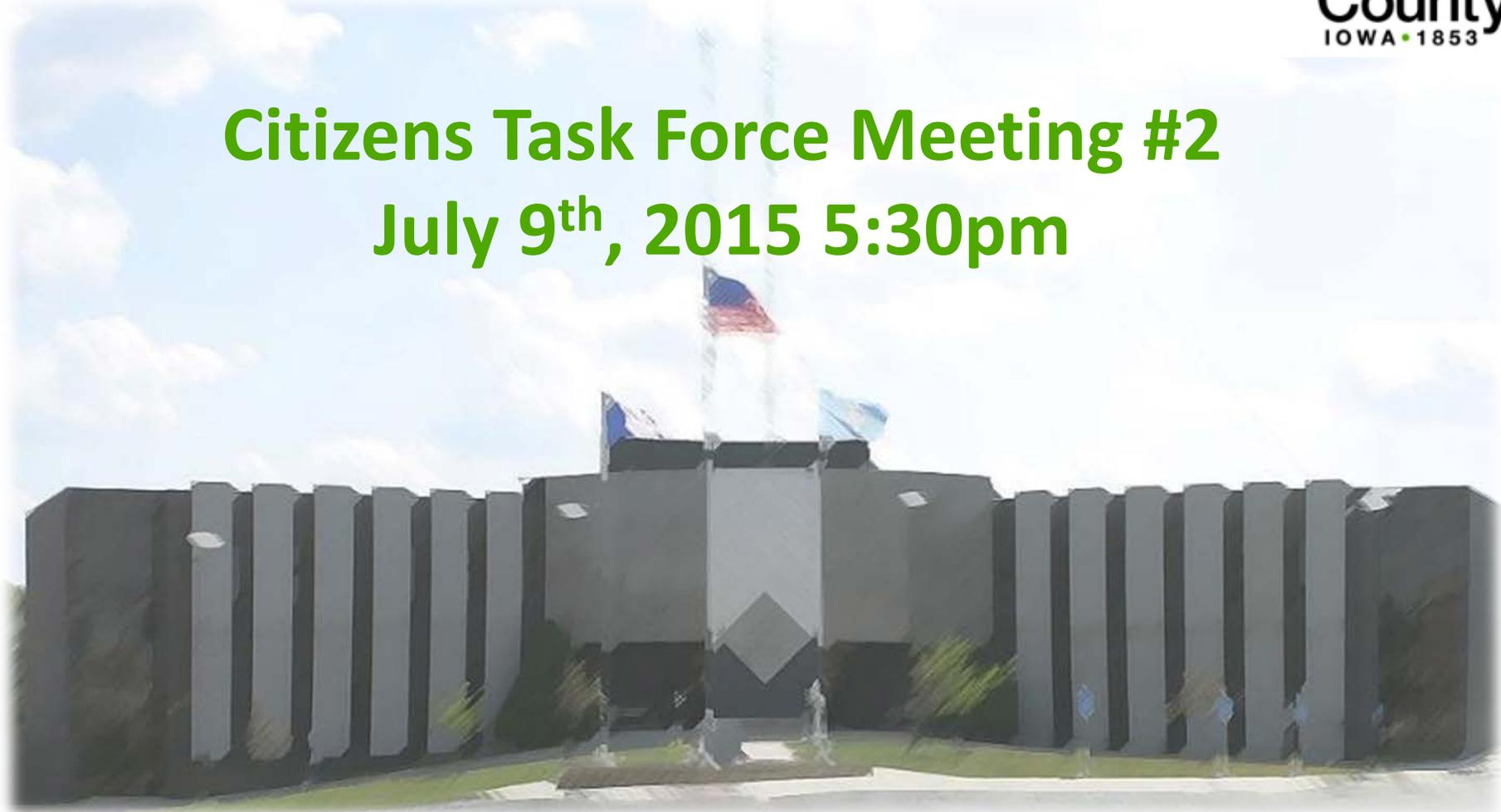


Story County
Coordinated Long Range Plan
From Cornerstone to Capstone
Story County Comprehensive Plan



Citizens Task Force Meeting #2
July 9th, 2015 5:30pm





Meeting Agenda

- **C2C Project and Schedule Review**
- Survey Status Update
- Review of Issues and Opportunities from Community Input Meetings
- Update on Existing Conditions Progress
- Goals Discussion/Draft Goals

C2C Schedule and Tasks By Month



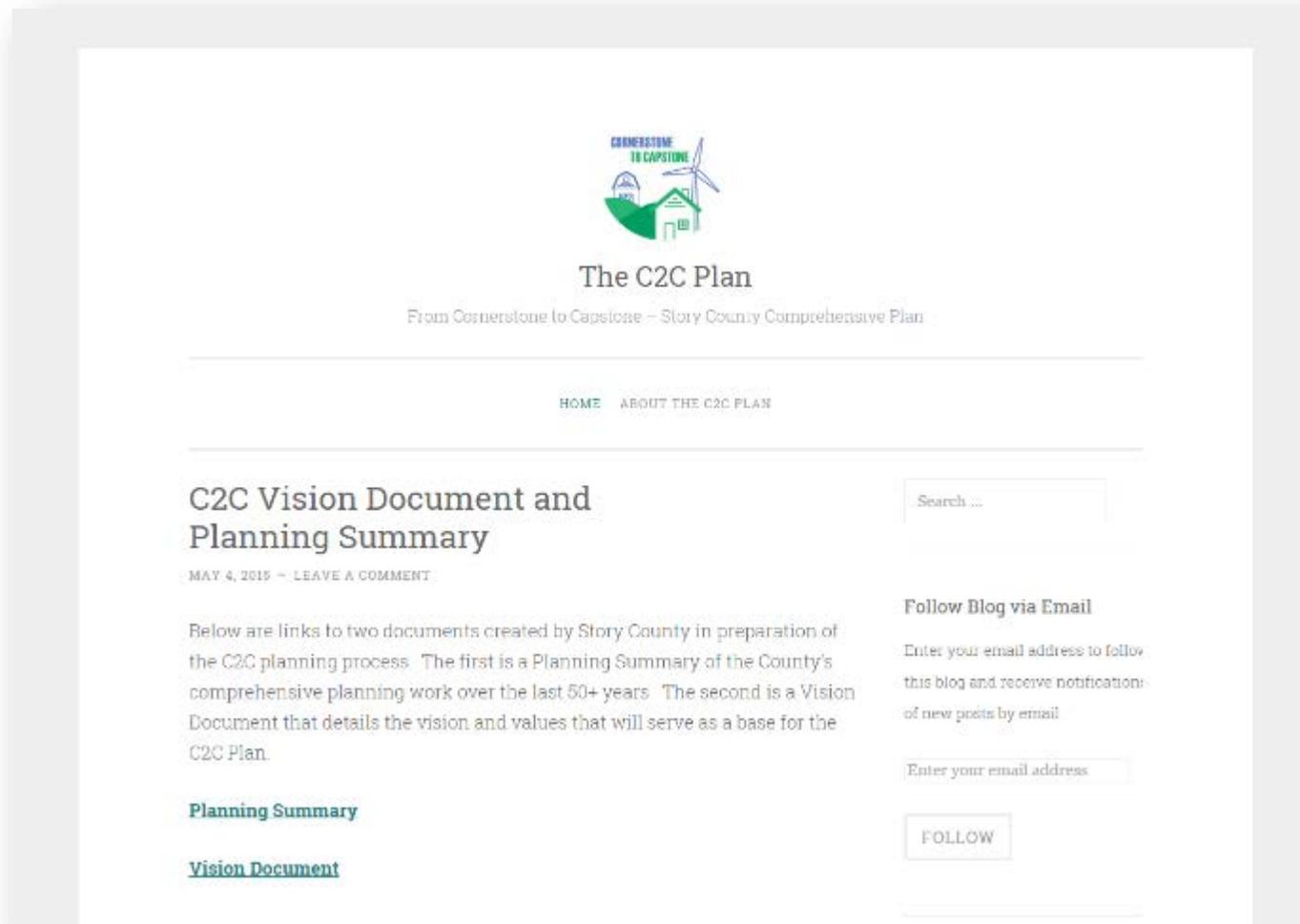
Month Name	Calendar Year	Fiscal Year	C2C Milestone Task(s)	MSA Team Detailed Work and Meeting Activities
March	2015	2015	Visioning	Begin Review of Existing Plans, Including Goals and Actions and Review C2C Visioning Materials
April	2015	2015	Goals Development	C2C Project Kickoff Meetings, Website Development & Launch, Existing Plan(s) Review and Goal Coordination, Begin Existing Conditions Analysis and Survey Development.
May	2015	2015		Survey Deployment, Planning and Zoning Commission Issues and Opportunities Identification Meeting, Community Issues and Opportunities Identification Meetings (4 meetings Across County), Develop Vision Based Goals, and Begin Market Analysis.
June	2015	2015	Research & Analysis and Scenario Development and Review	Complete Existing Conditions Analysis, Complete Market Analysis, Begin Developing Future land Use Scenario(s), Assist with County Conservation Planning (Natural Resources and Water Resources Components) and C2C Project Team and Task Force Meeting to Finalize Goals
July	2015	2016		C2C Project Team and Task Force Meeting to Review Existing Conditions, Market Analysis and Further Develop Future Land Use Scenarios

