A-1 Agricultural. The remaining 107 permits were for dwellings in rural subdivisions. Indian Creek Township had 41 total permits issued, the next highest count after Franklin Township. Of these, 22 were in rural residential subdivisions. This township includes the City of Maxwell, which saw a decrease in population.

When combining both city and rural growth trends at the township level, the majority of growth in Story County is centered around Ames, Gilbert, and Huxley and the townships in which they are located.

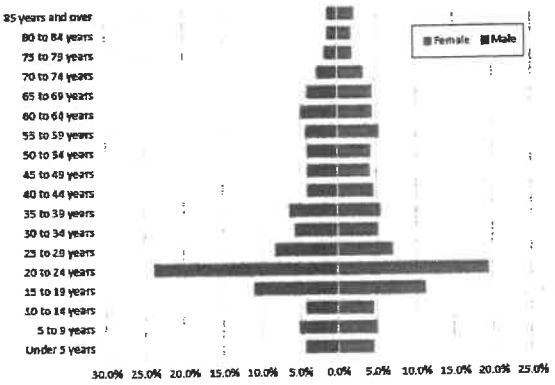


Source: 2010 and 2020 Decennial Census and ArcGIS Data Enrichment

Age

In 2021, the median age in the county was 26.9. This is consistent with past data and lower than the statewide median of 38.3. The age distribution of the county remained fairly consistent with historic patterns, with a slight 2.3% increase in the population 65 and older since 2010. However, Story County continues to have a lower percentage of persons over 50 years old compared to the state, and the largest age group in the county is 20 to 24 years old. This is likely due to the presence of Iowa State University.

2021 POPULATION DISTRIBUTION BY AGE



Race and Ethnicity

The 2020 Decennial Census shows that the diversity of race and ethnicity in Story County is similar to the State of Iowa as a whole—82% of the population in Story County is white, compared to 84% statewide. In 2010, 87% of the Story County population was white. The Asian population is slightly higher in Story County than statewide, while there is a lower proportion of County residents are Hispanic or Latino. However, in 2010 3% of the population in Story County was Hispanic in Latino. By 2020, this had increased to 5.1%.

Reflective of the race and ethnicity trends, the majority of residents in Story County and the State of Iowa speak only English; however, 11.4% of Story County residents speak a language other than English. Compared to the state, a larger percentage of residents in Story County speak Asian and Pacific Island languages than statewide, while Spanish is spoken less frequently in the county than statewide.

POPULATION BY RACE AND ETHNICITY

Source: 2020 Decennial Census

	Story County		Iowa	
	Number	Percent	Number	Percent
Race				
White	81,046	82.25%	2,694,521	84.46%
Black or African American	3,019	3.06%	131,972	4.14%
American Indian and Alaska Native	324	0.33%	14,486	0.45%
Asian	5,461	5.54%	75,629	2.37%
Native Hawaiian and Other Pacific Islander	34	0.03%	5,758	0.18%
Some Other Race	2,641	2.68%	88,720	2.78%
Two or more races	6,012	6.10%	179,283	5.62%
Ethnicity				
Hispanic or Latino	5,032	5.1%	215,986	6.77%
Not Hispanic or Latino	93,505	94.9%	2,974,383	93.25%
Total	98,537	100%	3,190,369	100%

LANGUAGES IN STORY COUNTY

Source: 2017-2021 American Communities Survey Five-Year Estimates

	Story County		Iowa	
	Estimate	Percent	Estimate	Percent
Population 5 years and older	93,738		2,984,520	
Speak Only English	83,041	88.6%	2,729,246	91.4%
Speak a Language other than English	10,697	11.4%	255,274	8.6%
Spanish	1,884	2.0%	125,611	4.2%
Other Indo-European languages	2,640	2.8%	54,062	1.8%
Asian and Pacific Island	5,580	6.0%	50,668	1.7%
Other Languages	593	0.6%	24,933	0.8%
Population who speak English less than "very well"	3,869	4.1%	100,828	3.4%

A.2 HOUSING

Households and Families ~~Counts~~

According to the most recently available American Communities Survey data from the U.S. Census Bureau, Story County has an estimated 37,944 households, with an average household size of 2.29. As previously mentioned, the household size for the unincorporated areas is slightly higher (2.62 persons per household) than the countywide average according to calculations with the 2020 Census counts.

Families make up roughly 50% of all households in Story County as compared to 61.1% statewide. This lower percentage of families at the county level is likely due to the student and young adult population influence by Iowa State University, which is also reflected in the lower median age previously discussed. Similarly, Story County has fewer households with children under 18 years old or with one or more people over 65 years old than the statewide trend. Among the families with a child under 18 years old, 76.7% have at least one child of school age (between 6 to 17 years old).

HOUSEHOLDS AND FAMILIES ~~TRENDS AND PROJECTIONS~~

Source: 2017-2021 American Communities Survey Five-Year Estimates

	Story County	[illegible]
Total Households	37,944	1,275,893
Average Household Size	2.29	2.42
Total Families	8,935	779,902
Average Family Size	2.90	3.02
Percentage of Family Households	49.9%	61.1%
Household Characteristics		
Households with one or more people under 18 years	21.9%	29.3%
Households with one or more people 65 year and over	23.1%	29.5%
Householder living alone	32.0%	29.8%
Living alone and 65 years and over	10.0%	12.3%
Children		
Households with children of householder under 18 years	7,912	347,850
Under 6 years only	23.3%	22.1%
Under 6 years and 6 to 17 years	21.6%	21.7%
6 to 17 years only	55.1%	56.2%

Growth Projections

In 2020, Story County completed a countywide, comprehensive housing needs study. This study focused on housing needs in the county outside of Ames, providing clarity and detail beyond the general countywide housing trends outlined in the C2C Plan from 2015, which projected an increase of approximately 12,680 households between 2010 to 2030 or approximately 13,254 housing units, an increase of 36%. This projection included housing growth in the City of Ames.

Because Ames's population size has a large influence on countywide data, looking at housing in Story County outside of Ames is an extremely helpful tool to inform County housing goals and objectives. The housing study projected housing needs for each community and unincorporated Story County (excluding Ames) by 2040. Huxley has the highest projected housing demand, with over 1,000 homes needed to meet future growth, while Nevada (514) and the unincorporated areas (327) are the next largest sources of demand. This translates to a need for 148 housing units to be constructed annually outside of Ames and within Story County. From 2015-2019, an average of 130 homes were built per year countywide (excluding Ames) with an average of just 115 home/year in 2018-2019. Construction activity will need to increase to close the gap between supply and projected demand.

HOUSING UNITS PROJECTIONS, 2000-2030 2020-2040

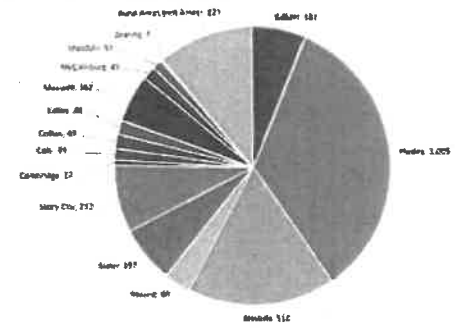
Source: RDG Planning and Design

Figure 4.4 Story County Housing Needs, excluding Ames

	2020	2025	2030	2035	2040	Total
Population at End of Period	31,448	32,726	34,057	35,441	36,881	
Household Population at End of Period	31,030	32,291	33,603	34,969	36,390	
Average People per Household	2.40	2.40	2.40	2.39	2.38	
Household Demand at End of Period	12,929	13,455	14,001	14,647	15,322	
Projected Vacancy Rate	6.0%	6.3%	6.0%	6.3%	6.5%	
Unit Needs at End of Period	13,609	14,238	14,895	15,623	16,387	
Replacement Need (total lost units)		45	45	45	45	180
Cumulative Need During Period		673	702	773	809	2,958
Average Annual Construction		135	140	155	162	148

Source: RDG Planning & Design

Figure 4.5 2020-2040 Housing Needs by City



Households refer to the people living in a household, while housing units refer to the structures in which people could live, vacant or not.

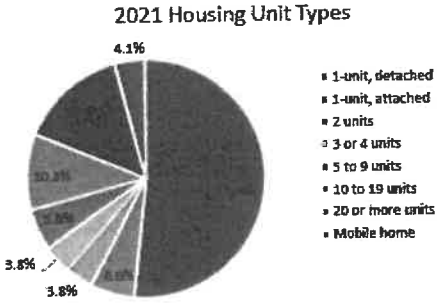
Occupancy and Housing Stock

Story County's housing stock, including that in the City of Ames, remains ~~is~~ predominantly single family homes, ~~at~~ although the percentage of housing stock that is single-family detached homes fell from 58.5% in 2011 to 51.8% in 2021. ~~of total housing units. Multi-family housing in the county is variable in number of units per dwelling with 8.1% having two to four units, 6.5% with five to nine units, and 22.6% having more than ten units.~~

~~A thin majority of~~ The 2017-2021 American Communities Survey Five Year Estimate occupancy data indicate that 55.8% of county residents ~~(52.4%)~~ live in owner-occupied housing, which is comparable with 2010 Census data. ~~Owner occupancy percentages have shown a decline over the past decade due in part to the increase in multi-family using units, university students and a more mobile workforce. The~~ hHomeowner vacancy ~~rate~~ is at 0.2% while rental vacancy has increased over the past decade to 7.1%. Typically, a healthy or natural vacancy rate for rentals is between 7-8% and 2% or less of owned units. ~~increased in the 2000 Census to 1.5% and has stayed there for the last Census, compared to 1.2% in 1990. The increase is consistent with the effects of the Great Recession seen around the country, though the effect on home vacancy was more subdued here. Nationwide, vacancy rates increased from 1.6% to 2.6% over that same period. 1.5% to 2% is a healthy range.~~

~~The housing stock in Story County has 15.2% of residential structures built prior to 1940. The county has seen a relatively consistent increase in housing stock, with 63.2% of houses built between 1970-2010, though there was a large drop off in 2010 most likely do to the effects of the Great Recession.~~ The age of housing stock shows the percentage of homes built in each decade has slowly declined since 1990, reflecting the housing gap facing the county.

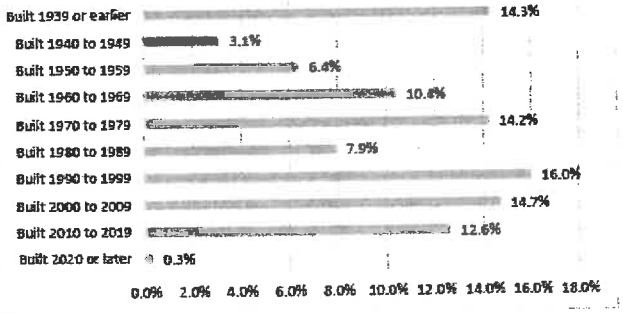
2021 HOUSING UNIT TYPES ~~2007-2011 AVG~~
Source: 2017-2021 American Communities Survey Five-Year Estimates



OCCUPANCY
Source: American Communities Survey Five-Year Estimates

Occupancy	2013-2015 Estimate	2015-2019 Estimate	2017-2021 ESTIMATE
Total housing units	37,688	39,962	40,869
Occupied housing units	95.3%	94.6%	92.8%
Vacant housing units	4.7%	5.4%	7.2%
Homeowner vacancy rate	1.0%	0.5%	0.2%
Rental vacancy rate	1.7%	3.7%	7.1%
Owner-occupied	53.4%	53.5%	55.8%
Renter-occupied	46.6%	46.5%	44.2%

YEAR STRUCTURE BUILT, 2021 ~~2007-2011 AVG*~~
Source: 2017-2021 American Communities Survey Five-Year Estimates



A.2

Affordability and Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered "affordable" when the owner or renter's monthly housing costs do not exceed 30% of their gross monthly income. ~~Based on the rolling average between 2007-2011, roughly 53.7% of county renters and approximately 13.4% of homeowners exceeded the "affordable" threshold. While these numbers are important indicators of affordability, it is also important to note that some residents may be paying more than 30% of their income on housing by choice, rather than by necessity.~~

~~The median rent in the county ($738) is substantially higher than the state median ($670).~~

~~The county's median home value increased 43% from 2000 ($115,800) to the most recent ACS data (rolling average from 2009-2013) at $165,800 which is significantly higher than the state's median value of $134,700.~~

Median housing values for owner-occupied units in Story County increased by 28.3% over the past decade based on five-year American Communities Survey Estimates. Statewide, there was an increase of 24.5% in the median owner-occupied value. The 2016-2021 American Communities Survey Five-Year estimate for median owner-occupied unit in Story County is $205,300 versus $160,700 for the State of Iowa.

For renters, the median gross rent price in Story County increased by 32.6% from the five-year estimates for 2006-2011 to those for 2016-2021, which matches the increase seen statewide for the time period. Similar to home values, the median rental price in Story County is higher than in the state ($947 vs $845).

To see how these prices translate to affordability, the percentage of owners and renters who pay above 30% of their income for housing is examined, a threshold referred to as "cost-burden." In 2011, 20.1% of owners were cost-burdened, while in 2021, 19.3% of owner-occupied units with a mortgage were cost-burdened. For renters, 53.9% were cost-burdened in 2011 and 52.2% were in 2021 (based on gross rent). The percentage of cost-burdened households have remained steady over the past decade, however, improvements in affordability, especially at certain income levels are needed.

GROSS RENT

Source: American Communities Survey Five-Year Estimates

Gross Rent	2006-2011	2016-2021
Less than $500	12.4%	6.6%
$500 to $999	71.1%	50.2%
$1,000 to $1,499	13.4%	31.0%
$1,500 or more	3.1%	12.3%
Median (dollars)	$714	$947

VALUE (FOR HOMES WITH MORTGAGES)

Source: American Communities Survey Five-Year Estimates

Value for Owner-Occupied Units	2006-2011	2016-2021
Less than $50,000	6.4%	6.3%
$50,000 to $99,999	11.6%	6.0%
$100,000 to $149,999	27.0%	13.9%
$150,000 to $199,999	22.2%	21.6%
$200,000 to $299,999	21.8%	31.0%
$300,000 to $499,999	8.5%	17.9%
$500,000 to $999,999	2.1%	3.0%
$1,000,000 or more	0.2%	0.3%
Median (dollars)	$159,900	$205,300

SELECTED MONTHLY OWNER COSTS; ~~AVG 2009-2013~~

Source: American Communities Survey Five-Year Estimates

Selected Monthly Owner Costs as Percentage of Income		
Percentage of Income	2006-2011 Housing units with a mortgage	2016-2021 Housing units with a mortgage 2016-2021
Less than 20.0 percent	45.5%	54.4%
20.0 to 24.9 percent	21.7%	15.9%
25.0 to 29.9 percent	12.6%	10.4%
30.0 to 34.9 percent	7.8%	7.8%
35.0 percent or more	12.3%	11.5%

GROSS RENT AS PERCENTAGE OF INCOME~~, AVG 2009-2013~~

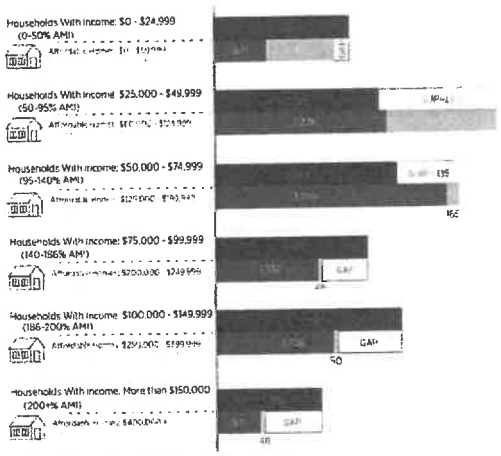
Source: American Communities Survey Five-Year Estimates

Gross Rent as a Percentage of Income	2006-2011	2016-2021
Less than 15.0 percent	11.0%	11.9%
15.0 to 19.9 percent	13.8%	12.4%
20.0 to 24.9 percent	11.5%	11.9%
25.0 to 29.9 percent	9.8%	11.6%
30.0 to 34.9 percent	6.9%	6.9%
35.0 percent or more	47.0%	45.3%

Story County Housing Needs Study - 2020

The 2020 Story County Housing Needs Study identified housing needs at various price points based on the distribution of income levels of Story County residents (excluding those in the City of Ames). This analysis revealed a gap in the existing housing stock for affordable options for households with an income of 0-50% of the Area Median Income (AMI). These homes are valued at under $60,000 for homes and under $500 for rentals. There are also high levels of unmet demand for households making above $75,000—these homes are valued at $200,000 and above or above $1,500 in rent. The study indicated a large surplus of housing options for households with incomes between 50% and 140% of the AMI. This suggests housing needs are greatest at high and low price points to accommodate those making under 50% of the median income and above 140%.

Figure 2.23: Housing Affordability, Story County excluding Ames



Source: American Community Survey, 2014-2018; RDG Planning & Design

Housing: A Place to Call Home

Story County, City of Ames, and Iowa State University sponsored a housing conference in March 2016. The event, organized by A Mid-Iowa Organizing Strategy (AMOS) and called "A Place to Call Home: Options for Housing Stability in Ames and Story County," focused on identifying and building support for long-term solutions to low-cost housing in the Ames area.

The agenda included the following topic areas:

"The Effects of Housing Instability on Ames and Story County" Presentation of data for Ames/Story County on current situation

Summary: brief presentation based on recent data gathered and analyzed regarding Story County and its cities. It clearly points to issues facing the private sector, local governments, and renters and home-buyers with limited means, as they seek that a diversity of housing be available so people can live in their preferred community.

Best Practices of Local Housing Trust Funds: Why they are needed, what have they accomplished in Iowa?

Summary: an overview of trust funds and their impact on housing in Iowa and information regarding experiences with developing and implementing a local housing trust fund.

Tools and Resources in the Development of Affordable Housing: The Role of Developers.

Summary: tools and resources used to successfully build low-cost units across the state.

Housing Resources for Non-Profits

Summary: How can non-profit organizations leverage external financial resources to strengthen their ability to maintain or increase housing-related services for low-income persons and families?

Innovative Solutions to Affordable Housing, Jobs, and Transportation in Urban and Rural Areas.

Summary: How can unique solutions be provided in both Ames and rural areas of Story County? What policies might allow low-income workers in particular to live closer to their work place? Are there reliable and inexpensive public or collective transport options that will complement private autos?

The identified goals for the conference included:

- Bring together housing stakeholders (builders and developers, realtors, not-for-profits, local governments, neighborhood associations, transportation entities serving Ames and Story County, community school districts, the Iowa State University community, and residents living this issue day-to-day) so that they may understand on another's concerns and allow all to take a more realistic approach to the question of housing instability in Story County.
- Educate people about housing instability in Ames and Story County and ways in which those working in a specific Story County community could acquire quality affordable housing there. This includes drawing on experiences with other localities, and assessing resources and circumstances.
- Catalyze actions that wide housing options for low-income workers and other disadvantaged members in Story County communities. The concept of a local Housing Trust Fund as an initial step toward dealing more broadly with local housing instability was proposed.

A.3 TRANSPORTATION AND MOBILITY

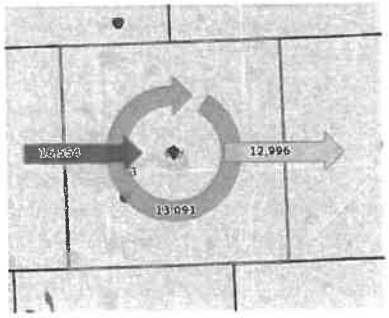
Commuting

Commuting patterns have remained consistent over the past decade. Based on 2016-2021 American Communities Survey estimates, approximately 45.9% of residents have a commute under 15 minutes, while the mean commute time was 18.4 minutes. This is below the state average of 19.6 minutes.

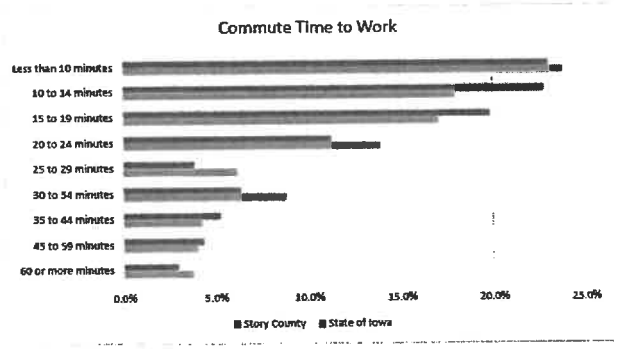
Most Story County residents drive alone to work (70.0%) This percentage is down from 81.1% in 2013 (based on 2009-2013 American Communities Survey estimates). This change is reflected in an increase in the percentage of workers who work from home from (2.9% in 2013 to 9.4% in 2021), likely an effect of the COVID-19 pandemic. Compared to the state, Story County residents are also much more likely to use public transportation, walk, or use other means to get to work. This results in less workers commuting in a personal vehicle alone and more diversified commuting patterns.

More Story County residents (81.5%) stay in the County to work than is typical statewide (75.7%). Based on the 2019 Census OnTheMap tool, 13,091 commuters stay in the County for work. There are 12,996 out-commuters and 16,554 in-commuters to Story County. Looking at the distance from home to work by Census Block (for the primary job of an individual worker), over 50% of workers commute to a Census Block located less than 10 miles in any direction for work, with 70.5% commuting 24 or fewer miles. The majority of residents commuting 25-50 miles away commute south (likely to the Des Moines Metro area). Those commuting more than 50 miles mostly commute to the east (likely Marshalltown or Cedar Rapids).

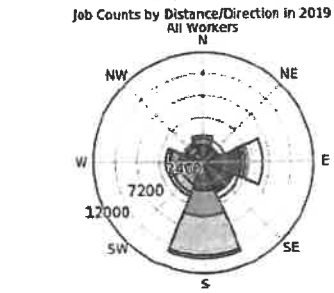
~~PERCENTAGE OF~~ PATTERNS OF COMMUTING
Source: ~~American Community Survey~~ Census OnTheMap, 2019



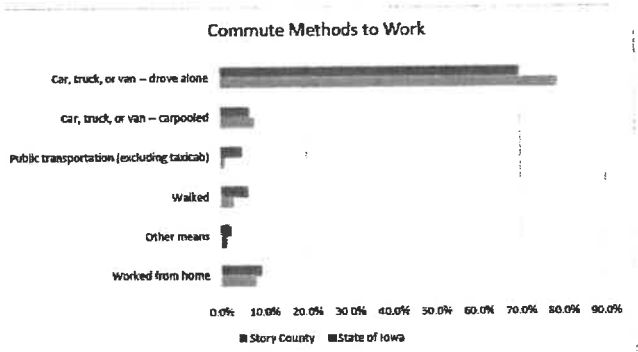
COMMUTING TIME TO WORK~~, 2009-2013 AVG~~
Source: American Communities Survey Five-Year Estimates 2016-2021



JOB COUNTS BY DISTANCE/DIRECTION
Source: Census OnTheMap, 2019



COMMUTING METHODS TO WORK~~, 2009-2013 AVG~~
Source: American Communities Survey Five-Year Estimates 2016-2021

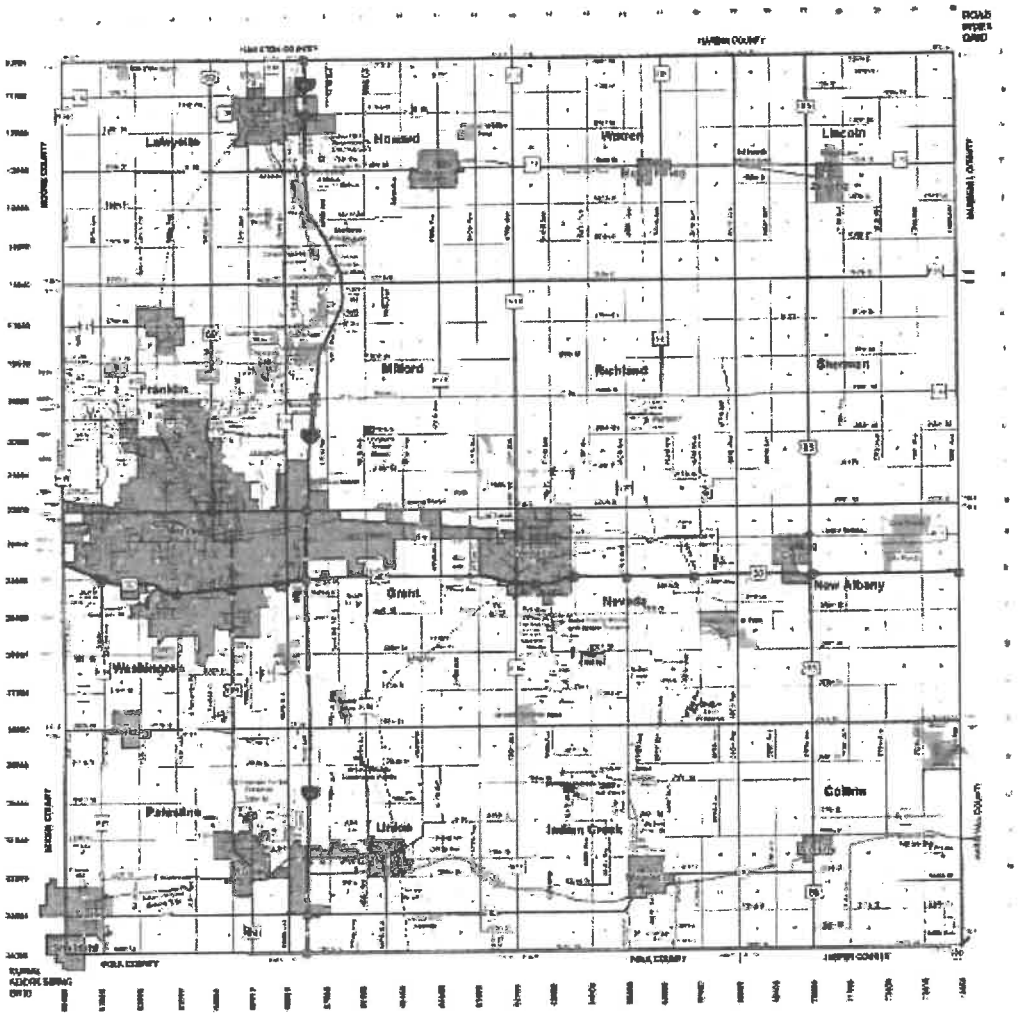


Jobs by Distance - Home Census Block to Work Census Block

	2019 Count	Share
Total Primary Jobs	38,705	100.0%
Less than 10 miles	19,485	52.3%
10 to 24 miles	6,290	16.2%
25 to 50 miles	6,719	17.2%
Greater than 50 miles	4,560	12.3%

Story County Transportation Map

Story County Official Road Map, 2022



A.3

Major Modes of Travel

Road Classifications

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide. In general, roadways with a higher functional classification should be designed with limited access (i.e. fewer driveways) and higher speed traffic.

Lincoln Highway

The Lincoln Highway was once the most famous road in America. It was the first successful transcontinental highway and served as the catalyst for the driving improvements then demanded by an increasingly mobile public. The Lincoln Highway was the first successful, all-weather, coast-to-coast, automobile highway. The Lincoln Highway bisects Story County and runs parallel to the north of Highway 30.

Jefferson Highway

The Jefferson Highway was organized in 1915, running in a north-south direction between New Orleans and Winnipeg. Colo is the location of the intersection of the Lincoln and Jefferson Highways where the L&J Service station is named in honor of the two highways.

Aviation Service

The James Herman Banning Ames Municipal Airport is a City-owned public use airport. The airport has two paved runways (01/19 and 13/31) which are 5,701 and 3,491 feet long, respectively. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities and ISU.

Truck Routes

Story County has six major roads:

- Interstate 35
- US Highway 30
- US Highway 65
- US Highway 69
- Iowa Highway 210
- Iowa Highway 330

Roadway Improvement Projects

Iowa's Five Year Highway Improvement Program identifies projects by county and project limits. Below is a list of projects to be completed during the ~~2016-2020~~ 2023-2028 period within Story County.

PLANNED ROAD IMPROVEMENTS

Source: Iowa Department of Transportation

Highway	Location	Year	Type of Work
30	South Skunk River 1.2 Miles West of I-35 (eastbound/westbound)	2025	New/Replacement Bridge
30	West Branch of Indian Creek 0.5 miles East of County Road S14 (westbound)	2028	Bridge Deck Overlay
30	610th Avenue Interchange at Nevada	2025	New Bridge, Grading and Paving
30	0.5 miles east of I-35 to East of 590th	2024	Paving
I-35	Story Overlook 3.6 miles north of E29 (southbound) (remove)	2027	Grading
I-35	North of County Road E57/260th Street to 0.6 miles north of US 30	2028	Grade and Pave
69	South of Jewel Drive to North of Bloomington Road in Ames	2024	Pavement Rehab
69	Walnut Creek 0.2 miles north of County Road E57	2024	Bridge Replacement

Railroad Service

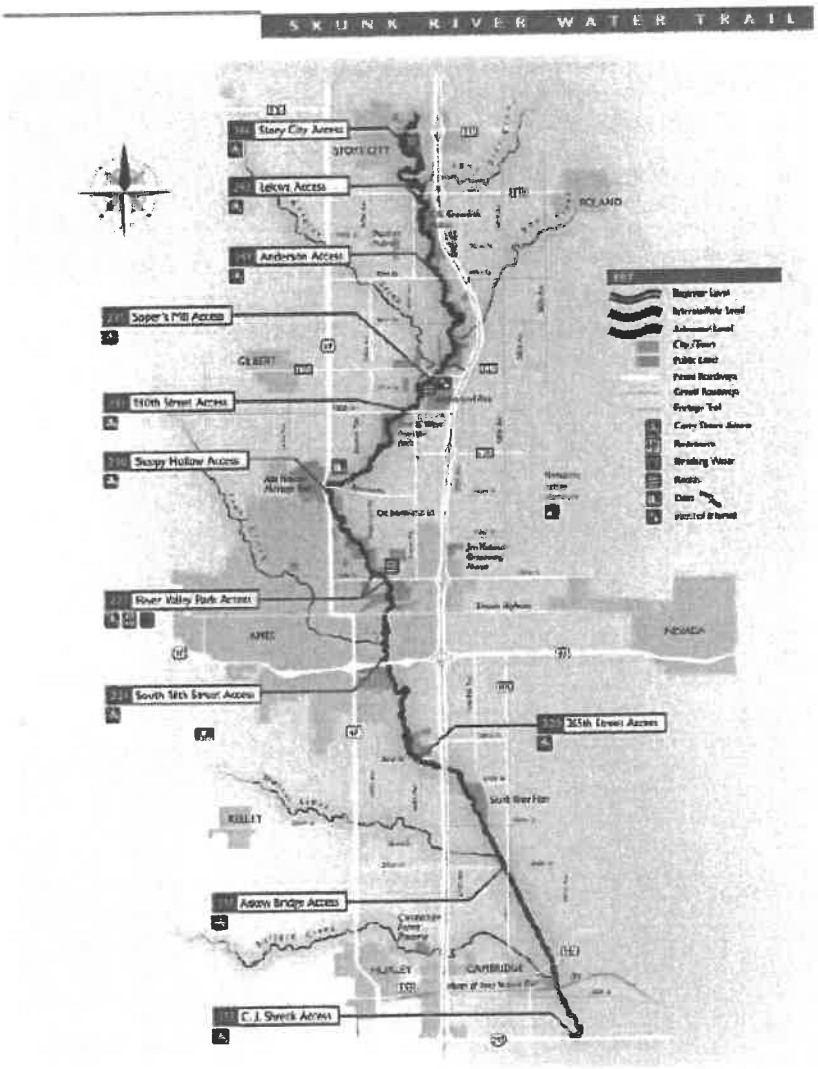
Passenger rail is not directly available in Story County. The closest Amtrak station is located in Osceola, Iowa around 80 miles south of Story County. Three rail lines pass through Story County all controlled by the Union Pacific Railroad Company. The line commonly referred to by Union Pacific as the Overland Route runs east to west through Story County on its route from Chicago, Illinois to Oakland, California. The Overland Route passes through the Story County communities of Colo, Nevada, and Ames. The line commonly referred to by Union Pacific as the Spine Line runs north to south through Story County on its route from Minneapolis, Minnesota, and Kansas City, Missouri. The Spine Line passes through the Story County communities of McCallsburg, Nevada and Cambridge. The third line in Story County, whose origin is in Ames, passes through the Story County communities of Gilbert and Story City.

Transit Service

HIRTA (Heart of Iowa Regional Transit Agency) provides door - to - door transit services in the counties of Boone, Dallas, Jasper, Madison, Marion, Story and Warren. All rides are open to the general public, including persons with disabilities. There are two intercity bus services Jefferson Lines and Burlington Trailways in Story County. Des Moines Area Regional Transit (DART) offers a Rideshare carpool/vanpool commuter database.

Water Trail

The National Water Trails System is a distinctive national network of exemplary water trails of local and regional significance that are cooperatively supported and sustained. The trail system has been established to protect and restore America's rivers, shorelines and waterways and to increase access to outdoor recreation on shorelines and waterways.



Skunk River Water Trail

A part of the state's 4th largest drainage basin, the South Skunk travels 193 miles from Northeast Hamilton County to the confluence with the North Skunk in Southeast Keokuk County. From the confluence, the Skunk River flows another 70 miles to the Mississippi River South of Burlington.

Story County Skunk River access points are located at:

- Story City Park #246
- Lekwa Access #242
- Anderson Access #239
- Soper's Mill #235
- West Peterson Park #233
- Sleepy Hollow #230
- River Valley Park #227
- South 16th Street #224
- 265th Street #220
- Askew Bridge #217
- C.J. Shreck Access #212

A.3

Pedestrian and Bike Network

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. Sidewalks are prevalent within the county's municipalities, but they are not found everywhere. In unincorporated areas sidewalks are rare.

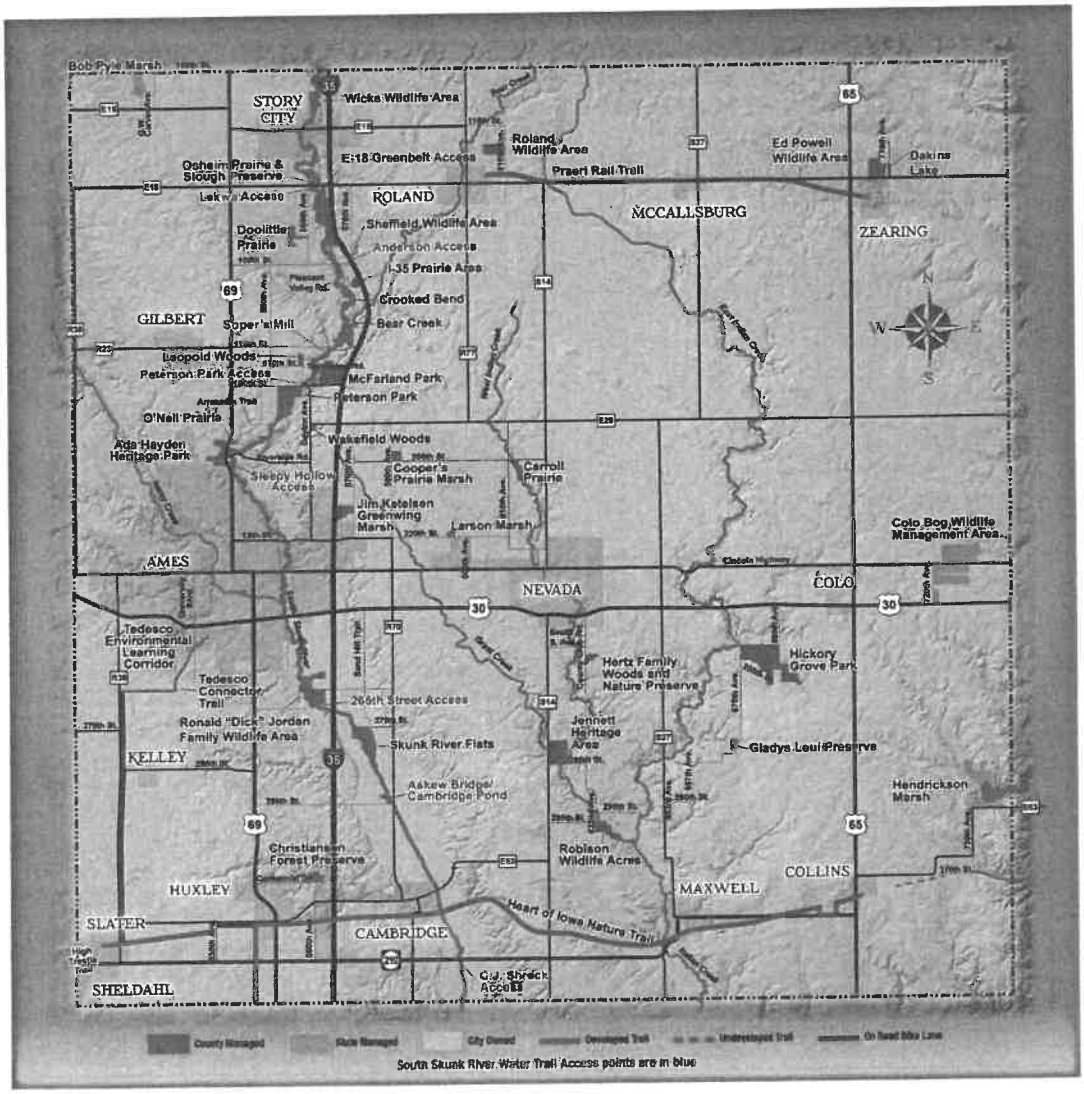
~~The Skunk River Greenbelt Trail System Map (shown on the next page) displays the bicycle "level of service" for the major roadways within the planning area. The levels of service are:~~

- ~~"Developed" (dark green),~~
- ~~"Undeveloped" (dark green dashed),~~
- ~~"On Road" (brown)~~

There are several local and regional trails within Story County. The High Trestle Trail and Heart of Iowa Nature Trail are the two regional trails in Story County. The High Trestle Trail is a 25-mile trail that runs between Ankeny, on the outskirts of Des Moines, and Woodward. You can pick up the paved corridor in several places, but a great staging point is Slater. It is the trail's hinge, where you can swing south 12.2 miles toward Ankeny or aim west 12.7 miles to Woodward (or travel nearly 30 miles east on the Heart of Iowa Nature Trail).

The Heart of Iowa Nature Trail offers expansive views plus significant prairie remnants east of Slater, a pioneer cemetery and historical museum in Maxwell, heavily wooded tracts near Cambridge and Maxwell and two wetland areas west of Cambridge. A double track allows room for horses. Between Collins and Rhodes, trail users cross the Hoy Bridge, which is 212 feet long and 60 feet tall. This unique, massive concrete arch bridge was built in 1912 to accommodate a double railroad over Clear Creek.

~~Skunk River Greenbelt~~ Trail System Map



A.4 ECONOMIC PROSPERITY

Education and Income

Education attainment data ~~can~~ provides insights into the ~~quality of the~~ existing labor force in Story County and identifies needs and opportunities for workforce training ~~including the availability of skilled and professional workers and the need for training opportunities~~. The 2016-2021 American Communities Survey data ~~from the American Community Survey (2009-2013) shows~~ estimate that ~~the percentage of county~~ 96.9% of residents over 25 years ~~or~~ older in Story County have ~~had~~ at least a high school ~~diploma~~ degree, which is 4.1% ~~was slightly~~ higher than the state average and a 1.4% improvement since 2013 ~~as whole (95.5% vs 91.0%),~~ Story County continues to have a signficantly higher percent of adults with a ~~however~~ bachelor's and graduate degrees were substantially higher or higher ~~in the county~~ than the state ~~(47.7% vs 25.7%). However, high school graduates to associates degrees were substantially lower in the county versus the state (47.9% vs 65.2%).~~ The county has also seen an increase of those with a Bachelor's degree or higher of 3.4% since 2013. Now, over 50% of the population 25 years and older has a Bachelor's degree.

~~The typical correlation between education and income is somewhat reinforced here - the median family income for the county is substantially higher then the state as a whole. However, the per capita and median household income is lower in the county than the state. Despite these lower incomes, the county has less poverty than the state as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.~~

INCOME TRENDS

Source: American Communities Survey Five-Year Estimates 2016-2021

Income Trends	Story County	State of Iowa
Per Capita Income	$33,211	$34,817
Median Family Income	$101,971	$83,979
Median Household Income	$62,578	$65,429
Income below the poverty level		
All People	19.4%	11.0%
Families	5.6%	7.0%

EDUCATIONAL ATTAINMENT

Source: American Communities Survey Five-Year Estimates 2016-2021

Educational Attainment, Population 25 and over	Story County	State of Iowa
Less than 9th grade	0.7%	2.8%
9th to 12th grade, no diploma	2.5%	4.4%
High school graduate (includes equivalency)	16.8%	30.6%
Some college, no degree	17.9%	20.5%
Associate's degree	11.1%	12.0%
Bachelor's degree	30.0%	20.0%
Graduate or professional degree	21.1%	9.7%
High school graduate or higher	96.9%	92.8%
Bachelor's degree or higher	51.1%	29.7%

These high education levels correlate with the median family income in the county, which is almost $20,000 higher than the statewide family median ($101,971 versus $83,979, respectively). The median family income has grown 5.1% faster than the state median since 2013. The median household and per capita incomes remain slightly lower in Story County than statewide, likely due to the student and young workforce population surrounding Iowa State University. Similarly, the poverty level is higher among all people in Story County than statewide. However, the family poverty level of 5.6% is lower than the statewide, where 7.0% of Iowa families have an income below the poverty level. Poverty rates have declined slightly in Story County and the State of Iowa for both the general population and families since 2013, though goals should still focus on continuing to reduce poverty among Story County residents.

