

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

**515-382-7245
515-382-7294 (FAX)**



"Commitment, Vision, Balance"

**MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION**

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

| | | |
|-----------------------------------|--|------|
| DATE: May 2, 2018 | Aaron Steele, Chair | 2018 |
| | Jerry Cable, Vice Chair (Left at 5:00) | 2019 |
| CALL TO ORDER: 4:00 PM | Kathy Mens | 2022 |
| | Linda Murken (Arrived at 4:11) | 2020 |
| PLACE: Public Meeting Room | Marvin Smith (Left at 5:12) | 2018 |
| Administration Building | *PJ McBride | 2021 |
| | Jonathan Sherwood | 2020 |

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Scott Renaud

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

April 4, 2018

PUBLIC COMMENTS:

None

ADDITIONAL ITEMS:

Stormwater and Erosion Control Ordinance

Amelia Schoeneman stated that as part of the Planning and Development Department's 2018 Work Program, the Department has completed a draft of proposed amendments to the stormwater and erosion control ordinance. Schoeneman stated that the item was assigned to the Department's work program due to several instances of large-scale grading work and borrow areas that did not require a development permit. Schoeneman stated that Emmons & Olivier Resources (EOR) was retained by the County as a consultant to complete a Countywide Watershed Assessment and will be providing recommendations. Schoeneman gave a summary of comments that have been addressed in the latest draft ordinance and stated that Staff is asking only for additional comments on the current draft from the Planning and Zoning Commission and no action on the ordinance is requested at this time.

Sherwood asked about the natural resources map being used for environmentally sensitive areas. Schoeneman stated that the natural resources area map is from the C2C Plan, which is another work program item. The environmentally sensitive areas that were identified are considered susceptible to erosion or stormwater impact. Sherwood asked how things would be checked and Schoeneman stated

that the soils map and floodplain maps and surface water maps are available on Beacon for use. Sherwood stated that adding a definition of land cover such as woodlands or grasslands would be beneficial. Cable asked if stormwater retention is addressed in the current or proposed ordinance. Currently the ordinance states that best management practices should be used to maintain natural hydrology so it does not specifically require detention, but in the proposed ordinance there is criteria that a development should meet for stormwater runoff that may require detention to be met. Jerry Moore stated that it would be up to the engineer to design the controls and determine if detention or retention will help meet standards. Steele asked about NRCS's soil survey and asked about the accuracy in general. Schoeneman stated that she spoke with Environmental Health and soils could be different once on site, but that on site review language could be added, and that NRCS is a respected resource. Steele asked about sensitive features being identified and gave an example of a restored prairie where later, to do additional development, it would fall under the proposed threshold to require an erosion or stormwater control plan. Steele asked how future unintended circumstances could be avoided. Schoeneman stated that an erosion control plan would have to be submitted. Smith stated that a definition to differentiate between a natural resource and a manmade resource may be needed and that he felt people should be able to do what they want to do on their own land as long as the perimeter/any outside area is not affected and Mens stated she agreed.

Scott Renaud, Fox Engineering spoke and stated that different people interpret regulations differently. He feels the erosion control items should be thrown out since anything over one acre has to have a state permit and feels that there is no need for duplication. Renaud does not understand why there would be regulations for impacts made upstream. Mr. Renaud stated that he feels it is a mistake to incorporate urban requirements in rural areas. Steele asked what Story County needs to do as an incentive for development. Mr. Renaud stated that future property owners do not understand prairie and future property owners prefer things to be mowed and maintained. Renaud spoke about low impact development and stated that is popular, but it is a challenge in Story County. Steele asked if promotion of low impact development would be beneficial. Renaud stated that with shared septic systems it is impossible because of the 1,000-foot natural resource buffer requirement.

Schoeneman stated that staff is glad to look at various distances for the buffer requirement. With erosion control the county would not be the regulator of requirements for anything over 1 acre. Schoeneman stated that for stormwater, it is the intent to ensure the standards are effective and gave examples that other counties are using similar standards. Schoeneman stated that staff is trying to create balance and adopt something that is workable. Smith asked if state code requirements could be used instead. Steele asked if this could potentially require two additional permits, a stormwater permit and erosion control permit. Men's asked if all the permits would have fees. Steele stated that it would be helpful if there were scenarios that would demonstrate what would be required in terms of fees, plans, professional services, and permits. Jerry Moore stated that potentially this would be brought back for action next month.

Draft Traffic Impact Analysis and Study Ordinance

Emily Zandt stated that the 2018 Story County Planning and Development Work Program included a high priority item to develop guidelines for use and applicability of a transportation impact analysis in conjunction with the development process, which originated from the Implementation Matrix for the Cornerstone to Capstone Comprehensive Plan. Zandt summarized the main changes to the draft. Zandt stated that Staff is requesting feedback only on this draft ordinance and that no action will be taken at this meeting. Moore stated that this ordinance would impact all unincorporated areas and there has been discussion about current traffic counts in the north areas of the Ames Urban Fringe Plan. Moore stated that data is only available every four years from the Iowa Department of Transportation and highlighted changes from 2007 to 2015 data. Smith stated that the maps show an increase of 47% traffic traveling north and south, but there is no indication of east and west traffic being increased. Smith stated that the traffic numbers create confusion and much discussion took place about the traffic numbers. Sherwood asked about MPO models being used to compare numbers and stated that there could be a margin of error with the Iowa Department of Transportation numbers.

Scott Renaud stated that many times the DOT does not have enough counters available so numbers are not always accurate. Steele stated that this might be a good time for a traffic analysis. Moore stated that there has been a lot of discussion with the County Engineer and they are using the DOT data. Moore stated that part of what staff is trying to show is that there are similar increases on the east/west roads in the north Ames Urban Fringe Plan area as the north/south roads. Steele asked for clarification about the traffic analysis being submitted with the development application. Steele verified that with this ordinance the PZC may not see a traffic study with a subdivision application, but that the PZC could recommend a traffic study be required as a part of their recommendation to the Board of Supervisors. Staff confirmed that this is the case as the draft ordinance is currently written. Moore stated that this draft ordinance is intended to be sent out to local stakeholders for review.

COMMENTS:

STAFF: Moore stated that the Stormwater and Erosion Control Ordinance and Traffic Impact Analysis and Study Ordinance might be heard for action next month. At the 6/6/18 meeting, there may be a CUP for Pleasant Grove Church, a CUP for a construction and demolition site for county road projects and Ames Urban Fringe Plan map amendment requests. Moore stated that the petition (appeal) for the Perkins Campground on the McCay property has been received.

COMMISSION: Murken asked where impact studies go and cumulative effects. Zandt stated that part of the ordinance speaks to results of the traffic study could be determined by the Board of Supervisors and what improvements would be the responsibility of the county or developer. Murken asked if a permit could be denied if the county did not want to maintain a road. Moore stated that impacts of a proposed development would be part of the standards of approval to be considered.

ADJOURNMENT: 5:24PM


Approval of Minutes
6/6/18 Chair
Title and Date