C2C Schedule and Tasks By Month Continued



Month Name	Calendar Year	Fiscal Year	C2C Milestone Task(s)	MSA Team Detailed Work and Meeting Activities
August	2015	2016	Plan Development	Complete Partial Draft and Partial Draft Presentations to Planning & Zoning Commission and County Board of Supervisors
September	2015	2016		C2C Project Team and Task Force Meeting and Finalizing Future Land Use Scenarios
October	2016	2016		C2C Project Team and Task Force Meetings to Review Draft Plan
November	2016	2016		Complete Final Draft Plan and Present to Planning & Zoning Commission and County Board of Supervisors
December	2016	2016		<i>Break for Holidays - No Scheduled Meetings</i>
January	2016	2016		Plan Review and Adoption
February	2016	2016	C2C Project Team and Task Force Meeting: Final Review and Recommendations	
March	2016	2016	Planning and Zoning Commission Work Session to Review Plan	
April	2016	2016	Planning and Zoning Commission Final Review, Hearing and Recommendation to Board of Supervisors	
May	2016	2016	Board of Supervisors Work Session to Review Plan	
June	2016	2016	Board of Supervisors Public Hearing and Consideration for Adoption	

C2CPLAN.COM



Desktop/Laptop



Tablet/Phone



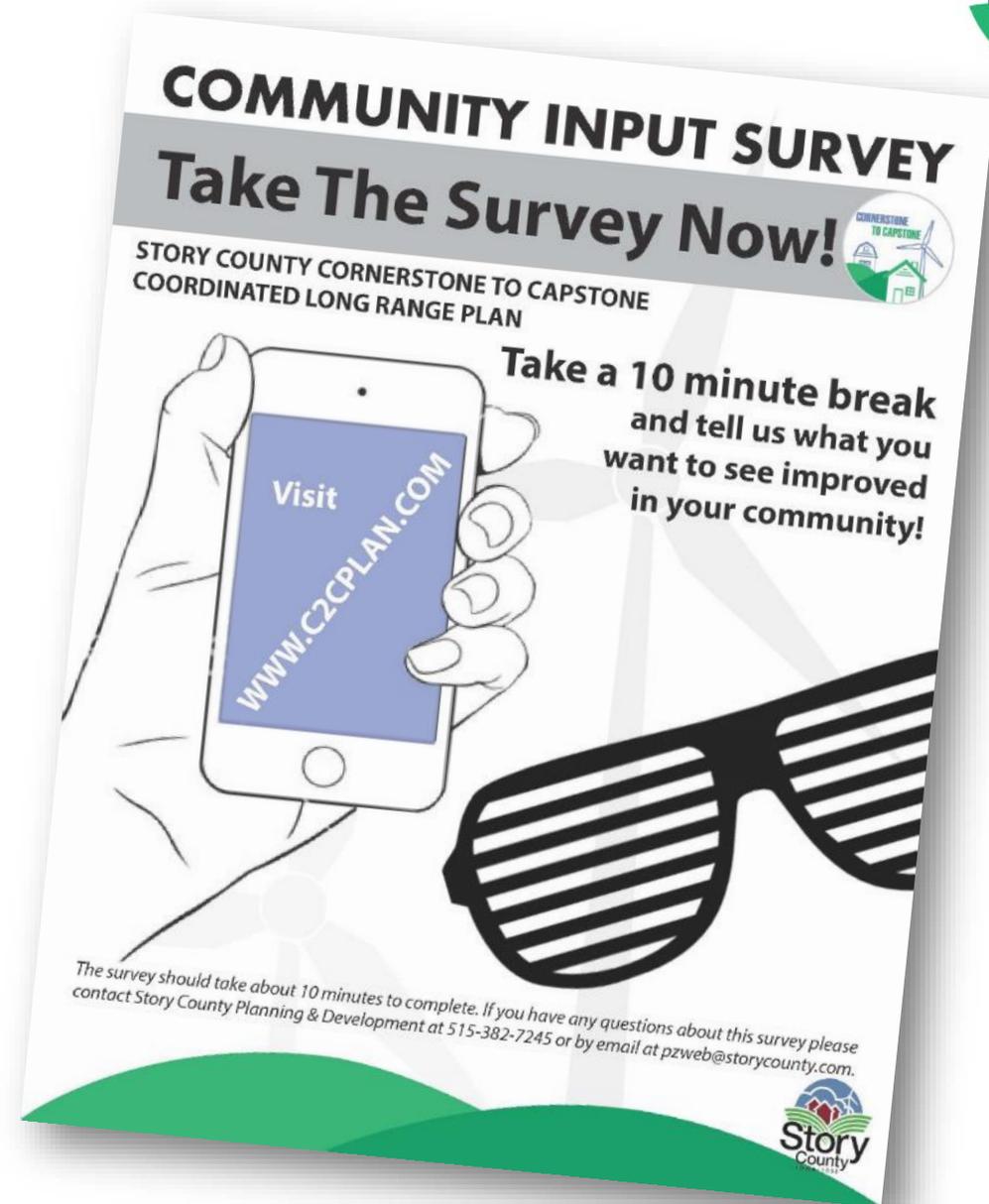
Meeting Agenda

- C2C Project and Schedule Review
- **Survey Status Update**
- Review of Issues and Opportunities from Community Input Meetings
- Update on Existing Conditions Progress
- Goals Discussion/Draft Goals

Survey Review and Deployment



- SurveyMonkey and Print copies available at City Halls
- <https://www.surveymonkey.com/s/C2CPLANSURVEY>
- Email, Facebook (Cities and County Sites), Word of Mouth -> c2cplan.com



Survey Flyer and Current Results

- Open through July- After Community Meetings
- Handouts at community meetings with web address
- Hard copies and laptop(s) at community meetings

COMMUNITY INPUT SURVEY Take The Survey Now By Going To [WWW.C2CPLAN.COM!](http://WWW.C2CPLAN.COM)



STORY COUNTY CORNERSTONE TO CAPSTONE COORDINATED LONG RANGE PLAN

We are looking forward to 2036. That's what the From Cornerstone to Capstone (C2C) Plan is all about. Story County has built a solid foundation - that Cornerstone - with planning dating back to the 1950s. Now we are designing our blueprint - the Capstone - for how we grow and develop over the coming 20 years. The C2C Plan is a coordinated long range plan that is intended to be physical and policy-based.

The C2C Plan will help guide Story County with a clear vision and goals, identify quality of life aspects, and incorporate the following areas:

- Housing;
- Economic Development;
- Transportation;
- Service, Community Facilities, and Infrastructure;
- Environment and Natural Resources;
- Land Use (Existing and Future);
- Fringe Area Planning; and
- Intergovernmental Cooperation.

Please join us as we go forth! Your input will help us clearly paint what Story County will be now and for the generations to come. Please visit www.c2cplan.com and follow the link to fill out a survey. Paper copies of the survey will be available at a City Hall near you. This survey is an important opportunity for county residents and other stakeholders to contribute their thoughts and opinions on a range of topics.

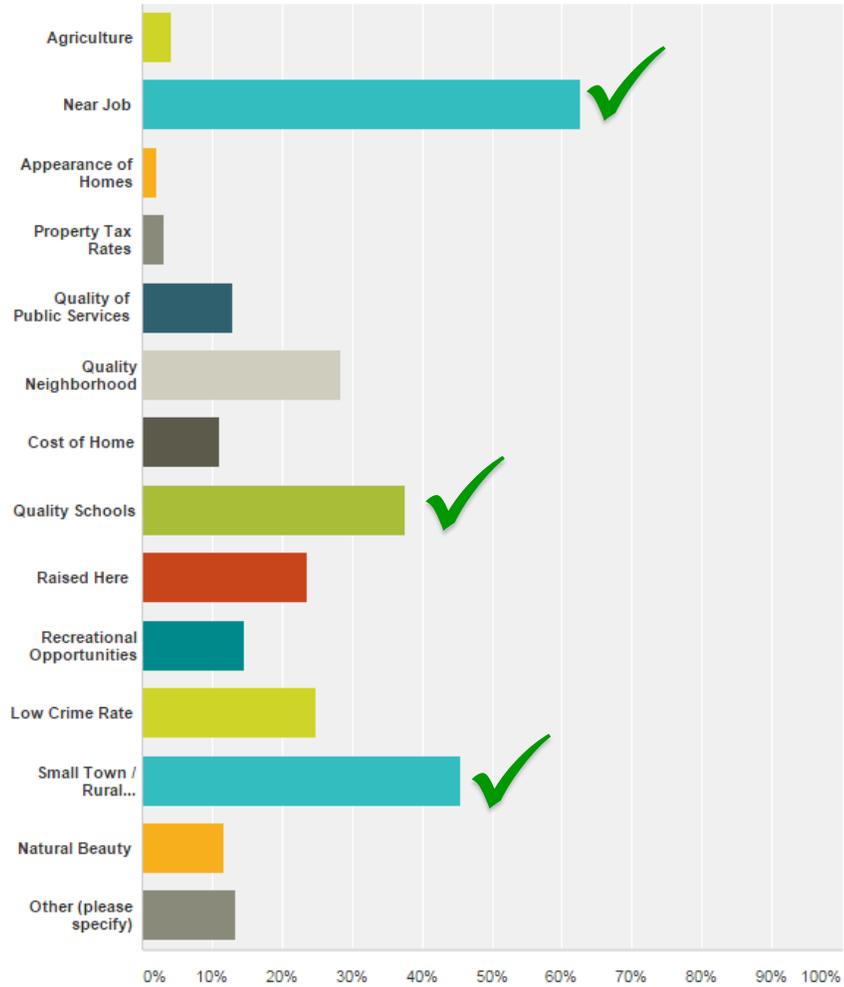
The survey should take about 10 minutes to complete. If you have any questions about this survey please contact Story County Planning & Development at 515-382-7245 or by email at pzweb@storycounty.com.