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to identify poverty levels. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

Existing Labor Force

Based on the tables and graphs on the right the following can be said regarding the county's existing labor force:

- The labor force in Story County continues to show positive growth over the past decade.
- The county labor force grew by 4% since 2013, almost double the statewide average of 2.37% (based on 2009-2013 and 2016-2021 American Communities Survey estimates).
- Unemployment decreased in both Story County and the state, with a very low 1.9% unemployment rate according to most recent December 2022 data from Iowa Workforce Development.
- Story County has more workers in the government sector than statewide, likely due to employment opportunities at Iowa State University, Iowa Department of Transportation, and the United States Department of Agriculture. This percentage is consistent with past trends.
- The occupational distribution in Story County remains similar, with a majority of people employed in management, business, science, and art professions. Story County now has a slightly higher percentage of residents employed in service professions than statewide.
- The largest industry in Story County is most notably educational services and health and social assistance (35.9%), which is significantly higher than the state (24.2%). Industries such as manufacturing, retail trade, finance and insurance, and real estate and rental/leasing are lower than at the state level. The large percentage of educational, health, and social services is also likely a reflection of Iowa State University as a key source of county employment.
- ~~While the state labor force grew by 6.0% between 2000 to 2013 avg., the county labor force grew by more than 11.9% for the same time period.~~
- ~~Unemployment rates increased at a similar rate for both the state and Story County between 2000 and 2013 avg. by 1.6% and 1.8%. These higher unemployment rates are attributable to the "Great Recession" that began in 2007.~~
- ~~Based on the American Community Survey (2007-2011), nearly 65.8% of workers in Story County earn a private sector wage and salary. This compares to 79.0% statewide.~~
- ~~Residents in Story County and the state are primarily employed in "Management, Business, Science, and Arts Occupations," over 44% for Story County and 34% for the state.~~
- ~~The largest industries in the county include Educational, Health and Social Services (36.5%), Manufacturing (10.2%), and Retail Trade (9.5%).~~

Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

EMPLOYMENT STATUS

Source: Iowa Workforce Development

Employment Status	Story County	State of Iowa
In Labor Force (ACS 2013-2019)	52,274	1,650,140
Unemployment Rate	6.2%	5.8%
In Labor Force (ACS 2016-2021)	54,367	1,689,338
Unemployment Rate*	1.9%	3.0%

*Latest Dec. 2022, Not seasonally adjusted

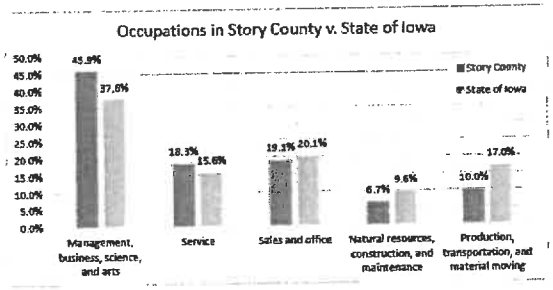
CLASS OF WORKER

Source: American Communities Survey Five-Year Estimates 2016-2021

Class of Worker	Story County	State of Iowa
Private wage and salary workers	65.5%	79.7%
Government workers	30.2%	13.8%
Self-employed in own not incorporated business workers	4.1%	6.4%
Unpaid family workers	0.2%	0.2%

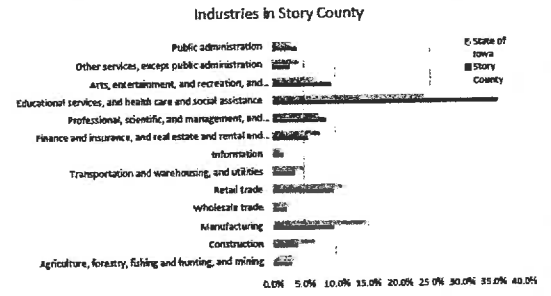
OCCUPATIONS IN STORY COUNTY VS. STATE OF IOWA, ~~2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021

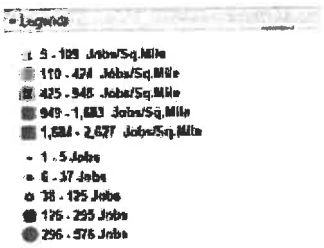


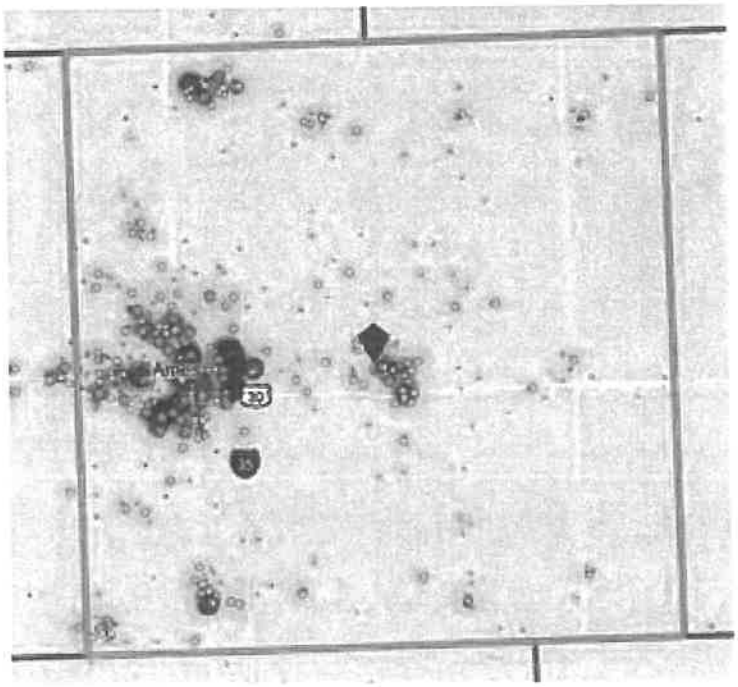
INDUSTRY, ~~2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021



Finally, the 2019 Census on the Map tool shows employment clusters with jobs per square mile. Most clusters are in Ames, Huxley, and Story City with the clusters centering on industrial parks and other areas where large manufacturers have clustered (e.g. 13th Street and Dayton Avenue in Ames).

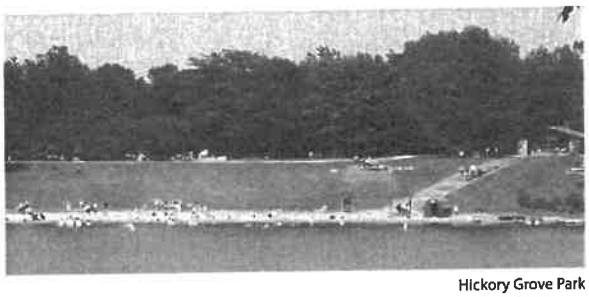




Source: Census OnTheMap, 2019

Parks and Recreation

There are 1,500+ acres of parkland throughout Story county controlled by various entities. Hickory Grove Park is the largest and most popular of Story County's parks. This 445-acre multiple-use recreational area southwest of Colo contains a 98-acre lake stocked with largemouth bass, bluegill, crappie, channel catfish, and grass carp. Ada Hayden Heritage Park in Ames is an other notable park, which is comprised of over 430 acres.



Hickory Grove Park
Source: www.traveliowa.com

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

	2010	2020	2030
Population	89,542	96,451	104,962
Demand (6 acres / 1,000)	537	579	630
Demand (12 acres / 1,000)	1075	1157	1260
Total Supply	1523.59		
Surplus Deficit (6 acres / 1,000)	986.59	944.59	893.59

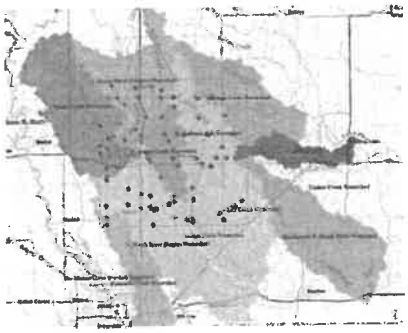
The National Recreation and Park Association (NRPA) recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- Mini Parks - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- Neighborhood Playgrounds - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- Neighborhood Parks - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- Community Play fields/Parks - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

Utilities and Services

Wastewater Treatment

Wastewater is typically managed by municipal collection and treatment systems in each of the municipalities, and by private septic systems in the rest of the county.



Stormwater Management

~~Stormwater management typically includes the collection and controlled release of storm runoff to natural receiving systems, typically through detention and/ or retention facilities. Story County has two watershed management plans, the Squaw Creek Watershed Plan and the Hickory Grove Lake Action Plan. These plans are available at the Story County website. Story County is a founding member of the Squaw Creek Watershed Management Authority.~~

In early 2017, the Board of Supervisors brought on a consulting firm to develop a countywide watershed assessment for Story County. By looking at watersheds on a smaller scale – technically, the Hydrologic Unit Code (HUC) 10 and 12 watershed levels – a comprehensive assessment that identifies watershed-specific goals and implementation strategies addressing education, outreach, and water quality improvement goals was developed. Story County is leading the state as the first county to look at watersheds at the county-wide level.

Story County has four watershed management plans. These plans and the county-wide assessment are available on the Story County website and summarized below:

Ioway Creek Watershed

Story County was part of a larger effort by the Ioway Creek Watershed Management Authority to develop a comprehensive watershed plan for the Ioway Creek Watershed and is a founding member of the Squaw Creek Watershed Management Authority.

Fourmile Creek Watershed

The town of Sheldahl and the southwestern tip of the county is part of the Fourmile Creek Watershed. Completed in 2014, the management plan is used to guide all watershed improvement efforts.

Headwaters of the South Skunk Watershed

Realizing how important the South Skunk River is the public and wildlife, multiple partners came together to form the Headwaters of the South Skunk Watershed Management Authority. Late 2021 and throughout 2022, meetings with multiple stakeholders were held to produce a roadmap for addressing the most pressing water quality issues in the watershed.

Hickory Grove Watershed

Story County Conservation, in partnership with Iowa State University, and several agencies, local organizations and groups, including Iowa Department of Natural Resources, Iowa Department of Agriculture and Land Stewardship, USDA-NRCS, Story Soil and Water Conservation District, Prairie Rivers of Iowa RC&D, Iowa Learning Farms, and landowners and residents, created the Hickory Grove Lake Watershed Management Action plan. The action plan is aimed to enhance water quality, improve safety, and reduce bacteria at the beach at Hickory Grove Park.

Solid Waste and Recycling Facilities

Solid waste, yard waste, and recycling services are provided by differing contractors according to each municipality. The Arnold O. Chantland Resource Recovery Plant (RRP) located in Ames was the first municipally operated waste-to-energy facility in the nation and was built in 1975. The plant receives garbage/refuse from Ames and the surrounding communities in Story County through existing intergovernmental agreements.

Water Supply

Water supply for municipal county residents is provided through municipal well and distribution systems. Rural residents and businesses are served by private wells and rural water associations.

Telecommunications Facilities

~~There are several telecommunication providers for the Story County area. CenturyLink provides telecommunications and internet, Mediacom provides telecommunications, Nextiva provides cloud based VoIP for business phone service and Windstream Communications provides telephone service. Huxcom, Colotel, and Minerva Valley also provide more localized services. According to the Story County Technology Action Plan the County scored a 40 out of 40 for broadband access and an overall technology community assessment score of 116 out of a possible 120. The chart on the next page details service providers and their areas of service.~~

Even prior to the COVID-19 pandemic, Story County was aware of the ongoing need for greater broadband connectivity throughout the county. Dating back to 2014, when Story County became a Connect Iowa community, the county recognized the pivotal role technology plays in how businesses operate, how services are provided, and the degree to which our citizens need reliable internet access. Our Strategic Plan built on that work, stating that we will "Update and expand broadband connectivity needs assessment throughout Story County and explore options for expansion of services." COVID-19 cemented our commitment and dedication to addressing these needs.

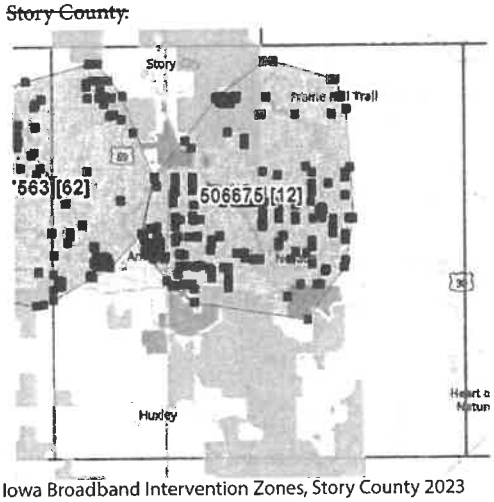
Story County staff worked with the Greater Des Moines Partnership (GDMP) to assess broadband needs in Story County and through the Central Iowa Region through a 2020 broadband needs study. There are several areas of the county where download and upload speeds do not provide broadband-level connections. The rurality of the unincorporated areas also poses a challenge for deploying fiber.

As a first step in fulfilling connectivity needs, the Story County Board of Supervisors used American Rescue Plan Act funding to match providers' applications to the Office of the Chief Information Officer Notice of Funding Opportunity #006. Colo Telephone, Huxley Communications, and Stratford Regional Telephone (local telephone cooperatives) received $65,000 in matching funds from the County.

Story County also has two designated Broadband Intervention Zones. Portions of north central and northwestern Story County are two of 96 Broadband Intervention Zones statewide.

A.6 COMMUNITY CHARACTER AND CULTURE

~~The following providers have a service footprint in Story County:~~



Iowa Broadband Intervention Zones, Story County 2023

Historic Resources

National Historic Landmarks on the National Register

Story County has one landmark on the National Historic Register. The Knapp-Wilson house is located on the Iowa State University campus in Ames. The Farm House, as it has always been known in Iowa, was built as the main building of the model farm which began in the middle of 648 acres about 30 miles north of Des Moines, and became Iowa State University.

Work was started on the house a year after a bill for the organization of a state agricultural college was passed in 1858. The kitchen wing was begun first, in 1860, and the main portion of the house in 1861. The house was substantially completed in the spring of 1864, the verandah and several outbuildings were built in 1865 and the annual report of the college that year described the building as "finished except for painting the inside work."

The Farm House, Iowa State University

National Register of Historic Places

The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. As of 2015, Story County has thirty-four national registered historic places.

NATIONAL REGISTER OF HISTORIC PLACES

Source: National Park Service

Site	Location
Agriculture Hall	Ames
Alumni Hall	Ames
Ames High School	Ames
Bandshell Park Historic District	Ames
Bodd, Prof. J.L., Sarah M., and Etta Bodd, House	Ames
Christian Petersen Courtyard Sculptures, and Dairy Industry Bldg	Ames
Colonials Club House	Ames
Delta Upsilon Chapter House	Ames
Engineering Hall	Ames
Iowa Beta Chapter of Sigma Phi Epsilon	Ames
Knapp-Wilson House	Ames
MacDonald, Gilmour B. and Edith Craig, House	Ames
Marston Water Tower	Ames
Morrill Hall	Ames
Municipal Building	Ames
Old Town Historic District	Ames
Pleasant Grove Community Church and Cemetery	Ames
Roosevelt School	Ames
Sigma Sigma-Delta Chi Fraternity House	Ames
Skunk River Bridge	Ames
Mulcahy Barn	Colo
Keigley Branch Bridge	Gilbert
Octagon Round Barn, Indian Creek Township	Iowa Center
Wood, William Kennison, House	Iowa Center
Calamus Creek Bridge	Maxwell
Briggs Terrace	Nevada
East Indian Creek Bridge	Nevada
Edwards-Swayze House	Nevada
Nevada Downtown Historic District	Nevada
Sheldahl First Norwegian Evangelical Lutheran Church	Sheldahl
Grand Auditorium and Hotel Block	Story City
Henryson, Henry T. and Emilie (Wiese), House	Story City
Herschel-Spillman Two-Row Portable Menagerie Carousel	Story City
Lincoln Township Mausoleum	Zearing

A.7 COLLABORATION AND PARTNERSHIPS

Existing Areas of Collaboration

Local Units of Government	Existing Cooperation Efforts
County and municipal governments	Law enforcement services and support by the Story County Sheriff's Department, Story County Emergency Management Agency
Various combinations of municipal governments throughout the county	Fire, EMS services and animal control agreements
~~Story County, Gilbert and Ames~~	~~Ames Urban Fringe Plan and 28E Agreement~~
Story County, Nevada	28E Agreement
Story County and municipalities	TIF Funded Urban Renewal Projects, façade grants, Story County Economic Development Group
Various counties and municipalities ~~(see below)~~	~~Squaw Creek Watershed Management Plan~~ Watershed management plans – Ioway Creek, Four-Mile Creek, Headwaters of the South Skunk
Story County, municipalities ~~and~~ schools, Iowa State University	Multi-Jurisdictional Multi-Hazard Mitigation Plan

~~The Squaw Creek Watershed Management Authority partners are: Story County, Boone County, Webster County, Hamilton County, City of Ames, City of Gilbert, City of Stanhope, City of Stratford, Story County Soil and Water Conservation District, Boone County Soil and Water Conservation District, Hamilton County Soil and Water Conservation District, and Webster County Soil and Water Conservation District.~~

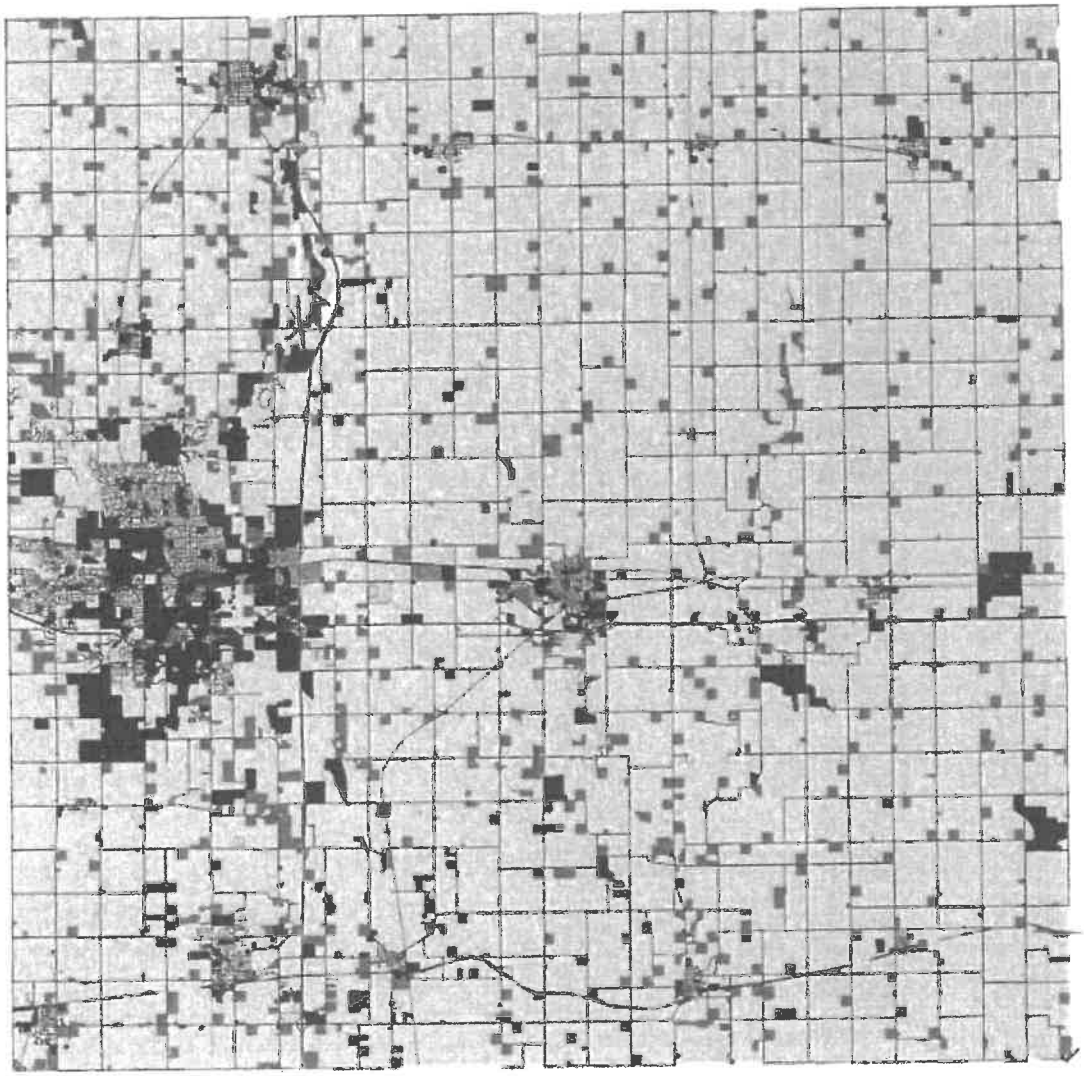
Story County ASSET

The Story County ASSET (Analysis of Social Service Team) has existed in Story County since 1985. ASSET brings together five major funders of human services programs in a collaborative, volunteer-led effort to coordinate local planning, assess needs, evaluate the capabilities of agencies to provide programs, and recommend funding for programs. Members include:

- City of Ames
- ~~Iowa Department of Human Services~~
- Iowa State University ~~Government of the~~ Student ~~Body~~ Government
- Story County
- United Way of Story County

A.8 LAND USE

Existing Land Uses



This map illustrates the type and location of the following land uses in Story County: agricultural, agricultural dwelling, commercial, industrial, parks and open space, residential, railroad, university, civic, and government owned.

This map provides context for the current state of Story County, and will serve as a base to be further analyzed in creating the Future Land Use Map and Plan for Story County.

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Survey Results

Between May and October of 2015, residents of Story County were asked to assist the Cornerstone to Capstone (C2C) Comprehensive Planning Process by completing two surveys utilizing Survey Monkey, an online survey tool. The first survey was the Story County C2C Plan Citizen Survey. The second survey was the Story County C2C Youth Survey. This appendix includes the raw results of these surveys . Hard copies of the surveys were available and those that returned were entered as survey responses and are represented in these results. A summary of these surveys is included in Chapter 2 of the Cornerstone to Capstone Comprehensive Plan. This same survey was distributed again in the July 2017. Those results were added to this section in September 2018.

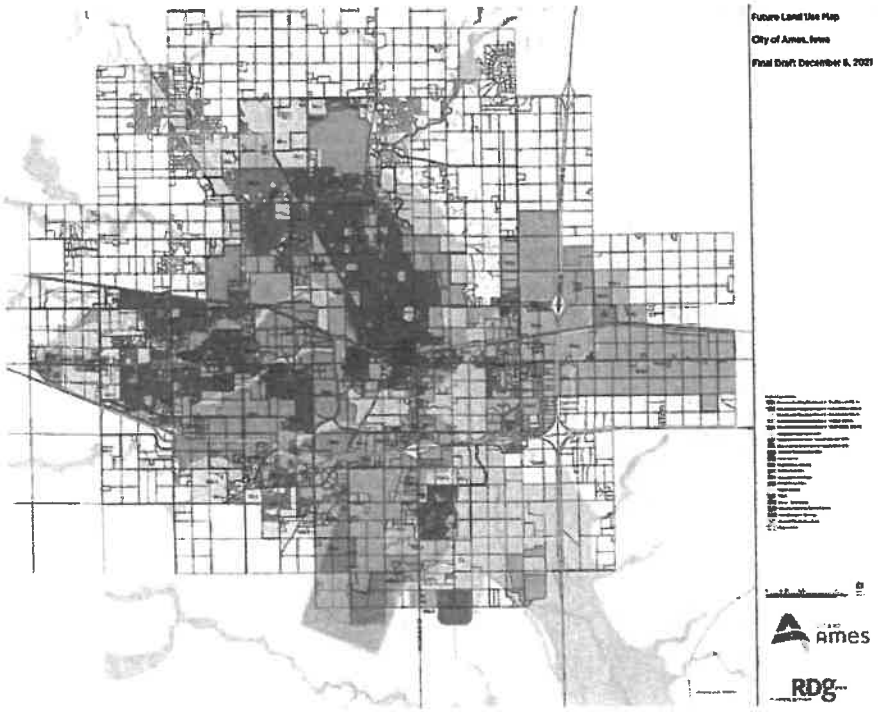
	Page
B.1 Citizen Survey Results	B-2
B.2 Youth Survey Results	B-98
B.3 July 2017 Survey Results	B-118

Municipal and Surrounding County Comprehensive Plan Summaries

The first part of Appendix C provides summaries of comprehensive plans for those communities within Story County that have previously adopted a comprehensive plan. The second part of Appendix C includes summaries of the comprehensive plans of surrounding counties that have previously adopted comprehensive plans.

	Page
C.1 Municipal Comprehensive Plan Summaries	C-2
C.2 County Comprehensive Plan Summaries	C-14

CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023



The Ames Plan 2040 is Ames' comprehensive plan, guiding the city and its growth for the next 20 years. It was adopted in 2021 and replaced the 1997 Land Use Policy Plan. The Plan has elements that address Growth & Land Use, Environment, Parks, Trails, & Greenways, Mobility, Neighborhoods, Housing & Subareas, and Community Character. Each element includes baseline conditions, a vision for the future, and guiding principles and policy frameworks to achieve the vision.

The Growth & Land Use Element identifies planned growth areas necessary to accommodate a projected population growth of 15,000 over the 20-year planning horizon. The Future Land Use Map shows city growth in these planned growth areas in all four directions and includes land use designations for each that sets expectations for their development. Infrastructure needs for each growth area are also explored.

C.1

CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023

After Plan 2040's adoption, one of the first implementation strategies was to amend the Ames Urban Fringe Plan. The Ames Urban Fringe Plan was a 28E agreement between the City of Ames, City of Gilbert, and Story County that provided agreed-upon policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. However, agreement was not reached on an Ames Urban Fringe Plan and the previous plan expired on April 30, 2023, when negotiations on the plan ended and a final extension was not approved by all cooperators.

As a result of the expiration of the Ames Urban Fringe Plan, Story County adopted its own Future Land Use mapping for the two-mile area outside of Ames' corporate limits. As discussed, Ames Plan 2040 includes both planned growth areas and the Urban Reserve Overlay to show where the city may grow long-term. The C2C Plan combines these areas and maps them as Urban Expansion, with several exceptions:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.
- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.

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Plan Area Maps

This appendix is a compilation of maps for the C2C Plan.

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Base Map	Map 2
Existing Trails Map	Map 3
Surface Geology Map	Map 4
Bedrock Geology Map	Map 5
Slope Analysis Map	Map 6
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Soil-Based Corn Yield Map	Map 9
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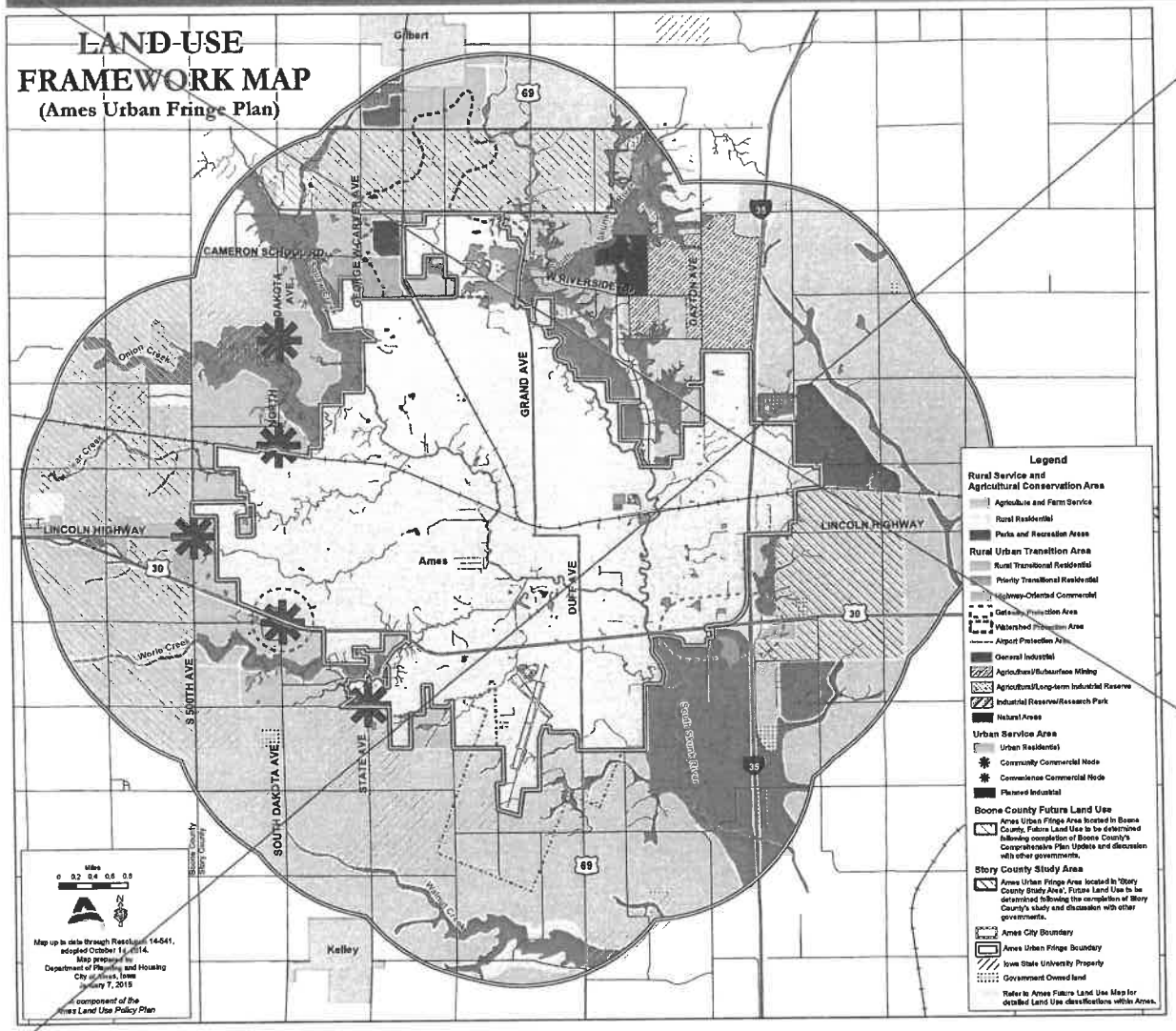
Story County School Districts Map	Map 25
Existing Land Use Map	Map 26
~~Ames Urban Fringe Land Use Framework Map~~	~~Map 27~~
Future Land Use Map	Map 28
Proposed Trails and Greenways Map	Map 29



Summary Text from Ames Urban Fringe Plan

Land Use Designations for Rural Service and Agricultural Conservation Area

Agriculture and Farm Service – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.

Parks and Recreation Areas – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Rural Residential – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.

Land Use Designations for Rural/Urban Transition Area

Rural Transitional Residential – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and decentralized systems; in some cases, urban services for future use or assessment waivers and other agreements about future costs and annexation.

Highway-Oriented Commercial – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services; in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.

Agriculture/Subsurface Mining – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; with limestone resources suitable for subsurface mining.

General Industrial – Surface portion of existing subsurface mining operation.

Priority Transitional Residential – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.

Industrial Reserve/Research Park – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.

Agriculture/Long-Term Industrial Reserve – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Watershed Protection Area – Watersheds for wetlands and with vegetation that protects or improves water quality; mitigation facilities; Best Management Practices.

Gateway Protection – Land uses and design that defines, accentuates and enhances entrance areas to community.

Airport Protection Area – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

Land Use Designations for Urban Service Area

Urban Residential – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services; development agreements.

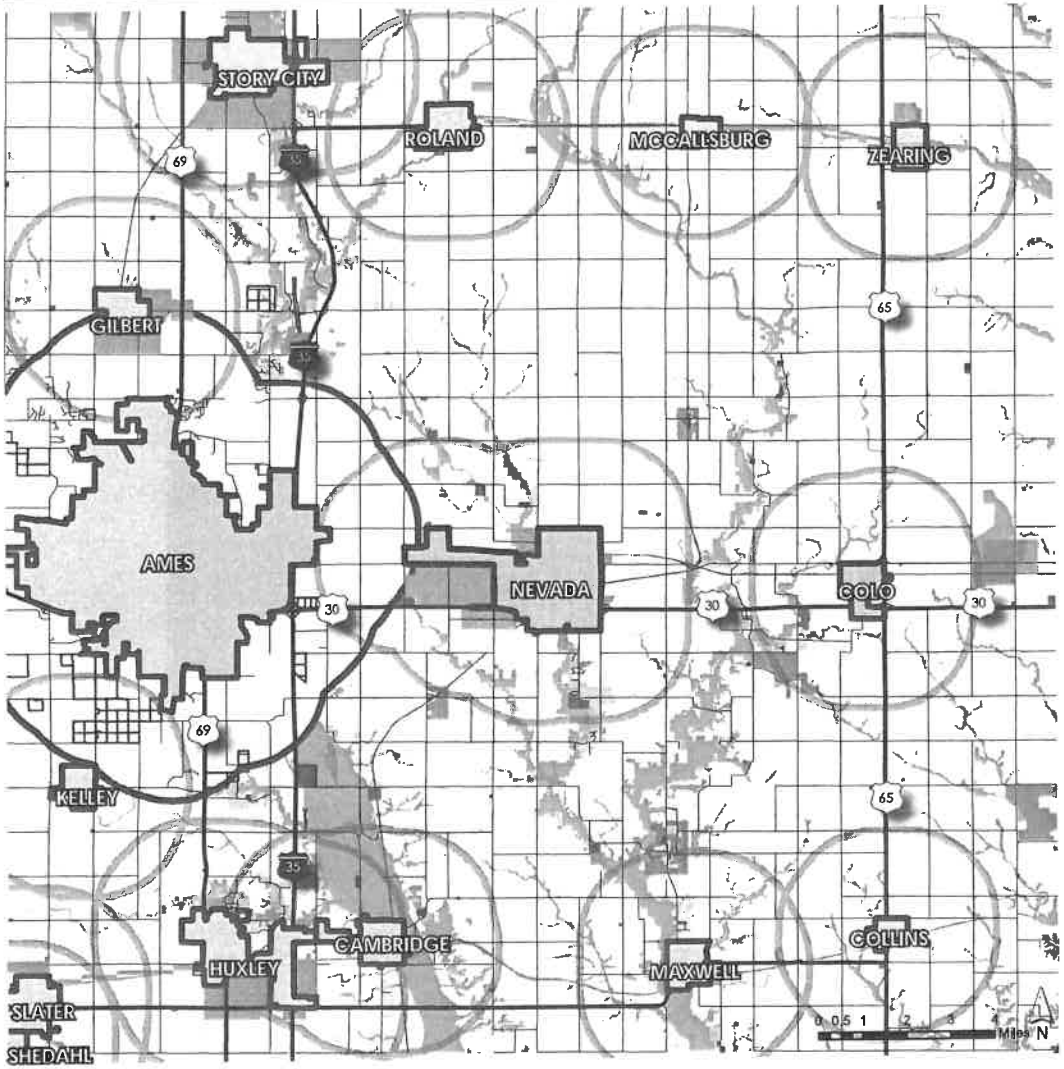
Planned Industrial – Large-scale industrial uses clustered in industrial parks; annexation; urban services; development agreements.

Community Commercial Node – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services; development agreements.

Convenience Commercial Node – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services; development agreements.

* The Ames Urban Fringe Plan is an existing plan that has been adopted by the City of Ames, the City of Gilbert, and Story County. Over the next 2 years this plan is anticipated to be reviewed and updated.

FUTURE LAND USE MAP | MAP 28



Legend
- City Boundaries
- 2 Mile Buffer
- Ames Urban Fringe Area
- Roadways
- Government Owned

Future Land Use Designations
- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Rural Village Area
- Commercial-Industrial Area
- Urban Expansion Area

Narrative:

This map identifies the County's preferred land uses by major land use categories and is used as a basis for determining the proper zoning for all properties located within the unincorporated area of the County. Most of the land uses are consistent with how individual properties are currently being used and zoned; however, certain properties may not be consistent with the identified land use category or categories.

FUTURE LAND USE DEFINITIONS

Natural Resource Area:
Natural areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Agricultural Conservation Area:
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Rural Residential Area:
The Rural Residential Area designation offers the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development.

Rural Village Area:
Existing areas characterized by a variety of land uses in one location are designated as Rural Village Area. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way and maintained by Story County. The uses are served by private wastewater treatment systems (septic) and private water sources – wells and rural water systems. As shown on the Future Land Use Map, these areas contain the rural villages of Iowa Center, Shipley, and Fernald.

Commercial-Industrial Area:
The Commercial-Industrial Area designation supports the long term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

Urban Expansion Area:
The Urban Expansion Area designation reflects those areas identified by individual communities as future growth areas. Development proposed in these areas are encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate.

Ames Urban Fringe Area:
The Ames Urban Fringe Area designation is the planning area defined in the Ames Urban Fringe Plan that lies within two miles of the official boundary of the City of Ames, as it existed in 2006. The Ames Urban Fringe Plan is implemented through a 28E agreement between the City of Ames, Gilbert, and Story County. The Plan addresses proposed future land uses within the planning area and the process for proposed development proposals and changes occurring therein. The Future Land Use Map incorporates by reference all land uses shown on the Ames Urban Fringe Plan – Land Use Framework Map.

GIS Data Sources:
Story County GIS Department
Iowa Department of Natural Resources GIS Library (NRGIS)

Cornerstone to Capstone

Story County Iowa

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Strategic Planning

This appendix includes adopted Strategic Plans guiding Story County and elected offices and departments from FY2019 - FY2023.

		Page
E.1	Story County Strategic Plan	E-2
E.2	Story County Conservation Board Strategic Plan	E-23

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Countywide Watershed Assessment

This appendix includes the Countywide Watershed Assessment Report completed in June 2018 which summarizes the current state of the subwatersheds within Story County, Iowa.

It was developed to serve as a starting point in guiding future watershed management decisions.

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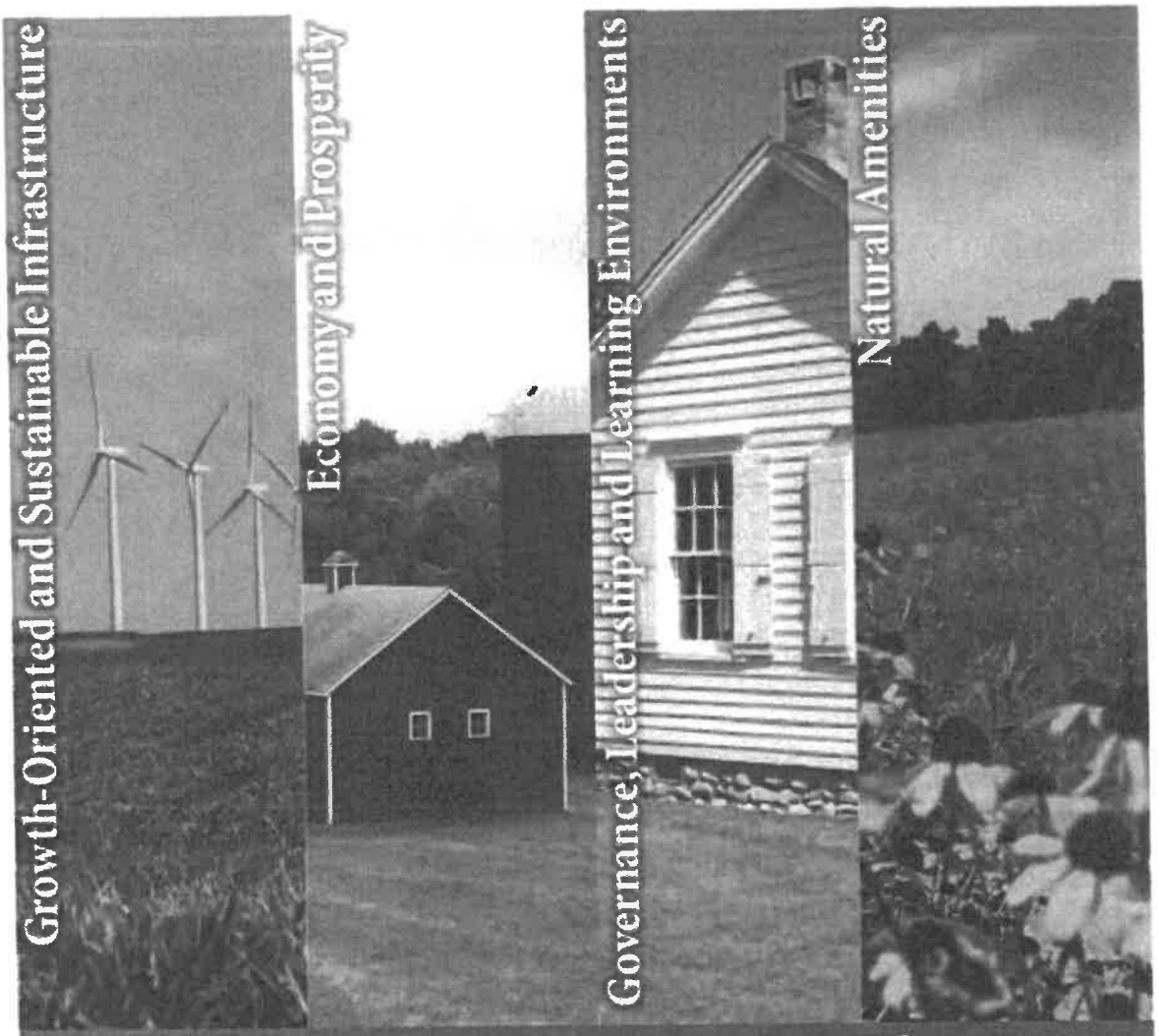
Story County Housing Study

This appendix includes the Story County Housing Study completed in May 2021 which identifies existing and future housing stock throughout Story County (excluding the City of Ames) and strategies that will help ensure the housing market provides housing opportunities for all income levels.

It provides an analysis of affordability throughout the housing market for all population segments of the County.



Story County Comprehensive Plan 2036
Cornerstone to Capstone

IMPLEMENTATION MATRIX

ADOPTED ON NOVEMBER 8, 2016
Updated and Amended July 2023
STORY COUNTY BOARD OF SUPERVISORS

IMPLEMENTATION MATRIX

List of Acronyms

AEDC	Ames Economic Development Commission
AR	Agricultural Resources
BOS	Board of Supervisors (Story County)
C2C Plan	Cornerstone to Capstone Plan
CFS	Community Facilities and Services
CPS	Communications and Public Safety
CR	Cultural Resources
EH	Environmental Health Department
EMA	Emergency Management Agency
EmP	Emergency Preparedness
EP	Economic Prosperity
E-SR	County Engineer-Secondary Roads Department
H	Housing
HUD	Department of Housing and Urban Development
IC	Intergovernmental Coordination
IDOT	Iowa Department of Transportation
IEDA	Iowa Economic Development Authority
IU	Infrastructure and Utilities
LU	Land Use
NRR	Natural Resources and Recreation
P&D	Planning and Development Department
SCCB	Story County Conservation Board
T	Transportation
UP	Union Pacific Railroad

IMPLEMENTATION MATRIX

The Cornerstone to Capstone (C2C) Plan is the foundation of the Implementation Matrix. The Plan's adoption was the first step in the implementation process. Continuing action to implement the Plan will be needed for it to have lasting impact. This Implementation Matrix prioritizes how we will move our vision forward. It is Story County's to-do list with which we will track our progress, report results, and provide opportunities to grow with the vision we have set forth.

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This Implementation Matrix describes how the policies and actions in the C2C Plan should be carried out. It provides recommendations for administering the planning process and enhancing linkages between the C2C Plan , Strategic Plan, and the Capital Improvement Program (CIP). It recommends steps to monitor, evaluate, and update the Plan on a regular basis. Story County does a number of existing action items. The County fully intends to continue to do these action items, but while they are in the C2C Plan, they are not identified in this Implementation Matrix. These action items are already being implemented, and, as such, built into existing work programs and other plans.

The Implementation Matrix is broken into key Action Areas related to the chapters of the C2C Plan. Each area contains a reference to the vision and goal from the C2C Plan; identifies action items, key tasks, timeframes, responsible departments and offices; and, if applicable, identities preliminary budget implications. It is important to note that the order in which the Action Areas appear does not indicate a priority order.

The timeframes listed throughout this Implementation Matrix are as follows:

- Immediate (0 to 2 years following adoption and updates of the Implementation Matrix—2018-2020)
- Medium (3 to 5 years following adoption and updates of the Implementation Matrix—2021-2023)
- Long (6 to 10 years following adoption and updates f the Implementation Matrix—2024-2028)
- Annual/Ongoing

Tasks/Projects are reorganized according to the timeframe in which they are anticipated to be completed. These matrices can be found on pages 14-18 at the end of this document.

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The Cornerstone to Capstone Plan is a "living" guide for growth and change in Story County. There will be times that Story County will experience change that brings forward a discussion regarding the C2C Plan strategies. It is at this time the Plan may need to be amended, considering Story County's long-term vision set forth in the Plan.

To maintain the relevancy of the C2C Plan, Story County will:

- Annually review set community indicators that formed the foundation for the original planning process.