Quality of Life Highlights

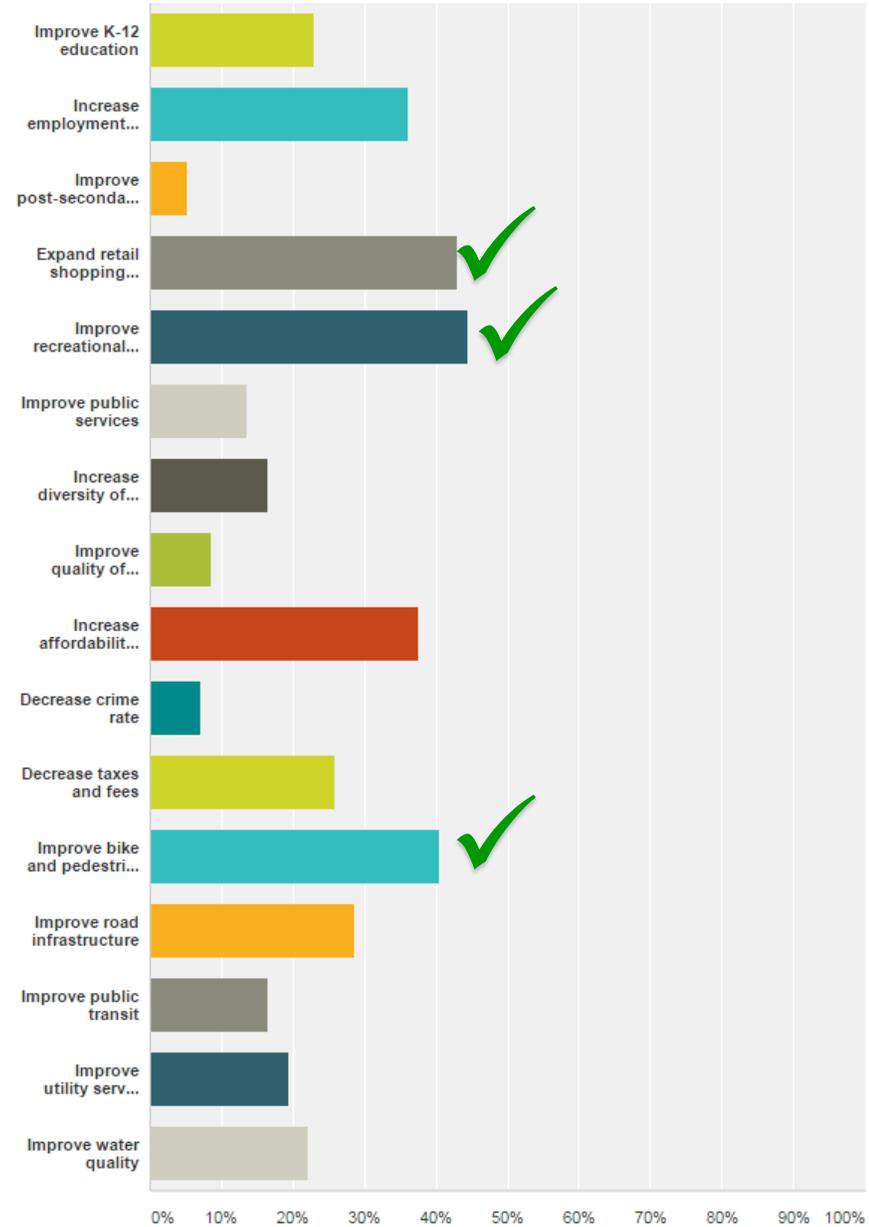
What are the three most important reasons you and your family choose to live and/or work in Story County?

Answered: 646 Skipped: 7



Please indicate changes you think would improve the quality of life in Story County (please check up to four).

Answered: 643 Skipped: 10

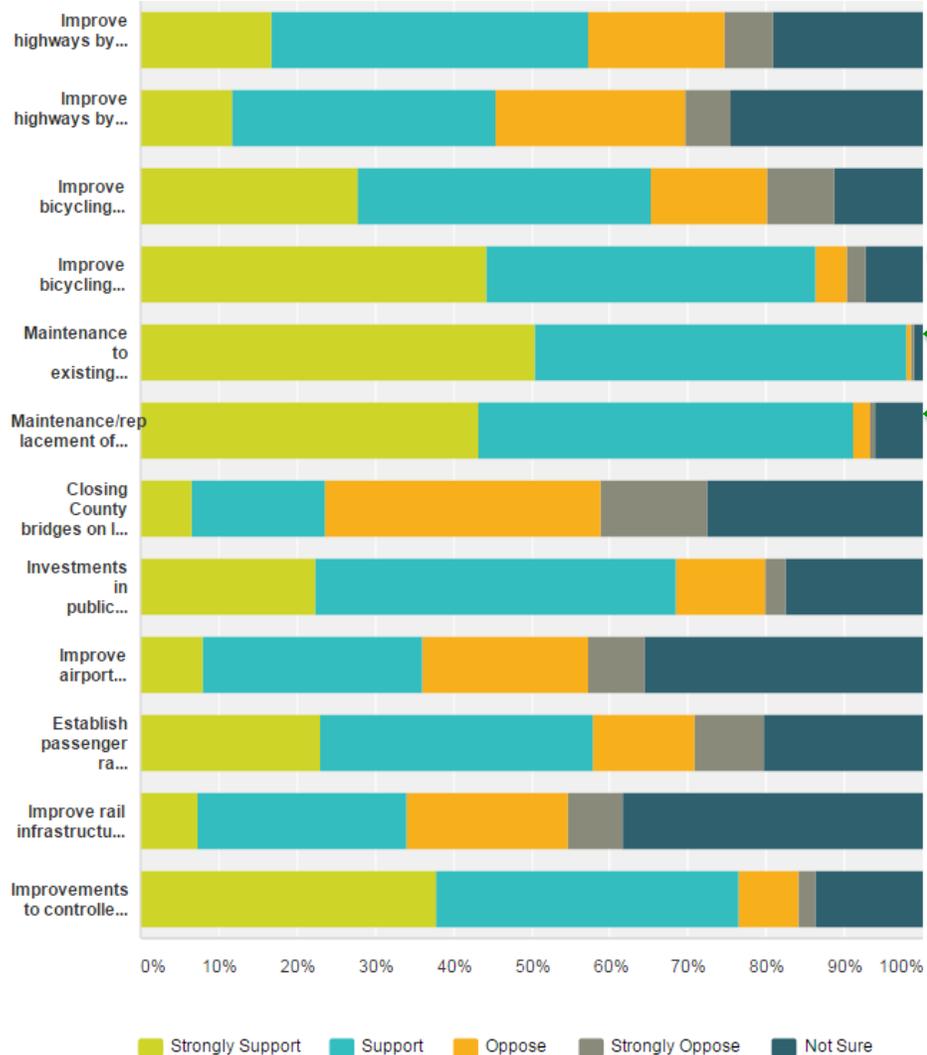


Transportation Highlights



During the next ten years, which of the following transportation investments do you support in Story County?