C2C Plan Goal/ Policy Reference	Action Step	Lead	Timeframe	Budget
Chapter 1	Develop metrics from foundational indicators to use for annual review	BOS	Immediate	NA
Chapter 1	Develop and adopt C2C Plan amendment process and establish public outreach toolkit	BOS	Immediate	$2,500
Chapter 2	Complete online survey following format and questions used in C2C Plan	BOS	Annual	$1,000 annually
Chapter 2/ CFS-1	Provide semi-annual updates on the C2C Plan and quadrant meetings and discuss future planning efforts in regards to special needs facilities	BOS	Annual	NA

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IMPLEMENTATION MATRIX

The Foundation Chapter of the C2C Plan presents Story County's vision, as well as goals, objectives and strategies to achieve that vision as related to Agricultural Resources, Community Facilities and Services, Housing, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
CFS-1 Ensure the County's community facilities are of high quality and protect public health, as well as the county's natural resources and rural character.			
Provide semi-annual updates on the C2C Plan and quadrant meetings and discuss future planning efforts in regards to special needs facilities	BOS	Annual	NA
AR-1 Protect agricultural practices in areas with prime soils and viable agricultural interests. *AR-3 Preserve prime farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.*			
Complete a comprehensive review and update of the Land Evaluation and Site Assessment System (LESA) for continued use	P&D	Immediate	$5,000
Identify and evaluate water quality programs and Best Management Practices	SCCB	Medium	NA
AR-2 Minimize conflicts between agricultural and nonagricultural land uses.			
Create a development review evaluation matrix to determine potential agricultural/non-agricultural conflicts	P&D	Immediate	NA
Develop a density-based zoning program	P&D	Immediate	$5,000
AR-3 Preserve prime farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.			
Explore partnerships to build on existing and potential agri-tourism programs	BOS	Immediate	NA

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
H-1 Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.			
Local housing trust formation	P&D	Immediate	NA
Continue participation in HUD Lead Hazard Control Program and encourage communities to consider joining when	EH	Annual	NA
Continue offering radon test kits	EH	Annual	NA
H-3 Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.			
Draft "healthy homes" design guidelines	P&D	Immediate	NA
Develop public outreach toolkit to be used with the development review process	P&D	Immediate	NA
Determine viability of using health impact assessments	BOS	Immediate	NA
CFS-1 Ensure the County's community facilities are of high quality and protect public health, as well as the county's natural resources and rural character.			
Continue to conduct annual meetings with librarians	BOS	Annual	NA
CFS-2 Provide adequate access to quality educational and recreational facilities for all residents in Story County.			
Continue to conduct annual meetings with school districts	BOS	Annual	NA
CPS-1 Encourage and provide open communication between residents and Story County.			
Develop and implement information regarding public safety to be available at community facilities	BOS	Immediate	$2,500
CPS-3 Support and maintain high-quality County facilities and services to meet the needs of residents.			
Conduct an annual meeting of the Board of Supervisors, 911 Board, and Emergency Management Commission	BOS	Annual	NA

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
EmP-1 Mitigate the risk of impacts before a disaster.			
Develop outreach campaigns for Flood Awareness Month and National Preparedness Month	EMA/ BOS	Annual	$2,500
Audit regulations to determine whether we have Smart Development Practices that limit disaster impacts	P&D/ EMA/ BOS	Immediate	NA
Develop plan and potential locations for construction and demolition landfills sites for purposes of debris clean-up following disaster(s)	P&D/ EMA	Immediate	NA
CR-1 New development in the unincorporated areas of Story County respects and enhances the area's rural character.			
Review parking regulations and design requirements	P&D	Immediate	NA
Review lighting standards	P&D	Immediate	NA
HU-1 Support practices that ensure utility infrastructure protects public health, as well as the county's natural and agricultural resources and rural character.			
Require that the property owner, or their agent, fund the preparation of a site analysis from an independent soil scientist or other related professional prior to approving new developments in areas where groundwater quality or quantity is a concern.	P&D/ EH	Immediate	NA
Conduct annual meetings with city administrations	BOS	Annual	NA

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IMPLEMENTATION MATRIX

The abundance and health of our natural resources and recreation are vital to the well-being of our communities, the prosperity of our economy and the health of our regional ecological systems. Chapter 4 in the C2C Plan outlines the goals, objectives, and strategies for preserving, protecting, restoring, and enhancing our natural and recreation resources. Because all systems are interconnected, these goals address water, land, wildlife, air, vegetation, soil, geology, and the welfare of our citizens.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
NRR-1 Preserve, protect, restore, and enhance the quality of Story County's ground water and surface water.			
Identify and encourage stormwater Best Management Practices for County-approved projects	SCCB/ E-SR	Annual	TBD for specific projects
Map impaired waterbodies	SCCB/ E-SR/ BOS	Immediate	NA
Develop water quality (at watershed level) outreach and education toolkit	SCCB/ E-SR/ BOS	Immediate	$7,000
Consider establishing a Soil and Water Task Force	BOS	Medium	TBD
Encourage water quality improvement strategies in drainage districts	E-SR/ SCCB	Annual	TBD
Create outreach program/ identify existing programs to promote sustainable agricultural and water quality improvement techniques and practices	SCCB	Medium	TBD
NRR-2 Preserve, protect, restore, and enhance Story County's land, soil, and geological resources.			
Inventory/map existing below-surface resources and explore implement strategies for their protection	E-SR/ SCCB	Medium	TBD
Development outreach toolkit on soil and geologic resources	E-SR/ SCCB	Medium	TBD

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REMOVE ACTION STEP
ITEM COMPLETED
ITEM COMPLETED
ITEM COMPLETED
ITEM COMPLETED

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations.			
Inventory sensitive natural areas	SCPD	Immediate	$75,000
Review floodplain regulations	SCPD	Immediate	$2,500
NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations. *NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use.*			
Promote and encourage pollination plots and buffer strips	SCCB	Medium	$40,000
NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use.			
Prioritize and implement trail construction and improvement projects	SCCB	Annual	TBD
NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use. *NRR-5 Foster air quality improvement to preserve natural resources and sustain community health and enjoyment.* *T-1 Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.*			
Biennial review of existing trail network and trails and greenways plan	SCCB	Annual	TBD
Review and consider complete streets designs as appropriate to Story County	E-SR/ P&D	Medium	TBD
NRR-7 Focus resources on high-priority areas identified within Story County.			
Work with the City of Ames to explore and prioritize the Hallett materials extraction site located SW of I-35/US 30 interchange for potential reuse and revitalization	BOS	Long	TBD

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Planning for future land uses allows Story County to determine the best locations for future growth and development within the county. This involves community engagement, wise natural resource management, and accurate projections in relation to where and how growth will and should occur. Furthermore, it is important to establish unique characteristics of the area, themes to implement, and types of land use strategies to help build upon that character as Story County continues to grow and prosper.

C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
LU-1 Identify and map areas to guide future development in unincorporated Story County.			
Conduct annual review of future land use map	P&D	Annual	NA
LU-1 Identify and map areas to guide future development in unincorporated Story County. *NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations.*			
Conduct a comprehensive review of Land Development Regulations, including rezonings as necessary, to implement C2C and future land use map	P&D	Immediate	NA
LU-2 Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics.			
Designate Natural Resource Areas on future land use map	P&D/ SCCB	Annual	NA
LU-3 Consider the availability and capacity of local services and infrastructure when determining future land uses.			
Establish Minimum Levels of Service (MLS) requirements	P&D	Immediate	NA
LU-4 Evaluate short and long-term financial impacts to the County budget when considering development proposals.			
Establish location guidelines for proposed subdivisions	P&D	Immediate	NA
LU-7 Identify and preserve areas of historical and cultural significance. *EP-10 Support historic preservation efforts in the county through the Certified Local Government program.*			
Develop cultural/historical preservation plan and staff training	BOS	Immediate	$75,000

ITEM COMPLETED

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The economic development component of the C2C Plan identifies the economic development strategies that the various communities in the county, as well as the County as a whole, may pursue in the future to facilitate economic development and support and encourage a strong, vibrant economy.

C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
EP-1 Cooperate regionally to focus on common goals and allocate resources accordingly to maximize successful business start-up, retention, expansion and recruitment efforts.			
Continue to foster regional cooperation and allocation of resources through AEDC contracts	BOS	Annual	$130,000 annually
EP-2 Create a healthy and sustainable regional economy by the retention, expansion and recruitment of business.			
~~Communicate with IDOT, UP, IEDA and IDOT Freight Optimization Team to determine freight train capacities and plans~~	BOS/ E-SR	Immediate	NA
Continue to fund and look for ways to promote the Home Base Iowa programming	BOS	Annual	$10,000 annually
Consider development of solar farm regulations	BOS	Immediate	$1,000
EP-4 Create and encourage a regulatory environment that offers flexibility, consistency, predictability, clear direction, and enhances economic development opportunities.			
Conduct a biennial review of Story County Code of Ordinances	BOS	Annual	NA

REMOVE ACTION STEP

ITEM COMPLETED

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
Develop and distribute business development toolkit	BOS	Immediate	$2,500

ITEM COMPLETED

***EP-8** In order to provide the foundation for economic development and expansion, the County and the various municipalities must ensure that businesses and organizations have sufficient resources in terms of infrastructure and available land for expansion. The Land Use chapter outlines the areas of the county designated for various future land uses. Specific to economic development, the various communities must both work individually and together to ensure that adequate space is available for expansion of business, including land for new buildings and facilities, as well as a sufficient base of buildings ready for business expansion and operations.*

Conduct annual available lands analysis	BOS	Annual	NA

IMPLEMENTATION MATRIX

A vibrant transportation system is a very important part of economic development. Transportation decisions should be made with that in mind. To facilitate orderly and efficient growth, an effective and safe transportation network is needed. The transportation network should encourage a variety of modes of transportation to make possible the movement of goods and people.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
T-1 Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial, and emergency vehicles.			
Develop guidelines for use and applicability of a Transportation Impact Analysis in conjunction with the development review process	E-SR/ P&D	Immediate	NA

ITEM COMPLETED

IMPLEMENTATION MATRIX

Annual/Ongoing 1
Immediate 2
Medium 3
Long 4

FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

Tasks/Projects are reorganized according to the timeframe in which they are anticipated to be completed.

C2C Plan Goal/ Policy Reference	Action Step	Lead
H-1	Continue offering radon test kits	EH
CFS-1	Continue to conduct annual meetings with librarians	BOS
CFS-2	Continue to conduct annual meetings with school districts	BOS
CPS-3	Conduct an annual meeting of the BOS, 911 Board, and Emergency Management Commission	BOS/EMA
EmP-1	Develop outreach campaigns for Flood Awareness Month and National Preparedness Month	EMA/BOS
IC-1	Conduct annual meetings with city administrations	BOS
NRR-1	Identify and encourage stormwater Best Management Practices for County-approved projects	SCCB/E-SR
NRR-1	Encourage water quality improvement strategies in drainage districts	E-SR/SCCB
NRR-4	Prioritize and implement trail construction and improvement projects	SCCB
NRR-4/ NRR-5/T-1	Biennial review of existing trail network and trails and greenways plan	SCCB
LU-1	Conduct annual review of future land use map	P&D
LU-2	Designate Natural Resources Areas on future land use map	P&D/SCCB
EP-1	Continue to foster regional cooperation and allocation of resources through AEDC contracts	BOS
EP-2	Continue to fund and look for ways to promote the Home Base Iowa programming	BOS
EP-4	Conduct a biennial review of regulations	BOS
EP-8	Conduct annual available lands analysis	BOS

IMPLEMENTATION MATRIX

Annual/Ongoing 1
Immediate 2
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FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
AR-2	Create a development review evaluation matrix to determine potential agricultural/non-agricultural conflicts	P&D
AR-2	Develop a density-based zoning program	P&D
AR-3	Explore partnerships to build on existing and potential agri-tourism programs	BOS
H-3	Draft "healthy homes" design guidelines	P&D
H-3	Develop public outreach toolkit to be used with the development review process	P&D
CPS-1	Develop and implement information regarding public safety to be available at community facilities	BOS
EmP-1	Audit regulations to determine whether we have "Smart Development Practices" that limit disaster impacts	P&D/ EMA/BOS
CR-1	Review parking regulations and design requirements	P&D
CR-1	Review lighting standards	P&D
IU-1	Require that the property owner, or their agent, fund the preparation of a site analysis from an independent soil scientist or other related professional prior to approving new developments in areas where groundwater	P&D/EH
NRR-3	Inventory sensitive areas	SCCB
NRR-3	Review floodplain regulations	BOS
LU-1/NRR-3	Comprehensive review of Land Development Regulations, including rezonings, as necessary, to implement C2C and future land use map	P&D

IMPLEMENTATION MATRIX

Annual/Ongoing 1
Immediate 2
Medium 3
Long 4

FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
LU-3	Establish Minimum Levels of Service (MLS) requirements	P&D
LU-4	Establish location guidelines for proposed subdivisions	P&D
~~EP-2~~	~~Communicate with IDOT, UP, IEDA and IDOT Freight Optimization Program to determine freight train capacities and plans~~	~~BOS/E-SR~~
LU-7/EP-10	Develop cultural/historical preservation plan and staff training	BOS

IMPLEMENTATION MATRIX

Ongoing 1
Immediate 2
Medium 3
Long 4

FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
AR-1	Encourage implementation of water quality improvement and conservation practices on rural lands	SCCB
NRR-1	Create outreach program/identify existing programs to promote sustainable agricultural and water quality improvement techniques and practices	SCCB
NRR-2	Inventory/map existing below-surface resources and explore/implement strategies for their protection	EH
NRR-2	Develop outreach toolkit on soil and	EH/SCCB
NRR-3/NRR-4	Promote and encourage pollination plots	SCCB
NRR-5/T-1	Review and consider complete streets designs as appropriate to Story County	SR/P&D

IMPLEMENTATION MATRIX

C2C Plan Goal/Policy Reference	Action Step	Lead
NRR-7	Work with the City of Ames to explore and prioritize the Hallett materials extraction site located SW of I-35/US 30 interchange for potential reuse and revitalization	BOS

Ongoing 1
Immediate 2
Medium 3
Long 4

FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

IMPLEMENTATION MATRIX

Watershed Assessments

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GOAL STATEMENT

The Watershed Working Group is comprised of Story County staff and elected officials whose responsibilities include elements related to water quality. The Countywide Watershed Assessment Report (Emmons & Olivier Resources August 2018) establishes the County's water quality baseline. The Watershed Working Group is a mechanism for these individuals to:

- Communicate current and planned efforts,
- Identify gaps,
- Coordinate joint efforts, and
- Communicate overall County efforts and recommendations to the Board of Supervisors.

Departments are charged with the Watershed Assessment Implementation Matrix efforts through their individual work plans and budgets. The Watershed Working Group acts as a catalyst for completion of those efforts, updating the Matrix annually. Updates to the Watershed Assessment and Implementation Matrix shall be included in the Annual Review of the Story County Comprehensive Plan 2036 Cornerstone to Capstone.

The Watershed Assessment Implementation Matrix is adopted as a component of the Cornerstone to Capstone (C2C) Plan Implementation Matrix.

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Priorities are identified based on the following criteria:

Low Priority

- Steps for which previous efforts have been made or slowed
- Steps outside the County's ability to affect
- Long time frame (6-10 years)

Medium Priority

- Steps necessary for impactful water quality or flood mitigations improvements but not required for subsequent action step implementation
- Secondary actions that will benefit from high priority work items when completed
- Medium time frame (3-5 years)

High Priority

- Project is underway
- Other items rely on the step – it sets groundwork and is necessary to implement subsequent steps
- Step will provide measurable results
- Steps addresses known areas of great significant concerns and will have county-wide outcomes
- May be classified as Immediate time frame (0-2 years) or Medium time frame (3-5 years)

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Projects/Action Steps are categorized into three areas:

- Regulatory
- Programmatic
- Capital Improvement

Associated with each Action Step is an assigned Priority, Responsible Party, Estimated Budget Amount, Identifiable Funding Source and Notes.

While the Watershed Assessment Implementation Matrix is considered a component of the C2C Plan, it is anticipated that the Working Group will meet quarterly to review Action Steps and provide update and bring forward modifications as necessary. These will then be built into the Annual Review of the C2C Plan.

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
1.1	Adopt and implement stormwater ordinance	High/ Ongoing	Board of Supervisors Planning and Development	~~$500~~ $1,150	Yes
	Notes:	Planning and Zoning Commission and Board of Supervisors may take action in December.			
1.2	Floodplain ordinance modification	High/ Ongoing	Board of Supervisors	~~$5,000~~ $1,150	Yes
	Notes:	Prohibit incompatible uses within streams and lake buffers			
1.3	Erosion Control and Stormwater Management Regulations	Medium	Planning and Development	TBD	TBD
	Notes:	a. Streamline development permitting processes (especially erosion control and stormwater management), engage the development community, and develop legitimacy for new ordinances and policies b. Develop and implement consistent enforcement strategies and tactics			

ITEM COMPLETED

IMPLEMENTATION MATRIX
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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.1	Convene a water quality working group	~~High~~ Ongoing	Board of Supervisors Story County Conservation Board Story County Board of Health	No Costs	NA
	Notes:	Interdepartmental working group to guide County water quality efforts			
2.2	Develop Riparian Area Action Plan or acquire/ protect critical riparian areas	~~Medium~~ High	Board of Supervisors Story County Conservation Board Planning and ~~Zoning Commission~~ Development	TBD	Yes
	Notes:	~~a. Cost share program to establish native vegetation and/or fencing (eliminate livestock access) within recommended stream and lake buffer areas~~ ~~b. Incentivize (financial and non-financial) or promote the importance of stream and lake buffers~~ a. Investigate means to establish vegetated buffers on streams and lakes and implement as appropriate. b. Review current Land Development Regulations (specifically the ~~GB-C District~~ Chapter 88 General Site Planning Standards) to see how they support or hinder the implementation of the watershed assessments			
2.3	Develop Wetland Mitigation Bank or acquire/protect critical wetlands	~~Medium~~ High	Board of Supervisors Story County Conservation Board Planning and Development	~~TBD~~ $2,500 and $776	Yes
	Notes:	a. Investigate the economic feasibility of developing a commercial mitigation bank as a means for financing wetland restoration projects b. Prioritize wetland restoration sites using the Agricultural Conservation Planning Framework (ACPF) tool c. Work to identify willing landowners and funding partners d. Review current Land Development Regulations (specifically Chapter 88 General Site Planning Standards) to see how they support or hinder the implementation of the watershed assessments and consider adopting protective measures e. Map wetlands			

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.4	Develop Stream Mitigation Bank or stabilize critical streambanks and buffers	~~Medium~~ High	Story County Conservation Board Board of Supervisors	~~TBD~~ $2,500	Yes
	Notes:	a. Investigate the economic feasibility of developing a commercial mitigation bank as a means for financing streambank restoration projects b. Prioritize Streambank Erosion Sites c. Work to identify willing landowners and funding partners			
2.5	Protect native prairie remnants	~~Medium~~ High/ Ongoing	Story County Conservation Board Planning and Development Board of Supervisors	TBD	Yes
	Notes:	a. Consider rezoning or other protective measures to the ~~GB-C Greenbelt Conservation Zone District~~ Chapter 88 General Site Planning Standards b. Identify prairie remnants			
2.6	Sensitive Environmental Areas enhancement and protection program	High	Story County Conservation Board Planning and Development Board of Supervisors	TBD	Yes
	Notes:	a. Develop an assistance program for willing landowners b. Protect parcels with willing landowners c. Consider rezoning identified lands to the GB-C Greenbelt Conservation Zone District, with willing landowners			
2.7	Nutrient Reduction and Bacteria Reduction Practice Implementation	High/ Ongoing	Story County Conservation Board Board of Supervisors	$50,000	Yes
		a. Research and inventory cost share programs to determine availability and ability to leverage funds b. Develop a cost share program for conservation practices based on nutrient reduction effectiveness ($/lbs. system)			
2.8	Nutrient Reduction and Bacteria Reduction Outreach	High	Story County Conservation Board	TBD	Yes
	Notes:	a. Educate and engage agricultural producers in using conservation practices in farming and livestock production b. Educate and engage residents in methods to reduce bacteria and nutrients entering water resources			

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.~~8~~9	Drainage District Operational Guidance	Medium/ Ongoing	Drainage District Trustees	~~$500~~ TBD	Yes
	Notes:	a. ~~Convene working group~~ b. Review current procedures and recommendation from Watershed Assessment c. ~~Develop guidance document for Drainage District Trustees~~ d. As available, share best practices and related materials with Drainage District Trustees and the general public e. Pilot projects for drainage, i.e. Dotson Wetland Project, IDALS wetlands projects			
2.~~9~~10	Water Quality Monitoring	High/ Ongoing	Story County Conservation Board ~~Board of Health~~	~~TBD~~ $25,000	Yes
	Notes:	a. Convene a working group (e.g. staff, officials, stakeholders) to implement a comprehensive monitoring program according to EOR's recommendations ($25,000 for Prairie Rivers RC&D Contract) b. Work with IIHR to establish Full Sentinel Site monitoring at locations along South Skunk River per watershed assessment Report c. ~~Improve rating curve used for estimation of flow at the East Indian Creek Full Sentinel monitoring site~~ d. Continue establishment of ~~Establish~~ General Sentinel Site monitoring at locations identified in watershed assessment e. Consider initiating ~~Initiate~~ discussions with Iowa Flood Center for location of stream sensors			
2.~~10~~11	Municipal Outreach	Medium	Board of Supervisors Planning and Development ~~Environmental Health~~	~~$5,000~~ $1,100	Yes
	Notes:	a. ~~Develop an outreach presentation to update/educate elected municipal officials on importance of stormwater management~~ b. ~~Make model stormwater ordinance available to cities throughout County~~ c. ~~Conduct training for public and cities regarding modern stormwater management and erosion control~~ d. Partner with ISWEP for lunch and learn moments/ opportunities for training the public and cities regarding modern stormwater management and erosion control. e. Work with State and Federal authorities and agencies to investigate ways to incorporate stormwater management in municipal infrastructure projects			

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Action Step		Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.~~10~~12	WMA Collaboration	~~High~~ Ongoing	Board of Supervisors Story County Conservation Board	~~$1,000~~ $175	Yes
	Notes:	a. Work with existing Watershed Management Authorities (WMA) within the County on common goals b. Support formation of new WMAs particularly within the South Skunk and East Indian Creek watersheds			
2.~~12~~13	Erosion Control and Stormwater Management Outreach	~~High~~ Medium/ Ongoing	Board of Supervisors Story County Conservation Board Planning and Development	~~$10,000~~ TBD	Yes
	Notes:	a. Educate and engage residents and other stakeholders regarding the impacts of erosion and stormwater management ~~b. Work with State and Federal agencies to investigate ways to incentivize improved stormwater management and erosion control across the county~~ ~~c. Streamline development permitting processes (especially erosion control and stormwater management), engage the development community, and develop legitimacy for new ordinances and policies~~ ~~d. Develop and implement consistent enforcement strategies and tactics~~ e. Partner with municipalities and WMA's to conduct outreach on green infrastructure design to implement ordinances f. Outreach program focusing on schools and homeowners		
~~2.13~~	~~Nutrient Reduction and Bacteria Reduction Outreach~~	~~High~~	~~Story County Conservation Board~~	~~$50,000~~	~~Yes~~
	~~Notes:~~	~~a. Educate and engage agricultural producers in using conservation practices in farming and livestock production~~ ~~b. Educate and engage residents in methods to reduce bacteria and nutrients entering water resources~~			

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.14	Floodplain Management	High	Board of Supervisors Planning and Development	~~$1,000~~ TBD	Yes
	Notes:	a. Initiate staff discussions with County Attorney regarding interpretation and use of floodplain ordinance for conservation practices b. Initiate high-level discussions with U.S. FEMA and Iowa DNR about federal and state interpretation of conservation practices in the floodplain c. Educate and engage stakeholders regarding County's interpretation of floodplain ordinance ~~d. Coordinate development projects, local experts, and development community regarding opportunities for floodplain-located conservation practices~~ e. Continue to explore partnerships and opportunities for the protection of flood prone properties in unincorporated Story County f. Distribute the "Know your Floodplain" curriculum to middle school and high school science/voc-ag teachers annually and provide opportunities to use the Ward 3-D Stormwater Simulation Model to engage with students and citizens g. Develop Substantial Damage Management Plans (as part of the Community Rating System (CRS) Program)			
2.15	Feedlot Outreach	Medium	Board of Supervisors Environmental Health	~~$1,000~~ $250	Yes
	Notes:	a. Establish policy and practices for County staff b. Provide training to County staff who are in the field to recognize environmental issues associated with feedlots c. Coordinate with other counties, cities, and other entities to create and implement strategy to lobby state legislature for improved role for Counties in feedlot regulation			
2.16	Establish Source Water Protection Plans	Low	Board of Supervisors Board of Health	TBD	TBD
	Notes:	Affected cities work with the Iowa Department of Natural Resources to conduct site investigations and development protection plans.			
2.17	Wastewater Management Practices	Medium	Board of Supervisors Environmental Health Board of Health	~~TBD~~ $250	TBD
	Notes:	a. As appropriate, identify opportunities to assist local wastewater facility operators on upgrading systems b. Identify, and if available, provide additional resources for illicit discharge detection and elimination c. Work with wastewater treatment operators within County to investigate options for developing a nutrient trading program d. ~~Establish unpermitted septic cost share program~~ Identify and promote available financial assistance programs for property owners with failing/non-compliant private septic systems and establish a cost share program for failing/non-compliant private septic systems at the County level			

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.18	Update GIS Data (to reflect implementation practices and planning)	High/ Ongoing	Story County Conservation Board	TBD	Yes
	Notes:	a. Initiate staff discussions with County Attorney regarding Update existing practices data on mapping tools b. Update existing conservation practices GIS layer on agricultural land			

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
3.1	Drainage Ditches	~~Medium~~ Ongoing	Drainage District Trustees	TBD	TBD
	Notes:	As projects come up, as applicable, and when the Drainage District Trustees request an engineering report, analyze all drainage ditch maintenance and improvement needs for water quality practices			
3.2	Story County Infrastructure	~~High~~ Ongoing	Board of Supervisors	TBD	Yes (on a case-by-case basis)
	Notes:	Ensure capital projects have a positive or neutral effect on water quality.			

CITY OF
Ames
Smart Choice

July 7, 2023

Story County Board of Supervisors
900 Sixth Street
Nevada Iowa 50201

Re: Story County C2C Plan Amendment for Urban Expansion Designation
City of Ames Comments

Honorable Supervisors,

The City of Ames offers the following comments regarding the amendiment to the Cornerstone to Capstone (C2C) Plan for the area around Ames. In a May report county staff presented to the Board, growth pressures for this area were highlighted, and staff identified how other cities include urban expansion areas within the County. As you are aware, the City of Ames recently updated our own Comprehensive Plan to reflect that the 28E agreement is no longer in effect, and designations included within our Plan 2040 were used to address issues related to the two-mile Fringe.

While the City supports Story County updating their Fringe Area mapping within the C2C Plan to clarify growth planning, existing uses, and natural resources, we are concerned about the implications of designating certain areas as "Urban Expansion". It appears that this designation is already used by the County in the C2C Plan as it relates to other cities in the County. As we understand your May 23, 2023 discussion regarding Chapter 5 Land Use Plan, and the Policies set forth on Page 5-19, by the County establishing areas as Urban Expansion, land could be rezoned to facilitate rural development without changing/amending the C2C Plan.

Mapping of Urban Expansion to match the City of Ames planned growth areas makes mapping sense as disclosure of intent of the city. However, if County mapping creates rezoning opportunities that would conflict with orderly development plans, we respectfully request that a new county policy be added to the C2C that requires annexation for development in lieu of allowing it to proceed as rural development. The City of Ames also asks that any designation showing

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Urban Expansion include policies that do not allow, support, and/or encourage rural development without annexation.

Based upon recent events, it may be beneficial for the County and City of Ames to reconsider a 28E Agreement that focuses on development compatibility and steps away from annexation policies. For example, creating a map describing subdivision responsibilities by land use designation, agreement to limits of the City's two-mile subdivision jurisdictional expansion, and a separate policy regarding land use compatibility principles and rezoning may achieve the fundamental interests of the City and County without the comprehensive approach defined with the Update process.

We believe that by working together, mutually desired planning and land utilization objectives can be achieved. This includes affording resource protection and sustainable growth strategies for current and future residents of the County, whether through integrating C2C Plan amendments as requested above or by considering and adopting a more focused Fringe Plan Update 28E agreement.

On a personal note, I want to express my appreciation for the colloborative and cooperative way that you, as a Board, have worked together with us on many issues that affect and benefit both the City of Ames and Story County. I look forward to this approach continuing on the topic at hand now, as well as in the years ahead.

Our planning staff stands ready to meet with your staff to clarify the specifics of our suggestions and offered input.

Thanking you in advance for your consideration,

John A. Haila
Mayor

Cc: Ames City Council
Renee Hall, Ames City Clerk
Steve Schainker, Ames City Manager
Kelly Diekmann, Planning & Housing Director

Mayor's Office

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County Outreach and Special Projects Manager
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MEMORANDUM

TO: Story County Board of Supervisors
Story County Planning and Zoning Commission
Story County Conservation Board

CC: Sandra King, Director of External Operations and County Services

FROM: Leanne Lawrie Harter, AICP CFM

RE: C2C Annual Review

DATE: February 24, 2023 – Updated July 6, 2023 (new language in red)

The *Cornerstone to Capstone (C2C) Comprehensive Plan* was adopted by the Story County Board of Supervisors on June 6, 2016. The formal adoption process followed a plan development process that began in January 2015 with the release of the Request for Proposals to identify consultants to assist Story County. MSA was selected in early 2015 and guided Story County over the next year to the official adoption of Story County's first comprehensive plan.

The *C2C Plan* is a living guide and document. The *Implementation Matrix*, officially adopted by the Board of Supervisors in November 2016, following recommendations from both the Story County Conservation Board and Planning and Zoning Commission, identifies the steps necessary to ensure the *Plan* maintains its relevancy and describes our vision and goals. The *Implementation Matrix* anticipates annually reviewing the *C2C Plan.*

The Annual Review for the C2C Plan is scheduled for discussion on your agendas in March. While this review was initially scheduled for 2022, it was delayed due to a number of factors.

As part of completing the Annual Review, County staff from Planning and Development, Engineer/Secondary Roads, Conservation, and Board of Supervisors review criteria as outlined to the right.

Attached are proposed modifications to the C2C Plan and Implementation Matrix as developed by staff. Language proposed to be removed is reflected by strikeouts (~~example~~) while that to be added is noted in red/underline font (example).

C2C Plan Annual Review will be conducted looking at three areas:

- *Review the goals and major recommendations in the C2C Plan*
- *Review the Implementation Matrix and progress towards completing the first year's priorities*
- *General review of trends and necessary amendments*

County Outreach and Special Projects Manager
Story County, Iowa
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www.storycountyiowa.gov

These changes will be presented at the following meetings for consideration:

Planning and Zoning Commission – March 1st and July 12, 2023
Conservation Board – March 13th and July 10, 2023
Board of Supervisors – ~~March 21st~~ July 18, 2023

Many of these new modifications are related to the formal five-year review of the C2C Plan, delayed due to the COVID-19 Pandemic, along with the Ames Urban Fringe Plan actions. Later this fall, it is anticipated that modifications will be brought forward related to the updated Strategic Plan, discussions on an economic development framework, climate resiliency updates, and goals and strategies related to DEIB.

The table below provides an overview of the changes:

Chapter	Page Number (if applicable)	Modification
Chapter 1 – Introduction	Cover Page	Adding "Appendix G"
	1-3	Noting that goals related "Climate Resiliency" and "Diversity, Equity and Inclusion" are included in Chapter 3 Adding "Appendix G"
Chapter 2 – Public Input	Cover Page	Adding "Appendix G"
Chapter 3 – The Foundation	Cover Page	Adding "Appendix G"
	3-7	Adding Goal Statements for Climate Resiliency and Diversity, Equity and Inclusion
	3-8	Revisions to Objective AR1.2 and AR2.1
	3-13	~~Revisions to Objective H3.1 and~~ revised strategy associated with the objective
	3-16	~~Revisions to Objective EP1.2~~ Added strategy to Objective
	3-17	Add Objective EP3.3
	3-18	Modify Strategies
	3-22	Remove reference to Ames Urban Fringe Plan from Objective IC1.1
	3-24	Add Goals and, if applicable, associated Objectives and Strategies for "Climate Resiliency" and "Diversity, Equity and Inclusion"
Chapter 4 – Conservation of	Cover Page	Adding "Appendix E", "Appendix F", and "Appendix G"

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Natural Resources and Recreation		
Chapter 5 – Land Use	Cover Page	Adding "Appendix G"
	5-2	Revisions to Land Use Goal 1
	5-3	~~Revisions to Land Use Goal 2~~ Revisions to Land Use Goal 3
	5-6	Remove references to Ames Urban Fringe Area
	5-20 and 5-21	Remove references to Ames Urban Fringe Area
	5-22 and 5-23	Updated maps
Chapter 6 – Economic Prosperity	Cover Page	Adding "Appendix G"
Chapter 7 – Transportation	Cover Page	Adding "Appendix G"
Appendix A – Community Indicators Report	Cover Page	Adding "Appendix E, F, G"
	A-3	Updated Population and Trends
	A-4	Added section on Unincorporated Growth
	A-5	Updated Age and Race and Ethnicity
	A-6	Updated Housing Counts
	A-7	Updated information on Occupancy and Housing Stock
	A-8	Updated Affordability and Value
	A-9	Added references to the Story County Housing Needs Study
	A-10	Updated Commuting information
	A-11	Updated Official Road Map
	A-12	Added name of airport and updated the Planned Road Improvements table
	A-13	Updated map
	A-15	Updated map
	A-16	Updated Education and Income information
	A-17 and A-18	Updated Existing Labor Force information
	A-19 and A-20	Added information regarding Watersheds – section should be named Watershed Management
	A-20 and A-21	Revised Telecommunications Facilities

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	A-24	Updated Existing Areas of Collaboration
	A-26	Revised map
Appendix B – Survey Results	Cover Page	Adding "Appendix G"
Appendix C – Municipal and Surrounding County Comprehensive Plan Summaries	Cover Page	Adding "Appendix G"
	C-3 and C-4	Remove Ames Urban Fringe language and revise
Appendix D – Plan Area Maps	Cover Page	Adding "Appendix E, F, G"
	Remove Map 27 and Revised Map 28	
Appendix E – Strategic Planning	Cover Page	Adding "Appendix G"
Appendix F – Countywide Watershed Assessment	Cover Page	Adding "Appendix G"
Appendix G – New section	Cover Page	Addition of the Story County Housing Study as Appendix G

Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245 www.storycountyiowa.gov

Memorandum

DATE: July 25, 2023
TO: Story County Planning and Zoning Commission
FROM: Marcus Amman, Story County Planning and Development Planner
RE: Cornerstone to Capstone Plan (C2C) Future Land Use Map Amendment to the Two Mile Area Outside Ames' Corporate Limits and Plan Amendments to Related to Expiration of Ames Urban Fringe Plan

On May 23, 2023, Planning and Development staff were given direction from the Board of Supervisors to amend the Cornerstone to Capstone Plan (C2C) and Future Land Use Map to account for the expiration of the Ames Urban Fringe Plan.

The C2C plan is the County's comprehensive plan that was adopted on June 7th, 2016. The Future Land Use Map identifies the County's preferred land uses by major land use categories and is used as a basis for determining the proper zoning for all properties located within the unincorporated area of the County. Most of the land uses are consistent with how individual properties are currently being used and zoned; however, certain properties may not be consistent with the identified land use category or categories if the County has alternative goals for an area. A list of the designations used in the C2C Plan and a description of each is located in Appendix A.

An adopted component of the C2C plan is the now expired Ames Urban Fringe Plan (AUFP). The AUFP expired on April 30, 2023, when negotiations on the plan ended and an extension was not approved by all cooperators. A letter outlining this from the City of Ames is included in Appendix B. The Ames Urban Fringe Plan (AUFP) had previously been integrated as the Future Land Use Map for the two-mile area outside Ames' corporate limits. Without a future land use map in place, the County lacks a guide showing preferred future land uses. It also could create conflicts in future land use of the area between the County, Ames, and Gilbert. The future land use maps help to create coordinated development between cities and the County (i.e. not siting a wind turbine farm where a city plans to grow). The County relies on the future land use maps to coordinate conditional use permit siting, compatibility of subdivisions, as well as rezoning requests. The future land use maps are used to provide cities with comments on proposed annexations; however, the County does not have authority to deny annexations.

Future Land Use Map Amendments
Staff was directed by the Board of Supervisors to update the area two miles outside Ames' corporate limits to match the requested designations outlined in a letter the Board mailed to Ames and Gilbert on September 20, 2022, during the Fringe Plan intergovernmental negotiations. This includes mapping the area between 190th and 180th (north of Ames and south of Gilbert) as Agricultural Conservation. It also includes mapping the area southwest of Ames and the Champlin property as Agricultural Conservation and Meadow Glen subdivision as Rural Residential. Other than these areas, the mapping aligns with the Ames Comprehensive Plan (Plan 2040). Ames Plan 2040 includes both planned growth areas to accommodate projected growth during the life of the Plan and an Urban Reserve Overlay to show where

the city may grow long-term past 2040. Staff has combined these designations as the C2C only has the Urban Expansion Area Designation. The C2C Plan describes the Urban Expansion Area as: "The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate." Principles include:

1. Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.
2. Encourage annexation when development is proposed.
3. Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards:
    - Development occurs at an urban density/scale using city development standards where applicable.
    - Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Appendix C includes the full list of principles for the Urban Expansion Area.

Following the direction given by the Board, staff has prepared map updates, which can be found in Appendix D.

C2C Plan Amendments
Related to the mapping changes and expiration of the Ames Urban Fringe Plan, staff also received direction to make several amendments to the text of the C2C Plan.

1. A goal and foundation of the C2C plan is for Intergovernmental Coordination. This includes incorporating municipal comprehensive plans in the Plan and Future Land Use Map. Two of the objectives are "collaborate plan boundary areas and coordinate long term growth plans with the C2C Plan, Ames Urban Fringe Plan and other multi-jurisdictional planning efforts" and "identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them". These goals can be found in the C2C Plan Foundations Chapter. Three of the strategies to accomplish this goal are:
    i. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
    ii. To the extent possible, coordinate the C2C Plan with the municipalities within the county
    iii. Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. These more detailed county-level land use plans shall be consistent with the C2C Plan, or adopted as a component of the C2C Plan clearly indicating if conflicts exist between the two plans which plan has priority.

    The C2C Plan includes an Appendix (Appendix C) that summarizes municipal comprehensive plans. At the Board's direction, staff has prepared a summary of the Ames Plan 2040 and of the conflicts between the C2C Plan and Plan 2040 to include in the appendix.

Below is the summary of conflicts between the Ames' Plan 2040 and the proposed C2C Plan mapping that will be included in the C2C Plan:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.
- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.

2. The Board also requested clarification be provided on the Urban Expansion Area land use designation. Principle 3 of this section states: "Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards." The proposed change to this principle is "Where the applicable city has identified annexation is not appropriate at that time of a development proposal, the County will coordinate a cooperative review/ approval between the County and the city according to the following standards".

3. Staff also recommends the removal of all mentions of the Ames Urban Fringe Plan from the C2C Plan. There are currently 24 references to the Ames Urban Fringe Plan throughout the plan. These references will be removed from the document as the Ames Urban Fringe Plan is no longer in effect.

The goals outlined in the C2C Plan are based on Agricultural Resources, Intergovernmental Coordination, and Infrastructure and Utilities. Below are Staff's comments on how the proposed mapping amendments meet the goals of the C2C Plan.

Agricultural Resources

The goals for agricultural resources are to: Protect agricultural practices in areas with prime soils and viable agricultural interests; minimize conflicts between agricultural and non-agricultural land uses; and preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy. The proposed mapping identifies areas that the County believes is prime farmland and these areas should be protected from premature development.

Intergovernmental Coordination

The goal for intergovernmental coordination is to maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental

agencies. The proposed mapping allows for the County to have a guide for land uses in areas near cities. This allows for the County to guide development desired by County residents' and identify potential conflicts with cities' growth patterns.

Infrastructure and Utilities

The goal for infrastructure and utilities is to ensure utility infrastructure protects public health, as well as the County's natural and agricultural resources and rural character. The proposed mapping allows the County to guide development that will not hinder County or City infrastructure or utility expansions.

City of Ames Comments

Ames Mayor Haila sent Board of Supervisors letter regarding the proposed updates to the C2C Future Land Use Map. The letter is included as Appendix F.

The letter primarily refers to Principle 3 of the Urban Expansion Area land use designation:
"Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed."

The mayor asks for Principle 3 of the Urban Expansion Area designation to be removed and for Principle 2, which only encourages annexation, to be changed to require annexation prior to development or any area mapped as Urban Expansion.

As previously discussed, the Urban Expansion area proposed to be mapped for the City of Ames includes both immediate growth areas and the areas shown as Urban Reserve in Ames' Plan 2040.

If a parcel of land were not yet appropriate/prime for annexation under Principle 3, rezonings to the R-1—Transitional Residential, R-2—Urban Residential, RMH—Residential Manufactured Housing, C-LI—Commercial/Light Industrial, HI—Heavy Industrial, GB-C—Greenbelt-Conservation, and R-M—Residential Mixed Use Overlay districts are considered compatible, and an applicant would not need to amend the C2C Plan as part of their development proposal. This may facilitate rural development, which is the basis of Ames' concerns. The City of Ames retains review authority of divisions of land within two miles of their corporate limits.

The letter also indicates that the City of Ames is interested in pursuing a 28E agreement with the County regarding divisions of land and land use compatibility. They do not propose it cover annexation policies. The Board may direct staff to bring this forward for discussion on a future agenda. Otherwise, staff may propose it as part of the 2024 Work Program for the Board's consideration at that time.

Planning and Zoning Commission Recommendation

Marcus Amman and Andrea Wagner presented the proposed updates to the Story County Planning and Zoning Commission at their July 12, 2023, meeting. Staff explained the need for the updates to the Cornerstone to Capstone (C2C) Plan and presented the proposed updates that were drafted based on the Board of Supervisors direction.

Staff recommended that the Planning and Zoning Commission recommend that the Board of Supervisors approve the proposed Cornerstone to Capstone updates, including mapping updates, removal of Ames Urban Fringe Plan references, the summary of Plan 2040 and conflicts between the Ames Plan 2040 and the proposed changes, and the clarification to Principle 3 of the Urban Expansion Area.

The Planning and Zoning Commission voted 6-0 to recommend approval of the proposed updates with the addition of mapping the area bound by N 500th Ave on the west, Cameron School Road on the north, North Dakota Avenue on the east, and 215th Street on the south as Agricultural Conservation Area. It was previously proposed to be mapped as Urban Expansion Area. The mapping proposed from the Planning and Zoning Commission is shown in Appendix E. The Commission did not discuss this amendment to the mapping after the motion was made.

For today's public hearing with the Board of Supervisors, staff have provided two resolutions: one that approves the updates to the C2C Future Land Use mapping as originally directed by the Board of Supervisors, and an alternative resolution that will amend the proposed mapping updates in accordance with the recommendation of the Planning and Zoning Commission.

Alternatives for the Board of Supervisors

1. The Story County Board of Supervisors approve of the proposed changes to the Cornerstone to Capstone plan as prepared by staff at the direction of the Story County Board of Supervisors.
2. The Story County Board of Supervisors approve of the proposed changes to the Cornerstone to Capstone plan as prepared by staff with the recommended change proposed by the Planning and Zoning Commission at their July 12, 2023 meeting.
3. The Story County Board of Supervisors denies the proposed changes to the Cornerstone to Capstone plan as prepared by staff at the direction of the Story County Board of Supervisors.
4. The Story County Board of Supervisors remands the proposed changes to the Cornerstone to Capstone plan as prepared by County Staff for modifications to the proposal and directs staff to place this item on a future Story County Board of Supervisors agenda.

Appendix A

Natural Resource Area:

Natural Areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Agricultural Conservation Area:

These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Rural Residential Area:

The Rural Residential Area designation offers the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development.

Rural Village Area:

Existing areas characterized by a variety of land uses in one location are designated as Rural Village Area. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way and maintained by Story county. The uses are served by private wastewater treatment systems (septic) and private water sources- wells and rural water systems. As shown on the Future Land Use Map, these areas contain the rural villages of Iowa Center, Shipley, and Fernald.

Commercial-Industrial Area:

The Commercial-Industrial Area designation supports the long-term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

Urban Expansion Area:

The Urban Expansion Area designation reflects those areas identified by individual communities as future growth areas. Development proposed in these areas are encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate.

Appendix B

CITY OF
ames
Smart Choice

April 12, 2023

Story County Board of Supervisors
900 Sixth Street
Nevada Iowa 50201

Mayor Jon Popp and Gilbert City Council
104 SE 2nd Street
Gilbert, IA 50105

Re: Ames Urban Fringe Plan (AUFP) Update and 28E Extension

The Ames City Council at its April 11th meeting reviewed the City of Gilbert February 24th letter and Story County Board of Supervisor's March 28th letter, that proposed additional changes to the draft AUFP Update and an extension of the 28E agreement for the current AUFP. These letters were in response to changes the City of Ames proposed in January 2023.

Ames City Council took no action in response to the proposals related to the AUFP and gave no direction to staff to finalize an AUFP Update. Additionally, City Council took no action to extend the current 28E agreement past its April 30th expiration date. **As a result, on May 1st the current AUFP and 28E agreement will no longer be in effect.**

Sincerely,

Kelly Diekmann, Planning and Housing Director

Cc: Steve Schainker, City Manager, City of Ames
Amelia Schoeneman, Director Planning and Development, Story County
Sonia Arellano Sundberg, City Clerk, Gilbert

Planning and Housing Department
515.239.5400 main
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Appendix C

Urban Expansion Area

Story County and all the communities share similar concerns about issues and impacts from development that occurs in areas surrounding the cities, such as:

- Overlapping regulations of different local jurisdictions;
- Inconsistencies among different land use strategies; and
- Impacts of development on rural/agricultural activities.