Answered: 607 Skipped: 46



Improve highways by adding new bypass routes



Improve bicycling opportunities by developing off-street trails



Maintenance to existing roadways



Maintenance/replacement of existing bridges



Closing County bridges on low traveled roadways



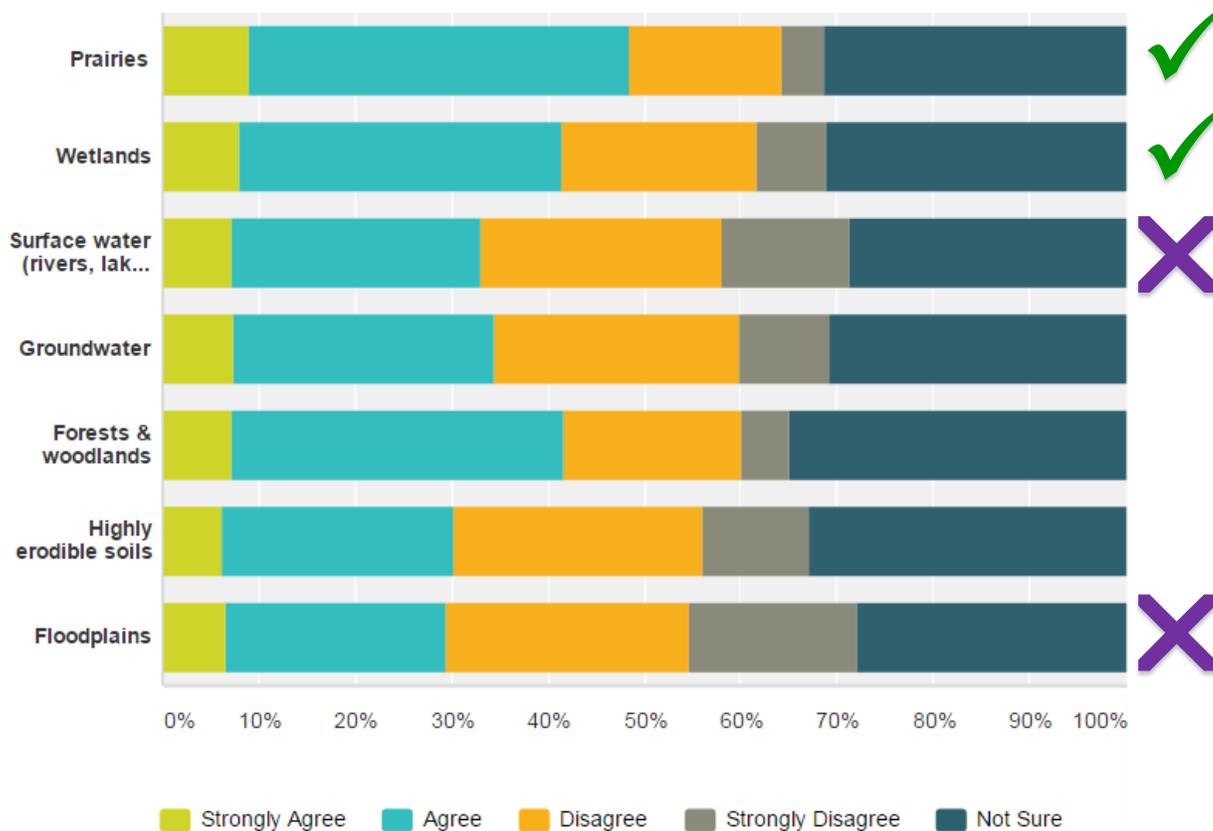
Improve airport facilities and usage

Natural Resources Highlights



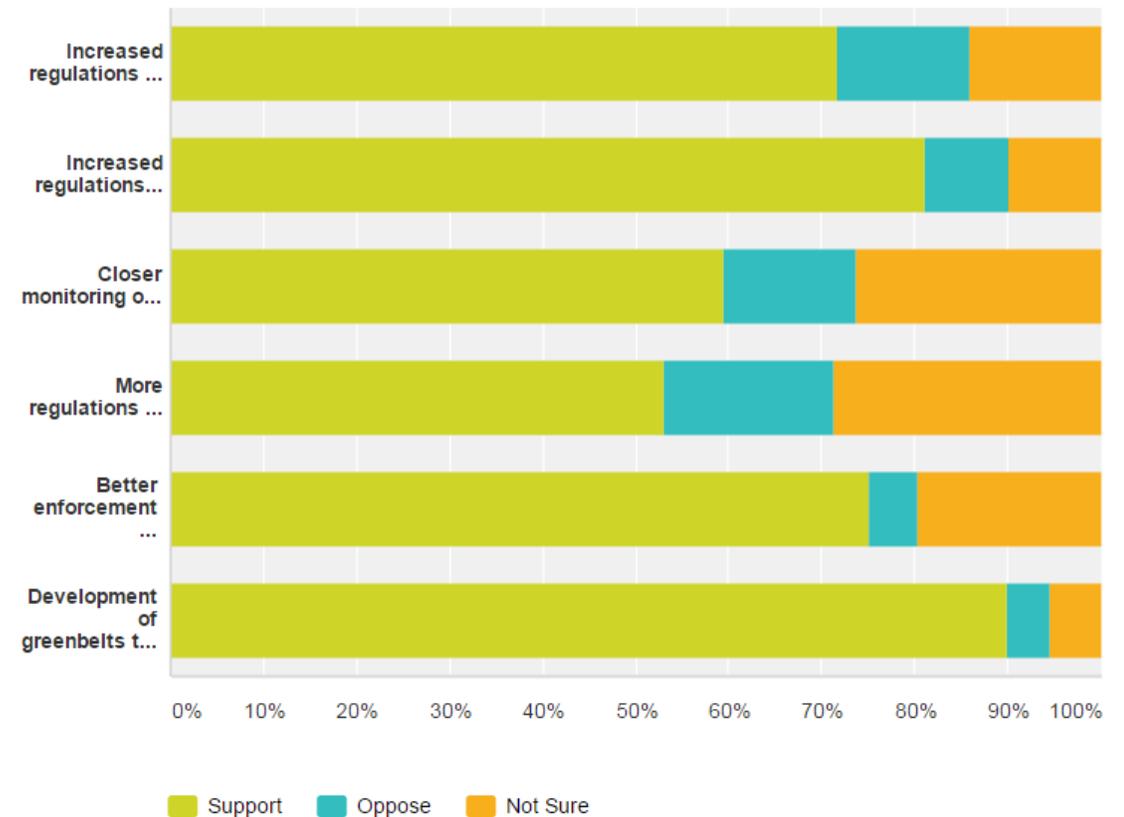
In your opinion, current environmental policies and regulations in Story County adequately protect the following environmental areas from damage or disruption:

Answered: 569 Skipped: 84



Initiatives to protect and improve the natural environment sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?

Answered: 576 Skipped: 77

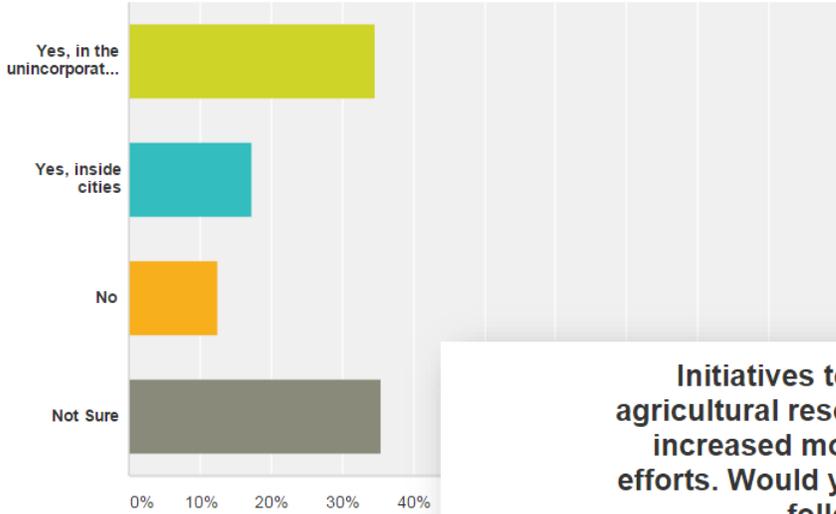


Agricultural Resources Highlights



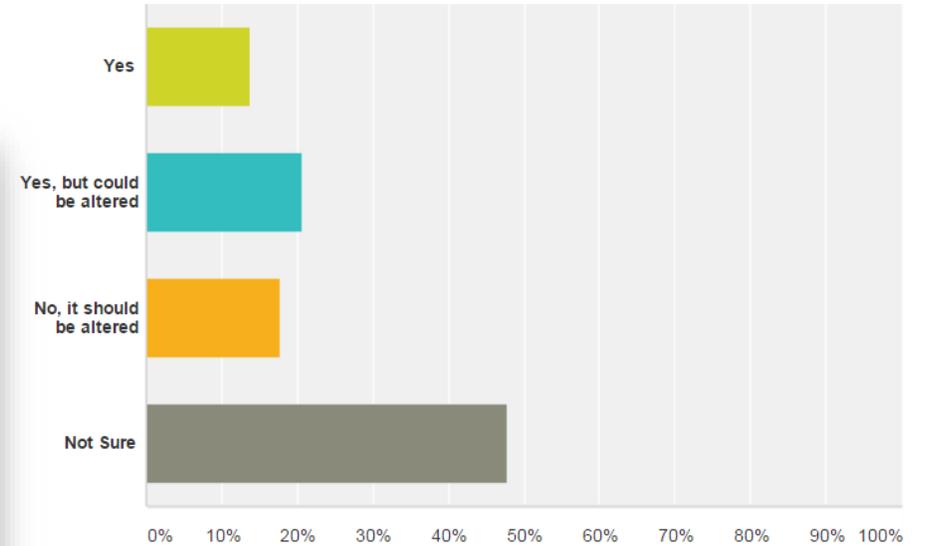
Should Story County provide more opportunities for agricultural businesses?

Answered: 550 Skipped: 103



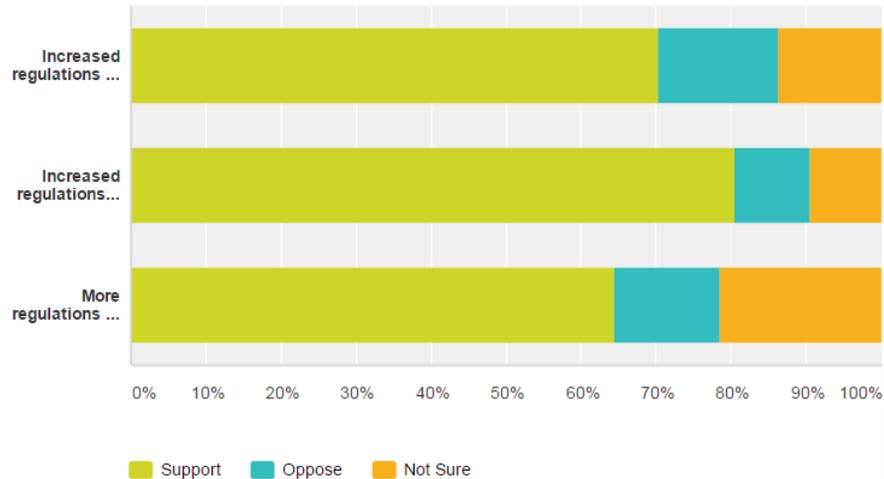
3. Since 1977, Story County has used a 35-acre minimum lot size requirement in the A-1, Agricultural Zoning District for the construction of a new non-farm single family dwelling with the goal of preserving farm ground from development. Is this regulation achieving its goal, and/or does it need to be altered.

Answered: 549 Skipped: 104



Initiatives to protect and improve agricultural resources sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?