The Urban Expansion Area helps address issues that may arise in these areas of joint planning and coordination. The Urban Expansion Area designation reflects those areas identified by individual communities through the planning process as future growth areas and/or are mapped by the community with future land uses. Areas outside the Urban Expansion Area, however still within two miles of a community (and their two-mile statutory subdivision review authority pursuant to the Code of Iowa), represent areas that communities do not foresee growing into within the planning horizon of this Plan. As such, these areas are designated on the Future Land Use Map as a designation other than Urban Expansion Area.

Principle 1:
Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.

Principle 2:
Encourage annexation when development is proposed.

Principle 3:
Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Principle 4:
Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 5:
When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

Principle 6:
Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Principle 7:
Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

Principle 8:
Encourage clustering of residential sites with Urban Expansion Area designation to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

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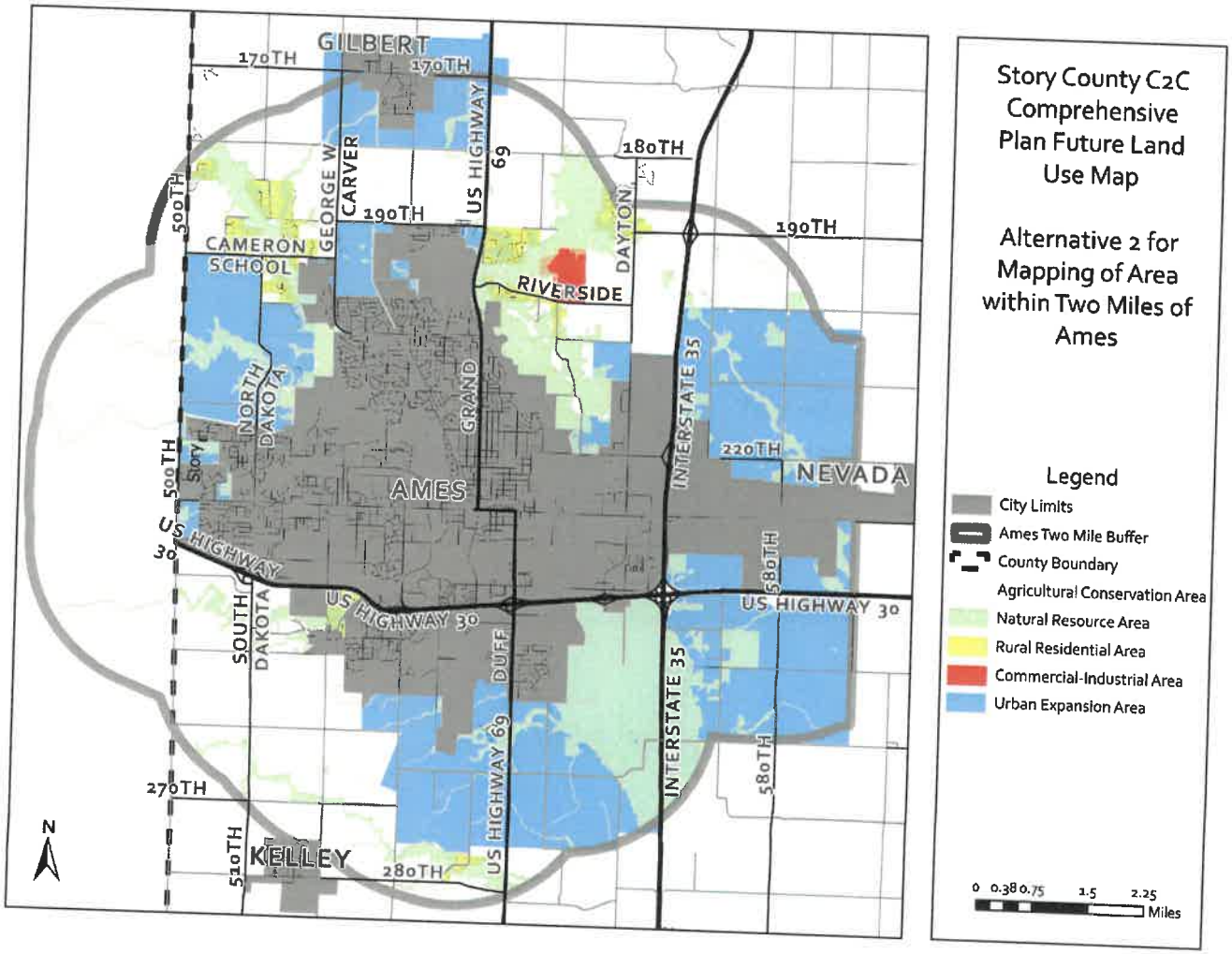
Appendix D



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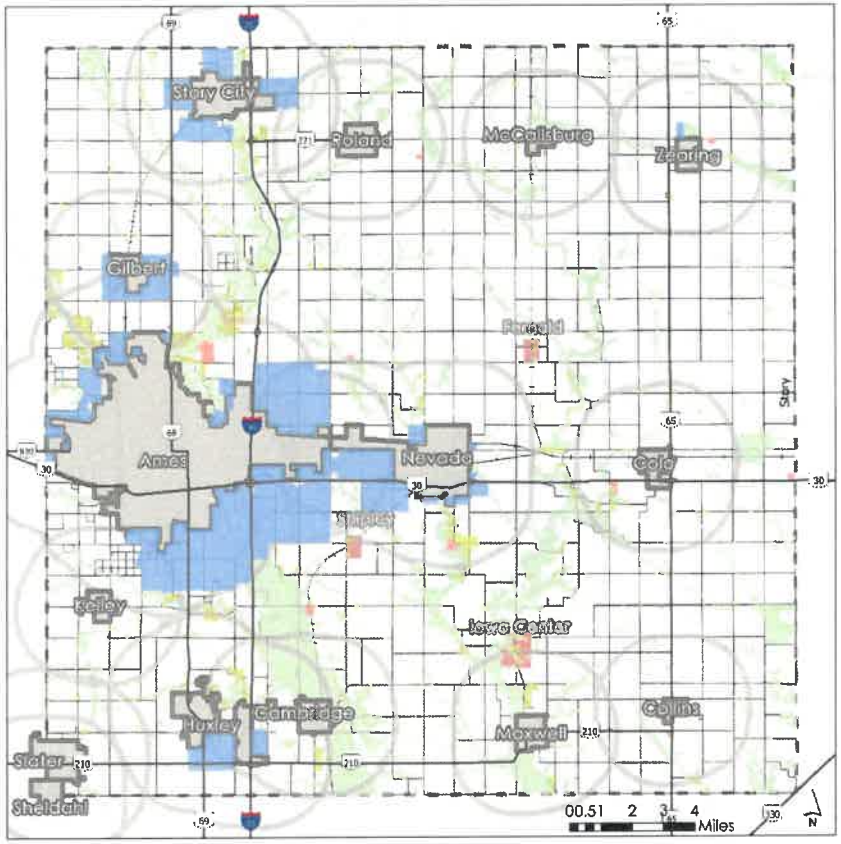
Appendix E

Story County Future Land Use Map

This map identifies the County's preferred land uses by major land use categories and is used as a basis for determining the proper zoning for all properties located within the unincorporated area of the County. Most of the land uses are consistent with how individual properties are currently being used and zoned; however, certain properties may not be consistent with the identified land use category or categories.



Legend

- City Boundaries
- Two Mile Buffer
- Roads
- Railroads
- Government Owned
- County Boundary
- Natural Resource Area
- Agricultural Conservation Area
- Rural Residential Area
- Rural Village Area
- Commercial-Industrial Area
- Urban Expansion Area

Land Use Designation Definitions

Natural Resource Area
Natural Areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

Agricultural Conservation Area
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Rural Residential Area
The Rural Residential Area designation offers the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development.

Rural Village Area
Existing areas characterized by a variety of land uses in one location are designated as Rural Village Area. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way and maintained by Story county. The uses are served by private wastewater treatment systems (septic) and private water sources- wells and rural water systems. As shown on the Future Land Use Map, these areas contain the rural villages of Iowa Center, Shipley, and Ferrald.

Commercial-Industrial Area
The Commercial-Industrial Area designation supports the long-term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

Urban Expansion Area
The Urban Expansion Area designation reflects those areas identified by individual communities as future growth areas. Development proposed in these areas are encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate.

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Appendix F

July 7, 2023

Story County Board of Supervisors
900 Sixth Street
Nevada Iowa 50201

Re: Story County C2C Plan Amendment for Urban Expansion Designation
City of Ames Comments

Honorable Supervisors.

The City of Ames offers the following comments regarding the amendiment to the Cornerstone to Capstone (C2C) Plan for the area around Ames. In a May report county staff presented to the Board, growth pressures for this area were highlighted, and staff identified how other cities include urban expansion areas within the County. As you are aware, the City of Ames recently updated our own Comprehensive Plan to reflect that the 28E agreement is no longer in effect, and designations included within our Plan 2040 were used to address issues related to the two-mile Fringe.

While the City supports Story County updating their Fringe Area mapping within the C2C Plan to clarify growth planning, existing uses, and natural resources, we are concerned about the implications of designating certain areas as "Urban Expansion". It appears that this designation is already used by the County in the C2C Plan as it relates to other cities in the County. As we understand your May 23, 2023 discussion regarding Chapter 5 Land Use Plan, and the Policies set forth on Page 5-19, by the County establishing areas as Urban Expansion, land could be rezoned to facilitate rural development without changing/amending the C2C Plan.

Mapping of Urban Expansion to match the City of Ames planned growth areas makes mapping sense as disclosure of intent of the city. However, if County mapping creates rezoning opportunities that would conflict with orderly development plans, we respectfully request that a new county policy be added to the C2C that requires annexation for development in lieu of allowing it to proceed as rural development. The City of Ames also asks that any designation showing

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Urban Expansion include policies that do not allow, support, and/or encourage rural development without annexation.

Based upon recent events, it may be beneficial for the County and City of Ames to reconsider a 28E Agreement that focuses on development compatibility and steps away from annexation policies. For example, creating a map describing subdivision responsibilities by land use designation, agreement to limits of the City's two-mile subdivision jurisdictional expansion, and a separate policy regarding land use compatibility principles and rezoning may achieve the fundamental interests of the City and County without the comprehensive approach defined with the Update process.

We believe that by working together, mutually desired planning and land utilization objectives can be achieved. This includes affording resource protection and sustainable growth strategies for current and future residents of the County, whether through integrating C2C Plan amendments as requested above or by considering and adopting a more focused Fringe Plan Update 28E agreement.

On a personal note, I want to express my appreciation for the colloborative and cooperative way that you, as a Board, have worked together with us on many issues that affect and benefit both the City of Ames and Story County. I look forward to this approach continuing on the topic at hand now, as well as in the years ahead.

Our planning staff stands ready to meet with your staff to clarify the specifics of our suggestions and offered input.

Thanking you in advance for your consideration,

John A. Haila
Mayor

Cc: Ames City Council
Renee Hall, Ames City Clerk
Steve Schainker, Ames City Manager
Kelly Diekmann, Planning & Housing Director

Mayor's Office
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515.239.5142 fax
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1 Introduction

This Chapter provides the foundation for the Comprehensive Plan, outlining why and how it was developed.

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1.2 Planning Process and Area	1-6
1.3 Key Community Indicators	1-8

Plan Organization

The organization of the C2C Plan is based both on the planning process and the guidance provided by the Iowa Smart Planning Act. The C2C Plan is divided into seven chapters plus several important appendices, as described below:

Chapter 1: Introduction
Chapter 1 discusses the role of this Plan, the planning process, the planning area, and key community indicators.

Chapter 2: Public Input
Chapter 2 describes the public participation methods and feedback.

Chapter 3: The Foundation
Chapter 3 defines a vision for the future of Story County, and the general guiding goals, objectives and strategies for elements of the Plan, including:

- Agricultural Resources
- Community Facilities
- Housing
- Emergency Preparedness
- Communications and Public Safety
- Infrastructure and Utilities
- Intergovernmental Coordination
- Cultural Resources
- Climate Resiliency
- Diversity, Equity and Inclusion

Chapter 4: Conservation of Natural Resources and Recreation
Chapter 4 establishes the goals, objectives and strategies for preserving, protecting, and restoring our natural resources and recreation.

Chapter 5: Land Use Plan
Chapter 5 establishes the goals, objectives and strategies pertaining to land use decisions, describes current land use characteristics, defines future land use categories (and strategies), and presents the future land use map.

Chapter 6: Economic Prosperity
Chapter 6 establishes the goals, objectives and strategies pertaining to economic development decisions.

Chapter 7: Transportation
Chapter 7 establishes the goals, objectives and strategies pertaining to transportation planning and improvements.

Appendix A: Community Indicators
Appendix A is a compilation of data that describes the existing conditions, trends, and projections for Story County. This data informs the planning process and should be updated from time to time to track progress and change in Story County.

Appendix B: Survey Results
Appendix B includes the complete results from the public surveys conducted as a part of this planning process.

Appendix C: Municipal and Surrounding County Comprehensive Plan Summaries
Appendix C provides a condensed summary of the comprehensive plans and future land use plans for those communities within the county that previously adopted a comprehensive plan.

Appendix D: Plan Area Maps
Appendix E: Strategic Plan
Appendix F: Countywide Watershed Assessments
Appendix G: Story County Housing Study

Public Input

This Chapter summarizes the public input activities that helped to improve this Plan. These activities include citizen surveys, community input meetings, and public informational meetings. It is important to note that the information and opinions summarized in this Chapter informed the development of strategies in other parts of this Plan, but there is no policy content in this Chapter.

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2.4 Citizen Survey	2-18
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The Foundation

This Chapter presents a vision for the future of Story County and describes goals, objectives, and strategies to achieve that vision. Agricultural Resources, Community Facilities, Housing, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination are all addressed. See Chapter 4 for Conservation of Natural Resources and Recreation, Chapter 5 for Land Use, Chapter 6 for Economic Prosperity and Chapter 7 for Transportation.

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Goals Summary

The goals listed below build the foundation for Story County to meet our shared values and vision outlined on page 3-2. Subsequent pages of this Chapter identify objectives and strategies that help achieve these goals.

Agricultural Resources

AR1: Protect agricultural practices in areas with prime soils and viable agricultural interests.

AR2: Minimize conflicts between agricultural and non-agricultural land uses.

AR3: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.

Community Facilities and Services

CFS1: Ensure the County's community public facilities are of high quality and protect public health, as well as the county's natural resources and rural character.

CFS2: Provide adequate access to quality educational and recreational facilities for all county residents in Story County.

Housing

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

H2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

H3: Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Intergovernmental Coordination

IC1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Communications and Public Safety

CPS1: Encourage and provide open communication between residents and Story County.

CPS2: Ensure safe communities by protecting health, welfare and property in Story County.

CPS3: Support and maintain high-quality County facilities and services to meet the needs of residents.

Emergency Preparedness

EP1: Mitigate the risk of impacts before a disaster.

EP2: Protect Story County's residents and property during a disaster.

EP3: Successfully recover from disasters.

Cultural Resources

CR1: New development in the unincorporated areas of Story County respects and enhances the area's rural character.

CR2: Seek to protect historical and cultural resources from negative impacts of development.

Infrastructure and Utilities

IU1: Ensure utility infrastructure protects public health, as well as the county's natural and agricultural resources and rural character.

Climate Resiliency

ClR1: Prepare for climate resiliency planning.

Diversity, Equity and Inclusion

DEI1: Form a Diversity, Equity and Inclusion Committee to develop formal goals and vision for consideration by the Story County Board of Supervisors.

3.3 AGRICULTURAL RESOURCES

The abundance and health of our agricultural are vital to the well being of our county, the prosperity of our economy and the health of our regional ecological systems. This section features goals, objectives and strategies for preserving, protecting, and restoring our agricultural resources.

Agricultural Resources Goal 1

Protect agricultural practices in areas with prime soils and viable agricultural interests.

Objective AR1.1: Prime farmland in Story County is an important resource and continues to be a consideration in review of development proposals for unincorporated areas.

Objective AR1.2: Agriculture is a prominent industry in Iowa and Story County. Through the development review processes, establish tools such as an evaluation matrix to determine potential agricultural/non-agricultural conflicts that work to protect agriculture practices and land from the negative impacts of surrounding uses.

Strategies

- Continue using the Land Evaluation Site Assessment (LESA) system to evaluate soil and site suitability for agricultural land, in order to protect the most valuable soils and agricultural areas.
- Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, and other best management practices.

Agricultural Resources Goal 2

Minimize conflicts between agricultural and non-agricultural land uses.

Objective AR2.1: Through the County's development review processes, for unincorporated land, evaluate the potential impacts of non-agricultural uses on nearby agricultural uses. To help accomplish this goal, one tool that could be considered is a program that allows for the preservation of agricultural uses and land by potentially allowing for smaller lot sizes and alternative ways to design subdivisions.

- Encourage municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.
- Focus housing growth in Story County primarily within existing municipal boundaries or in newly annexed areas and/or certain housing types in unincorporated areas where practical.
- Take a leadership role in regional efforts to increase affordable housing preservation and production.
- Support compliance with all State and Federal regulations relating to housing opportunities and discrimination prevention.
- Work across jurisdictions and departments to align housing development and economic development strategies to ensure housing is affordable to people working in planned jobs or industries.
- ~~Continue participation in the HUD Lead Hazard Control Program and encourage more communities to be involved with future opportunities.~~
- Continue to offer a simple radon test kit at low cost for county residents through the Story County Environmental Health Department.

Housing Goal 2

Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

Objective H2.1: Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth.

Strategies

- Support programs that maintain or rehabilitate the local housing stock.
- Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
- Encourage the development and incorporation of sustainable design, construction practices, material sourcing, and high quality energy efficiency in current and future housing whenever possible.

Housing Goal 3

Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Objective H3.1: Proactively and meaningfully engage residents in planning decisions that impact their housing and neighborhoods.

Strategies

- Encourage residents and other stakeholders to participate in development plans and proposals through appropriate public outreach efforts. One possible tool to consider is to develop a public outreach toolkit to be used with the development review process
- Support creativity in the construction of new housing by proactively developing zoning and healthy design guidelines. Solicit broad public input during drafting.
- In order to understand and address public health implications of housing strategies and projects, consider conducting health impact assessments when approving new or undertaking policy making with regard to public infrastructure and development.
- Draft "healthy homes" design guidelines

3.7 EMERGENCY PREPAREDNESS

Story County is committed to protecting people and property from natural and man-made hazards and disasters. This involves first identifying potential hazards and mitigating the risks of impacts pre-disaster, then responding efficiently during a disaster, and finally, planning for post-disaster comprehensive recovery. The goals below are intended to complement and be in concert with ongoing efforts by the Story County Emergency Management Commission.

Emergency Preparedness Goal 1

Mitigate the risk of impacts before a disaster.

Objective EP1.1: Prepare residents and businesses in Story County for potential disasters.

Objective EP1.2: Through the County's use of smart development practices, effectively limit disaster impacts to new development due to flooding.

Objective EP1.3: Continue to prepare readiness plans to address procedures for responding to natural disasters.

Strategies

- Collaborate with local agencies and organizations to inform Story County about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- Actively participate in Flood Awareness Month and National Preparedness Month.
- On a biennial basis, audit regulations to determine whether Story County has "Smart Development Practices" that limit disaster impacts.

Emergency Preparedness Goal 2

Protect Story County's residents and property during a disaster.

Objective EP2.1: Meet the basic human needs of Story County residents during a disaster.

Objective EP2.2: Protects assets and infrastructure during a disaster.

Strategies

- Encourage private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- Continue to build on the use of social media to push out and receive on-the-ground information (photos and accounts) on storm paths and storm damages from nearby residents.

Emergency Preparedness Goal 3

Successfully recover from disasters.

Objective EP3.1: Aim to provide prompt access to recovery resources to disaster vicims throughout the recovery process.

Objective EP3.2: Reconstruction and recovery will be quick, safe, and collaborative.

Objective EP3.3: Develop plan and potential locations for construction and demolition landfills sites for purposes of debris clean-up following disaster(s).

Strategies

- Advocate for quick and equitable disbursement of individual and business assistance funds.
- Work with recovery partners to create a "one-stop shop" for individual and business recovery assistance.
- Implement temporary regulations when necessary to facilitate safe and expedited recovery.

3.8 CULTURAL RESOURCES

Cultural resources are at the core of the identity and characteristics that define Story County in the minds of residents and visitors. Story County has been long known for its natural resources and rich agricultural roots.

Cultural Resources 1

New development in the unincorporated areas of Story County respects and enhances the area's rural character.

Objective CR1.1: Positively reinforce the county's rural character with residential, commercial and industrial development proposals.

Objective CR1.2: Value and protect sites that are important to the history and culture of Story County.

Strategies

- Encourage utilities to be sited and designed to minimize impacts on adjacent uses and to minimize the amount of easements. Encourage underground placement and co-location (or "corridor sharing") for new public and private utility facilities.
- When improvements are made to farmsteads, encourage site designs that minimize disruptions to agricultural land and productive soils.
- Encourage environmentally-sustainable residential development that preserves existing woodlands and mature trees during and after development to the greatest extent possible.
- ~~Encourage parking to be located on the sides and rear of buildings rather than in the front yard (whenever possible), and connect parking lots and driveways to facilitate on-site access to adjacent developments.~~
- ~~Require large parking lots to provide perimeter and interior landscaping.~~
- ~~Review parking regulations and design requirements.~~ Design parking lots with efficient and safe travel routes for all modes of transportation, ensuring sufficient off-street connections within adjacent parking lots to minimize traffic impacts of uses on public roads. Potential conflicts within the parking lots and along public roads should be minimized. Review landscape design standards that apply to parking lots to make sure goals in the C2C Plan are met.
- Encourage illumination from outdoor lighting to be kept on site through use of cut-off fixtures and sources that meet dark sky recommendation.
- Require adequate soils be present to allow for design and construction of septic systems, including permitted, and a back up (secondary) site.

3.10 INTERGOVERNMENTAL COORDINATION

Successful and vibrant communities rely upon collaborative efforts among businesses and organizations and benefit from partnerships with regional organizations and State and Federal agencies. The County has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the County's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

Intergovernmental Coordination Goal 1

Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Objective IC1.1: Collaborate plan boundary areas and coordinate long-term growth plans with the C2C Plan~~, Ames Urban Fringe Plan~~ and ~~other~~ multi-jurisdictional planning efforts.

Objective IC1.2: Seek to reduce costs and improve quality of service for County operations, partner municipalities and organizations through sound partnerships.

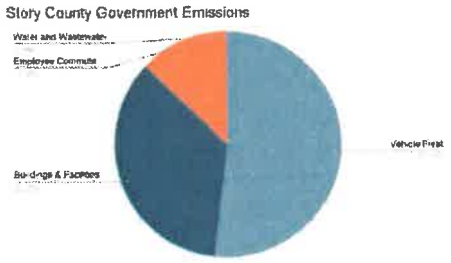
Objective IC1.3: Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them.

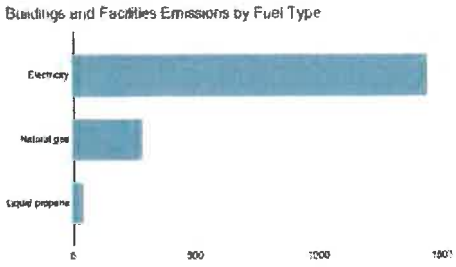
Strategies

- Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
- To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- As the C2C Plan is updated request comments from area school district officials and municipalities within the county.
- Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for area residents and developers.
- Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. These more detailed county-level land use plans shall be consistent with the C2C Plan, or adopted as a component of the C2C Plan clearly indicating if conflicts exist between the two plans which plan has priority.

3.11 CLIMATE RESILIENCY

Our climate is changing at a global scale. Climate resilience is the ability of our region and its communities to prepare for and recover from the acute shocks and chronic stresses of climate change by transforming our infrastructure, natural systems, and social structures to be more responsive and adaptable.





Climate Resiliency Goal 1

Prepare for climate resiliency planning.

Objective ClR1.1: Complete a greenhouse gas inventory (GHG) to set a baseline for Story County government emissions and to consider how to reduce these emissions in the coming years.

Objective ClR1.2: Increase stakeholder and new partner engagement in understanding of climate issues and plans. Ensure sufficient resources are available for increased education and communication activities and for exploring new tools to enhance this effort.

Objective ClR1.3: Reactivate the Go Green Team to provide input and assistance in the GHG inventory and to help guide internal operations impacting the County's triple bottom line (environment, economy/budget, and employees/society); evaluate the impact of policies on the green goals of Story County; and create a sense of commitment and common understanding of green actions among all levels of employees.

Strategies

- Minimize use of impermeable surfaces. To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- Adopt new and/or advance existing green purchasing policies for County operations.
- Employ waste reduction strategies guided by a waste audit to pinpoint high priority actions. Make a commitment to significantly reducing plastic waste..
- Collaborate with residents, city governance units, and businesses to encourage adoption and use of solar, wind and electric energy throughout the county.
- Add resilience to water quality and quantity management through landscape, building and infrastructure designs that act to capture and keep water where it falls.
- Undertake Climate Resiliency Planning process and establish framework that identifies carbon reduction goal and practical, realistic, cost-effective strategies to accomplish the carbon reduction goals.

3.12 DIVERSITY, EQUITY AND INCLUSION

Diversity, Equity and Inclusion Goal 1

Form a Diversity, Equity and Inclusion Committee to develop formal goals and vision for consideration by the Story County Board of Supervisors.

Conservation of Natural Resources and Recreation

The abundance and health of our natural resources and recreation are vital to the well-being of our communities, the prosperity of our economy and the health of our regional ecological systems. This Chapter outlines the goals, objectives, and strategies for preserving, protecting, restoring, and enhancing our natural and recreation resources. Because all systems are interconnected, these goals address water, land, wildlife, air, vegetation, soil, geology, and the welfare of our citizens.

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Land Use

This Chapter outlines land use goals, objectives, and strategies, defines land use designations, and describes the desired future land uses for Story County.

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~~- Ames Urban Fringe Area~~	~~5-20~~
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5.1 GOALS, OBJECTIVES, AND STRATEGIES

Land Use Planning

Planning for future land uses allows Story County to determine the best locations for future growth and development within the county. Good land use planning involves community engagement, wise natural resource management, and accurate projections in relation to where and how growth will and should occur. Furthermore, it is important to establish unique characteristics of the area, themes to implement, and types of land use strategies to help build upon that character. The following goals and strategies help guide the decision-making process as Story County continues to grow and prosper.

The Legal Authority for Zoning

Story County, Iowa, is authorized to regulate land use and development through its right to zone in accordance with a comprehensive plan under the Code of Iowa Chapter 335.5 Additionally, there is authority granted to counties to conduct land use planning under Chapter 352 of the Code addressing agricultural preservation and the right to farm. Within the context of this authority, the Story County Board of Supervisors and Planning and Zoning Commission created the Cornerstone to Capstone Plan to guide land use and development activities in unincorporated Story County.

Goals and Strategies

Land Use Goal 1

~~Identify and map areas to guide future development in unincorporated Story County~~. Conduct a comprehensive review of Land Development Regulations, including rezonings, as necessary, to implement C2C and future land use map.

Strategies

- Classify the following designations on the Future Land Use Map: Agricultural Conservation Area, Natural Resource Area, Rural Residential Area, Rural Village Area, Urban Expansion Area, and Commercial-Industrial Area.
- Through ongoing communications with Story County's communities, annually review the Future Land Use Map to ensure designations remain relevant and serve to guide growth and development.
- Adopt or amend implementation measures necessary to fully implement the goals and strategies of the Future Land Use Map and the Cornerstone to Capstone (C2C) Plan.

Land Use Goal 2

Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics.

Strategies

- Designate natural resources, including inventoried Sensitive Areas as Natural Resource Areas on the Future Land Use Map. As new areas are inventoried, amend the Future Land Use Map accordingly.
- Establish strategies to ensure preservation and protection of the aggregate resources and deposits such as gravel and sand located in Story County from encroachment by incompatible uses.
- Continue to implement a strong floodplain management program that incorporates regulations, mapping, permitting requirements, and participation in the Community Rating System to accommodate flood water and mitigate risks achieving the following:
  - Educates residents about flood hazards.
  - Provides information about flood insurance.
  - Implements policies and measures that protect people and property from flood hazards.
  - Requires responsible building practices.
  - Protects the natural floodplain functions.

Land Use Goal 3

~~Consider the availability and capacity of local services and infrastructure when determining future land uses.~~ Establish Minimum Levels of Service (MLS) requirements and Establish location guidelines for proposed subdivisions.

Strategies

- Encourage new urban density development within city boundaries or within appropriately planned locations as designated on the Future Land Use Map.
- Locate commercial and industrial uses in urban areas except where uses have specific requirements which justify a potential location in rural areas.
- Establish Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, to new development.
- Encourage future land uses that efficiently match the capacity of the existing transportation system.

5.2 FUTURE LAND USE DESIGNATIONS

Future Land Use Map and Designations

To facilitate the orderly development, use, and preservation of land in unincorporated Story County, the County established a Future Land Use Map with a set of land use designations and strategies specific to each designation. These designations relate to certain zoning districts. The definition and identification of future land use designations shown on the Future Land Use Map are:

Agricultural Conservation Area:
These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.

Natural Resource Area:
Natural areas, floodplains, green spaces, and parks help create open space linkages between the countryside and communities and make up this designation. The Future Land Use Map identifies certain natural features in the county in order to preserve unique habitats, natural or sensitive areas, as well as open and recreational spaces.

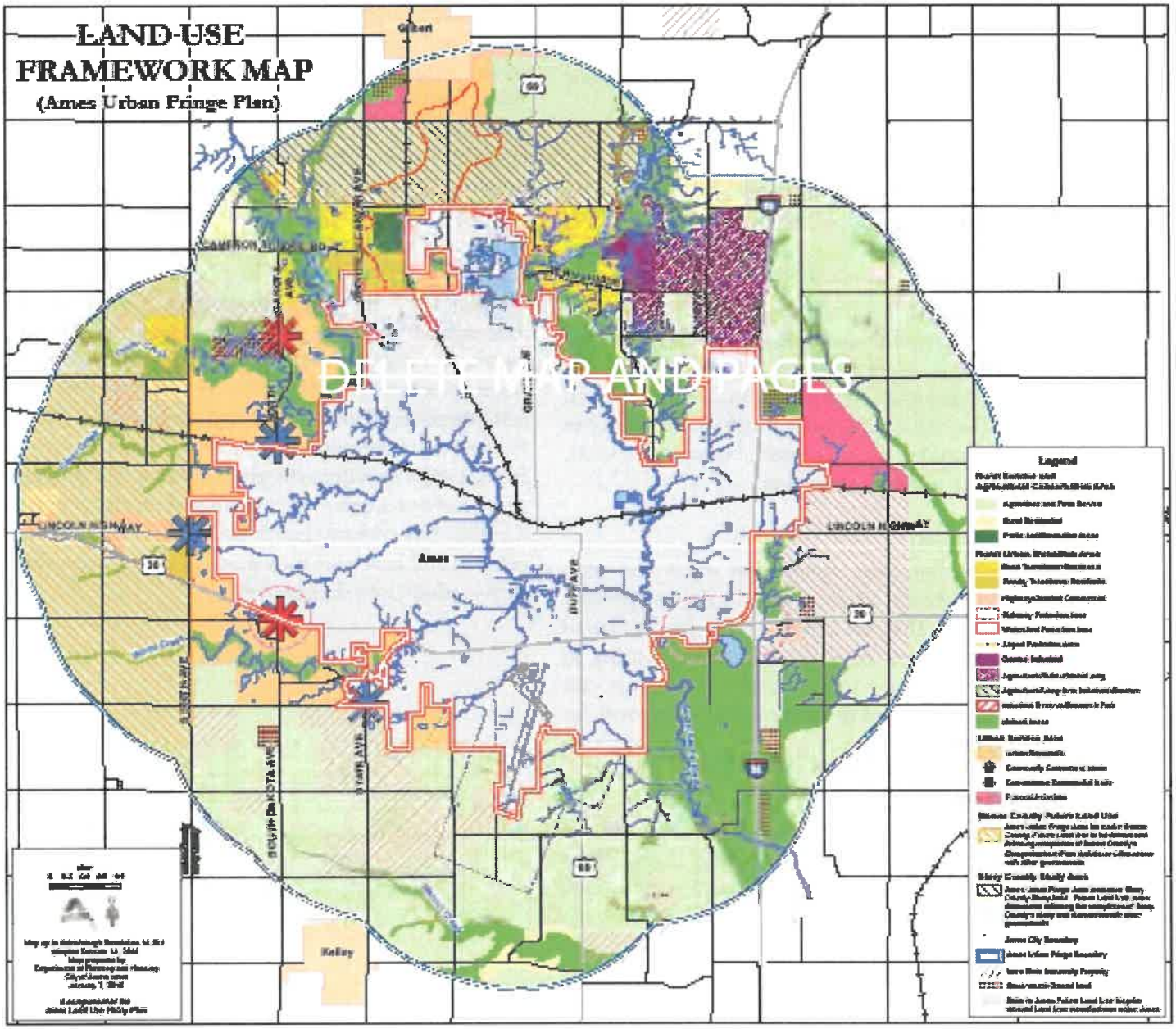
Rural Residential Area:
The Rural Residential Area designation offers the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development.

Rural Village Area:
Existing areas characterized by a variety of land uses in one location are designated as Rural Village Area. These areas have unique land use patterns that provide valued and established services for citizens in Story County. Roads in these areas are generally platted as right-of-way and maintained by Story County. The uses are served by private wastewater treatment systems (septic) and private water sources – wells and rural water systems. As shown on the Future Land Use Map, these areas contain the rural villages of Iowa Center, Shipley, and Fernald.

Commercial-Industrial Area:
The Commercial-Industrial Area designation supports the long-term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

Urban Expansion Area:
The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate.

~~Ames Urban Fringe Area:~~
~~The Ames Urban Fringe Area designation is the planning area defined in the Ames Urban Fringe Plan that lies within two miles of the official boundary of the cities of Ames, as it existed in 2006. The Ames Urban Fringe Plan is implemented through a 28E agreement between Ames, Gilbert, and Story County. The Plan addresses proposed future land uses within the planning area. The process for proposed development proposals and changes occurring therein. The Future Land Use Map incorporates by reference all land uses shown on the Ames Urban Fringe Plan – Land Use Framework Map.~~



(City of Ames, Iowa Urban Fringe Plan)

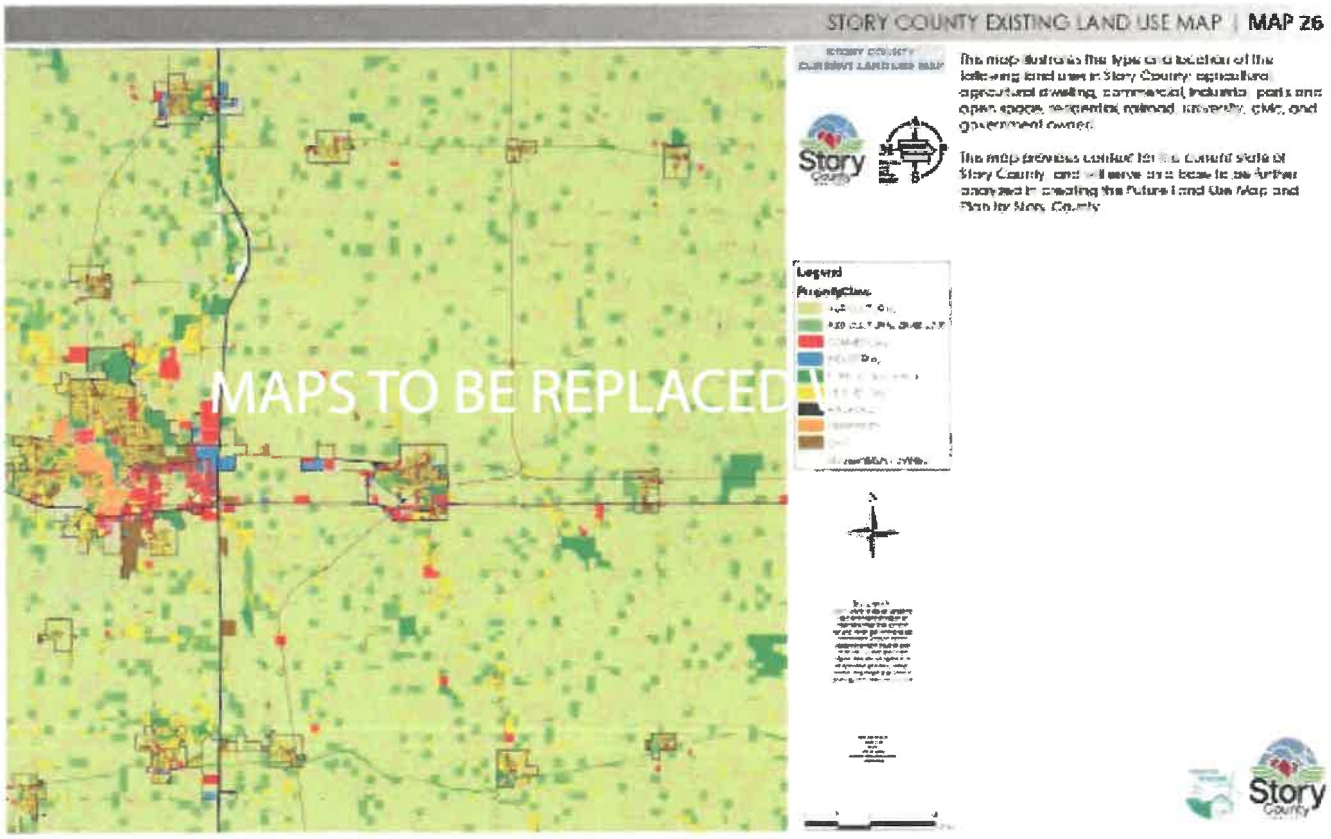
Ames Urban Fringe Area

The planning area defined in the Ames Urban Fringe Plan lies within two miles of the official boundary of the City of Ames, as it existed in 2006. The Ames Urban Fringe Plan is an agreement between Ames, Gilbert, and Story County addressing proposed future land uses within this planning area and addresses the process for proposed development proposals and changes. There are many different stakeholders in the identified planning area, each with unique purposes, positions, plans, and priorities for development. Inconsistencies, potential for conflict, and increased public costs spurred the need for a shared vision and planning practices within this fringe area.

The Future Land Use Map incorporates this Ames Urban Fringe Plan herein by reference and it is intended to be the guide for any zoning or development proposed within its boundary. The latest adopted version of the Fringe Plan should be examined when necessary.

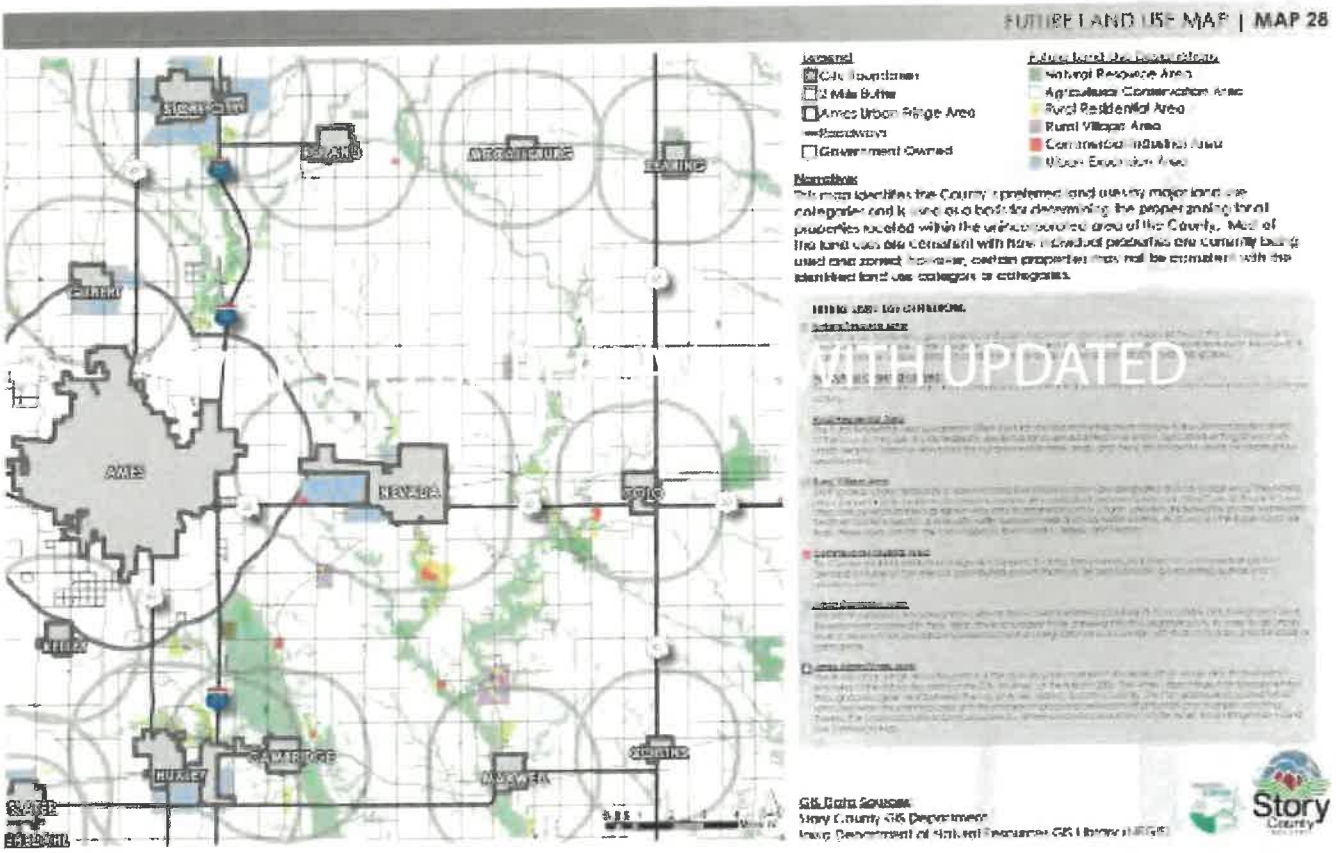
5.3 EXISTING AND FUTURE LAND USE MAPS

Existing Land Use



A full sized version of this map is included in Appendix D

Future Land Use



A full sized version of this map is included in Appendix D

Economic Prosperity

This Chapter outlines economic prosperity goals, objectives and strategies for the County.

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Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Story County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county. This report is included as an appendix to the C2C Plan so that it may be updated from time to time as new data becomes available. It is not a policy document.

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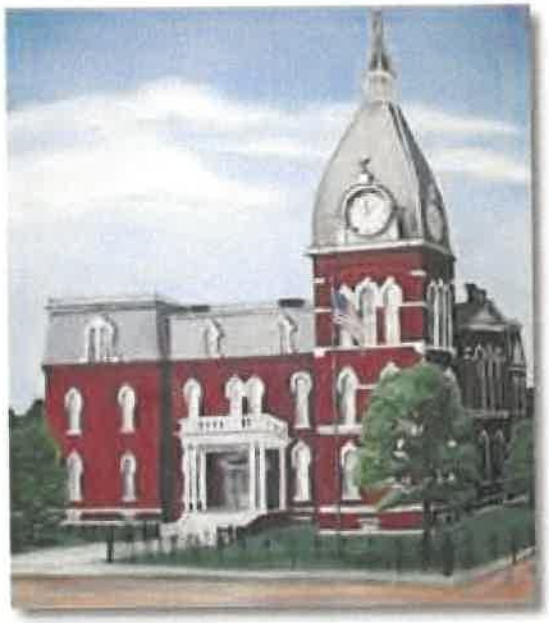
A.1 DEMOGRAPHICS

County History



The land that today is known as Story County was originally prairie, with the exception of some groves along the larger streams in the area. In 1846, the boundaries of Story County were established. The county has an area of 576 square miles.

The county was named after Joseph Story, a pre-eminent United States Supreme Court Justice, in 1853.

The first settlers in Story County came mainly from Indiana, New York, and Pennsylvania. Later, many Norwegians, Germans, and Danes came directly from overseas and inhabited the area. The first large population influx occurred during the 1850s.

Story County was not mentioned in the Federal Census in 1850, but figures from the State of Iowa put the population at 214 in 1852. By 1860, the population had increased to 4,501.

Three commissioners appointed by the Iowa Legislature selected the location of the county seat on June 27, 1853. The location was Nevada.