Answered: 555 Skipped: 98

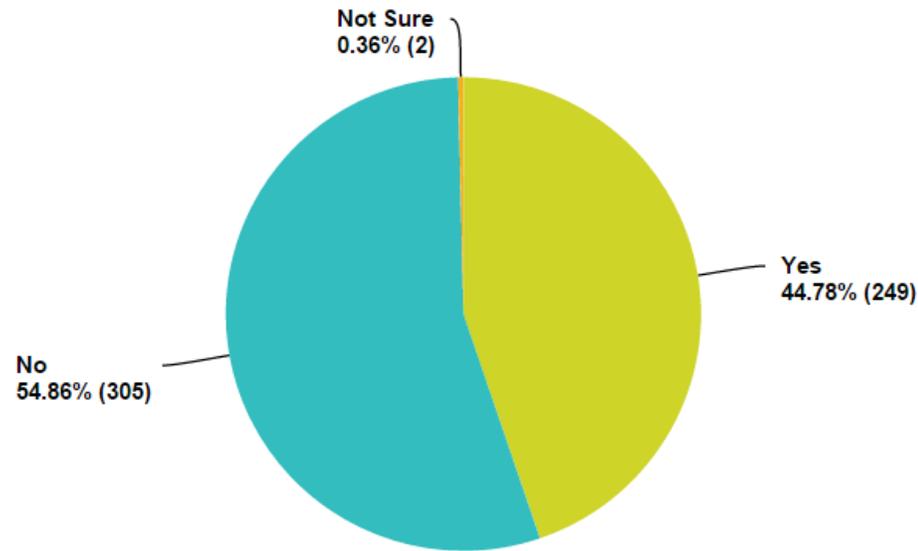


Hazards Highlights



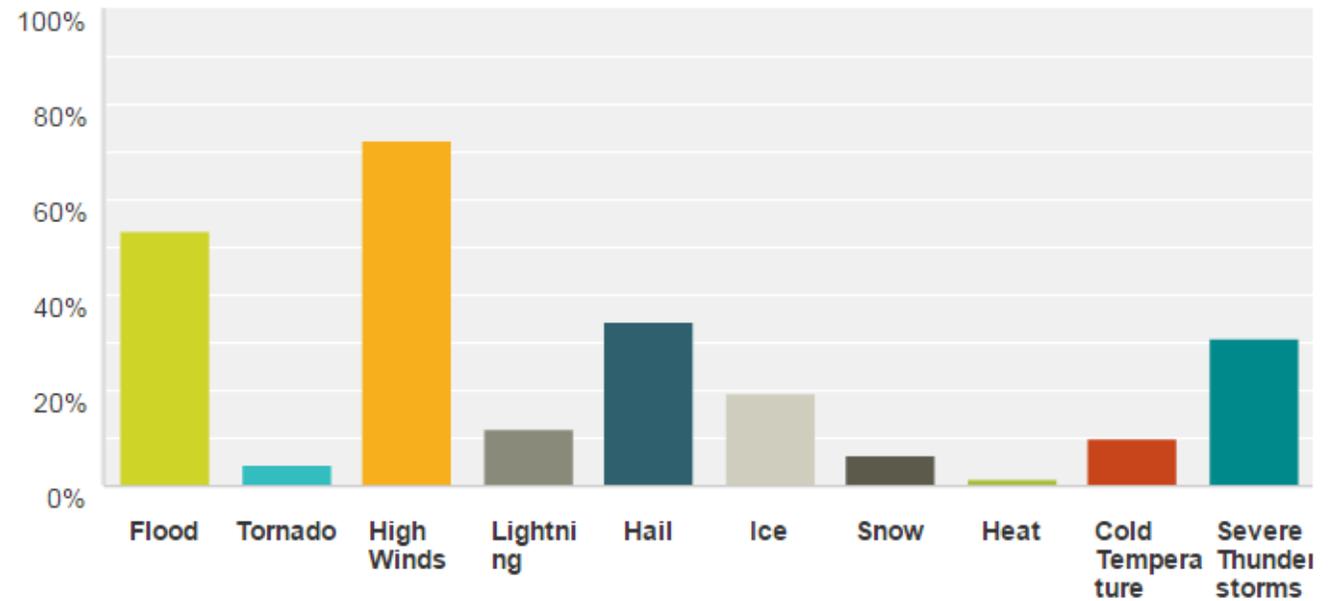
Have you or your family experienced damages in Story County as a result of severe weather?

Answered: 556 Skipped: 97



If yes, indicate what kind of severe weather caused the damage. (Check all that apply)

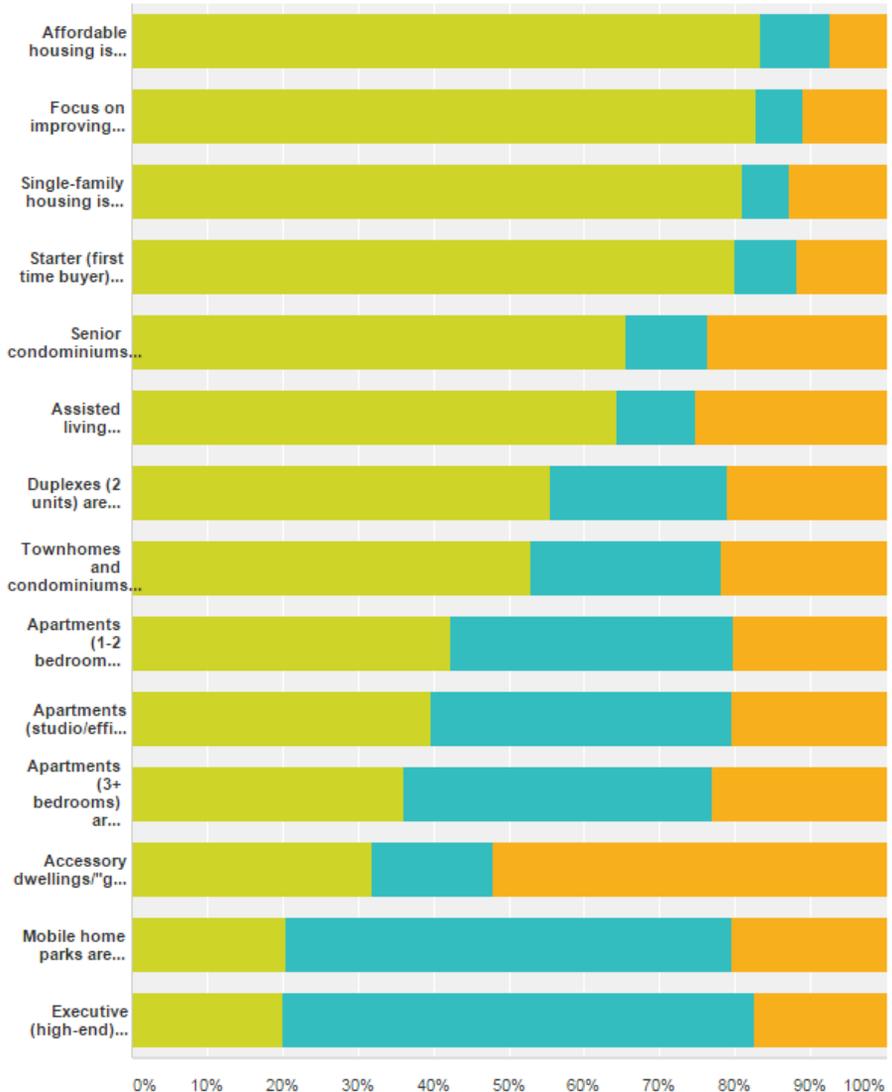
Answered: 250 Skipped: 403



Please share your opinions about the types of new housing and housing improvements needed in Story County.

Answered: 542 Skipped: 111

Housing Highlights



Affordable, Improve Existing Housing, Single-Family, Starter Homes



52.17% ??



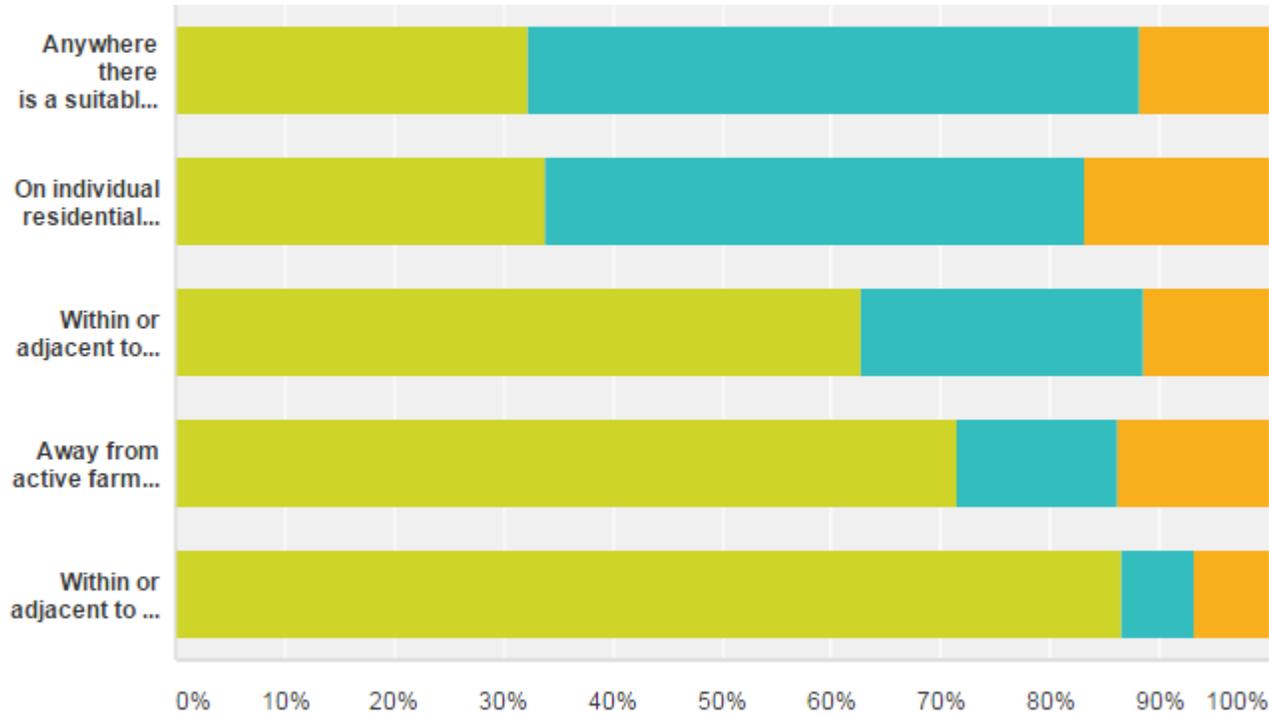
High End, 3+ Bedroom Apartments, Mobile Homes

Agree Disagree Not Sure



In Story County, new residential development should be located:

Answered: 539 Skipped: 114



Anywhere suitable, scattered throughout the countryside

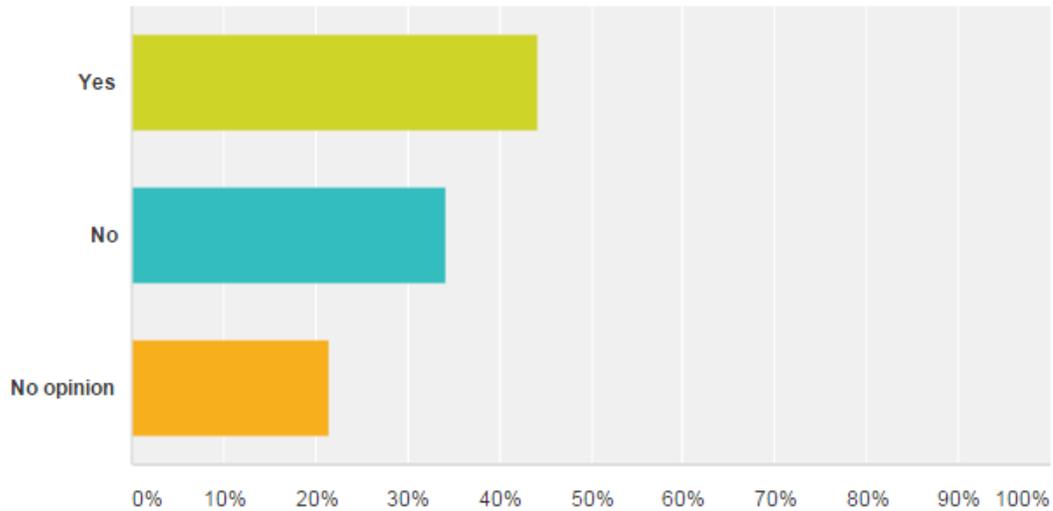
In or adjacent to City's, away from active farming

Economic Development Highlights



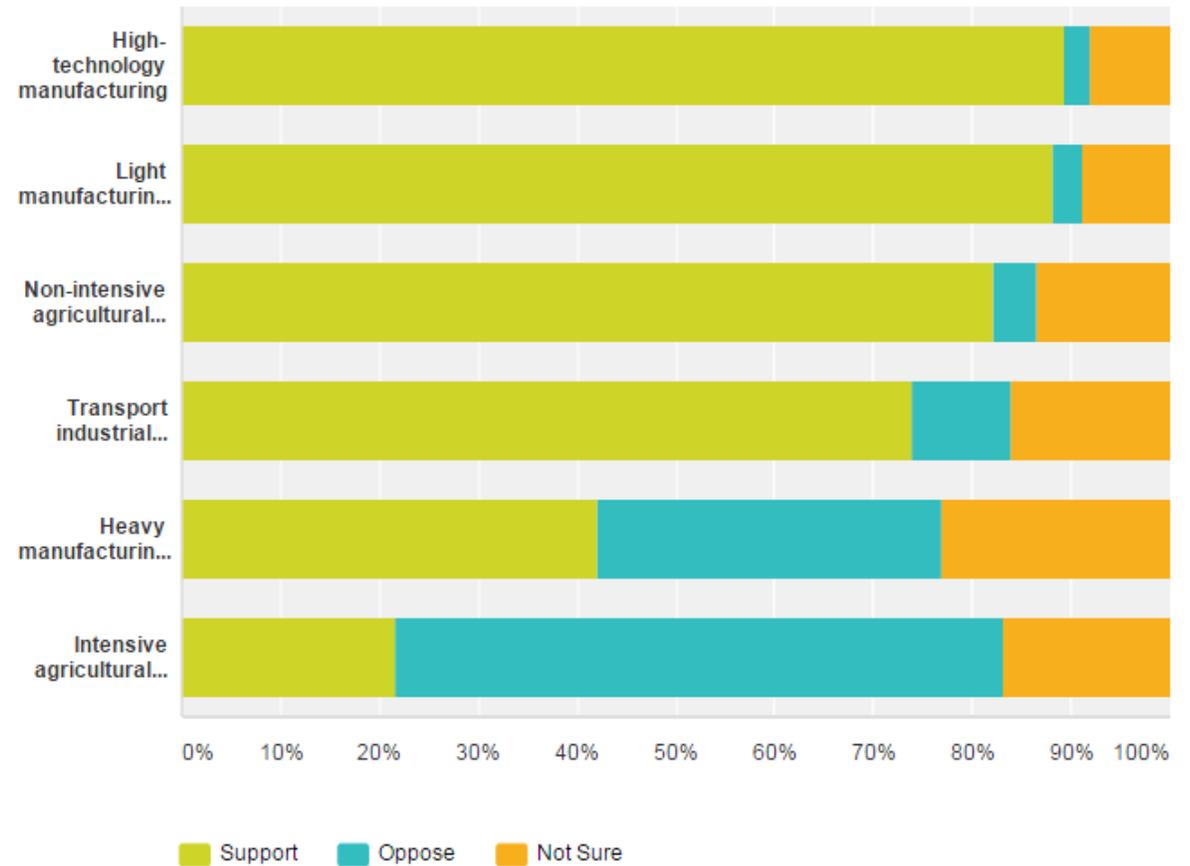
Do you believe Story County should commit additional tax dollars to attract and retain private sector jobs in the county?

Answered: 531 Skipped: 122



Do you support or oppose the development of the following types of industrial establishments in the county?

Answered: 535 Skipped: 118

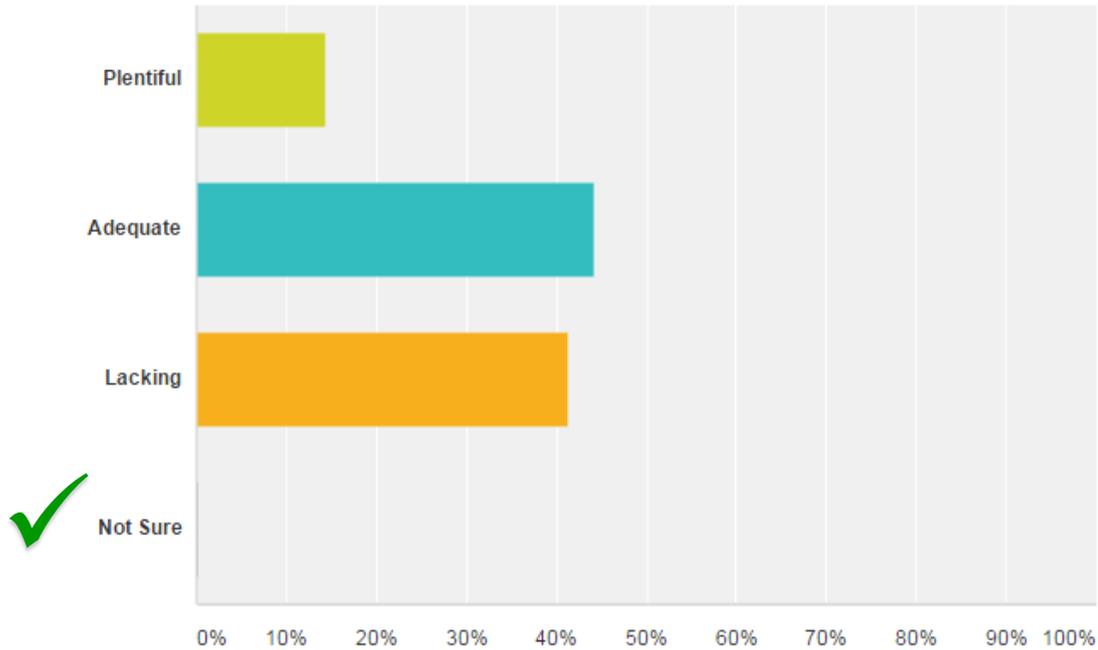


Economic Development Highlights



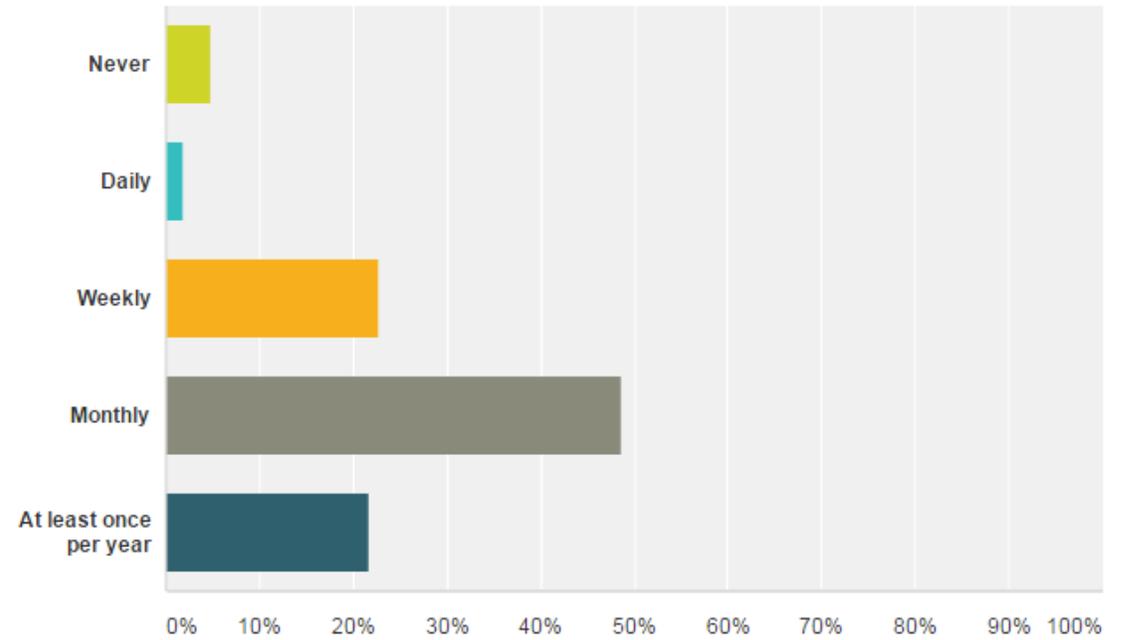
In your opinion, how would you describe the availability of places to shop or dine in Story County?