(Source: Story County, Iowa website)

About the Data

These indicators utilize a mixture of local, County, State, and Federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time.

Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the state level, generally reliable at the county level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. ~~To simplify tables in this Plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate.~~

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

	Village of Malibu		Chevrolet County	
	No.	Per	No.	Per
1980	124	2.2	79,564	5.0
1990	138	3.4	100,601	6.0
2000	145	10	145,452	7.0
Avg. 2005-2009	378		253,053	

← Census data

← ACS data

↑ error exceeds 10%

↑ error less than 10%

This report is a summary of current conditions and recent trends in Story County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county.

Population ~~and Age~~ Trends

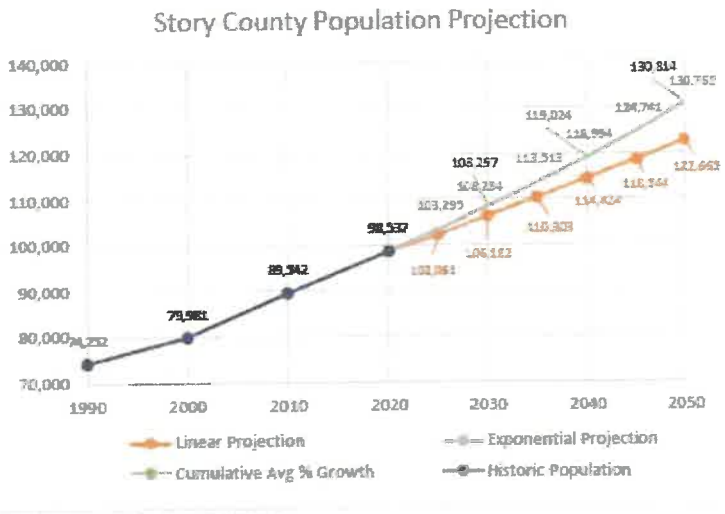
From 1990 to ~~2010~~ 2020, Story County's population ~~increased~~ grew by ~~23.8~~ 32.7%, from 74,252 to 98,537. This equates to a 0.99% average annual growth rate. Between the 2010 and 2020 Census counts, the county maintained this annual rate and experienced a 10% growth rate for the decade. ~~while the state grew by 4.5% during the same period. During this same period, only one of the municipalities within the county also saw a decrease in population (City of Zearing (-9.8%)) and a general decrease in townships (-2.3%).~~

~~Based on Woods and Poole Economics, Inc. data, the county's 2035 population is projected to be 109,258 (an increase of 22% from 2010). For comparison, the state population is projected to grow by 11.8% over the next twenty years to 3,407,575.~~

~~In 2010, the median age in the county was 26.7, which is lower than the median age for the state (36.6). Based on this data (shown in the table on the right), the county has a significantly lower ratio of persons over the age of 50, as compared to the state (24.6%, compared to 34.5% statewide).~~

POPULATION TRENDS AND PROJECTIONS

Source: ~~2010 Census, Iowa Dept. of Commerce and Economic Opportunity, and MSA Professional Services~~ 1990 – 2020 Decennial Census



Source: 1990 – 2020 Decennial Census

For comparison, from 2010 to 2020, the Des Moines, Ames, West Des Moines Metropolitan Statistical Area (Polk, Dallas, Warren, Jasper, Madison, Guthrie, Boone, and Story Counties) experienced a 14.2% average growth rate. Dallas County's growth rate was 50.7%, Polk's was 14.3%, and Warren's was 13.4%. Statewide, Story County saw the fifth highest overall growth rate after these other counties and Johnson County (16.8%). Overall, the State of Iowa's percent change in population was 4.7%.

Taking these growth trends into account, Story County can expect around 10,000 new residents by 2030, bringing the total population between 106,000 and 108,000 people. By 2050, Story County will eclipse 130,000 residents.

Growth has not been uniform across all Story County cities or unincorporated areas. The areas that were the main contributors to the county's growth from 2010-2020 are Ames, Huxley, and the unincorporated areas. Gilbert also saw a strong growth rate from 2010 to 2020 (11.9%) but a smaller numeric increase due to its size. Ames and Huxley saw rates of 12.7% and 27.9%, respectively.

From 2010 to 2020, the majority (eight) municipalities saw no increase or a decrease in population. However, of the 15 municipalities within Story County, 13 have experienced population growth since 1990. Only Zearing and the portion of Sheldahl within Story County have lost population since 1990.

MUNICIPAL POPULATION TRENDS, 1990-2010

Source: US Census

Municipal Population Trends	1990	2000	2010	2020	Numeric Change 2010-2020	% Change 2010-2020
Sheldahl (part)	171	158	156	135	-21	-13.5%
Maxwell	788	807	920	859	-61	-6.6%
Zearing	614	617	554	528	-26	-4.7%
Colo	771	868	876	845	-31	-3.5%
Story City	2,959	3,228	3,431	3,352	-79	-2.3%
Kelley	246	300	309	304	-5	-1.6%
Cambridge	714	819	827	827	0	0.0%
Collins	455	499	495	495	0	0.0%
Nevada	6,009	6,658	6,798	6,925	127	1.9%
Slater	1,268	1,306	1,489	1,543	54	3.6%
Unincorporated	9,060	9,015	8,706	9,127	421	4.8%
McCallsburg	292	318	333	353	20	6.0%
Roland	1,035	1,324	1,284	1,362	78	6.1%
Gilbert	796	987	1,082	1,211	129	11.9%
Ames	47,198	50,731	58,965	66,427	7462	12.7%
Huxley	2,047	2,316	3,317	4,244	927	27.9%
County Total	74,252	79,981	89,542	98,537	23.2%	10.0%

~~SEX and AGE, 2010~~

~~Source: 2010 Census~~

A.1 DEMOGRAPHICS

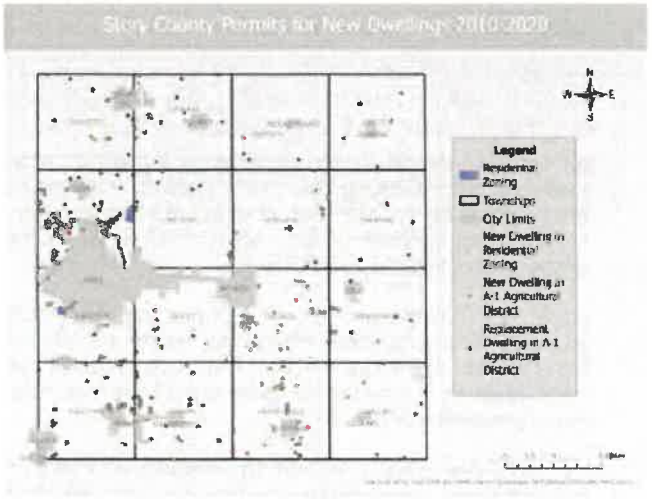
Unincorporated Growth

The unincorporated areas of Story County gained an additional 421 people from 2010 to 2020, the third-highest numeric increase when compared to Story County's cities. Permit data from the time period shows 357 new houses were constructed. Assuming an average household size of 2.62 based on Decennial Census Data, this should have resulted in a population increase closer to 935 people. Accounting for a portion of this trend, approximately 100 homes were annexed by municipalities between 2010 and 2020. Of the 177 homes built in the A-1 Agricultural Zoning District, 80 were replacing existing dwellings. Removing these two factors from the permitting trends, a population increase of 491 people, closer to that shown by the Census, would be anticipated. Outmigration from the unincorporated area as residents age or move is also anticipated.

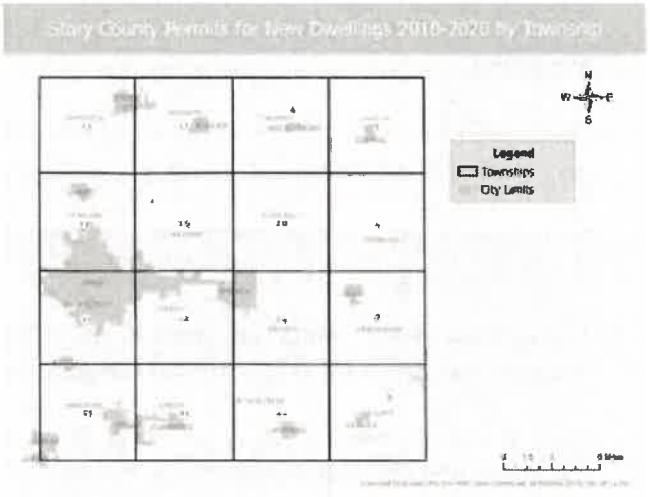
To better understand where this unincorporated growth occurred, the location of permits for new residential construction from 2010-2020 was mapped. Growth is concentrated in a few areas, with much of the unincorporated areas experiencing minimal growth or a decline in population.
Of the permits, 180 were issued in areas zoned residential (R-1, R-2, or A-R) indicating they are located in rural residential subdivisions. These rural residential areas are primarily located on the periphery of Ames.

Counts of permits for new dwellings from 2010-2020 by township show similar spatial trends. Franklin Township had 135 permits issued, the majority of permits issued for the time period. This township contains the area north of Ames where the majority of rural residential subdivisions developed during the time period. Only 28 of the permits in Franklin Township were on parcels zoned A-1 Agricultural. The remaining 107 permits were for dwellings in rural subdivisions. Indian Creek Township had 41 total permits issued, the next highest count after Franklin Township. Of these, 22 were in rural residential subdivisions. This township includes the City of Maxwell, which saw a decrease in population.

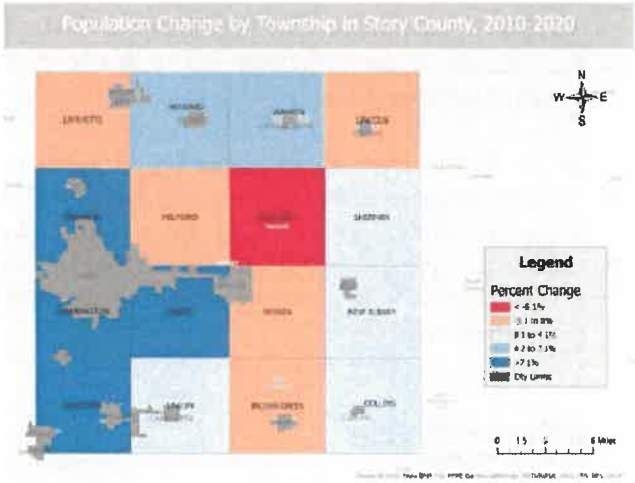
When combining both city and rural growth trends at the township level, the majority of growth in Story County is centered around Ames, Gilbert, and Huxley and the townships in which they are located.



Source: Story County Planning and Development Permit Data



Source, Story County Planning and Development Permit Data

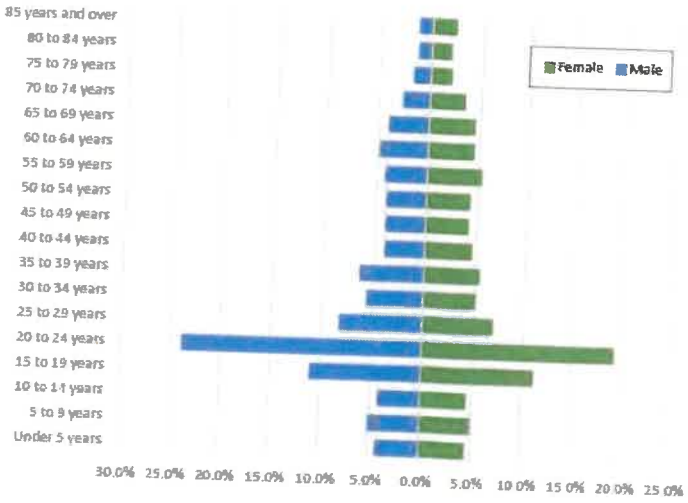


Source 2010 and 2020 Decennial Census and ArcGIS Data Enrichment

Age

In 2021, the median age in the county was 26.9. This is consistent with past data and lower than the statewide median of 38.3. The age distribution of the county remained fairly consistent with historic patterns, with a slight 2.3% increase in the population 65 and older since 2010. However, Story County continues to have a lower percentage of persons over 50 years old compared to the state, and the largest age group in the county is 20 to 24 years old. This is likely due to the presence of Iowa State University.

2021 POPULATION DISTRIBUTION BY AGE



Race and Ethnicity

The 2020 Decennial Census shows that the diversity of race and ethnicity in Story County is similar to the State of Iowa as a whole—82% of the population in Story County is white, compared to 84% statewide. In 2010, 87% of the Story County population was white. The Asian population is slightly higher in Story County than statewide, while there is a lower proportion of County residents are Hispanic or Latino. However, in 2010 3% of the population in Story County was Hispanic in Latino. By 2020, this had increased to 5.1%.

Reflective of the race and ethnicity trends, the majority of residents in Story County and the State of Iowa speak only English; however, 11.4% of Story County residents speak a language other than English. Compared to the state, a larger percentage of residents in Story County speak Asian and Pacific Island languages than statewide, while Spanish is spoken less frequently in the county than statewide.

POPULATION BY RACE AND ETHNICITY

Source: 2020 Decennial Census

	Story County		Iowa	
	Number	Percent	Number	Percent
Race				
White	81,046	82.25%	2,694,521	84.46%
Black or African American	3,019	3.06%	131,972	4.14%
American Indian and Alaska Native	324	0.33%	14,486	0.45%
Asian	5,461	5.54%	75,629	2.37%
Native Hawaiian and Other Pacific Islander	34	0.03%	5,758	0.18%
Some Other Race	2,641	2.68%	88,720	2.78%
Two or more races	6,012	6.10%	179,283	5.62%
Ethnicity				
Hispanic or Latino	5,032	5.1%	215,986	6.77%
Not Hispanic or Latino	93,505	94.9%	2,974,383	93.23%
Total	98,537	100%	3,190,369	100%

LANGUAGES IN STORY COUNTY

Source: 2017-2021 American Communities Survey Five-Year Estimates

	Story County		Iowa	
	Estimate	Percent	Estimate	Percent
Population 5 years and older	93,738		2,984,520	
Speak Only English	83,041	88.6%	2,729,246	91.4%
Speak a Language other than English	10,697	11.4%	255,274	8.6%
Spanish	1,884	2.0%	125,611	4.2%
Other Indo-European languages	2,640	2.8%	54,062	1.8%
Asian and Pacific Island	5,580	6.0%	50,668	1.7%
Other Languages	593	0.6%	24,933	0.8%
Population who speak English less than "very well"	3,869	4.1%	100,828	3.4%

A.2 HOUSING

Households and Families ~~Counts~~

According to the most recently available American Communities Survey data from the U.S. Census Bureau, Story County has an estimated 37,944 households, with an average household size of 2.29. As previously mentioned, the household size for the unincorporated areas is slightly higher (2.62 persons per household) than the countywide average according to calculations with the 2020 Census counts.

Families make up roughly 50% of all households in Story County as compared to 61.1% statewide. This lower percentage of families at the county level is likely due to the student and young adult population influence by Iowa State University, which is also reflected in the lower median age previously discussed. Similarly, Story County has fewer households with children under 18 years old or with one or more people over 65 years old than the statewide trend. Among the families with a child under 18 years old, 76.7% have at least one child of school age (between 6 to 17 years old).

HOUSEHOLDS AND FAMILIES ~~TRENDS AND PROJECTIONS~~

Source: 2017-2021 American Communities Survey Five-Year Estimates

	Story County	Iowa
Total Households	37,944	1,275,893
Average Household Size	2.29	2.42
Total Families	8,935	779,902
Average Family Size	2.90	3.02
Percentage of Family Households	49.9%	61.1%
Household Characteristics		
Households with one or more people under 18 years	21.9%	29.3%
Households with one or more people 65 year and over	23.1%	29.5%
Householder living alone	32.0%	29.8%
Living alone and 65 years and over	10.0%	12.3%
Children		
Households with children of householder under 18 years	7,912	347,850
Under 6 years only	23.3%	22.1%
Under 6 years and 6 to 17 years	21.6%	21.7%
6 to 17 years only	55.1%	56.2%

Growth Projections

In 2020, Story County completed a countywide, comprehensive housing needs study. This study focused on housing needs in the county outside of Ames, providing clarity and detail beyond the general countywide housing trends outlined in the C2C Plan from 2015, which projected an increase of approximately 12,680 households between 2010 to 2030 or approximately 13,254 housing units, an increase of 36%. This projection included housing growth in the City of Ames.

Because Ames's population size has a large influence on countywide data, looking at housing in Story County outside of Ames is an extremely helpful tool to inform County housing goals and objectives. The housing study projected housing needs for each community and unincorporated Story County (excluding Ames) by 2040. Huxley has the highest projected housing demand, with over 1,000 homes needed to meet future growth, while Nevada (514) and the unincorporated areas (327) are the next largest sources of demand. This translates to a need for 148 housing units to be constructed annually outside of Ames and within Story County. From 2015-2019, an average of 130 homes were built per year countywide (excluding Ames) with an average of just 115 home/year in 2018-2019. Construction activity will need to increase to close the gap between supply and projected demand.

HOUSING UNITS PROJECTIONS, 2000-2030 2020-2040

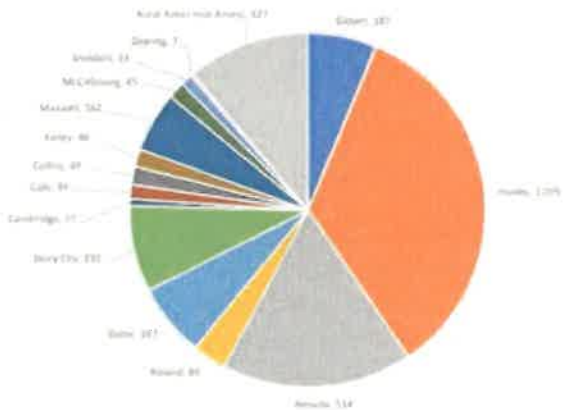
Source: RDG Planning and Design

Figure 4.4: Story County Housing Needs, excluding Ames

	2020	2025	2030	2035	2040	Total
Population at End of Period	31,448	32,726	34,057	35,441	36,881	
Household Population at End of Period	31,030	32,291	33,603	34,969	36,390	
Average People per Household	2.40	2.40	2.40	2.39	2.38	
Household Demand at End of Period	12,929	13,455	14,001	14,647	15,322	
Projected Vacancy Rate	5.0%	5.5%	6.0%	6.3%	6.5%	
Unit Needs at End of Period	13,609	14,238	14,895	15,623	16,387	
Replacement Need (total lost units)		45	45	45	45	180
Cumulative Need During Period		673	702	773	809	2,958
Average Annual Construction		135	140	155	162	148

Source: RDG Planning & Design

Figure 4.5: 2020-2040 Housing Needs By City



Households refer to the people living in a household, while housing units refer to the structures in which people could live, vacant or not.

Occupancy and Housing Stock

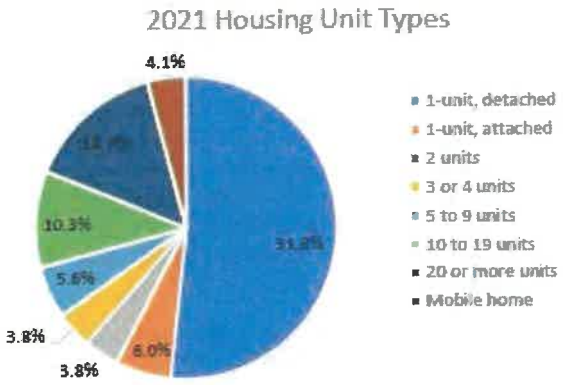
Story County's housing stock, including that in the City of Ames, remains ~~is~~ predominantly single family homes, ~~at~~ although the percentage of housing stock that is single-family detached homes fell from 58.5% in 2011 to 51.8% in 2021. ~~of total housing units. Multi-family housing in the county is variable in number of units per dwelling with 8.1% having two to four units, 6.5% with five to nine units, and 22.6% having more than ten units.~~

~~A thin majority of~~ The 2017-2021 American Communities Survey Five Year Estimate occupancy data indicate that 55.8% of county residents ~~(52.4%)~~ live in owner-occupied housing, which is comparable with 2010 Census data. ~~Owner occupancy percentages have shown a decline over the past decade due in part to the increase in multi-family using units, university students and a more mobile workforce. The~~ hHomeowner vacancy ~~rate~~ is at 0.2% while rental vacancy has increased over the past decade to 7.1%. Typically, a healthy or natural vacancy rate for rentals is between 7-8% and 2% or less of owned units. ~~increased in the 2000 Census to 1.5% and has stayed there for the last Census, compared to 1.2% in 1990. The increase is consistent with the effects of the Great Recession seen around the country, though the effect on home vacancy was more subdued here. Nationwide, vacancy rates increased from 1.6% to 2.6% over that same period. 1.5% to 2% is a healthy range.~~

~~The housing stock in Story County has 15.2% of residential structures built prior to 1940. The county has seen a relatively consistent increase in housing stock, with 63.2% of houses built between 1970-2010, though there was a large drop off in 2010 most likely do to the effects of the Great Recession.~~ The age of housing stock shows the percentage of homes built in each decade has slowly declined since 1990, reflecting the housing gap facing the county.

2021 HOUSING UNIT TYPES ~~2007-2011 AVG~~

Source: 2017-2021 American Communities Survey Five-Year Estimates



OCCUPANCY

Source: American Communities Survey Five-Year Estimates

Occupancy	2011-2015 Estimates	2015-2019 Estimates	2017-2021 Estimates
Total housing units	37,688	39,962	40,869
Occupied housing units	95.3%	94.6%	92.8%
Vacant housing units	4.7%	5.4%	7.2%
Homeowner vacancy rate	1.0%	0.5%	0.2%
Rental vacancy rate	1.7%	3.7%	7.1%
Owner-occupied	53.4%	53.5%	55.8%
Renter-occupied	46.6%	46.5%	44.2%

YEAR STRUCTURE BUILT, 2021 ~~2007-2011 AVG*~~

Source: 2017-2021 American Communities Survey Five-Year Estimates

Affordability and Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered "affordable" when the owner or renter's monthly housing costs do not exceed 30% of their gross monthly income. ~~Based on the rolling average between 2007-2011, roughly 53.7% of county renters and approximately 13.4% of homeowners exceeded the "affordable" threshold. While these numbers are important indicators of affordability, it is also important to note that some residents may be paying more than 30% of their income on housing by choice, rather than by necessity.~~

~~The median rent in the county ($738) is substantially higher than the state median ($670).~~

~~The county's median home value increased 43% from 2000 ($115,800) to the most recent ACS data (rolling average from 2009-2013) at $165,800 which is significantly higher than the state's median value of $134,700.~~

Median housing values for owner-occupied units in Story County increased by 28.3% over the past decade based on five-year American Communities Survey Estimates. Statewide, there was an increase of 24.5% in the median owner-occupied value. The 2016-2021 American Communities Survey Five-Year estimate for median owner-occupied unit in Story County is $205,300 versus $160,700 for the State of Iowa.

For renters, the median gross rent price in Story County increased by 32.6% from the five-year estimates for 2006-2011 to those for 2016-2021, which matches the increase seen statewide for the time period. Similar to home values, the median rental price in Story County is higher than in the state ($947 vs $845).

To see how these prices translate to affordability, the percentage of owners and renters who pay above 30% of their income for housing is examined, a threshold referred to as "cost-burden." In 2011, 20.1% of owners were cost-burdened, while in 2021, 19.3% of owner-occupied units with a mortgage were cost-burdened. For renters, 53.9% were cost-burdened in 2011 and 52.2% were in 2021 (based on gross rent). The percentage of cost-burdened households have remained steady over the past decade, however, improvements in affordability, especially at certain income levels are needed.

GROSS RENT

Source: American Communities Survey Five-Year Estimates

Gross Rent	2006-2011	2016-2021
Less than $500	12.4%	6.6%
$500 to $999	71.1%	50.2%
$1,000 to $1,499	13.4%	31.0%
$1,500 or more	3.1%	12.3%
Median (dollars)	$714	$947

VALUE (FOR HOMES WITH MORTGAGES)

Source: American Communities Survey Five-Year Estimates

Value for Owner-Occupied Units	2006-2011	2016-2021
Less than $50,000	6.4%	6.3%
$50,000 to $99,999	11.6%	6.0%
$100,000 to $149,999	27.0%	13.9%
$150,000 to $199,999	22.2%	21.6%
$200,000 to $299,999	21.8%	31.0%
$300,000 to $499,999	8.5%	17.9%
$500,000 to $999,999	2.1%	3.0%
$1,000,000 or more	0.2%	0.3%
Median (dollars)	$159,900	$205,300

SELECTED MONTHLY OWNER COSTS; ~~AVG 2009-2013~~

Source: American Communities Survey Five-Year Estimates

Selected Monthly Owner Costs as Percentage of Income		
Percentage of Income	2006-2011 Housing units with a mortgage	2016-2021 Housing units with a mortgage 2016-2021
Less than 20.0 percent	45.5%	54.4%
20.0 to 24.9 percent	21.7%	15.9%
25.0 to 29.9 percent	12.6%	10.4%
30.0 to 34.9 percent	7.8%	7.8%
35.0 percent or more	12.3%	11.5%

GROSS RENT AS PERCENTAGE OF INCOME, ~~AVG 2009-2013~~

Source: American Communities Survey Five-Year Estimates

Gross Rent as a Percentage of Income	2006-2011	2016-2021
Less than 15.0 percent	11.0%	11.9%
15.0 to 19.9 percent	13.8%	12.4%
20.0 to 24.9 percent	11.5%	11.9%
25.0 to 29.9 percent	9.8%	11.6%
30.0 to 34.9 percent	6.9%	6.9%
35.0 percent or more	47.0%	45.3%

Story County Housing Needs Study - 2020

The 2020 Story County Housing Needs Study identified housing needs at various price points based on the distribution of income levels of Story County residents (excluding those in the City of Ames). This analysis revealed a gap in the existing housing stock for affordable options for households with an income of 0-50% of the Area Median Income (AMI). These homes are valued at under $60,000 for homes and under $500 for rentals. There are also high levels of unmet demand for households making above $75,000—these homes are valued at $200,000 and above or above $1,500 in rent. The study indicated a large surplus of housing options for households with incomes between 50% and 140% of the AMI. This suggests housing needs are greatest at high and low price points to accommodate those making under 50% of the median income and above 140%.

Figure 2.23. Housing Affordability, Story County excluding Ames

Source: American Community Survey, 2014-2018; RDG Planning & Design

Housing: A Place to Call Home

Story County, City of Ames, and Iowa State University sponsored a housing conference in March 2016. The event, organized by A Mid-Iowa Organizing Strategy (AMOS) and called "A Place to Call Home: Options for Housing Stability in Ames and Story County," focused on identifying and building support for long-term solutions to low-cost housing in the Ames area.

The agenda included the following topic areas:

"The Effects of Housing Instability on Ames and Story County" Presentation of data for Ames/Story County on current situation

Summary: brief presentation based on recent data gathered and analyzed regarding Story County and its cities. It clearly points to issues facing the private sector, local governments, and renters and home-buyers with limited means, as they seek that a diversity of housing be available so people can live in their preferred community.

Best Practices of Local Housing Trust Funds: Why they are needed, what have they accomplished in Iowa?

Summary: an overview of trust funds and their impact on housing in Iowa and information regarding experiences with developing and implementing a local housing trust fund.

Tools and Resources in the Development of Affordable Housing: The Role of Developers.

Summary: tools and resources used to successfully build low-cost units across the state.

Housing Resources for Non-Profits

Summary: How can non-profit organizations leverage external financial resources to strengthen their ability to maintain or increase housing-related services for low-income persons and families?

Innovative Solutions to Affordable Housing, Jobs, and Transportation in Urban and Rural Areas.

Summary: How can unique solutions be provided in both Ames and rural areas of Story County? What policies might allow low-income workers in particular to live closer to their work place? Are there reliable and inexpensive public or collective transport options that will complement private autos?

The identified goals for the conference included:

- Bring together housing stakeholders (builders and developers, realtors, not-for-profits, local governments, neighborhood associations, transportation entities serving Ames and Story County, community school districts, the Iowa State University community, and residents living this issue day-to-day) so that they may understand on another's concerns and allow all to take a more realistic approach to the question of housing instability in Story County.
- Educate people about housing instability in Ames and Story County and ways in which those working in a specific Story County community could acquire quality affordable housing there. This includes drawing on experiences with other localities, and assessing resources and circumstances.
- Catalyze actions that wide housing options for low-income workers and other disadvantaged members in Story County communities. The concept of a local Housing Trust Fund as an initial step toward dealing more broadly with local housing instability was proposed.

Commuting

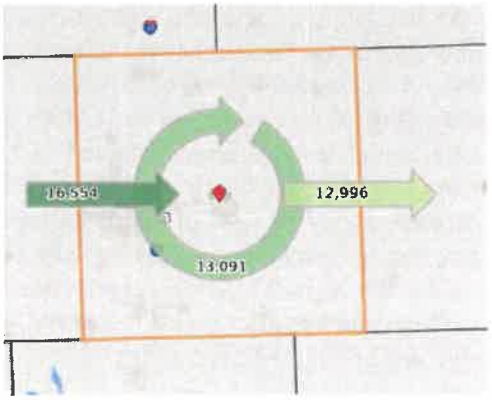
Commuting patterns have remained consistent over the past decade. Based on 2016-2021 American Communities Survey estimates, approximately 45.9% of residents have a commute under 15 minutes, while the mean commute time was 18.4 minutes. This is below the state average of 19.6 minutes.

Most Story County residents drive alone to work (70.0%) This percentage is down from 81.1% in 2013 (based on 2009-2013 American Communities Survey estimates). This change is reflected in an increase in the percentage of workers who work from home from (2.9% in 2013 to 9.4% in 2021), likely an effect of the COVID-19 pandemic. Compared to the state, Story County residents are also much more likely to use public transportation, walk, or use other means to get to work. This results in less workers commuting in a personal vehicle alone and more diversified commuting patterns.

More Story County residents (81.5%) stay in the County to work than is typical statewide (75.7%). Based on the 2019 Census OnTheMap tool, 13,091 commuters stay in the County for work. There are 12,996 out-commuters and 16,554 in-commuters to Story County. Looking at the distance from home to work by Census Block (for the primary job of an individual worker), over 50% of workers commute to a Census Block located less than 10 miles in any direction for work, with 70.5% commuting 24 or fewer miles. The majority of residents commuting 25-50 miles away commute south (likely to the Des Moines Metro area). Those commuting more than 50 miles mostly commute to the east (likely Marshalltown or Cedar Rapids).

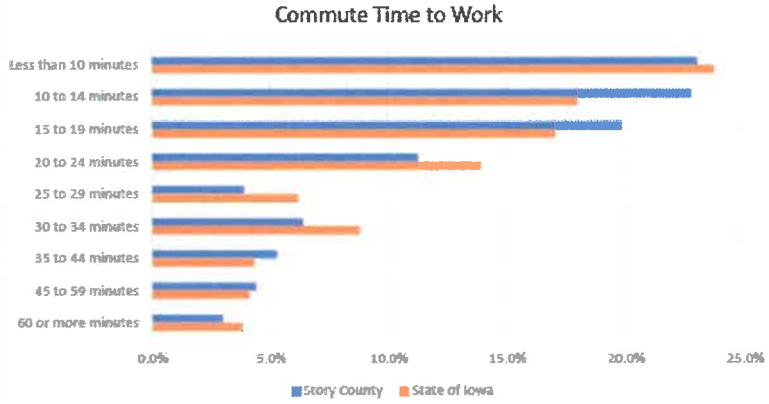
~~PERCENTAGE OF~~ PATTERNS OF COMMUTING

Source: ~~American Community Survey~~ Census OnTheMap, 2019



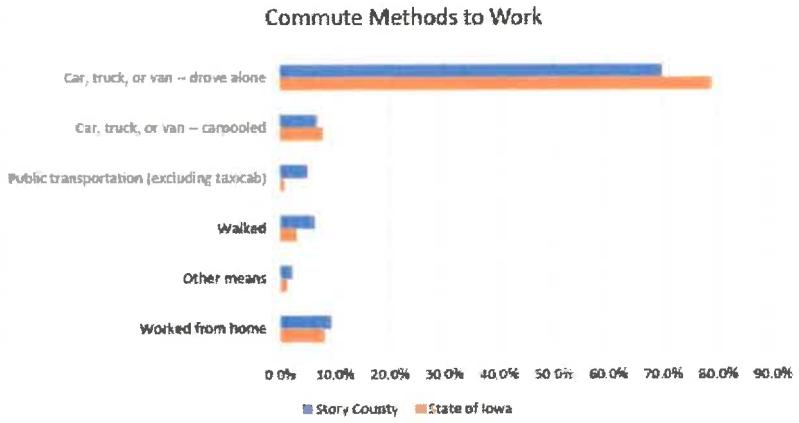
COMMUTING TIME TO WORK~~, 2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021



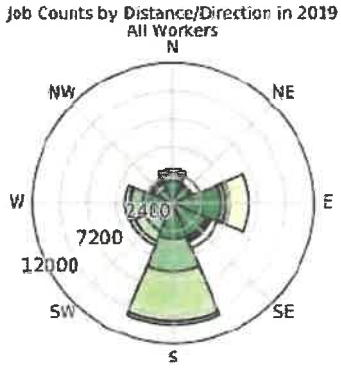
COMMUTING METHODS TO WORK~~, 2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021



JOB COUNTS BY DISTANCE/DIRECTION

Source: Census OnTheMap, 2019

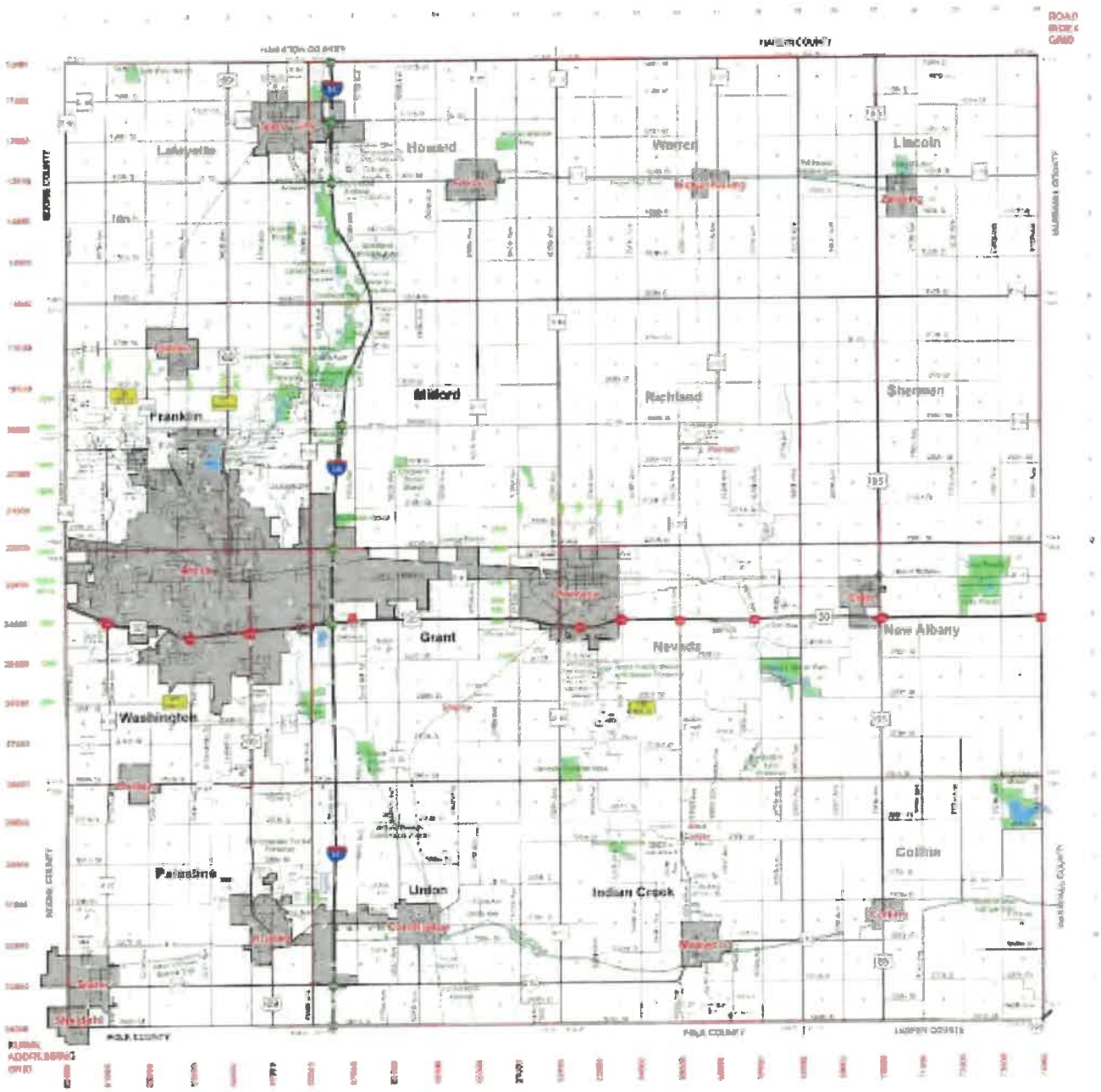


Jobs by Distance - Home Census Block to Work Census Block

	2019 Count	Share
Total Primary Jobs	36,705	100.0%
Less than 10 miles	19,186	52.3%
10 to 24 miles	6,690	18.2%
25 to 50 miles	6,319	17.2%
Greater than 50 miles	4,510	12.3%

Story County Transportation Map

Story County Official Road Map, 2022



Major Modes of Travel

Road Classifications

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide. In general, roadways with a higher functional classification should be designed with limited access (i.e. fewer driveways) and higher speed traffic.

Lincoln Highway

The Lincoln Highway was once the most famous road in America. It was the first successful transcontinental highway and served as the catalyst for the driving improvements then demanded by an increasingly mobile public. The Lincoln Highway was the first successful, all-weather, coast-to-coast, automobile highway. The Lincoln Highway bisects Story County and runs parallel to the north of Highway 30.

Jefferson Highway

The Jefferson Highway was organized in 1915, running in a north-south direction between New Orleans and Winnipeg. Colo is the location of the intersection of the Lincoln and Jefferson Highways where the L&J Service station is named in honor of the two highways.

Aviation Service

The James Herman Banning Ames Municipal Airport is a City-owned public use airport. The airport has two paved runways (01/19 and 13/31) which are 5,701 and 3,491 feet long, respectively. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities and ISU.

Truck Routes

Story County has six major roads:

- Interstate 35
- US Highway 30
- US Highway 65
- US Highway 69
- Iowa Highway 210
- Iowa Highway 330

Roadway Improvement Projects

Iowa's Five Year Highway Improvement Program identifies projects by county and project limits. Below is a list of projects to be completed during the ~~2016-2020~~ 2023-2028 period within Story County.

PLANNED ROAD IMPROVEMENTS

Source: Iowa Department of Transportation

Highway	Location	Year	Type of Work
30	South Skunk River 1.2 Miles West of I-35 (eastbound/westbound)	2025	New/Replacement Bridge
30	West Branch of Indian Creek 0.5 miles East of County Road S14 (westbound)	2028	Bridge Deck Overlay
30	610th Avenue Interchange at Nevada	2025	New Bridge, Grading and Paving
30	0.5 miles east of I-35 to East of 590th	2024	Paving
I-35	Story Overlook 3.6 miles north of E29 (southbound) (remove)	2027	Grading
I-35	North of County Road E57/260th Street to 0.6 miles north of US 30	2028	Grade and Pave
69	South of Jewel Drive to North of Bloomington Road in Ames	2024	Pavement Rehab
69	Walnut Creek 0.2 miles north of County Road E57	2024	Bridge Replacement

Railroad Service

Passenger rail is not directly available in Story County. The closest Amtrak station is located in Osceola, Iowa around 80 miles south of Story County. Three rail lines pass through Story County all controlled by the Union Pacific Railroad Company. The line commonly referred to by Union Pacific as the Overland Route runs east to west through Story County on its route from Chicago, Illinois to Oakland, California. The Overland Route passes through the Story County communities of Colo, Nevada, and Ames. The line commonly referred to by Union Pacific as the Spine Line runs north to south through Story County on its route from Minneapolis, Minnesota, and Kansas City, Missouri. The Spine Line passes through the Story County communities of McCallsburg, Nevada and Cambridge. The third line in Story County, whose origin is in Ames, passes through the Story County communities of Gilbert and Story City.

Transit Service

HIRTA (Heart of Iowa Regional Transit Agency) provides door - to - door transit services in the counties of Boone, Dallas, Jasper, Madison, Marion, Story and Warren. All rides are open to the general public, including persons with disabilities. There are two intercity bus services Jefferson Lines and Burlington Trailways in Story County. Des Moines Area Regional Transit (DART) offers a Rideshare carpool/vanpool commuter database.

Water Trail

The National Water Trails System is a distinctive national network of exemplary water trails of local and regional significance that are cooperatively supported and sustained. The trail system has been established to protect and restore America's rivers, shorelines and waterways and to increase access to outdoor recreation on shorelines and waterways.

Skunk River Water Trail

A part of the state's 4th largest drainage basin, the South Skunk travels 193 miles from Northeast Hamilton County to the confluence with the North Skunk in Southeast Keokuk County. From the confluence, the Skunk River flows another 70 miles to the Mississippi River South of Burlington.

Story County Skunk River access points are located at:

- Story City Park #246
- Lekwa Access #242
- Anderson Access #239
- Soper's Mill #235
- West Peterson Park #233
- Sleepy Hollow #230
- River Valley Park #227
- South 16th Street #224
- 265th Street #220
- Askew Bridge #217
- C.J. Shreck Access #212

Pedestrian and Bike Network

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. Sidewalks are prevalent within the county's municipalities, but they are not found everywhere. In unincorporated areas sidewalks are rare.

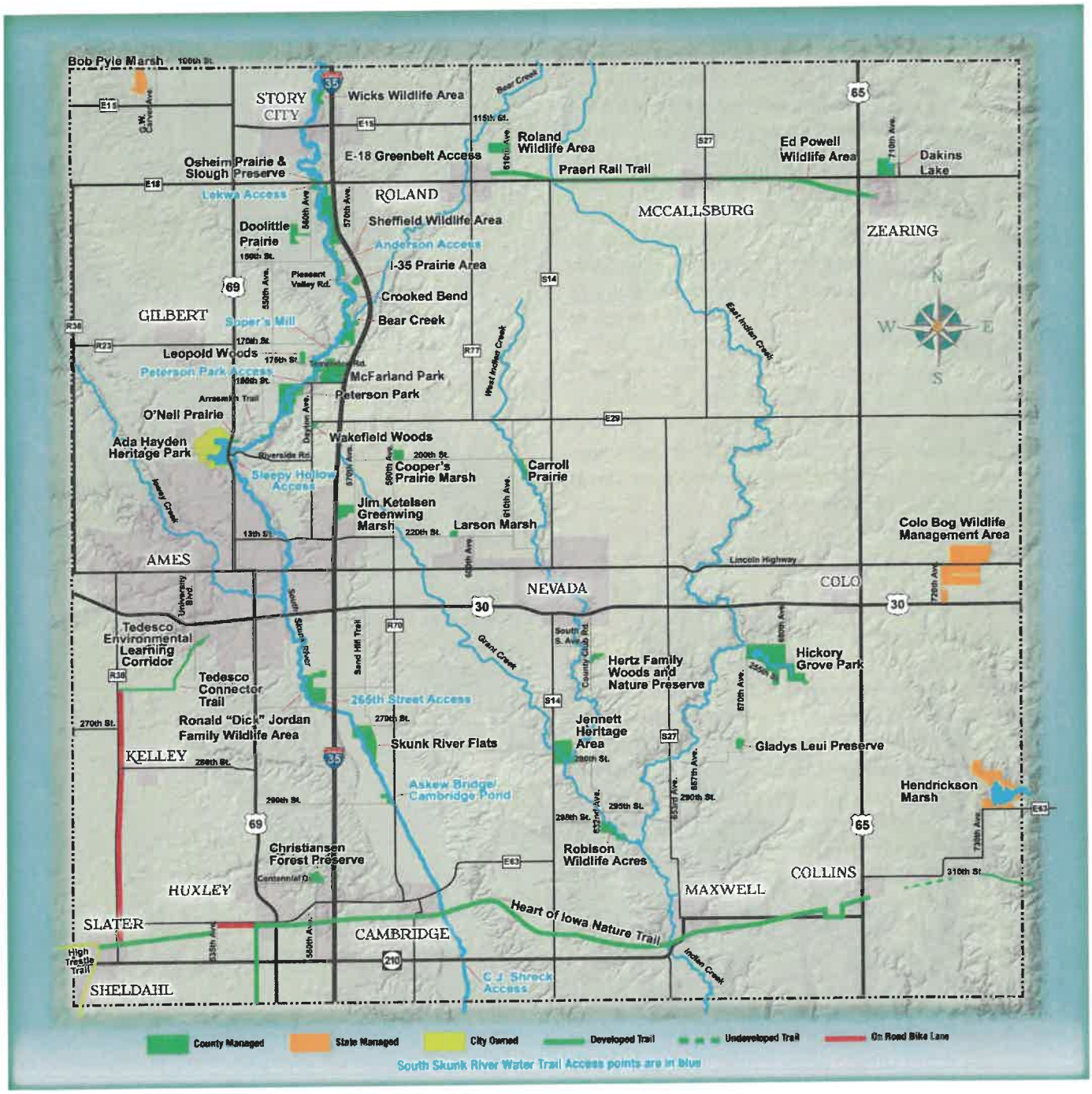
~~The Skunk River Greenbelt Trail System Map (shown on the next page) displays the bicycle "level of service" for the major roadways within the planning area. The levels of service are:~~

- ~~"Developed" (dark green),~~
- ~~"Undeveloped" (dark green dashed),~~
- ~~"On Road" (brown)~~

There are several local and regional trails within Story County. The High Trestle Trail and Heart of Iowa Nature Trail are the two regional trails in Story County. The High Trestle Trail is a 25-mile trail that runs between Ankeny, on the outskirts of Des Moines, and Woodward. You can pick up the paved corridor in several places, but a great staging point is Slater. It is the trail's hinge, where you can swing south 12.2 miles toward Ankeny or aim west 12.7 miles to Woodward (or travel nearly 30 miles east on the Heart of Iowa Nature Trail).

The Heart of Iowa Nature Trail offers expansive views plus significant prairie remnants east of Slater, a pioneer cemetery and historical museum in Maxwell, heavily wooded tracts near Cambridge and Maxwell and two wetland areas west of Cambridge. A double track allows room for horses. Between Collins and Rhodes, trail users cross the Hoy Bridge, which is 212 feet long and 60 feet tall. This unique, massive concrete arch bridge was built in 1912 to accommodate a double railroad over Clear Creek.

~~Skunk River Greenbelt~~ Trail System Map



A.4 ECONOMIC PROSPERITY

Education and Income

Education attainment data ~~can~~ provides insights into the ~~quality of the~~ existing labor force in Story County and identifies needs and opportunities for workforce training ~~including the availability of skilled and professional workers and the need for training opportunities~~. The 2016-2021 American Communities Survey data ~~from the American Community Survey (2009-2013) shows~~ estimate that ~~the percentage of county~~ 96.9% of residents over 25 years ~~or~~ older in Story County have ~~had~~ at least a high school ~~diploma~~ degree, which is 4.1% ~~was slightly~~ higher than the state average and a 1.4% improvement since 2013 ~~as whole (95.5% vs 91.0%),~~. Story County continues to have a signficantly higher percent of adults with a ~~however~~ bachelor's and graduate degrees were substantially higher or higher ~~in the county~~ than the state ~~(47.7% vs 25.7%). However, high school graduates to associates degrees were substantially lower in the county versus the state (47.9% vs 65.2%).~~ The county has also seen an increase of those with a Bachelor's degree or higher of 3.4% since 2013. Now, over 50% of the population 25 years and older has a Bachelor's degree.

~~The typical correlation between education and income is somewhat reinforced here - the median family income for the county is substantially higher then the state as a whole. However, the per capita and median household income is lower in the county than the state. Despite these lower incomes, the county has less poverty than the state as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.~~

These high education levels correlate with the median family income in the county, which is almost $20,000 higher than the statewide family median ($101,971 versus $83,979, respectively). The median family income has grown 5.1% faster than the state median since 2013. The median household and per capita incomes remain slightly lower in Story County than statewide, likely due to the student and young workforce population surrounding Iowa State University. Similarly, the poverty level is higher among all people in Story County than statewide. However, the family poverty level of 5.6% is lower than the statewide, where 7.0% of Iowa families have an income below the poverty level. Poverty rates have declined slightly in Story County and the State of Iowa for both the general population and families since 2013, though goals should still focus on continuing to reduce poverty among Story County residents.

INCOME TRENDS

Source: American Communities Survey Five-Year Estimates 2016-2021

Income Trends	Story County	State of Iowa
Per Capita Income	$33,211	$34,817
Median Family Income	$101,971	$83,979
Median Household Income	$62,578	$65,429
Income below the poverty level		
All People	19.4%	11.0%
Families	5.6%	7.0%

EDUCATIONAL ATTAINMENT

Source: American Communities Survey Five-Year Estimates 2016-2021

Educational Attainment, Population 25 and over	Story County	State of Iowa
Less than 9th grade	0.7%	2.8%
9th to 12th grade, no diploma	2.5%	4.4%
High school graduate (includes equivalency)	16.8%	30.6%
Some college, no degree	17.9%	20.5%
Associate's degree	11.1%	12.0%
Bachelor's degree	30.0%	20.0%
Graduate or professional degree	21.1%	9.7%
High school graduate or higher	96.9%	92.8%
Bachelor's degree or higher	51.1%	29.7%

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to identify poverty levels. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

Existing Labor Force

Based on the tables and graphs on the right the following can be said regarding the county's existing labor force:

- The labor force in Story County continues to show positive growth over the past decade.
- The county labor force grew by 4% since 2013, almost double the statewide average of 2.37% (based on 2009-2013 and 2016-2021 American Communities Survey estimates).
- Unemployment decreased in both Story County and the state, with a very low 1.9% unemployment rate according to most recent December 2022 data from Iowa Workforce Development.
- Story County has more workers in the government sector than statewide, likely due to employment opportunities at Iowa State University, Iowa Department of Transportation, and the United States Department of Agriculture. This percentage is consistent with past trends.
- The occupational distribution in Story County remains similar, with a majority of people employed in management, business, science, and art professions. Story County now has a slightly higher percentage of residents employed in service professions than statewide.
- The largest industry in Story County is most notably educational services and health and social assistance (35.9%), which is significantly higher than the state (24.2%). Industries such as manufacturing, retail trade, finance and insurance, and real estate and rental/leasing are lower than at the state level. The large percentage of educational, health, and social services is also likely a reflection of Iowa State University as a key source of county employment.
- ~~While the state labor force grew by 6.0% between 2000 to 2013 avg., the county labor force grew by more than 11.9% for the same time period.~~
- ~~Unemployment rates increased at a similar rate for both the state and Story County between 2000 and 2013 avg. by 1.6% and 1.8%. These higher unemployment rates are attributable to the "Great Recession" that began in 2007.~~
- ~~Based on the American Community Survey (2007-2011), nearly 65.8% of workers in Story County earn a private sector wage and salary. This compares to 79.0% statewide.~~
- ~~Residents in Story County and the state are primarily employed in "Management, Business, Science, and Arts Occupations," over 44% for Story County and 34% for the state.~~
- ~~The largest industries in the county include Educational, Health and Social Services (36.5%), Manufacturing (10.2%), and Retail Trade (9.5%).~~

Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

EMPLOYMENT STATUS

Source: Iowa Workforce Development

Employment Status	Story County	State of Iowa
In Labor Force (ACS 2013-2019)	52,274	1,650,140
Unemployment Rate	6.2%	5.8%
In Labor Force (ACS 2016-2021)	54,367	1,689,338
Unemployment Rate*	1.9%	3.0%

*Latest Dec. 2022, Not seasonally adjusted

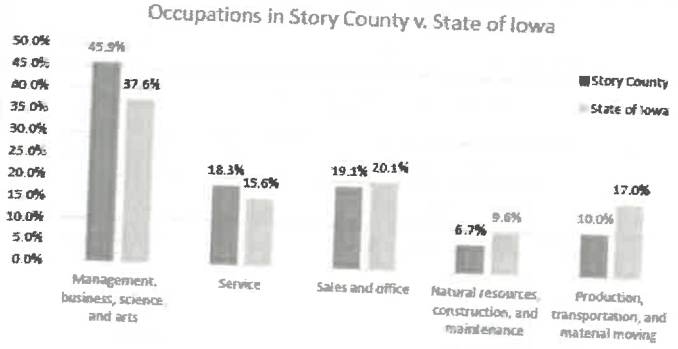
CLASS OF WORKER

Source: American Communities Survey Five-Year Estimates 2016-2021

Class of Worker	Story County	State of Iowa
Private wage and salary workers	65.5%	79.7%
Government workers	30.2%	13.8%
Self-employed in own not incorporated business workers	4.1%	6.4%
Unpaid family workers	0.2%	0.2%

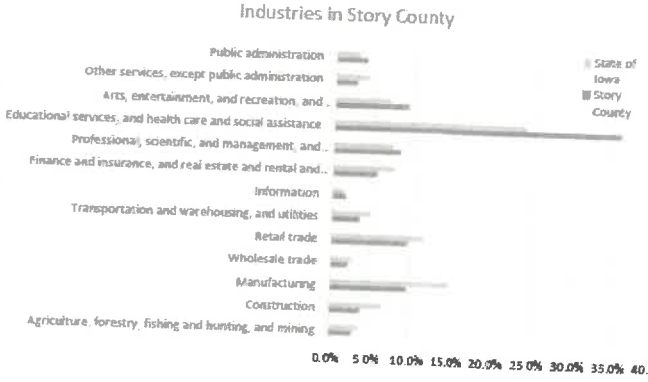
OCCUPATIONS IN STORY COUNTY VS. STATE OF IOWA, ~~2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021



INDUSTRY, ~~2009-2013 AVG~~

Source: American Communities Survey Five-Year Estimates 2016-2021



Finally, the 2019 Census on the Map tool shows employment clusters with jobs per square mile. Most clusters are in Ames, Huxley, and Story City with the clusters centering on industrial parks and other areas where large manufacturers have clustered (e.g. 13th Street and Dayton Avenue in Ames).

Source: Census OnTheMap, 2019

Parks and Recreation

There are 1,500+ acres of parkland throughout Story county controlled by various entities. Hickory Grove Park is the largest and most popular of Story County's parks. This 445-acre multiple-use recreational area southwest of Colo contains a 98-acre lake stocked with largemouth bass, bluegill, crappie, channel catfish, and grass carp. Ada Hayden Heritage Park in Ames is an other notable park, which is comprised of over 430 acres.

Hickory Grove Park
Source: www.traveliowa.com

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

	2010	2020	2030
Population	89,542	96,451	104,962
Demand (6 acres / 1,000)	537	579	630
Demand (12 acres / 1,000)	1075	1157	1260
Total Supply	1523.59		
Surplus Deficit (6 acres / 1,000)	986.59	944.59	893.59

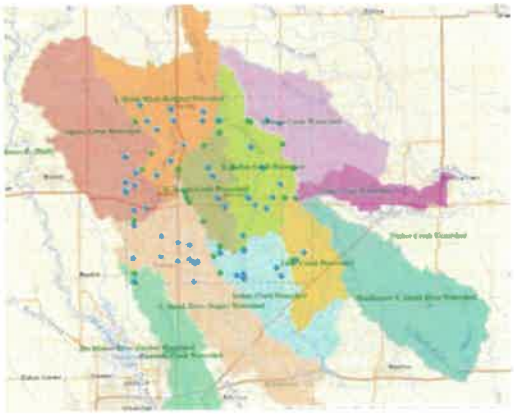
The National Recreation and Park Association (NRPA) recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- Mini Parks - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- Neighborhood Playgrounds - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- Neighborhood Parks - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- Community Play fields/Parks - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

Utilities and Services

Wastewater Treatment

Wastewater is typically managed by municipal collection and treatment systems in each of the municipalities, and by private septic systems in the rest of the county.



Stormwater Management

~~Stormwater management typically includes the collection and controlled release of storm runoff to natural receiving systems, typically through detention and/ or retention facilities. Story County has two watershed management plans, the Squaw Creek Watershed Plan and the Hickory Grove Lake Action Plan. These plans are available at the Story County website. Story County is a founding member of the Squaw Creek Watershed Management Authority.~~

In early 2017, the Board of Supervisors brought on a consulting firm to develop a countywide watershed assessment for Story County. By looking at watersheds on a smaller scale – technically, the Hydrologic Unit Code (HUC) 10 and 12 watershed levels – a comprehensive assessment that identifies watershed-specific goals and implementation strategies addressing education, outreach, and water quality improvement goals was developed. Story County is leading the state as the first county to look at watersheds at the county-wide level.

Story County has four watershed management plans. These plans and the county-wide assessment are available on the Story County website and summarized below:

Ioway Creek Watershed

Story County was part of a larger effort by the Ioway Creek Watershed Management Authority to develop a comprehensive watershed plan for the Ioway Creek Watershed and is a founding member of the Squaw Creek Watershed Management Authority.

Fourmile Creek Watershed

The town of Sheldahl and the southwestern tip of the county is part of the Fourmile Creek Watershed. Completed in 2014, the management plan is used to guide all watershed improvement efforts.

Headwaters of the South Skunk Watershed

Realizing how important the South Skunk River is the public and wildlife, multiple partners came together to form the Headwaters of the South Skunk Watershed Management Authority. Late 2021 and throughout 2022, meetings with multiple stakeholders were held to produce a roadmap for addressing the most pressing water quality issues in the watershed.

Hickory Grove Watershed

Story County Conservation, in partnership with Iowa State University, and several agencies, local organizations and groups, including Iowa Department of Natural Resources, Iowa Department of Agriculture and Land Stewardship, USDA-NRCS, Story Soil and Water Conservation District, Prairie Rivers of Iowa RC&D, Iowa Learning Farms, and landowners and residents, created the Hickory Grove Lake Watershed Management Action plan. The action plan is aimed to enhance water quality, improve safety, and reduce bacteria at the beach at Hickory Grove Park.

Solid Waste and Recycling Facilities

Solid waste, yard waste, and recycling services are provided by differing contractors according to each municipality. The Arnold O. Chantland Resource Recovery Plant (RRP) located in Ames was the first municipally operated waste-to-energy facility in the nation and was built in 1975. The plant receives garbage/refuse from Ames and the surrounding communities in Story County through existing intergovernmental agreements.

Water Supply

Water supply for municipal county residents is provided through municipal well and distribution systems. Rural residents and businesses are served by private wells and rural water associations.

Telecommunications Facilities

~~There are several telecommunication providers for the Story County area. CenturyLink provides telecommunications and internet, Mediacom provides telecommunications, Nextiva provides cloud based VoIP for business phone service and Windstream Communications provides telephone service. Huxcom, Colotel, and Minerva Valley also provide more localized services. According to the Story County Technology Action Plan the County scored a 40 out of 40 for broadband access and an overall technology community assessment score of 116 out of a possible 120. The chart on the next page details service providers and their areas of service.~~

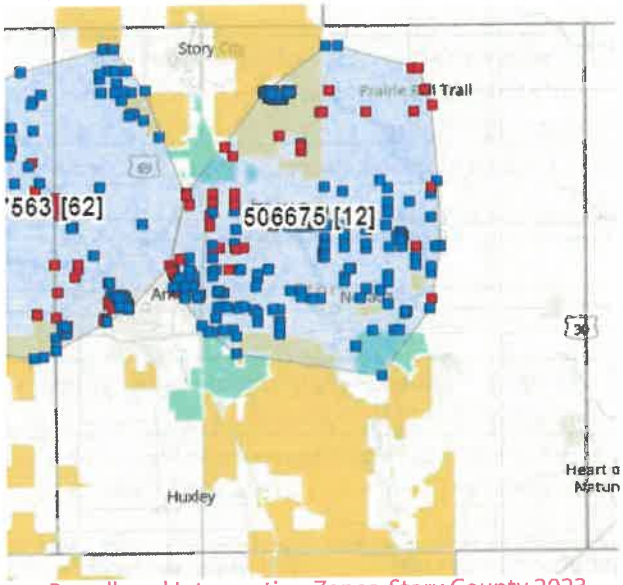
Even prior to the COVID-19 pandemic, Story County was aware of the ongoing need for greater broadband connectivity throughout the county. Dating back to 2014, when Story County became a Connect Iowa community, the county recognized the pivotal role technology plays in how businesses operate, how services are provided, and the degree to which our citizens need reliable internet access. Our Strategic Plan built on that work, stating that we will "Update and expand broadband connectivity needs assessment throughout Story County and explore options for expansion of services." COVID-19 cemented our commitment and dedication to addressing these needs.

Story County staff worked with the Greater Des Moines Partnership (GDMP) to assess broadband needs in Story County and through the Central Iowa Region through a 2020 broadband needs study. There are several areas of the county where download and upload speeds do not provide broadband-level connections. The rurality of the unincorporated areas also poses a challenge for deploying fiber.

As a first step in fulfilling connectivity needs, the Story County Board of Supervisors used American Rescue Plan Act funding to match providers' applications to the Office of the Chief Information Officer Notice of Funding Opportunity #006. Colo Telephone, Huxley Communications, and Stratford Regional Telephone (local telephone cooperatives) received $65,000 in matching funds from the County.

Story County also has two designated Broadband Intervention Zones. Portions of north central and northwestern Story County are two of 96 Broadband Intervention Zones statewide.

~~The following providers have a service footprint in Story County:~~



Iowa Broadband Intervention Zones, Story County 2023

Historic Resources

National Historic Landmarks on the National Register

Story County has one landmark on the National Historic Register. The Knapp-Wilson house is located on the Iowa State University campus in Ames. The Farm House, as it has always been known in Iowa, was built as the main building of the model farm which began in the middle of 648 acres about 30 miles north of Des Moines, and became Iowa State University.

Work was started on the house a year after a bill for the organization of a state agricultural college was passed in 1858. The kitchen wing was begun first, in 1860, and the main portion of the house in 1861. The house was substantially completed in the spring of 1864, the verandah and several outbuildings were built in 1865 and the annual report of the college that year described the building as "finished except for painting the inside work."

The Farm House, Iowa State University

National Register of Historic Places

The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. As of 2015, Story County has thirty-four national registered historic places.

NATIONAL REGISTER OF HISTORIC PLACES

Source: National Park Service

Site	Location
Agriculture Hall	Ames
Alumni Hall	Ames
Ames High School	Ames
Bandshell Park Historic District	Ames
Budd, Prof. J.L., Sarah M., and Etta Budd, House	Ames
Christian Petersen Courtyard Sculptures, and Dairy Industry Bldg	Ames
Colonials Club House	Ames
Delta Upsilon Chapter House	Ames
Engineering Hall	Ames
Iowa Beta Chapter of Sigma Phi Epsilon	Ames
Knapp-Wilson House	Ames
MacDonald, Gilmour B. and Edith Craig, House	Ames
Marston Water Tower	Ames
Morrill Hall	Ames
Municipal Building	Ames
Old Town Historic District	Ames
Pleasant Grove Community Church and Cemetery	Ames
Roosevelt School	Ames
Sigma Sigma-Delta Chi Fraternity House	Ames
Skunk River Bridge	Ames
Mulcahy Barn	Colo
Keigley Branch Bridge	Gilbert
Octagon Round Barn, Indian Creek Township	Iowa Center
Wood, William Kennison, House	Iowa Center
Calamus Creek Bridge	Maxwell
Briggs Terrace	Nevada
East Indian Creek Bridge	Nevada
Edwards-Swayze House	Nevada
Nevada Downtown Historic District	Nevada
Sheldahl First Norwegian Evangelical Lutheran Church	Sheldahl
Grand Auditorium and Hotel Block	Story City
Henryson, Henry T. and Emilie (Wiese), House	Story City
Herschel--Spillman Two-Row Portable Menagerie Carousel	Story City
Lincoln Township Mausoleum	Zearing

A.7 COLLABORATION AND PARTNERSHIPS

Existing Areas of Collaboration

Local Units of Government	Existing Cooperation Efforts
County and municipal governments	Law enforcement services and support by the Story County Sheriff's Department, Story County Emergency Management Agency
Various combinations of municipal governments throughout the county	Fire, EMS services and animal control agreements
~~Story County, Gilbert and Ames~~	~~Ames Urban Fringe Plan and 28E Agreement~~
Story County, Nevada	28E Agreement
Story County and municipalities	TIF Funded Urban Renewal Projects, façade grants, Story County Economic Development Group
Various counties and municipalities ~~(see below)~~	~~Squaw Creek Watershed Management Plan~~ Watershed management plans – Ioway Creek, Four-Mile Creek, Headwaters of the South Skunk
Story County, municipalities ~~and~~ schools, Iowa State University	Multi-Jurisdictional Multi-Hazard Mitigation Plan

~~The Squaw Creek Watershed Management Authority partners are: Story County, Boone County, Webster County, Hamilton County, City of Ames, City of Gilbert, City of Stanhope, City of Stratford, Story County Soil and Water Conservation District, Boone County Soil and Water Conservation District, Hamilton County Soil and Water Conservation District, and Webster County Soil and Water Conservation District.~~

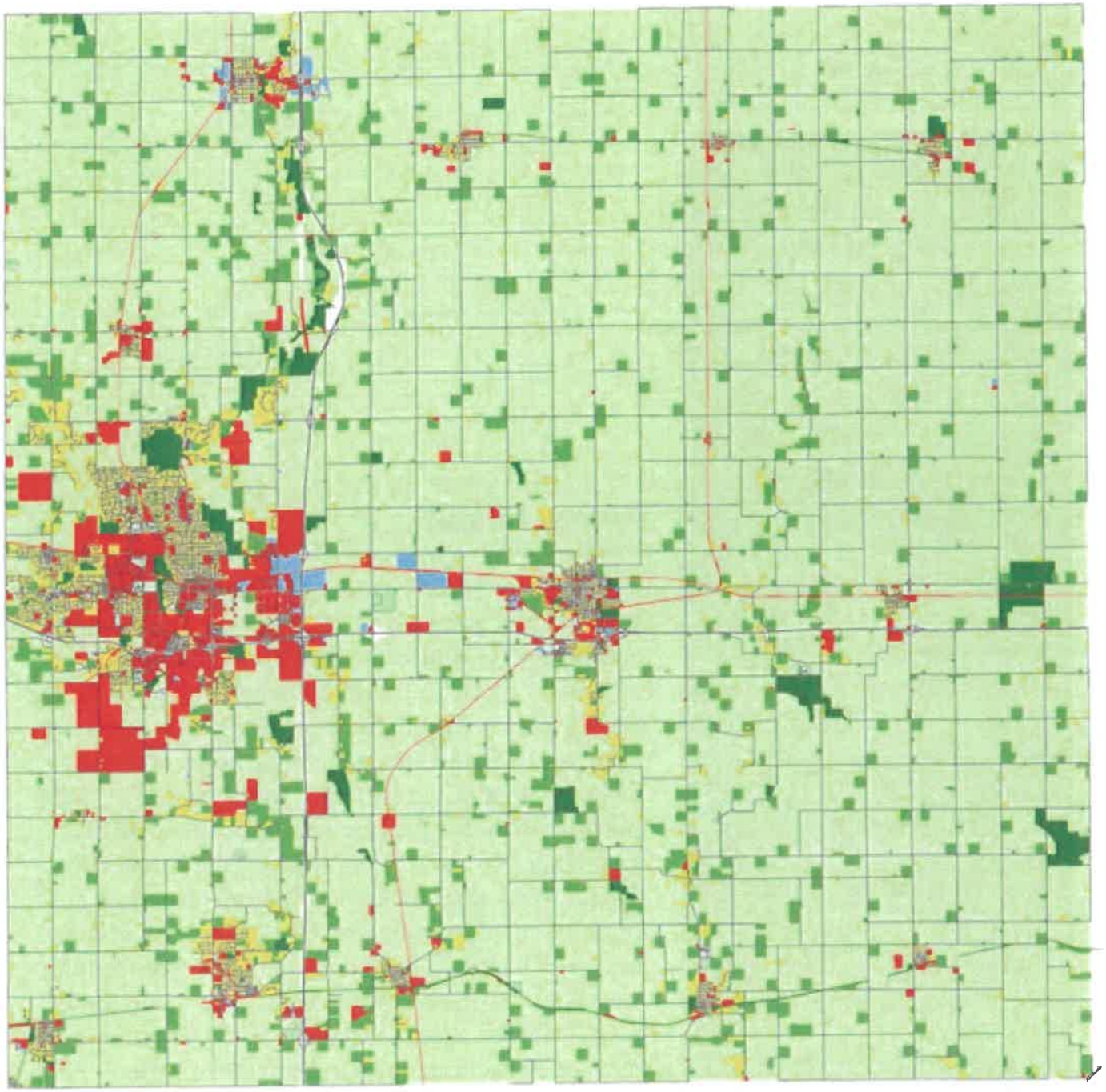
Story County ASSET

The Story County ASSET (Analysis of Social Service Team) has existed in Story County since 1985. ASSET brings together five major funders of human services programs in a collaborative, volunteer-led effort to coordinate local planning, assess needs, evaluate the capabilities of agencies to provide programs, and recommend funding for programs. Members include:

- City of Ames
- ~~Iowa Department of Human Services~~
- Iowa State University ~~Government of the~~ Student ~~Body~~ Government
- Story County
- United Way of Story County

A.8 LAND USE

Existing Land Uses



This map illustrates the type and location of the following land uses in Story County: agricultural, agricultural dwelling, commercial, industrial, parks and open space, residential, railroad, university, civic, and government owned.

This map provides context for the current state of Story County, and will serve as a base to be further analyzed in creating the Future Land Use Map and Plan for Story County.

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Survey Results

Between May and October of 2015, residents of Story County were asked to assist the Cornerstone to Capstone (C2C) Comprehensive Planning Process by completing two surveys utilizing Survey Monkey, an online survey tool. The first survey was the Story County C2C Plan Citizen Survey. The second survey was the Story County C2C Youth Survey. This appendix includes the raw results of these surveys . Hard copies of the surveys were available and those that returned were entered as survey responses and are represented in these results. A summary of these surveys is included in Chapter 2 of the Cornerstone to Capstone Comprehensive Plan. This same survey was distributed again in the July 2017. Those results were added to this section in September 2018.

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B.2 Youth Survey Results	B-98
B.3 July 2017 Survey Results	B-118

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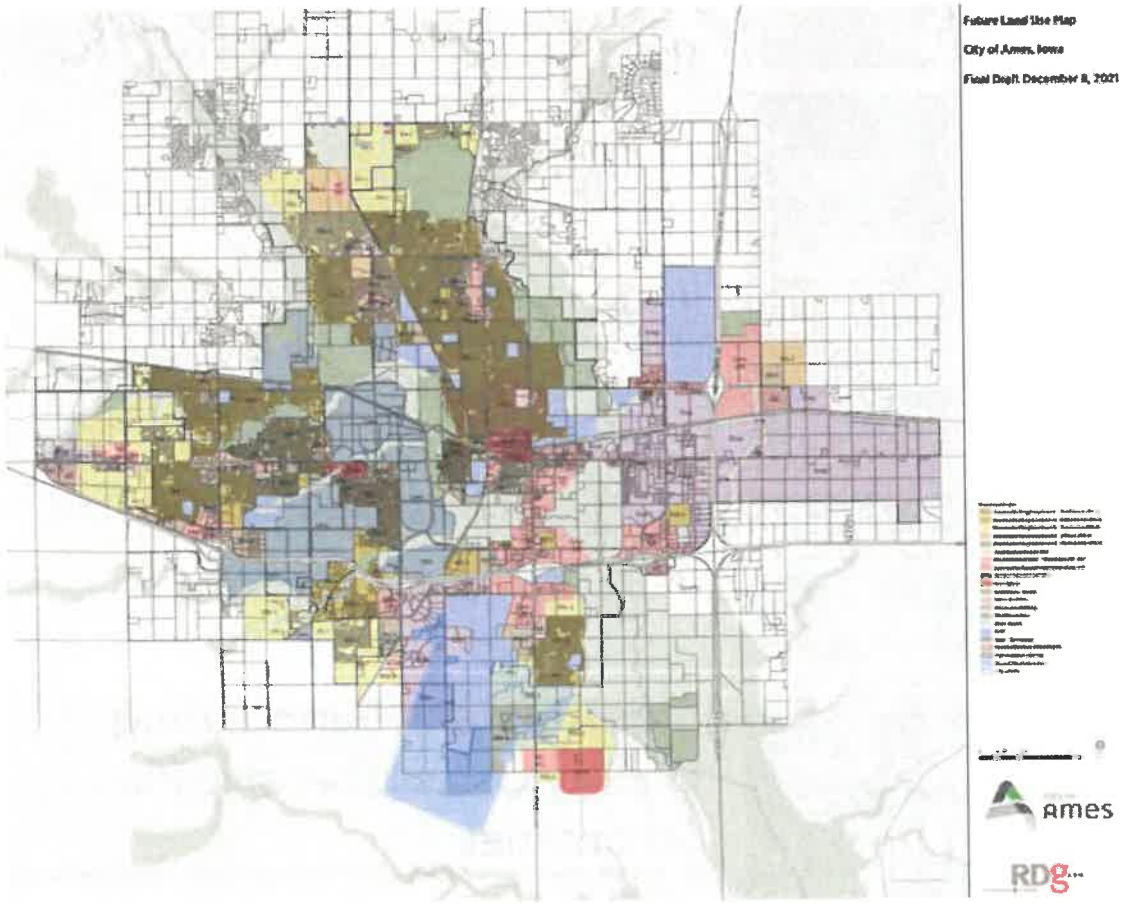
Municipal and Surrounding County Comprehensive Plan Summaries

The first part of Appendix C provides summaries of comprehensive plans for those communities within Story County that have previously adopted a comprehensive plan. The second part of Appendix C includes summaries of the comprehensive plans of surrounding counties that have previously adopted comprehensive plans.

	Page
C.1 Municipal Comprehensive Plan Summaries	C-2
C.2 County Comprehensive Plan Summaries	C-14

CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023



The Ames Plan 2040 is Ames' comprehensive plan, guiding the city and its growth for the next 20 years. It was adopted in 2021 and replaced the 1997 Land Use Policy Plan. The Plan has elements that address Growth & Land Use, Environment, Parks, Trails, & Greenways, Mobility, Neighborhoods, Housing & Subareas, and Community Character. Each element includes baseline conditions, a vision for the future, and guiding principles and policy frameworks to achieve the vision.

The Growth & Land Use Element identifies planned growth areas necessary to accommodate a projected population growth of 15,000 over the 20-year planning horizon. The Future Land Use Map shows city growth in these planned growth areas in all four directions and includes land use designations for each that sets expectations for their development. Infrastructure needs for each growth area are also explored.

CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023

After Plan 2040's adoption, one of the first implementation strategies was to amend the Ames Urban Fringe Plan. The Ames Urban Fringe Plan was a 28E agreement between the City of Ames, City of Gilbert, and Story County that provided agreed-upon policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. However, agreement was not reached on an Ames Urban Fringe Plan and the previous plan expired on April 30, 2023, when negotiations on the plan ended and a final extension was not approved by all cooperators.

As a result of the expiration of the Ames Urban Fringe Plan, Story County adopted its own Future Land Use mapping for the two-mile area outside of Ames' corporate limits. As discussed, Ames Plan 2040 includes both planned growth areas and the Urban Reserve Overlay to show where the city may grow long-term. The C2C Plan combines these areas and maps them as Urban Expansion, with several exceptions:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.
- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.

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Plan Area Maps

This appendix is a compilation of maps for the C2C Plan.

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Slope Analysis Map	Map 6
Soil Types Map	Map 7
Soil Categories Map	Map 8
Soil-Based Corn Yield Map	Map 9
Soil-Based Soybean Yield Map	Map 10
Hydric Soils Map	Map 11
HUC 8 Watersheds Map	Map 12
HUC 10 Watersheds Map	Map 13
HUC 12 Watersheds Map	Map 14
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Prairie Land Map	Map 19
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Landscape Types Map	Map 24
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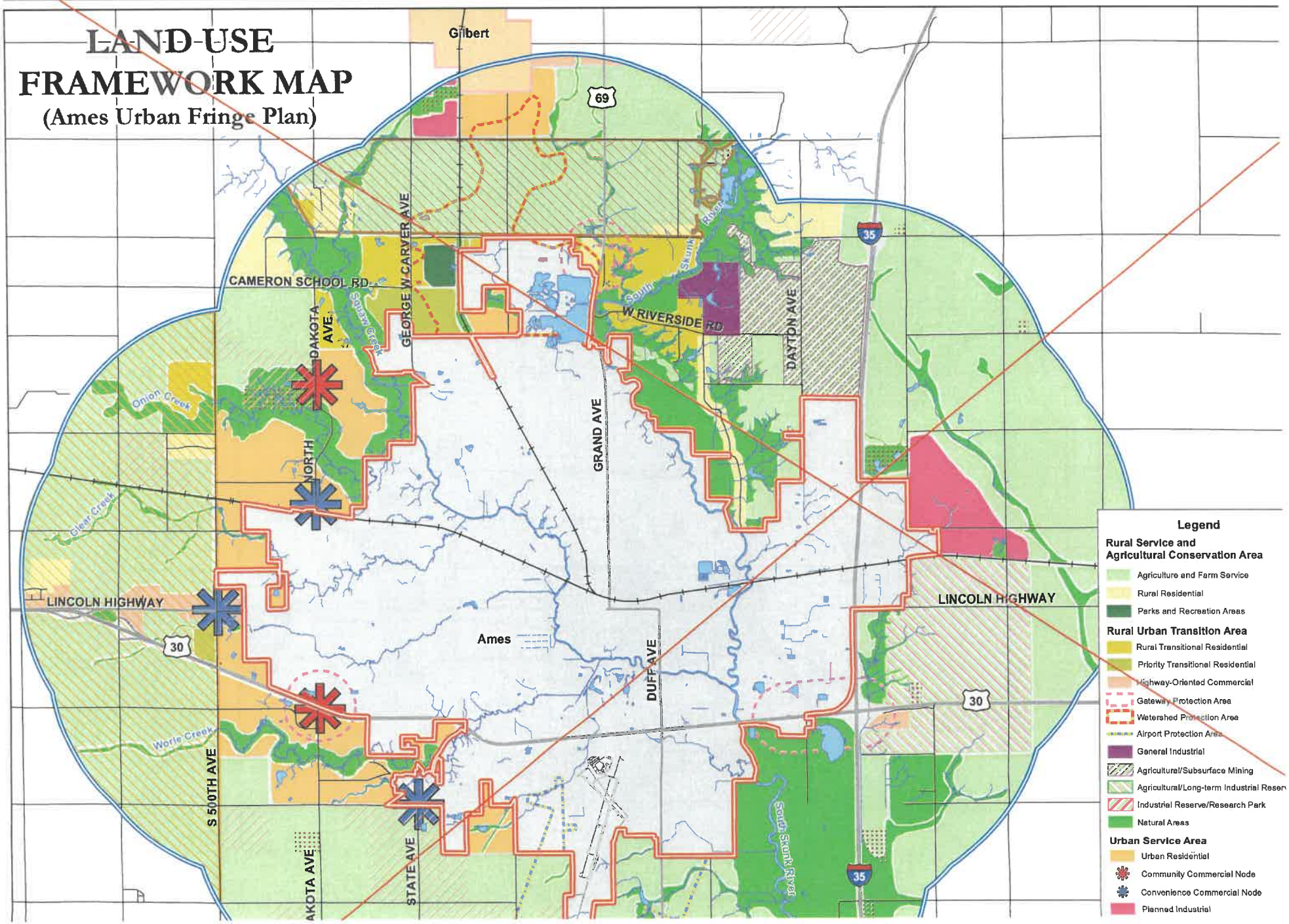
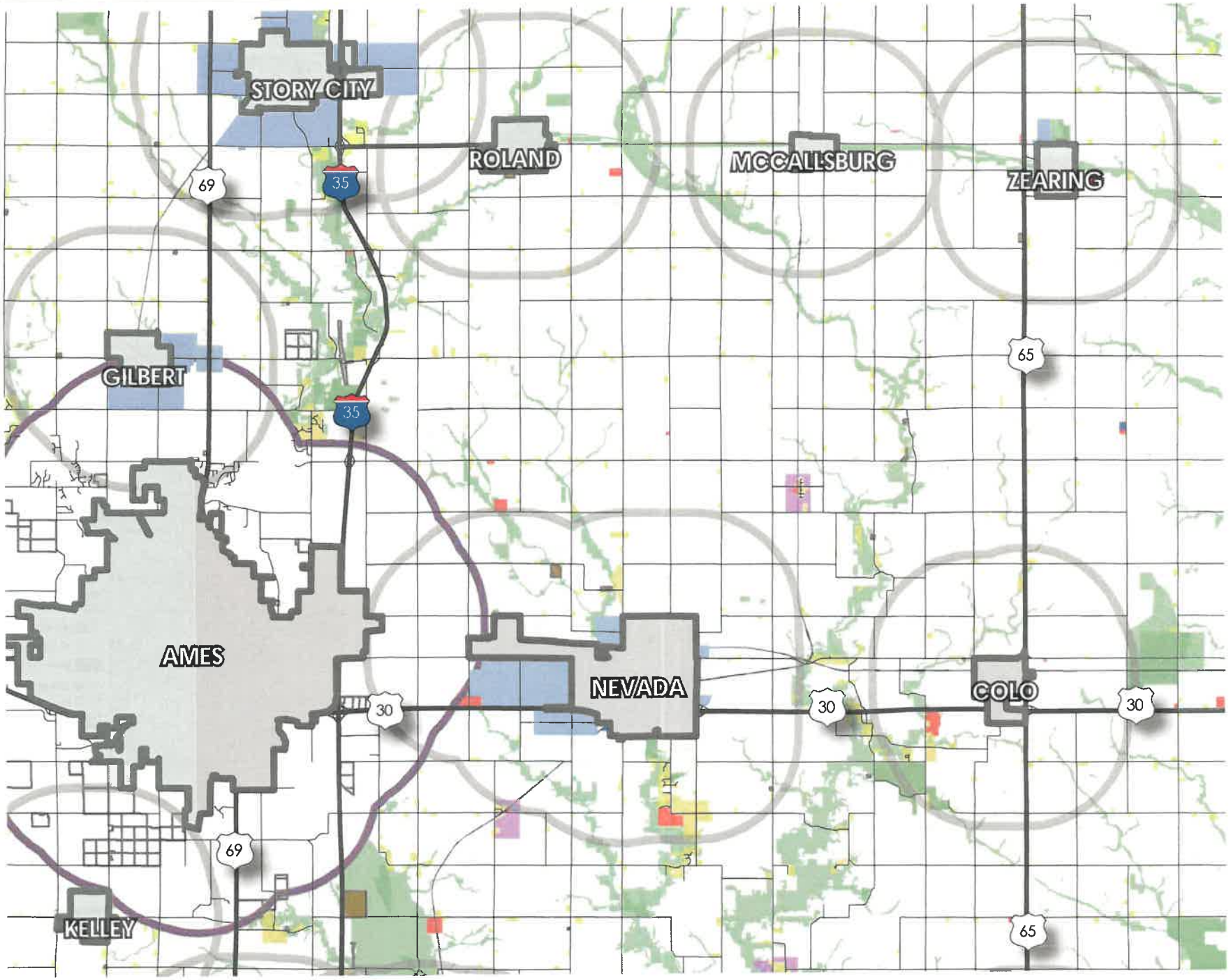
Existing Land Use Map	Map 26
~~Ames Urban Fringe Land Use Framework Map~~	~~Map 27~~
Future Land Use Map	Map 28
Proposed Trails and Greenways Map	Map 29

LAND USE FRAMEWORK MAP
(Ames Urban Fringe Plan)





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Strategic Planning

This appendix includes adopted Strategic Plans guiding Story County and elected offices and departments from FY2019 - FY2023.

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Countywide Watershed Assessment

This appendix includes the Countywide Watershed Assessment Report completed in June 2018 which summarizes the current state of the subwatersheds within Story County, Iowa.

It was developed to serve as a starting point in guiding future watershed management decisions.

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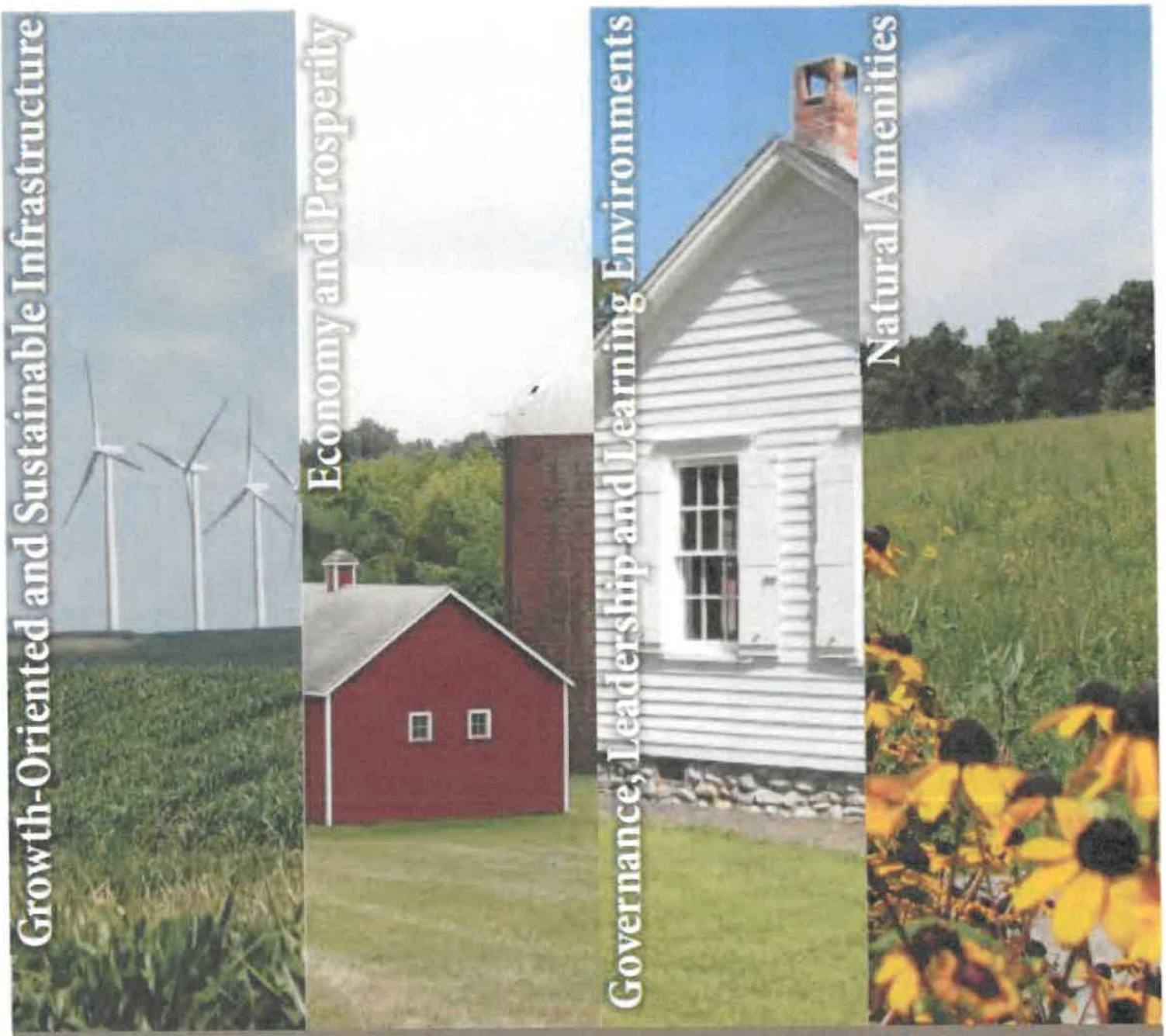
Story County Housing Study

This appendix includes the Story County Housing Study completed in May 2021 which identifies existing and future housing stock throughout Story County (excluding the City of Ames) and strategies that will help ensure the housing market provides housing opportunities for all income levels.

It provides an analysis of affordability throughout the housing market for all population segments of the County.