Answered: 531 Skipped: 122



How often do you leave the Story County area to shop?

Answered: 532 Skipped: 121



From your experience, please rate the following services in your community.

Answered: 530 Skipped: 123



Community Facilities and Services



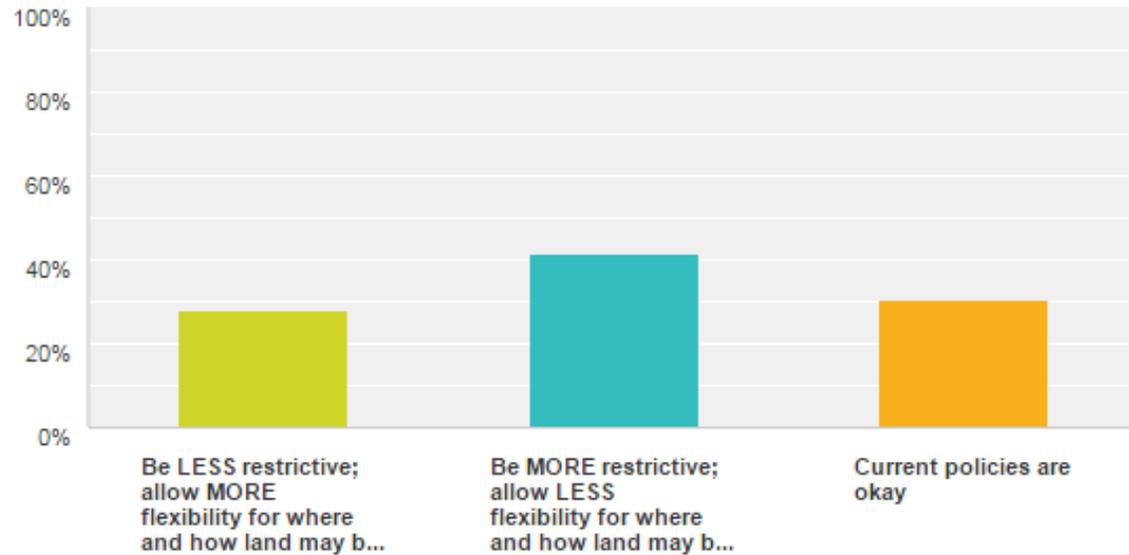
Land Use Highlights



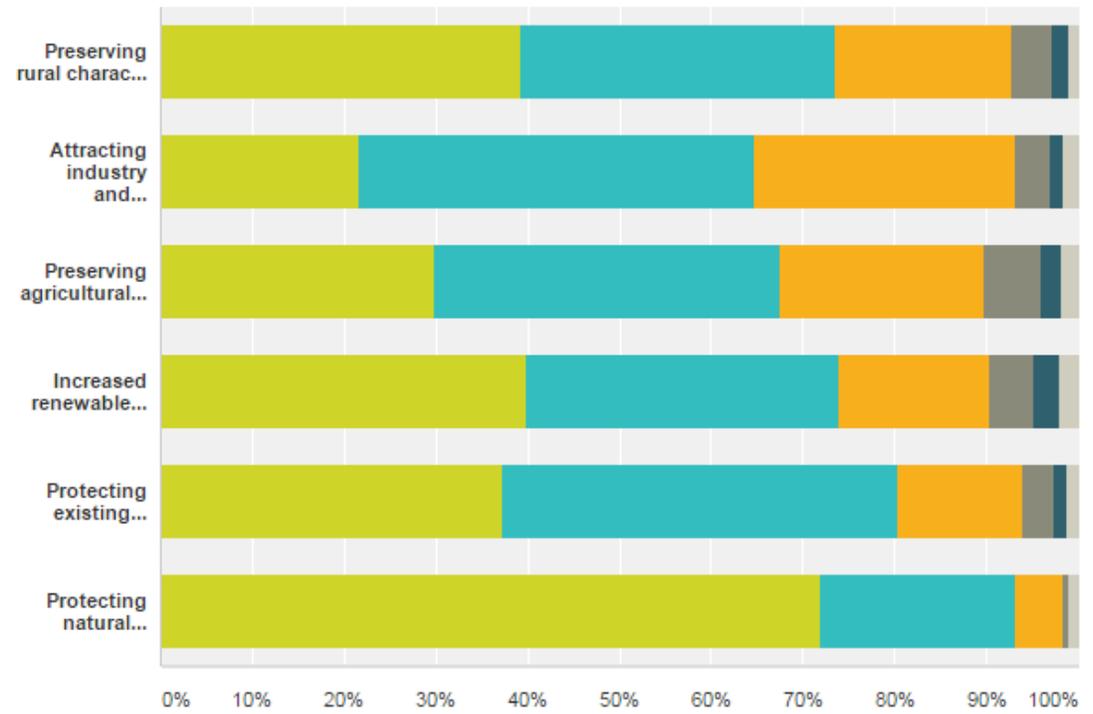
Whenever a development project is proposed, be it new homes, new commercial or manufacturing uses, or mining or energy uses, County leaders must balance competing interests. Please indicate the importance of each of the following to you:

How would you direct County civic leaders and planners with regard to land use policies and regulations?

Answered: 491 Skipped: 162



Answered: 520 Skipped: 133

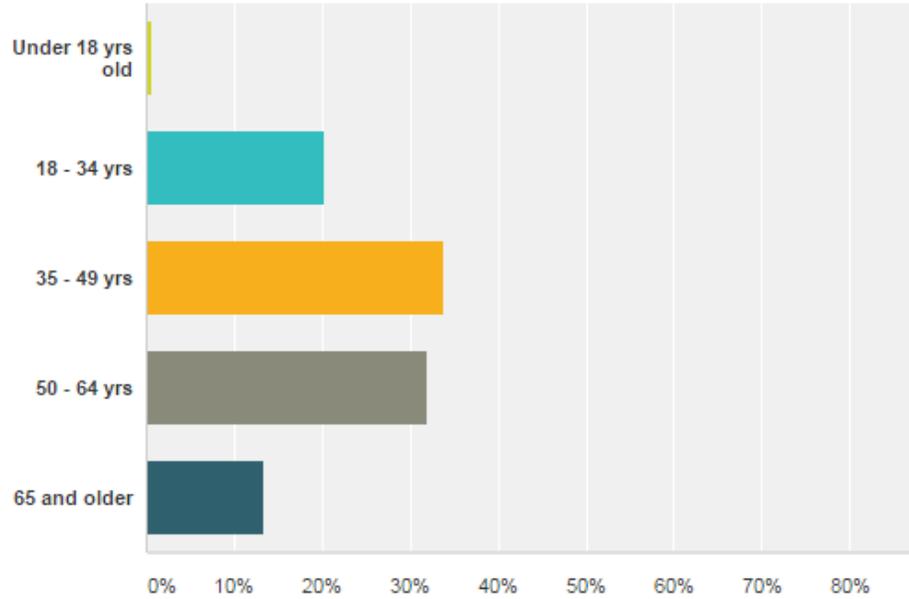


■ Very Important
 ■ Important
 ■ Somewhat Important
 ■ Somewhat Unimportant
 ■ Unimportant
 ■ Not Applicable

Respondents

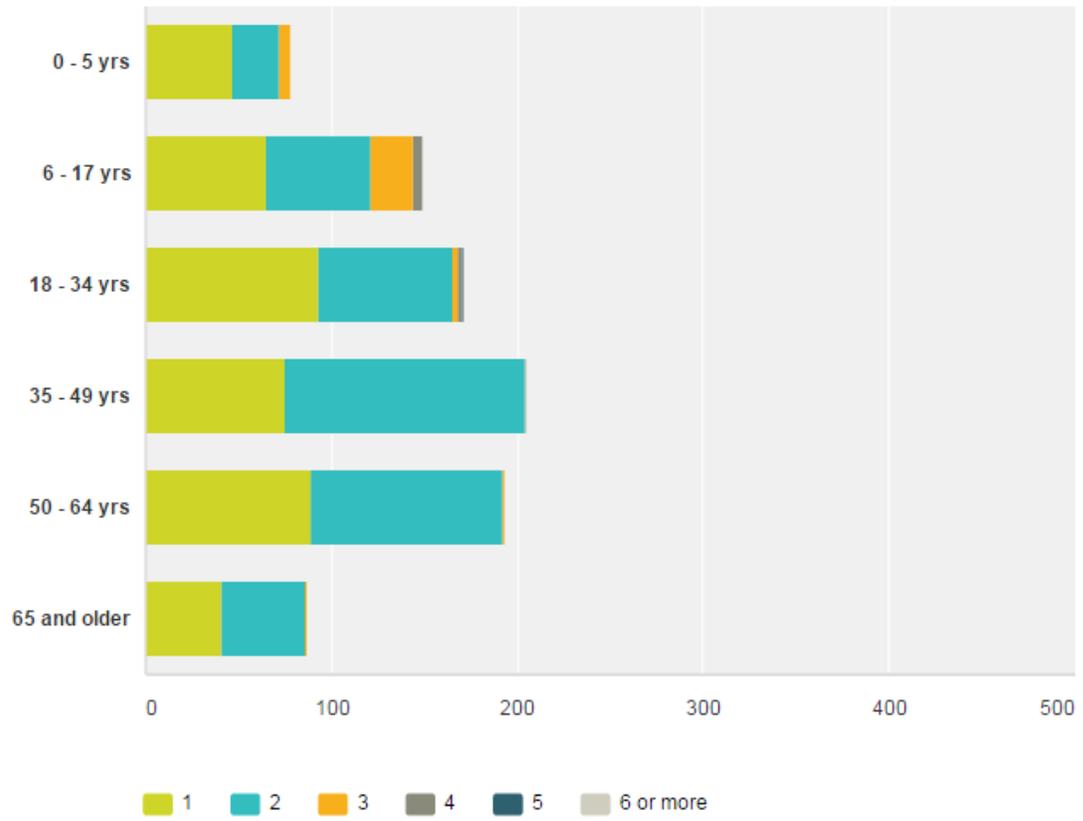
Your age (person filling out the survey)

Answered: 516 Skipped: 137



How many people in each of the following age groups live in your household, including yourself?