Story County Comprehensive Plan 2036
Cornerstone to Capstone

IMPLEMENTATION MATRIX

ADOPTED ON NOVEMBER 8, 2016
Updated and Amended July 2023
STORY COUNTY BOARD OF SUPERVISORS

IMPLEMENTATION MATRIX

List of Acronyms

AEDC	Ames Economic Development Commission
AR	Agricultural Resources
BOS	Board of Supervisors (Story County)
C2C Plan	Cornerstone to Capstone Plan
CFS	Community Facilities and Services
CPS	Communications and Public Safety
CR	Cultural Resources
EH	Environmental Health Department
EMA	Emergency Management Agency
EmP	Emergency Preparedness
EP	Economic Prosperity
E-SR	County Engineer-Secondary Roads Department
H	Housing
HUD	Department of Housing and Urban Development
IC	Intergovernmental Coordination
IDOT	Iowa Department of Transportation
IEDA	Iowa Economic Development Authority
IU	Infrastructure and Utilities
LU	Land Use
NRR	Natural Resources and Recreation
P&D	Planning and Development Department
SCCB	Story County Conservation Board
T	Transportation
UP	Union Pacific Railroad

IMPLEMENTATION MATRIX

The Cornerstone to Capstone (C2C) Plan is the foundation of the Implementation Matrix. The Plan's adoption was the first step in the implementation process. Continuing action to implement the Plan will be needed for it to have lasting impact. This Implementation Matrix prioritizes how we will move our vision forward. It is Story County's to-do list with which we will track our progress, report results, and provide opportunities to grow with the vision we have set forth.

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This Implementation Matrix describes how the policies and actions in the C2C Plan should be carried out. It provides recommendations for administering the planning process and enhancing linkages between the C2C Plan , Strategic Plan, and the Capital Improvement Program (CIP). It recommends steps to monitor, evaluate, and update the Plan on a regular basis. Story County does a number of existing action items. The County fully intends to continue to do these action items, but while they are in the C2C Plan, they are not identified in this Implementation Matrix. These action items are already being implemented, and, as such, built into existing work programs and other plans.

The Implementation Matrix is broken into key Action Areas related to the chapters of the C2C Plan. Each area contains a reference to the vision and goal from the C2C Plan; identifies action items, key tasks, timeframes, responsible departments and offices; and, if applicable, identities preliminary budget implications. It is important to note that the order in which the Action Areas appear does not indicate a priority order.

The timeframes listed throughout this Implementation Matrix are as follows:

- Immediate (0 to 2 years following adoption and updates of the Implementation Matrix—2018-2020)
- Medium (3 to 5 years following adoption and updates of the Implementation Matrix—2021-2023)
- Long (6 to 10 years following adoption and updates f the Implementation Matrix—2024-2028)
- Annual/Ongoing

Tasks/Projects are reorganized according to the timeframe in which they are anticipated to be completed. These matrices can be found on pages 14-18 at the end of this document.

IMPLEMENTATION MATRIX

The Cornerstone to Capstone Plan is a "living" guide for growth and change in Story County. There will be times that Story County will experience change that brings forward a discussion regarding the C2C Plan strategies. It is at this time the Plan may need to be amended, considering Story County's long-term vision set forth in the Plan.

To maintain the relevancy of the C2C Plan, Story County will:

- Annually review set community indicators that formed the foundation for the original planning process.

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C2C Plan Goal/ Policy Reference	Action Step	Lead	Timeframe	Budget
Chapter 1	Develop metrics from community indicators to use for annual review	BOS	Immediate	NA
Chapter 1	Develop and adopt C2C Plan amendment process and establish public outreach toolkit	BOS	Immediate	$2,500
Chapter 2	Complete online survey following format and questions used in C2C Plan	BOS	Annual	$1,000 annually
Chapter 2/ CFS-1	Provide semi-annual updates on the C2C Plan and quadrant meetings and discuss future planning efforts in regards to special needs facilities	BOS	Annual	NA

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The Foundation Chapter of the C2C Plan presents Story County's vision, as well as goals, objectives and strategies to achieve that vision as related to Agricultural Resources, Community Facilities and Services, Housing, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
CFS-1 Ensure the County's community facilities are of high quality and protect public health, as well as the county's natural resources and rural character.			
Provide semi-annual updates on the C2C Plan and quadrant meetings and discuss future planning efforts in regards to special needs facilities	BOS	Annual	NA
AR-1 Protect agricultural practices in areas with prime soils and viable agricultural interests. ***AR-3 Preserve prime farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.***			
Complete a comprehensive review and update of the Land Evaluation and Site Assessment System (LESA) for continued use	P&D	Immediate	$5,000
Identify and evaluate water quality programs and Best Management Practices	SCCB	Medium	NA
AR-2 Minimize conflicts between agricultural and nonagricultural land uses.			
Create a development review evaluation matrix to determine potential agricultural/non-agricultural conflicts	P&D	Immediate	NA
Develop a density-based zoning program	P&D	Immediate	$5,000
AR-3 Preserve prime farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.			
Explore partnerships to build on existing and potential agri-tourism programs	BOS	Immediate	NA

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
H-1 Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.			
Local housing trust formation	BOS	Immediate	NA
Continue participation in HUD Lead Hazard Control Program and encourage communities to consider joining when	EH	Annual	NA
Continue offering radon test kits	EH	Annual	NA
H-3 Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.			
Draft "healthy homes" design guidelines	P&D	Immediate	NA
Develop public outreach toolkit to be used with the development review process	P&D	Immediate	NA
Determine viability of using health impact assessments	BOS	Immediate	NA
CFS-1 Ensure the County's community facilities are of high quality and protect public health, as well as the county's natural resources and rural character.			
Continue to conduct annual meetings with librarians	BOS	Annual	NA
CFS-2 Provide adequate access to quality educational and recreational facilities for all residents in Story County.			
Continue to conduct annual meetings with school districts	BOS	Annual	NA
CPS-1 Encourage and provide open communication between residents and Story County.			
Develop and implement information regarding public safety to be available at community facilities	BOS	Immediate	$2,500
CPS-3 Support and maintain high-quality County facilities and services to meet the needs of residents.			
Conduct an annual meeting of the Board of Supervisors, 911 Board, and Emergency Management Commission	BOS	Annual	NA

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
EmP-1 Mitigate the risk of impacts before a disaster.			
Develop outreach campaigns for Flood Awareness Month and National Preparedness Month	EMA/ BOS	Annual	$2,500
Audit regulations to determine whether we have "Smart Development Practices" that limit disaster impacts	P&D/ EMA/ BOS	Immediate	NA
Develop plan and potential locations for construction and demolition landfills sites for purposes of debris clean-up following disaster(s)	P&D/ EMA	Immediate	NA
CR-1 New development in the unincorporated areas of Story County respects and enhances the area's rural character.			
Review parking regulations and design requirements	P&D	Immediate	NA
Review lighting standards	P&D	Immediate	NA
IU-1 Support practices that ensure utility infrastructure protects public health, as well as the county's natural and agricultural resources and rural character.			
Require that the property owner, or their agent, fund the preparation of a site analysis from an independent soil scientist or other related professional prior to approving new developments in areas where groundwater quality or quantity is a concern.	P&D/ EH	Immediate	NA
Conduct annual meetings with city administrations	BOS	Annual	NA

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The abundance and health of our natural resources and recreation are vital to the well-being of our communities, the prosperity of our economy and the health of our regional ecological systems. Chapter 4 in the C2C Plan outlines the goals, objectives, and strategies for preserving, protecting, restoring, and enhancing our natural and recreation resources. Because all systems are interconnected, these goals address water, land, wildlife, air, vegetation, soil, geology, and the welfare of our citizens.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
NRR-1 Preserve, protect, restore, and enhance the quality of Story County's ground water and surface water.			
Identify and encourage stormwater Best Management Practices for County-approved projects	SCCB/ E-SR	Annual	TBD for specific projects
Map impaired water bodies	SCCB/ BOS	Immediate	NA
Develop water quality (at watershed level) outreach and education toolkit	SCCB/ BOS	Immediate	$7,000
Consider establishing Ground Water Task Force	BOS	Medium	TBD
Encourage water quality improvement strategies in drainage districts	E-SR/ SCCB	Annual	TBD
Create outreach program/ identify existing programs to promote sustainable agricultural and water quality improvement techniques and practices	SCCB	Medium	TBD
NRR-2 Preserve, protect, restore, and enhance Story County's land, soil, and geological resources.			
Inventory/map existing below-surface resources and explore/ implement strategies for their protection	EH	Medium	TBD
Development outreach toolkit on soil and geologic resources	EH/ SCCB	Medium	TBD

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations.			
Inventory sensitive natural areas	SCCB	Immediate	$75,000
Review floodplain regulations	SCCB	Immediate	$2,500
NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations. ***NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use.***			
Promote and encourage pollination plots and buffer strips	SCCB	Medium	$40,000
NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use.			
Prioritize and implement trail construction and improvement projects	SCCB	Annual	TBD
NRR-4 Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future safe access and use. ***NRR-5 Foster air quality improvement to preserve natural resources and sustain community health and enjoyment.*** ***T-1 Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.***			
Biennial review of existing trail network and trails and greenways plan	SCCB	Annual	TBD
Review and consider complete streets designs as appropriate to Story County	E-SR/ P&D	Medium	TBD
NRR-7 Focus resources on high-priority areas identified within Story County.			
Work with the City of Ames to explore and prioritize the Hallett materials extraction site located SW of I-35/US 30 interchange for potential reuse and revitalization	BOS	Long	TBD

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Planning for future land uses allows Story County to determine the best locations for future growth and development within the county. This involves community engagement, wise natural resource management, and accurate projections in relation to where and how growth will and should occur. Furthermore, it is important to establish unique characteristics of the area, themes to implement, and types of land use strategies to help build upon that character as Story County continues to grow and prosper.

C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
LU-1 Identify and map areas to guide future development in unincorporated Story County.			
Conduct annual review of future land use map	P&D	Annual	NA
LU-1 Identify and map areas to guide future development in unincorporated Story County. ***NRR-3 Restore the natural diversity, dynamics, distributions, habitats, and behaviors of Story County's native plant and animal populations.***			
Conduct a comprehensive review of Land Development Regulations, including rezonings as necessary, to implement C2C and future land use map	P&D	Immediate	NA
LU-2 Preserve, protect, and plan around the physical characteristics of the land, including floodplains, steep slopes, wetlands, rich soils, and rare geologic or environmental characteristics.			
Designate Natural Resource Areas on future land use map	P&D/ SCCB	Annual	NA
LU-3 Consider the availability and capacity of local services and infrastructure when determining future land uses.			
Establish Minimum Levels of Service (MLS) requirements	P&D	Immediate	NA
LU-4 Evaluate short and long-term financial impacts to the County budget when considering development proposals.			
Establish location guidelines for proposed subdivisions	P&D	Immediate	NA
LU-7 Identify and preserve areas of historical and cultural significance. ***EP-10 Support historic preservation efforts in the county through the Certified Local Government program.***			
Develop cultural/historical preservation plan and staff training	BOS	Immediate	$75,000

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The economic development component of the C2C Plan identifies the economic development strategies that the various communities in the county, as well as the County as a whole, may pursue in the future to facilitate economic development and support and encourage a strong, vibrant economy.

C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
EP-1 Cooperate regionally to focus on common goals and allocate resources accordingly to maximize successful business start-up, retention, expansion and recruitment efforts.			
Continue to foster regional cooperation and allocation of resources through AEDC contracts	BOS	Annual	$130,000 annually
EP-2 Create a healthy and sustainable regional economy by the retention, expansion and recruitment of business.			
~~Communicate with IDOT, UP, IEDA and IDOT Freight Optimization Program to determine freight train capacities and plans~~	BOS/ E-SR	Immediate	NA
Continue to fund and look for ways to promote the Home Base Iowa programming	BOS	Annual	$10,000 annually
Consider development of solar farm regulations	BOS	Immediate	$1,000
EP-4 Create and encourage a regulatory environment that offers flexibility, consistency, predictability, clear direction, and enhances economic development opportunities.			
Conduct a biennial review of Story County Code of Ordinances	BOS	Annual	NA

REMOVE ACTION STEP

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
Develop and distribute business development toolkit	BOS	Immediate	$2,500
ITEM COMPLETED			
EP-8 In order to provide the foundation for economic development and expansion, the County and the various municipalities must ensure that businesses and organizations have sufficient resources in terms of infrastructure and available land for expansion. The Land Use chapter outlines the areas of the county designated for various future land uses. Specific to economic development, the various communities must both work individually and together to ensure that adequate space is available for expansion of business, including land for new buildings and facilities, as well as a sufficient base of buildings ready for business expansion and operations.			
Conduct annual available lands analysis	BOS	Annual	NA

IMPLEMENTATION MATRIX

A vibrant transportation system is a very important part of economic development. Transportation decisions should be made with that in mind. To facilitate orderly and efficient growth, an effective and safe transportation network is needed. The transportation network should encourage a variety of modes of transportation to make possible the movement of goods and people.

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C2C Plan Goal/Policy Reference Action Step	Lead	Timeframe	Budget
T-1 Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial, and emergency vehicles.			
Develop guidelines for use and applicability of a Transportation Impact Analysis in conjunction with the development review process	E-SR/ P&D	Immediate	NA

ITEM COMPLETED

IMPLEMENTATION MATRIX

Annual/Ongoing 1

Immediate 2

Medium 3

Long 4

FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

Tasks/Projects are reorganized according to the timeframe in which they are anticipated to be completed.

C2C Plan Goal/ Policy Reference	Action Step	Lead
H-1	Continue offering radon test kits	EH
CFS-1	Continue to conduct annual meetings with librarians	BOS
CFS-2	Continue to conduct annual meetings with school districts	BOS
CPS-3	Conduct an annual meeting of the BOS, 911 Board, and Emergency Management Commission	BOS/EMA
EmP-1	Develop outreach campaigns for Flood Awareness Month and National Preparedness Month	EMA/BOS
IC-1	Conduct annual meetings with city administrations	BOS
NRR-1	Identify and encourage stormwater Best Management Practices for County-approved projects	SCCB/E-SR
NRR-1	Encourage water quality improvement strategies in drainage districts	E-SR/SCCB
NRR-4	Prioritize and implement trail construction and improvement projects	SCCB
NRR-4/ NRR-5/T-1	Biennial review of existing trail network and trails and greenways plan	SCCB
LU-1	Conduct annual review of future land use map	P&D
LU-2	Designate Natural Resources Areas on future land use map	P&D/SCCB
EP-1	Continue to foster regional cooperation and allocation of resources through AEDC contracts	BOS
EP-2	Continue to fund and look for ways to promote the Home Base Iowa programming	BOS
EP-4	Conduct a biennial review of regulations	BOS
EP-8	Conduct annual available lands analysis	BOS

IMPLEMENTATION MATRIX

Annual/Ongoing 1

Immediate 2

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FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
AR-2	Create a development review evaluation matrix to determine potential agricultural/non-agricultural conflicts	P&D
AR-2	Develop a density-based zoning program	P&D
AR-3	Explore partnerships to build on existing and potential agri-tourism programs	BOS
H-3	Draft "healthy homes" design guidelines	P&D
H-3	Develop public outreach toolkit to be used with the development review process	P&D
CPS-1	Develop and implement information regarding public safety to be available at community facilities	BOS
EmP-1	Audit regulations to determine whether we have "Smart Development Practices" that limit disaster impacts	P&D/ EMA/BOS
CR-1	Review parking regulations and design requirements	P&D
CR-1	Review lighting standards	P&D
IU-1	Require that the property owner, or their agent, fund the preparation of a site analysis from an independent soil scientist or other related professional prior to approving new developments in areas where groundwater	P&D/EH
NRR-3	Inventory sensitive areas	SCCB
NRR-3	Review floodplain regulations	BOS
LU-1/NRR-3	Comprehensive review of Land Development Regulations, including rezonings, as necessary, to implement C2C and future land use map	P&D

IMPLEMENTATION MATRIX

Annual/Ongoing 1

Immediate 2

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FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
LU-3	Establish Minimum Levels of Service (MLS) requirements	P&D
LU-4	Establish location guidelines for proposed subdivisions	P&D
~~EP-2~~	~~Communicate with IDOT, UP, IEDA and IDOT Freight Optimization Program to determine freight train capacities and plans~~	~~BOS/E SR~~
LU-7/EP-10	Develop cultural/historical preservation plan and staff training	BOS

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FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

C2C Plan Goal/Policy Reference	Action Step	Lead
AR-1	Encourage implementation of water quality improvement and conservation practices on rural lands	SCCB
NRR-1	Create outreach program/identify existing programs to promote sustainable agricultural and water quality improvement techniques and practices	SCCB
NRR-2	Inventory/map existing below-surface resources and explore/implement strategies for their protection	EH
NRR-2	Develop outreach toolkit on soil and	EH/SCCB
NRR-3/NRR-4	Promote and encourage pollination plots	SCCB
NRR-5/T-1	Review and consider complete streets designs as appropriate to Story County	SR/P&D

IMPLEMENTATION MATRIX

C2C Plan Goal/Policy Reference	Action Step	Lead
NRR-7	Work with the City of Ames to explore and prioritize the Hallett materials extraction site located SW of I-35/US 30 interchange for potential reuse and revitalization	BOS

Ongoing 1
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FOLLOWING ACTION BY THE BOARD OF SUPERVISORS, THESE PAGES WILL BE UPDATED.

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Watershed Assessments

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GOAL STATEMENT

The Watershed Working Group is comprised of Story County staff and elected officials whose responsibilities include elements related to water quality. The Countywide Watershed Assessment Report (Emmons & Olivier Resources August 2018) establishes the County's water quality baseline. The Watershed Working Group is a mechanism for these individuals to:

- Communicate current and planned efforts,
- Identify gaps,
- Coordinate joint efforts, and
- Communicate overall County efforts and recommendations to the Board of Supervisors.

Departments are charged with the Watershed Assessment Implementation Matrix efforts through their individual work plans and budgets. The Watershed Working Group acts as a catalyst for completion of those efforts, updating the Matrix annually. Updates to the Watershed Assessment and Implementation Matrix shall be included in the Annual Review of the Story County Comprehensive Plan 2036 Cornerstone to Capstone.

The Watershed Assessment Implementation Matrix is adopted as a component of the Cornerstone to Capstone (C2C) Plan Implementation Matrix.

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Watershed Assessments

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Priorities are identified based on the following criteria:

Low Priority

- Steps for which previous efforts have been made or slowed
- Steps outside the County's ability to affect
- Long time frame (6-10 years)

Medium Priority

- Steps necessary for impactful water quality or flood mitigations improvements but not required for subsequent action step implementation
- Secondary actions that will benefit from high priority work items when completed
- Medium time frame (3-5 years)

High Priority

- Project is underway
- Other items rely on the step – it sets groundwork and is necessary to implement subsequent steps
- Step will provide measurable results
- Steps addresses known areas of great significant concerns and will have county-wide outcomes
- May be classified as Immediate time frame (0-2 years) or Medium time frame (3-5 years)

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Watershed Assessments

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Projects/Action Steps are categorized into three areas:

- Regulatory
- Programmatic
- Capital Improvement

Associated with each Action Step is an assigned Priority, Responsible Party, Estimated Budget Amount, Identifiable Funding Source and Notes.

While the Watershed Assessment Implementation Matrix is considered a component of the C2C Plan, it is anticipated that the Working Group will meet quarterly to review Action Steps and provide update and bring forward modifications as necessary. These will then be built into the Annual Review of the C2C Plan.

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Watershed Assessments

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
1.1	Adopt and implement stormwater ordinance	High	Board of Supervisors Planning and Development	$500	Yes
	Notes:	Planning and Zoning Commission and Board of Supervisors may take action in December.			
1.2	Floodplain ordinance modification	High/ Ongoing	Board of Supervisors	~~$5,000~~ $1,150	Yes
	Notes:	Prohibit incompatible uses within streams and lake buffers			
1.3	Erosion Control and Stormwater Management Regulations	Medium	Planning and Development	TBD	TBD
	Notes:	a. Streamline development permitting processes (especially erosion control and stormwater management), engage the development community, and develop legitimacy for new ordinances and policies b. Develop and implement consistent enforcement strategies and tactics			

ITEM COMPLETED

IMPLEMENTATION MATRIX
Watershed Assessments

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.1	Convene a water quality working group	~~High~~ Ongoing	Board of Supervisors Story County Conservation Board Story County Board of Health	No Costs	NA
	Notes:	Interdepartmental working group to guide County water quality efforts			
2.2	Develop Riparian Area Action Plan or acquire/ protect critical riparian areas	~~Medium~~ High	Board of Supervisors Story County Conservation Board Planning and ~~Zoning Commission~~ Development	TBD	Yes
	Notes:	~~a. Cost share program to establish native vegetation and/or fencing (eliminate livestock access) within recommended stream and lake buffer areas~~ ~~b. Incentivize (financial and non-financial) or promote the importance of stream and lake buffers~~ a. Investigate means to establish vegetated buffers on streams and lakes and implement as appropriate. b. Review current Land Development Regulations (specifically the ~~GB-C District~~ Chapter 88 General Site Planning Standards) to see how they support or hinder the implementation of the watershed assessments			
2.3	Develop Wetland Mitigation Bank or acquire/protect critical wetlands	~~Medium~~ High	Board of Supervisors Story County Conservation Board Planning and Development	~~TBD~~ $2,500 and $776	Yes
	Notes:	a. Investigate the economic feasibility of developing a commercial mitigation bank as a means for financing wetland restoration projects b. Prioritize wetland restoration sites using the Agricultural Conservation Planning Framework (ACPF) tool c. Work to identify willing landowners and funding partners d. Review current Land Development Regulations (specifically Chapter 88 General Site Planning Standards) to see how they support or hinder the implementation of the watershed assessments and consider adopting protective measures e. Map wetlands			

IMPLEMENTATION MATRIX

Watershed Assessments

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.4	Develop Stream Mitigation Bank or stabilize critical streambanks and buffers	~~Medium~~ High	Story County Conservation Board Board of Supervisors	~~TBD~~ $2,500	Yes
	Notes:	a. Investigate the economic feasibility of developing a commercial mitigation bank as a means for financing streambank restoration projects b. Prioritize Streambank Erosion Sites c. Work to identify willing landowners and funding partners			
2.5	Protect native prairie remnants	~~Medium~~ High/ Ongoing	Story County Conservation Board Planning and Development Board of Supervisors	TBD	Yes
	Notes:	a. Consider rezoning or other protective measures to the ~~GB-C Greenbelt Conservation Zone District~~ Chapter 88 General Site Planning Standards b. Identify prairie remnants			
2.6	Sensitive Environmental Areas enhancement and protection program	High	Story County Conservation Board Planning and Development Board of Supervisors	TBD	Yes
	Notes:	a. Develop an assistance program for willing landowners b. Protect parcels with willing landowners c. Consider rezoning identified lands to the GB-C Greenbelt Conservation Zone District. with willing landowners			
2.7	Nutrient Reduction and Bacteria Reduction Practice Implementation	High/ Ongoing	Story County Conservation Board Board of Supervisors	$50,000	Yes
		a. Research and inventory cost share programs to determine availability and ability to leverage funds b. Develop a cost share program for conservation practices based on nutrient reduction effectiveness ($/lbs. system)			
2.8	Nutrient Reduction and Bacteria Reduction Outreach	High	Story County Conservation Board	TBD	Yes
	Notes:	a. Educate and engage agricultural producers in using conservation practices in farming and livestock production b. Educate and engage residents in methods to reduce bacteria and nutrients entering water resources			

IMPLEMENTATION MATRIX
Watershed Assessments

Goal Statement 1

Prioritization Criteria 2

Organization 3

Regulatory 4

Programmatic 5

Capital Improvement 6

Partners 7

	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.~~8~~9	Drainage District Operational Guidance	Medium/ Ongoing	Drainage District Trustees	~~$500~~ TBD	Yes
	Notes:	~~a. Convene working group~~ b. Review current procedures and recommendation from Watershed Assessment ~~c. Develop guidance document for Drainage District Trustees~~ d. As available, share best practices and related materials with Drainage District Trustees and the general public e. Pilot projects for drainage, i.e. Dotson Wetland Project, IDALS wetlands projects			
2.~~9~~10	Water Quality Monitoring	High/ Ongoing	Story County Conservation Board ~~Board of Health~~	~~TBD~~ $25,000	Yes
	Notes:	a. Convene a working group (e.g. staff, officials, stakeholders) to implement a comprehensive monitoring program according to EOR's recommendations ($25,000 for Prairie Rivers RC&D Contract) b. Work with IIHR to establish Full Sentinel Site monitoring at locations along South Skunk River per watershed assessment Report ~~c. Improve rating curve used for estimation of flow at the East Indian Creek Full Sentinel monitoring site~~ d. Continue establishment of ~~Establish~~ General Sentinel Site monitoring at locations identified in watershed assessment e. Consider initiating ~~Initiate~~ discussions with Iowa Flood Center for location of stream sensors			
2.~~10~~11	Municipal Outreach	Medium	Board of Supervisors Planning and Development ~~Environmental Health~~	~~$5,000~~ $1,100	Yes
	Notes:	~~a. Develop an outreach presentation to update/educate elected municipal officials on importance of stormwater management~~ ~~b. Make model stormwater ordinance available to cities throughout County~~ ~~c. Conduct training for public and cities regarding modern stormwater management and erosion control~~ d. Partner with ISWEP for lunch and learn moments/ opportunities for training the public and cities regarding modern stormwater management and erosion control. e. Work with State and Federal authorities and agencies to investigate ways to incorporate stormwater management in municipal infrastructure projects			

IMPLEMENTATION MATRIX
Watershed Assessments

Goal Statement 1

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Partners 7

	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.~~10~~12	WMA Collaboration	~~High~~ Ongoing	Board of Supervisors Story County Conservation Board	~~$1,000~~ $175	Yes
	Notes:	a. Work with existing Watershed Management Authorities (WMA) within the County on common goals b. Support formation of new WMAs particularly within the South Skunk and East Indian Creek watersheds			
2.~~12~~13	Erosion Control and Stormwater Management Outreach	~~High~~ Medium/ Ongoing	Board of Supervisors Story County Conservation Board Planning and Development	~~$10,000~~ TBD	Yes
	Notes:	a. Educate and engage residents and other stakeholders regarding the impacts of erosion and stormwater management ~~b. Work with State and Federal agencies to investigate ways to incentivize improved stormwater management and erosion control across the county~~ ~~c. Streamline development permitting processes (especially erosion control and stormwater management), engage the development community, and develop legitimacy for new ordinances and policies~~ ~~d. Develop and implement consistent enforcement strategies and tactics~~ e. Partner with municipalities and WMA's to conduct outreach on green infrastructure design to implement ordinances f. Outreach program focusing on schools and homeowners			
~~2.13~~	~~Nutrient Reduction and Bacteria Reduction Outreach~~	~~High~~	~~Story County Conservation Board~~	~~$50,000~~	~~Yes~~
	~~Notes:~~	~~a. Educate and engage agricultural producers in using conservation practices in farming and livestock production~~ ~~b. Educate and engage residents in methods to reduce bacteria and nutrients entering water resources~~			

IMPLEMENTATION MATRIX

Watershed Assessments

Goal Statement 1

Prioritization Criteria 2

Organization 3

Regulatory 4

Programmatic 5

Capital Improvement 6

Partners 7

	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.14	Floodplain Management	High	Board of Supervisors Planning and Development	~~$1,000~~ TBD	Yes
	Notes:	a. Initiate staff discussions with County Attorney regarding interpretation and use of floodplain ordinance for conservation practices b. Initiate high-level discussions with U.S. FEMA and Iowa DNR about federal and state interpretation of conservation practices in the floodplain c. Educate and engage stakeholders regarding County's interpretation of floodplain ordinance ~~d. Coordinate development projects, local experts, and development community regarding opportunities for floodplain-located conservation practices~~ e. Continue to explore partnerships and opportunities for the protection of flood prone properties in unincorporated Story County f. Distribute the "Know your Floodplain" curriculum to middle school and high school science/voc-ag teachers annually and provide opportunities to use the Ward 3-D Stormwater Simulation Model to engage with students and citizens g. Develop Substantial Damage Management Plans (as part of the Community Rating System (CRS) Program)			
2.15	Feedlot Outreach	Medium	Board of Supervisors Environmental Health	~~$1,000~~ $250	Yes
	Notes:	a. Establish policy and practices for County staff b. Provide training to County staff who are in the field to recognize environmental issues associated with feedlots c. Coordinate with other counties, cities, and other entities to create and implement strategy to lobby state legislature for improved role for Counties in feedlot regulation			
2.16	Establish Source Water Protection Plans	Low	Board of Supervisors Board of Health	TBD	TBD
	Notes:	Affected cities work with the Iowa Department of Natural Resources to conduct site investigations and development protection plans.			
2.17	Wastewater Management Practices	Medium	Board of Supervisors Environmental Health Board of Health	~~TBD~~ $250	TBD
	Notes:	a. As appropriate, identify opportunities to assist local wastewater facility operators on upgrading systems b. Identify, and if available, provide additional resources for illicit discharge detection and elimination c. Work with wastewater treatment operators within County to investigate options for developing a nutrient trading program d. ~~Establish unpermitted septic cost share program~~ Identify and promote available financial assistance programs for property owners with failing/non-compliant private septic systems and establish a cost share program for failing/non-compliant private septic systems at the County level			

IMPLEMENTATION MATRIX
Watershed Assessments

Goal Statement 1

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	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
2.18	Update GIS Data (to reflect implementation practices and planning)	High/ Ongoing	Story County Conservation Board	TBD	Yes
	Notes:	a. Initiate staff discussions with County Attorney regarding Update existing practices data on mapping tools b. Update existing conservation practices GIS layer on agricultural land			

IMPLEMENTATION MATRIX

Watershed Assessments

Goal Statement 1

Prioritization Criteria 2

Organization 3

Regulatory 4

Programmatic 5

Capital Improvement 6

Partners 7

	Action Step	Priority	Responsible Party	Budget	Identifiable Funding Source Yes/No
3.1	Drainage Ditches	~~Medium~~ Ongoing	Drainage District Trustees	TBD	TBD
	Notes:	As projects come up, as applicable, and when the Drainage District Trustees request an engineering report, analyze all drainage ditch maintenance and improvement needs for water quality practices			
3.2	Story County Infrastructure	~~High~~ Ongoing	Board of Supervisors	TBD	Yes (on a case-by-case basis)
	Notes:	Ensure capital projects have a positive or neutral effect on water quality.			

3.10 INTERGOVERNMENTAL COORDINATION

Successful and vibrant communities rely upon collaborative efforts among businesses and organizations and benefit from partnerships with regional organizations and State and Federal agencies. The County has a strong history of intergovernmental collaboration and multi-partner projects. This section defines the County's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

Intergovernmental Coordination Goal 1

Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Objective IC1.1: Collaborate plan boundary areas and coordinate long-term growth plans with the C2C Plan~~, Ames Urban Fringe Plan~~ and ~~other~~ multi-jurisdictional planning efforts.

Objective IC1.2: Seek to reduce costs and improve quality of service for County operations, partner municipalities and organizations through sound partnerships.

Objective IC1.3: Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them.

Strategies

- Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
- To the extent possible, coordinate the C2C Plan with the municipalities within the county.
- As the C2C Plan is updated request comments from area school district officials and municipalities within the county.
- Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for area residents and developers.
- Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. These more detailed county-level land use plans shall be consistent with the C2C Plan, or adopted as a component of the C2C Plan clearly indicating if conflicts exist between the two plans which plan has priority.

Land Use

This Chapter outlines land use goals, objectives, and strategies, defines land use designations, and describes the desired future land uses for Story County.

	Page
5.1 Goals, Objectives, and Strategies	5-2
5.2 Future Land Use Designations	5-6
- Agricultural Conservation	5-8
- Natural Resource Area	5-10
- Rural Residential	5-12
- Rural Village Area	5-14
- Commercial - Industrial Area	5-16
- Urban Expansion Area	5-18
~~- Ames Urban Fringe Area~~	~~5-20~~
5.3 Existing and Future Land Use Maps	5-22

Urban Expansion Area

Story County and all the communities share similar concerns about issues and impacts from development that occurs in areas surrounding the cities, such as:

- Overlapping regulations of different local jurisdictions;
- Inconsistencies among different land use strategies; and
- Impacts of development on rural/agricultural activities.

The Urban Expansion Area helps address issues that may arise in these areas of joint planning and coordination. The Urban Expansion Area designation reflects those areas identified by individual communities through the planning process as future growth areas and/or are mapped by the community with future land uses. Areas outside the Urban Expansion Area, however still within two miles of a community (and their two-mile statutory subdivision review authority pursuant to the Code of Iowa), represent areas that communities do not foresee growing into within the planning horizon of this Plan. As such, these areas are designated on the Future Land Use Map as a designation other than Urban Expansion Area.

Principle 1:
Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.

Principle 2:
Encourage annexation when development is proposed.

Principle 3:
Where the applicable city has determined annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/ approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Principle 4:
Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

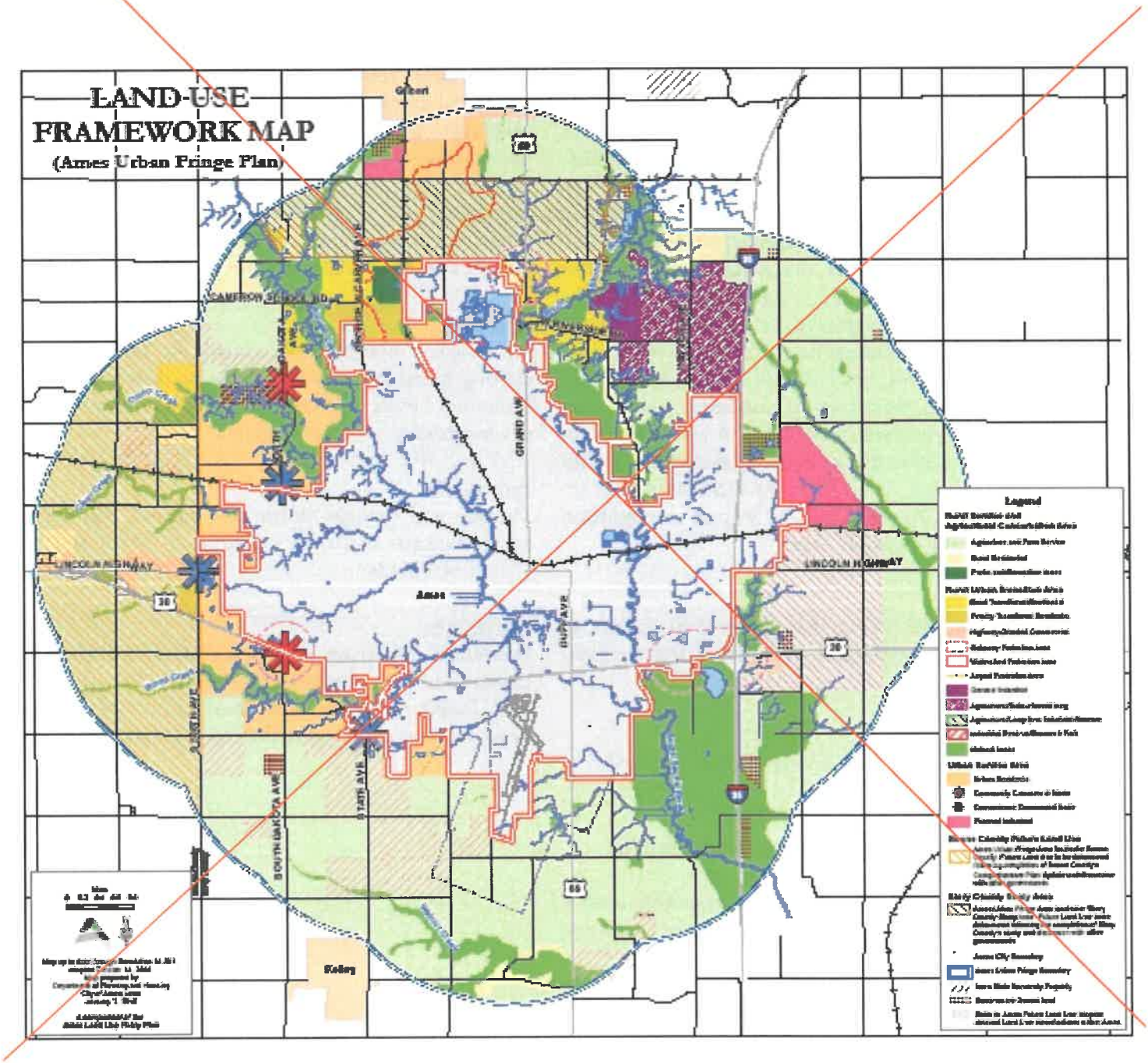
Principle 5:
When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

Principle 6:
Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Principle 7:
Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

Principle 8:
Encourage clustering of residential sites with Urban Expansion Area designation to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

AMES URBAN FRINGE AREA



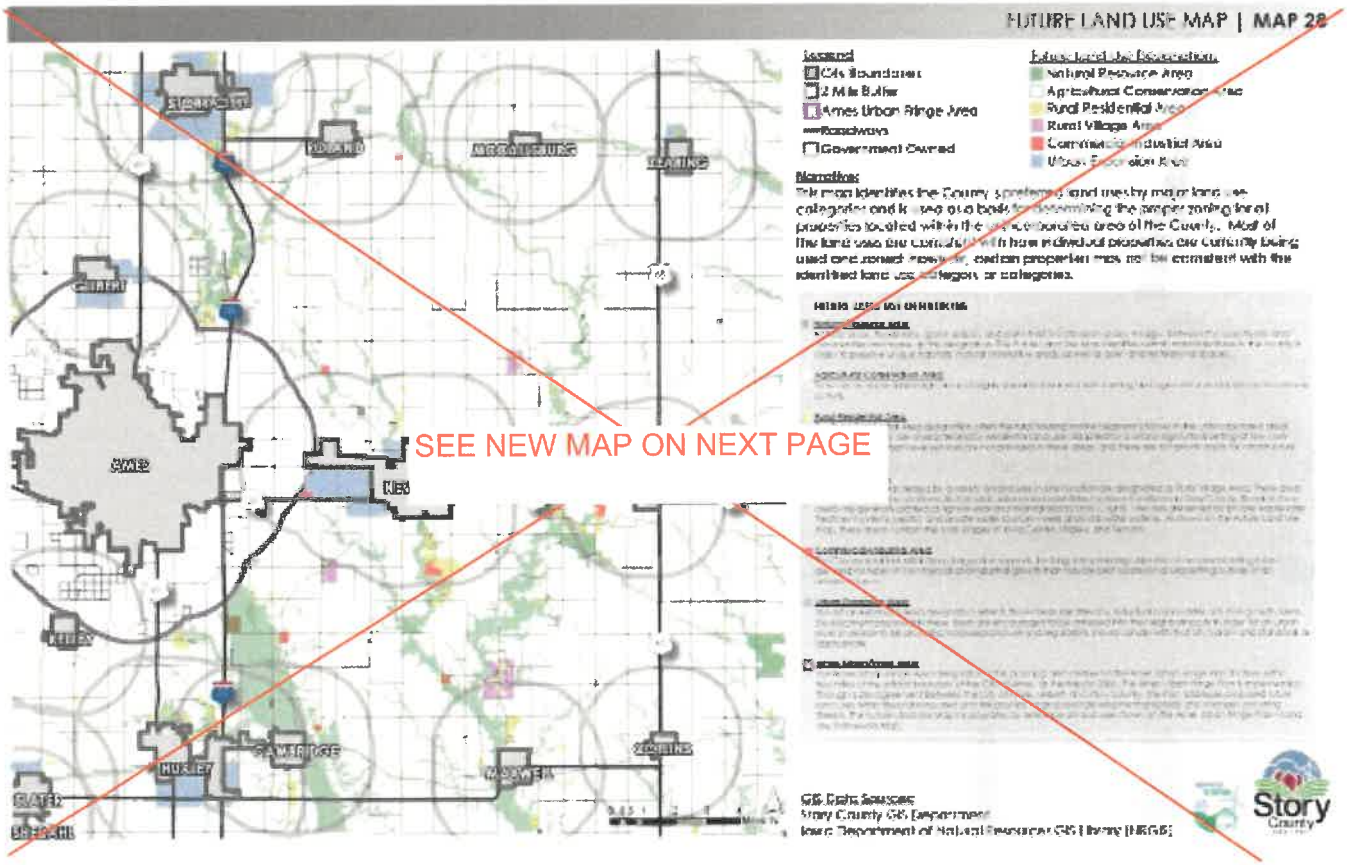
(City of Ames, Iowa Urban Fringe Plan)

Ames Urban Fringe Area

The planning area defined in the Ames Urban Fringe Plan lies within two miles of the official boundary of the City of Ames, as it existed in 2006. The Ames Urban Fringe Plan is an agreement between Ames, Gilbert, and Story County addressing proposed future land uses within this planning area and addresses the process for proposed development proposals and changes. There are many different stakeholders in the identified planning area, each with unique purposes, positions, plans, and priorities for development. Inconsistencies, potential for conflict, and increased public costs spurred the need for a shared vision and planning practices within this fringe area.

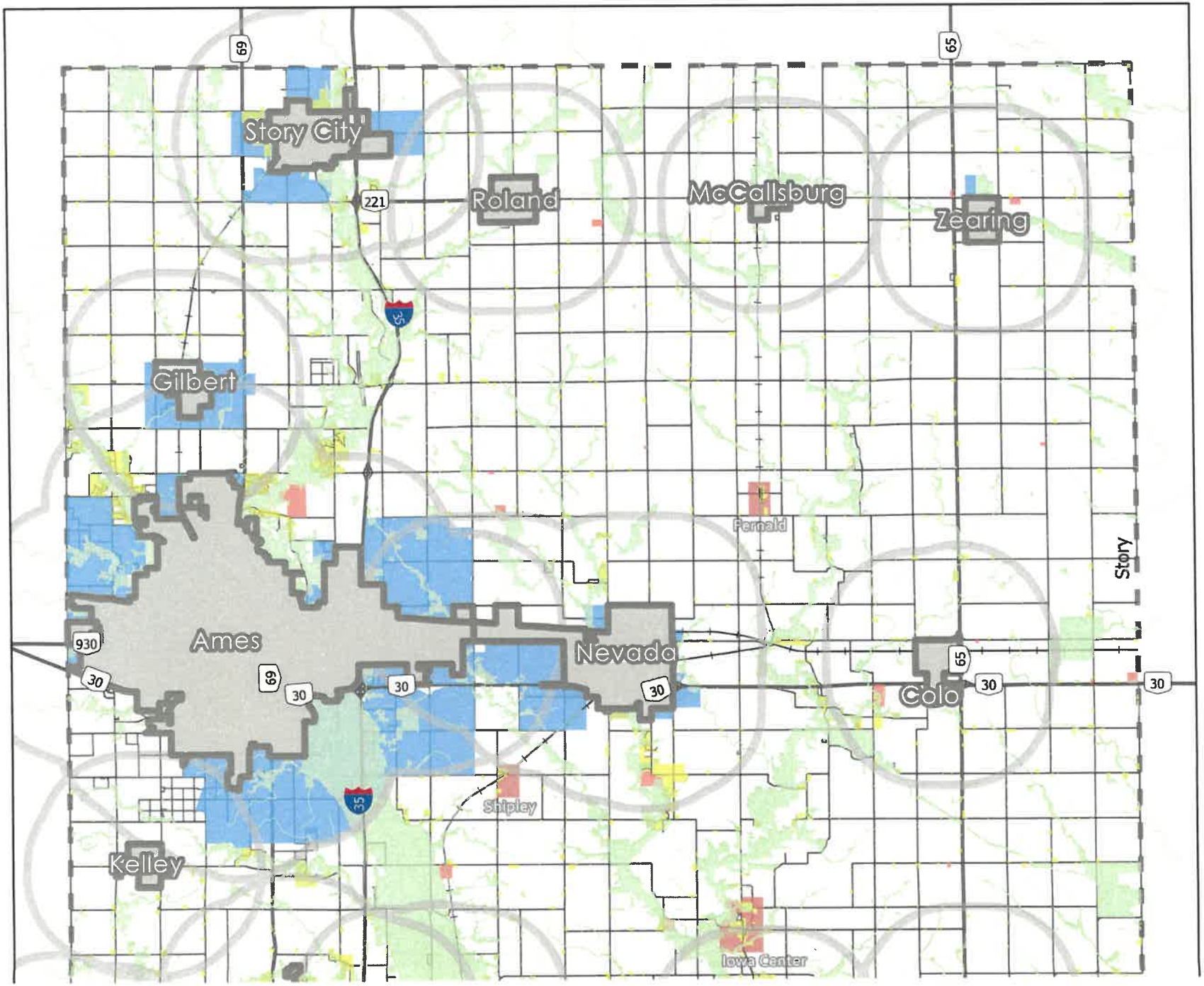
The Future Land Use Map incorporates this Ames Urban Fringe Plan herein by reference and it is intended to be the guide for any zoning or development proposed within its boundary. The latest adopted version of the Fringe Plan should be examined when necessary.

Future Land Use



A full sized version of this map is included in Appendix D

Story County Future Land Use Map



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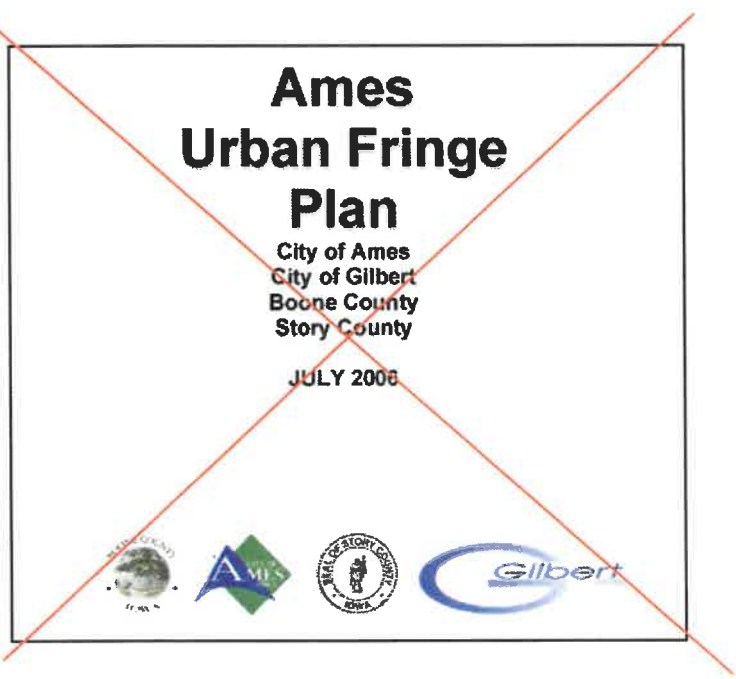
Transportation

This Chapter outlines the transportation goals, objectives and strategies based on public input from the C2C planning process. The Chapter also briefly covers existing networks, planned transportation improvements, and known proposed improvements within Story County.

	Page
7.1 Goals, Objectives and Strategies	7-2
7.2 Existing Transportation Networks	7-6
7.3 Existing Planned and Proposed Efforts and Improvements (Iowa DOT, Story County, Ames MPO, Municipalities)	7-18

~~Ames Urban Fringe Plan~~

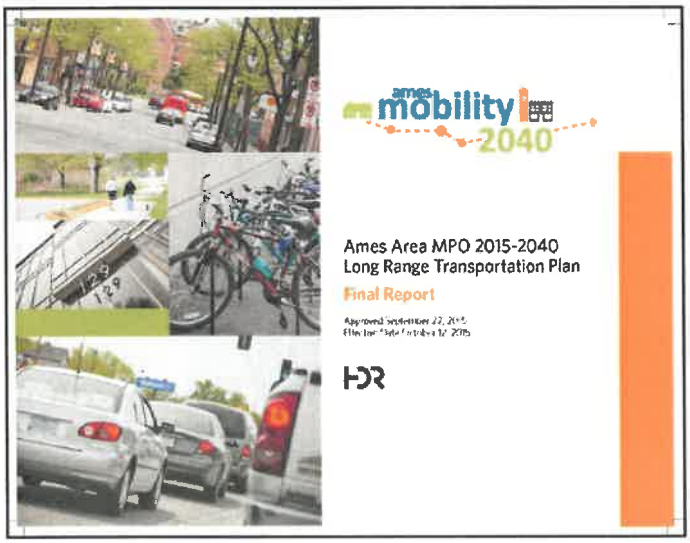
~~The Ames Urban Fringe Plan focuses on additional transportation elements. Additionally, the Ames Urban Fringe Plan focuses on the Ames Airport, setting up a protection area around its boundary. It also calls for the protection of the major transportation gateways into the city of Ames, and identifies key transportation nodes for commercial development. This plan is periodically updated based on future land use needs for the planning area.~~



Ames Mobility 2040 - Ames Area Metropolitan Planning Organization (MPO) 2015-2040 Long Range Transportation Plan (LRTP)

The Ames Mobility 2040 Plan is a long-range transportation plan recently adopted by the Ames Transportation Policy Committee, of which Story County is a voting member. The plan outlines the City's vision for transportation over the next 25 years. The plan includes in-depth analysis, goals and a project list for transportation related improvements. Proposed projects in the MPO planning area include intersection improvements, traffic signal adjustments, trail connections, pedestrian improvements, mass transit infrastructure improvements. The majority of the LRTP proposed projects, if completed, will be done within municipal boundaries but could have unforeseen impacts on Secondary Roads in Story County. At the time the C2C Plan was developed, the AAMPO finalized the Transportation Improvement Program (TIP) for Fiscal Years 2016-2019. The map on the following page represents the MPO Planning Area projects that were included in the finalized TIP.

Ames Area MPO
metropolitan planning organization



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Appendix A
Appendix B
Appendix C
Appendix D

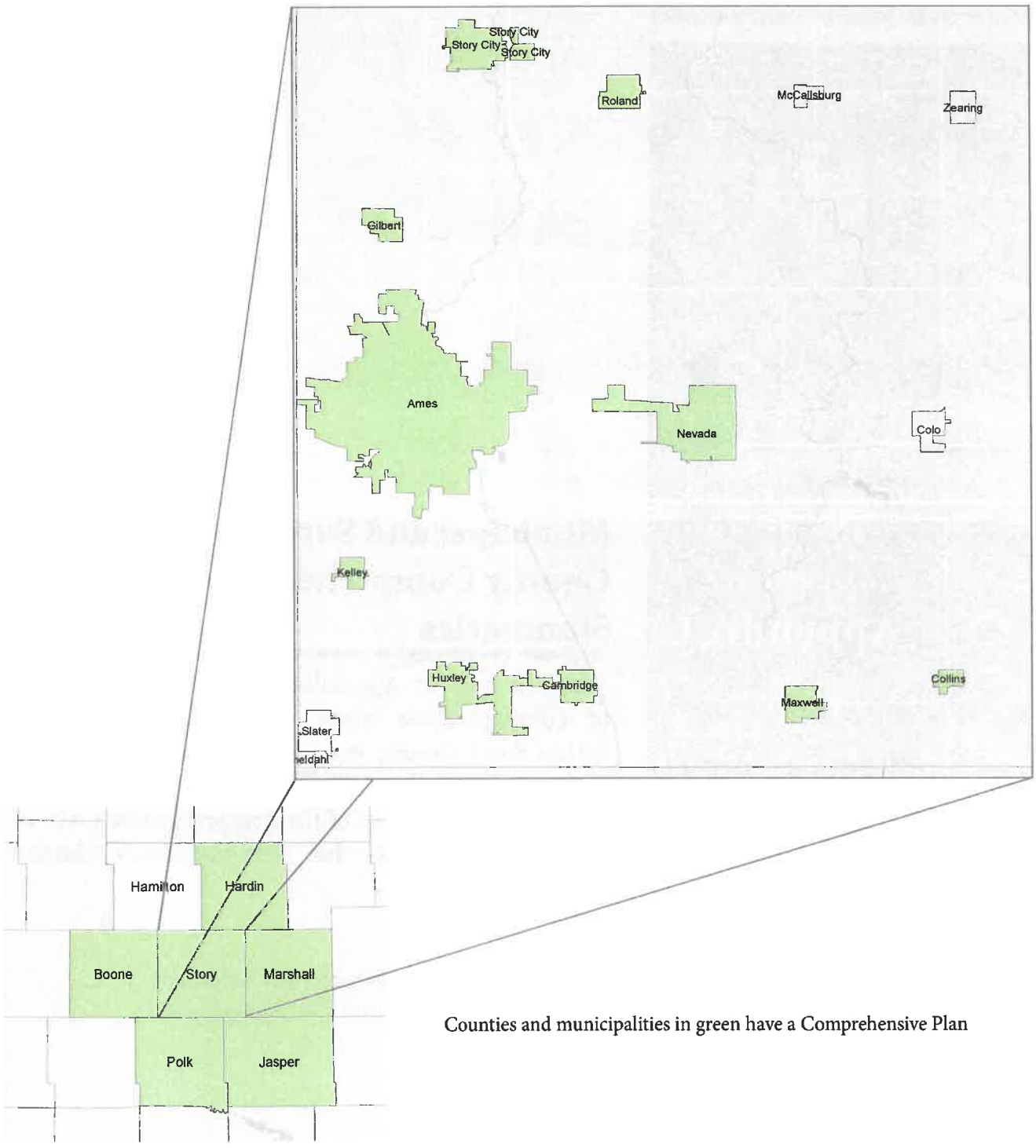
Municipal and Surrounding County Comprehensive Plan Summaries

The first part of Appendix C provides summaries of comprehensive plans for those communities within Story County that have previously adopted a comprehensive plan. The second part of Appendix C includes summaries of the comprehensive plans of surrounding counties that have previously adopted comprehensive plans.

	Page
C.1 Municipal Comprehensive Plan Summaries	C-2
C.2 County Comprehensive Plan Summaries	C-14

Municipal Comprehensive Plans

Eleven of the fifteen communities in Story County have an adopted comprehensive plan. Five of the six counties that share a border with Story County have adopted comprehensive plans. This chapter gives a brief summary of the available comprehensive plan's future land use and growth plans.



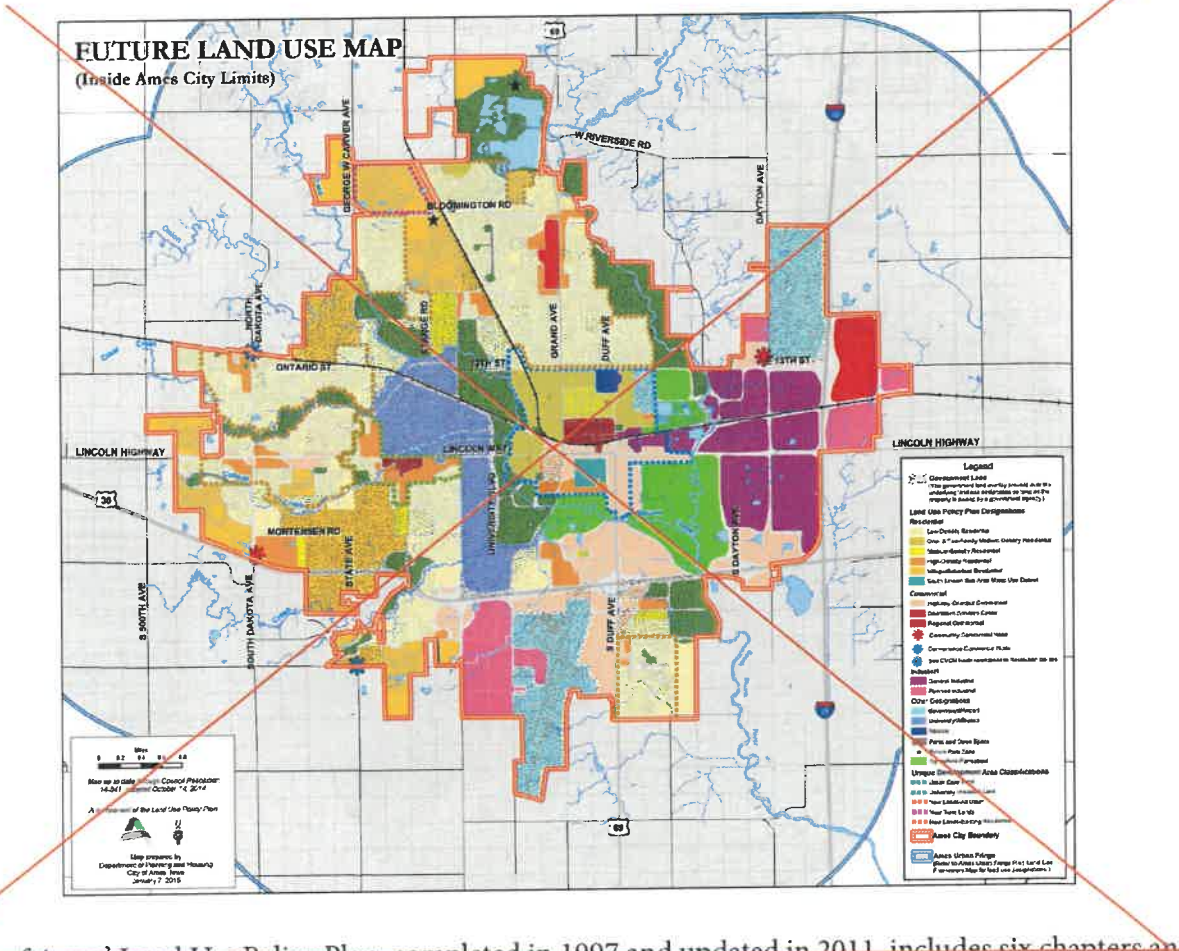
Counties and municipalities in green have a Comprehensive Plan

CITY OF AMES -

~~LAND USE POLICY PLAN~~

~~Adopted: August 29, 1997~~

~~Last Updated: November 22, 2011~~

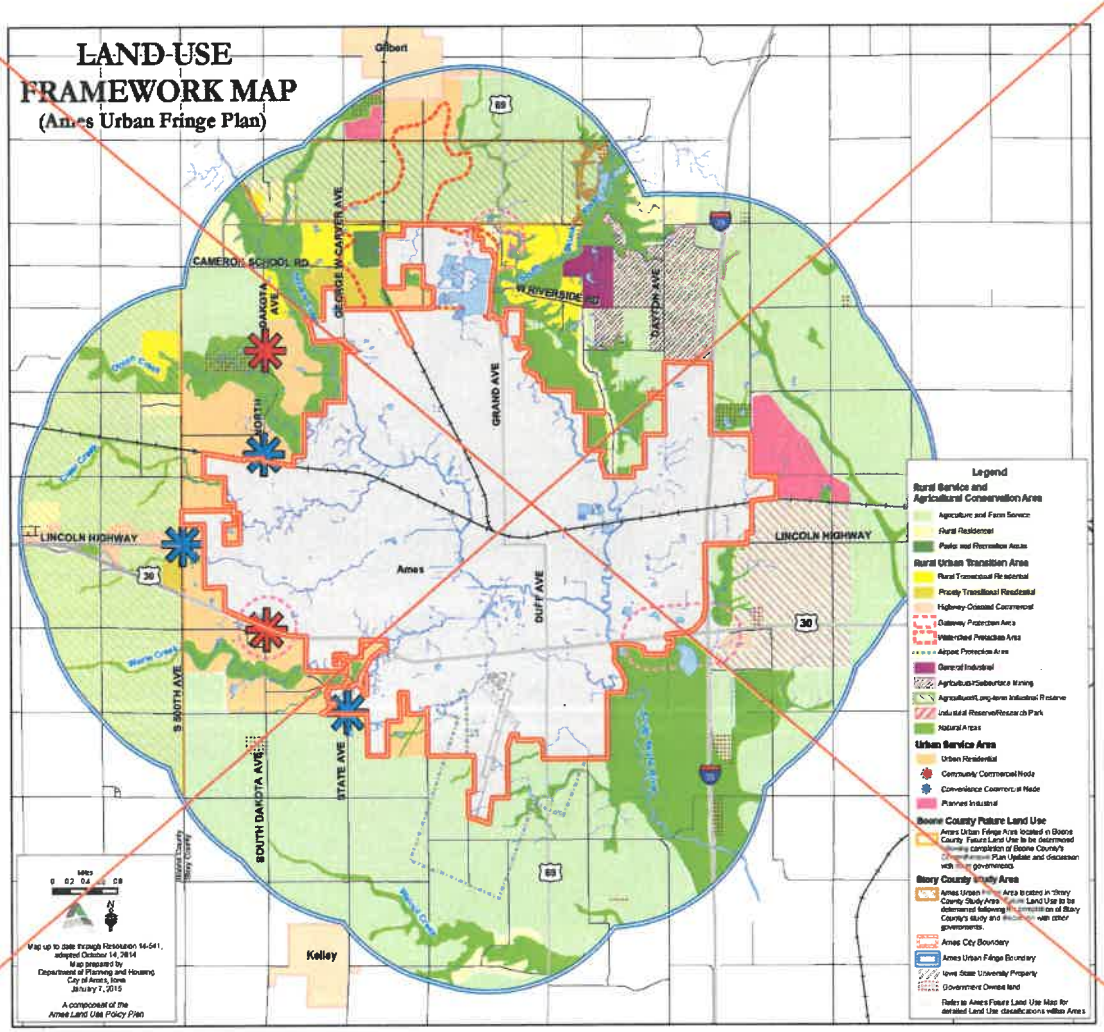


~~The City of Ames' Land Use Policy Plan, completed in 1997 and updated in 2011, includes six chapters and three appendices and focuses in future land use, mobility, environmental constraints, parks, recreation, open space and implementation. The future land use plan guides land use for the development of the city within the area of anticipated growth that is also identified in the Ames Urban Fringe Plan, adopted in 2006. This boundary extends into the unincorporated area of Story County generally within two miles of the City limits. The plan shows significant growth through 2030, up to 2,500 acres, and will ultimately reduce unincorporated lands currently under the jurisdiction of Story County.~~

~~For more information see City of Ames Land Use Policy Plan~~

CITY OF AMES, STORY COUNTY, BOONE COUNTY AND CITY OF GILBERT AMES URBAN FRINGE PLAN

Adopted: July 2006 Currently Under Revision



The Ames Urban Fringe Plan (AUFP) is a shared land use plan that was developed cooperatively between Boone County, Story County, the City of Ames and the City of Gilbert. The AUFP provides guidelines for development and future land uses within the Urban Fringe Boundary. The AUFP provides policy statements to be used in conjunction with the Land Use Framework Map to help guide development of the fringe area. The fringe area boundary includes areas of unincorporated Story County within two miles of the City of Ames. The plan was recently reopened by the participating entities for updates and revisions based on projected growth and planned infrastructure improvements.

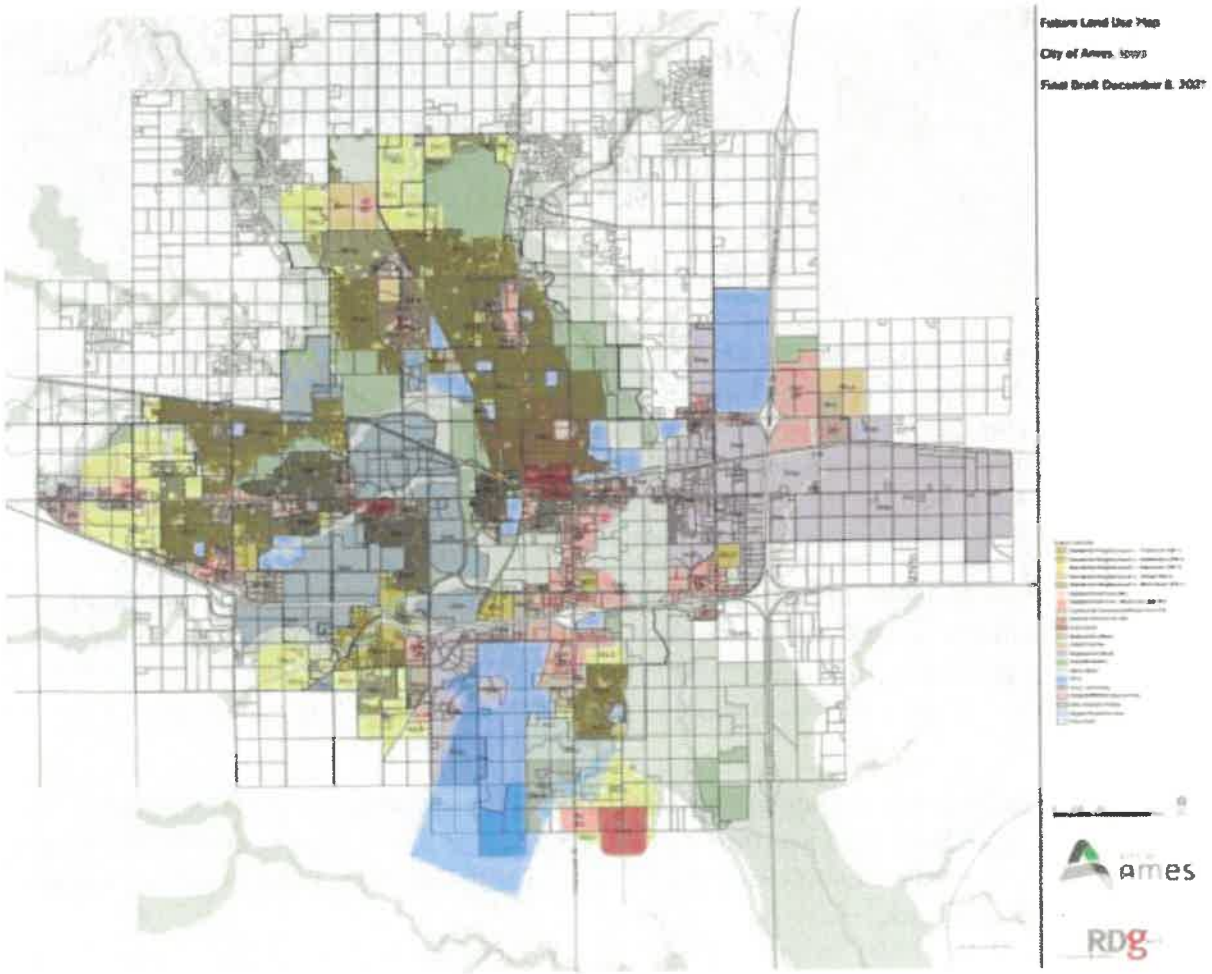
For more information see Ames Urban Fringe Plan

ADD TO APPENDIX

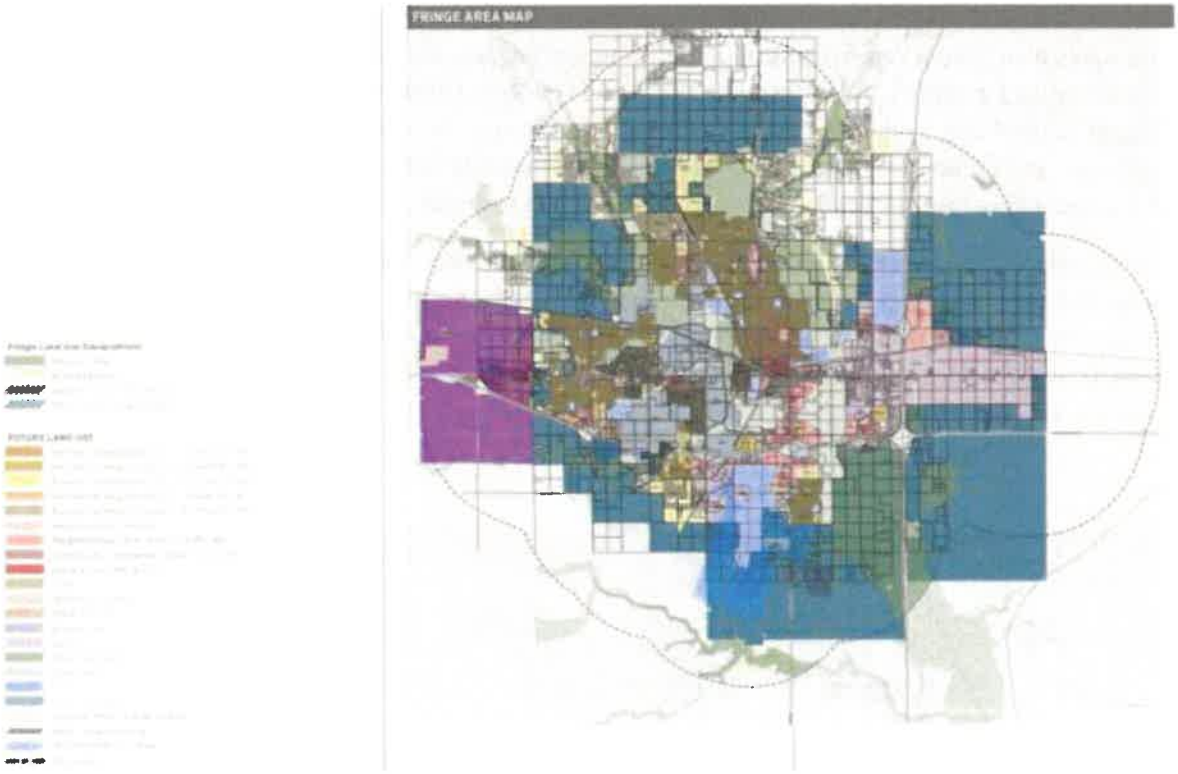
CITY OF AMES
AMES PLAN 2040
Adopted December 14, 2021
Last Updated: May 9, 2023

The Ames Plan 2040 is Ames' comprehensive plan, guiding the city and its growth for the next 20 years. It was adopted in 2021 and replaced the 1997 Land Use Policy Plan. The Plan has elements that address Growth & Land Use, Environment, Parks, Trails, & Greenways, Mobility, Neighborhoods, Housing & Subareas, and Community Character. Each element includes baseline conditions, a vision for the future, and guiding principles and policy frameworks to achieve the vision.

The Growth & Land Use Element identifies planned growth areas necessary to accommodate a projected population growth of 15,000 over the 20-year planning horizon. The Future Land Use Map shows city growth in these planned growth areas in all four directions and includes land use designations for each that sets expectations for their development. Infrastructure needs for each growth area are also explored.



Beyond the planned growth areas, Plan 2040 also establishes the Urban Reserve Overlay where city growth could occur long-term, past 2040. Goals for the Urban Reserve Overlay include to preserve the areas for urban growth in the long-term and prevent development that could impede annexation and efficient provision of city services.



After Plan 2040's adoption, one of the first implementation strategies was to amend the Ames Urban Fringe Plan. The Ames Urban Fringe Plan was a 28E agreement between the City of Ames, City of Gilbert, and Story County that provided agreed-upon policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. However, agreement was not reached on an Ames Urban Fringe Plan and the previous plan expired on April 30, 2023, when negotiations on the plan ended and a final extension was not approved by all cooperators.

As a result of the expiration of the Ames Urban Fringe Plan, Story County adopted its own Future Land Use mapping for the two-mile area outside of Ames' corporate limits. As discussed, Ames Plan 2040 includes both planned growth areas and the Urban Reserve Overlay to show where the city may grow long-term. The C2C Plan combines these areas and maps them as Urban Expansion, with several exceptions:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.

- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.

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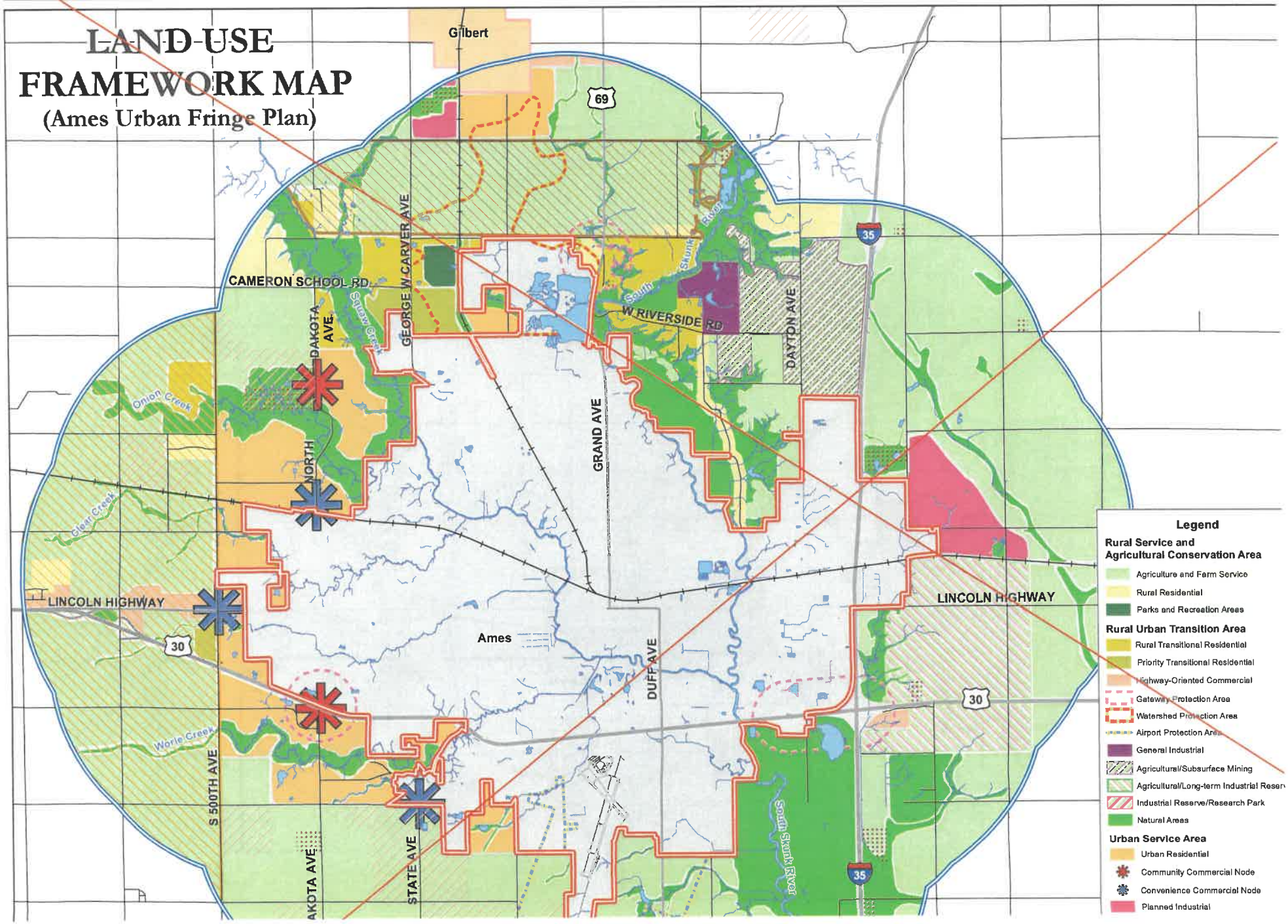
Plan Area Maps

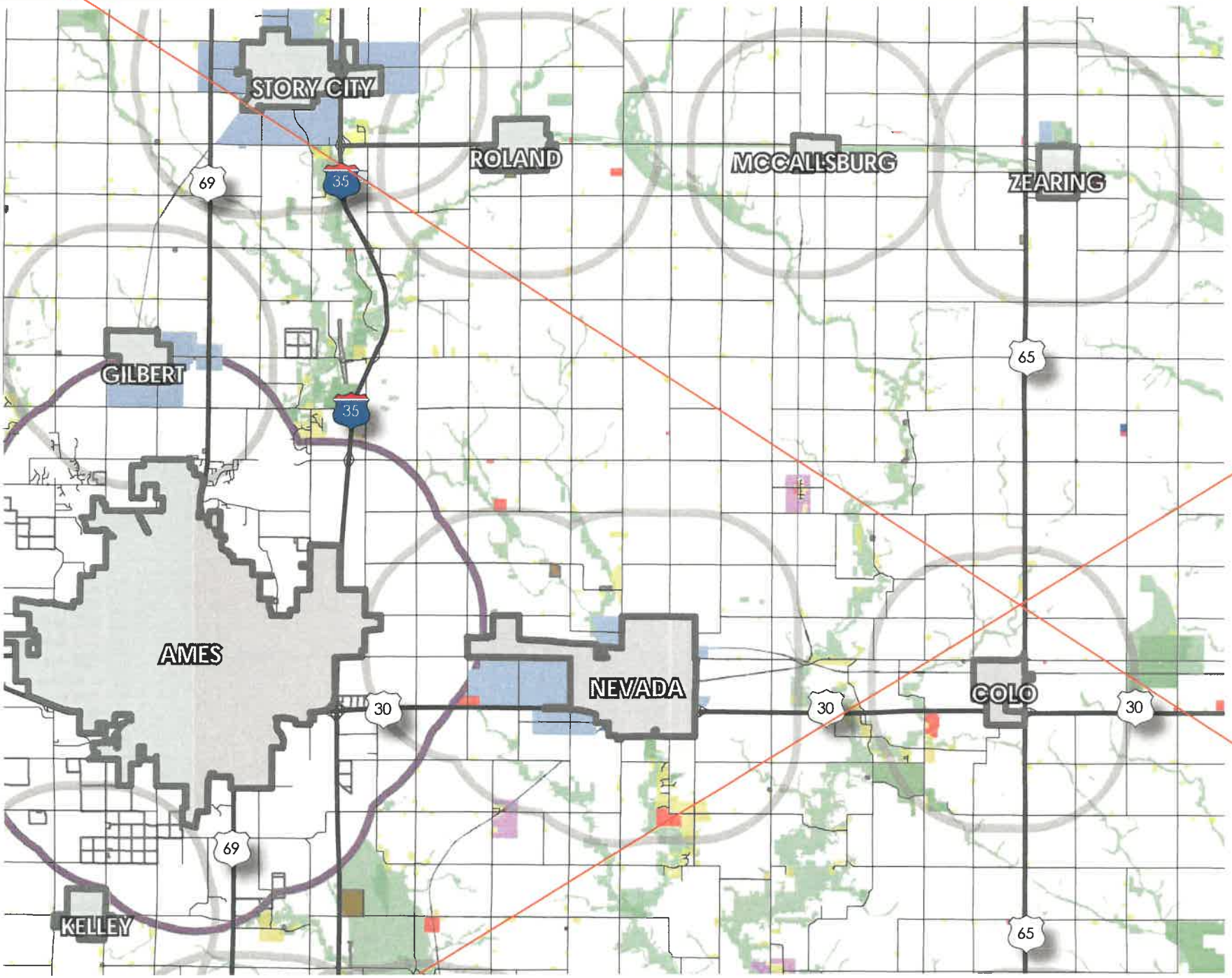
This appendix is a compilation of maps for the C2C Plan.

Boundaries and Land Area Map	Map 1
Base Map	Map 2
Existing Trails Map	Map 3
Surface Geology Map	Map 4
Bedrock Geology Map	Map 5
Slope Analysis Map	Map 6
Soil Types Map	Map 7
Soil Categories Map	Map 8
Soil-Based Corn Yield Map	Map 9
Soil-Based Soybean Yield Map	Map 10
Hydric Soils Map	Map 11
HUC 8 Watersheds Map	Map 12
HUC 10 Watersheds Map	Map 13
HUC 12 Watersheds Map	Map 14
Floodplains, Wind Turbines, and Quarries Map	Map 15
Greenways Map	Map 16
Historic Vegetation Types Map	Map 17
Current Land Cover Map	Map 18
Prairie Land Map	Map 19
Aquifer Map	Map 20
Habitat Map	Map 21
Wildlife Travel Corridors Map	Map 22
Drainage Districts Map	Map 23
Landscape Types Map	Map 24
Story County School Districts Map	Map 25
Existing Land Use Map	Map 26
~~Ames Urban Fringe Land Use Framework Map~~	~~Map 27~~
Future Land Use Map	Map 28
Proposed Trails and Greenways Map	Map 29

LAND USE FRAMEWORK MAP

(Ames Urban Fringe Plan)





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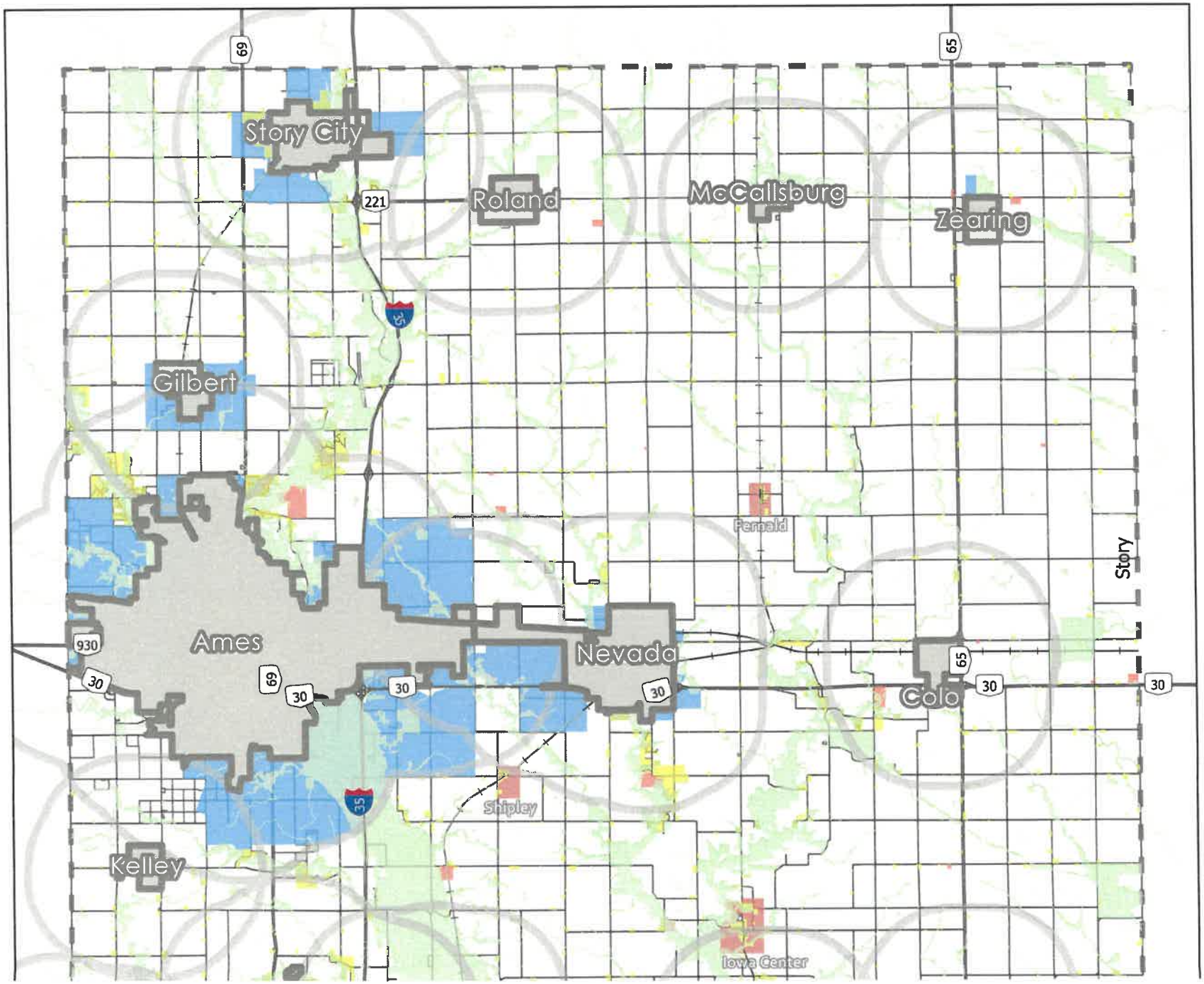
Story County Future Land Use Map



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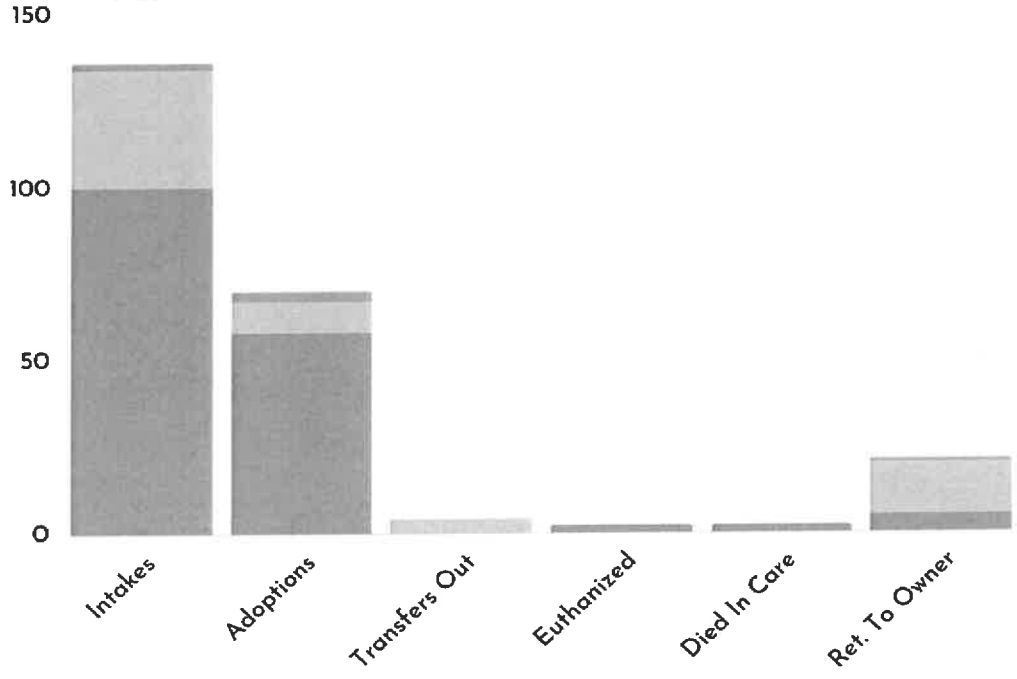
Story County
IOWA • 1853
Animal Control & Shelter

Story County Animal Control and Shelter

Quarterly Report: April 1st 2023 – June 30th 2023

	April	May	June	Total
Cat Intakes	30	42	28	100
Cats Adopted	23	11	24	58
Cats Transferred to another rescue	0	0	0	0
Cats Euthanized(medical)	0	1	1	2
Cats Died in Care	0	0	2	2
Cats Returned to Owner	0	3	2	5
Dog Intakes	9	7	18	34
Dogs Adopted	1	5	3	9
Dogs Transferred to another rescue	0	0	4	4
Dogs Euthanized(medical)	0	0	0	0
Dogs Euthanized(behavior)	0	0	0	0
Dogs Died in Care	0	0	0	0
Dogs Returned to Owner	5	5	5	15
Other Animal Intakes	2	0	0	2
Other Animals Transferred	0	0	0	0
Other Animals Adopted	2	1	0	3
Other Animals Returned to Owner	1	0	0	1

A Look at Our Numbers



Animal Control Calls: 64 Incidents

Reason	Count
Abandoned	1
Bite Case	8
Complaint	5
Confined Stray	11
Dangerous	1
Dead Animal	1
Disturbance	6
Habitual Offender	1
Hit By Car	1
Injured	2
Issued Citation	3
Nuisance	5
Other	3
SCSO Assist	1
Un-Confined Stray	13
Welfare Check	7

Current Animal Population 7/20/2023: Dogs - 11, Cats -87

Animals in Foster Care as of 7/20/2023: Dogs - 1, Cats - 31

Donations Received:	April	May	June	Total
	$2,038.05	$439.58	$7,234.25	**$9,711.88**

Last quarter we saw an increase in animal intakes and a slowdown in adoptions. However, this seems to be a trend when compared to the same time last year. To address this issue, we were able to bring on several new foster homes this spring, and currently, we have 31 kittens in foster care waiting to make weight for their spays and neuters. Animal control calls kept us busy with confined and un-confined stray pick-ups, as well as several bite cases and welfare checks. The Chasin Tails crew held their annual memorial fun run, raising a total of $6,098.00, while the Nevada K Kids presented us with $1,700.00 in April from the proceeds of their popcorn sales. Furthermore, the Nevada Public Library held a supply drive for us in June. In addition, we started the "Litter-acy-Club" after our successful Book Buddies event held in February. This club invites kids ages 6-12 to read their favorite books to our adoptable cats and kittens, which helps with socializing the animals and prepares them for adoption. Finally, we continued to educate staff, and the Director and Animal Control Officer attended an in-person training on Livestock Truck Rollovers hosted by The Iowa Pork Producers Association and the Iowa State University, Swine Medicine Education Center.