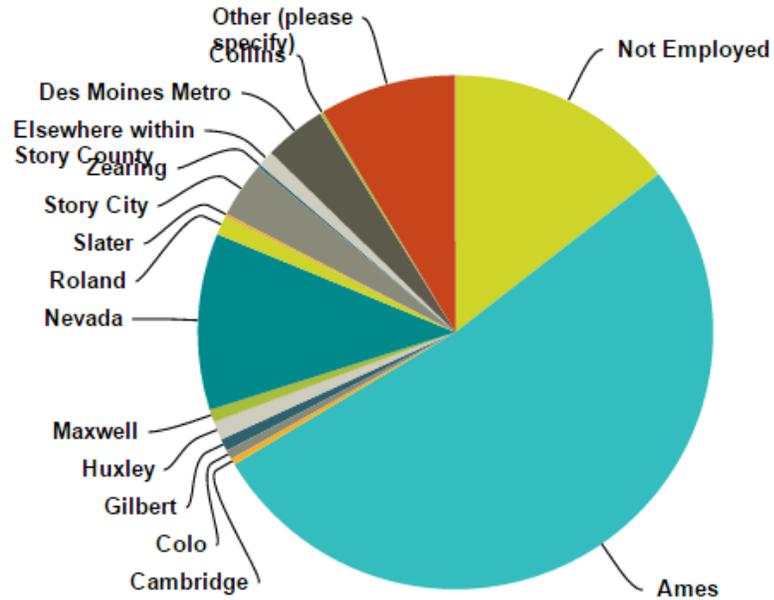
Answered: 517 Skipped: 136



Respondents

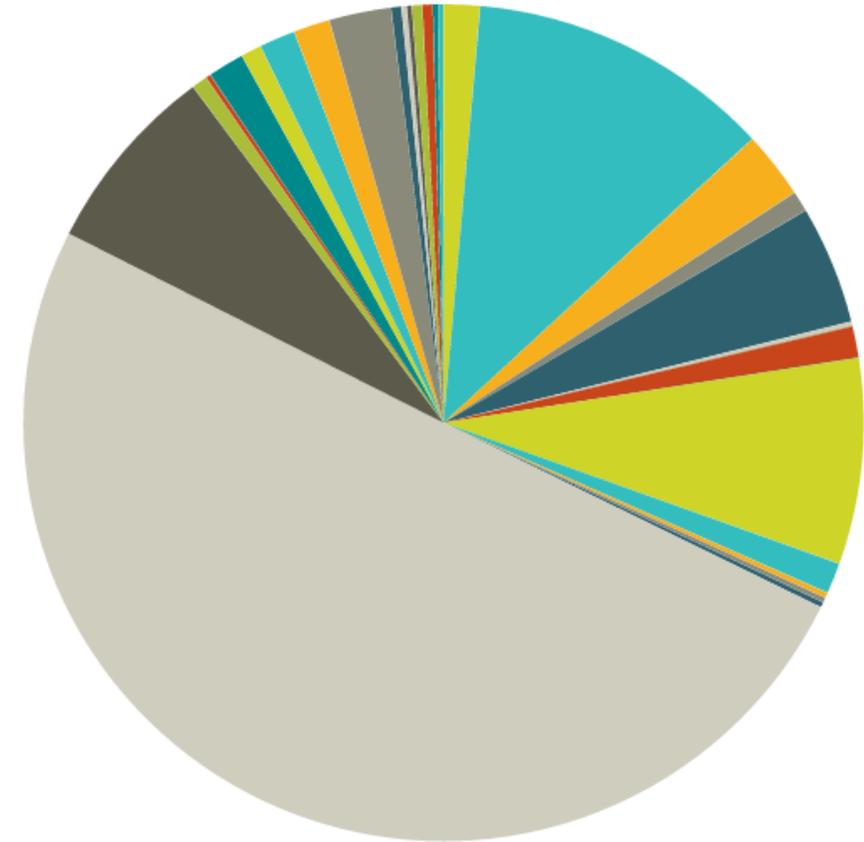
Where is your place of employment?

Answered: 512 Skipped: 141



Where in Story County do you live?

Answered: 502 Skipped: 151



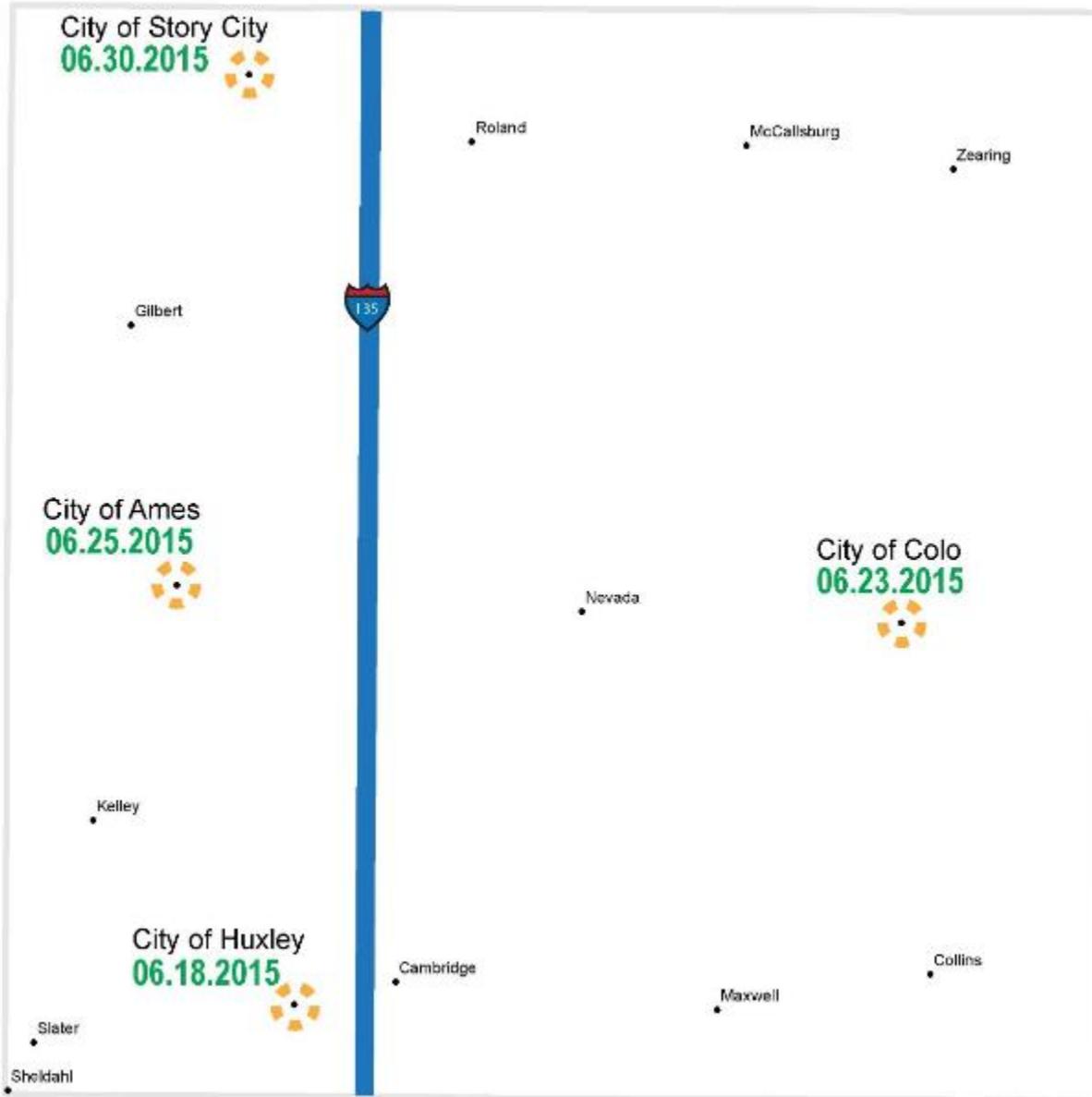
- In Maxwell
- In Nevada
- Near Nevada
- Near Maxwell
- In Roland
- Near Roland
- In Sheldahl
- Near Sheldahl
- In Slater
- Near Slater
- In Story City
- Near Story City
- In Zearing
- Near Zearing
- Other rural area in Story County
- In Ames
- Near Ames
- In Cambridge
- Near Cambridge
- In Colo
- Near Colo
- In Gilbert
- Near Gilbert
- In Huxley
- Near Huxley
- In Kelley
- Near Kelley
- Other rural area outside Story County
- In Collins
- Near Collins
- In McCallsburg
- Near McCallsburg



Meeting Agenda

- C2C Project and Schedule Review
- Survey Status Update
- **Review of Issues and Opportunities from Community Input Meetings**
- Update on Existing Conditions Progress
- Goals Discussion/Draft Goals

Community Input Meetings



COMMUNITY INPUT MEETING

06.30.2015

STORY COUNTY CORNERSTONE TO CAPSTONE
COORDINATED LONG RANGE PLAN

TIME 6PM to 7PM

LOCATION Story City Public Library 503 Broad St

We are looking forward to 2036. That's what the From Cornerstone to Capstone (C2C) Plan is all about. Story County has built a solid foundation - that Cornerstone - with planning dating back to the 1950s. Now we are designing our blueprint - the Capstone - for how we grow and develop over the coming 20 years. The C2C Plan is a coordinated long range plan that is intended to be physical and policy-based.

The C2C Plan will help guide Story County with a clear vision and goals, identify quality of life aspects, and incorporate the following areas:

- Housing;
- Economic Development;
- Transportation;
- Service, Community Facilities, and Infrastructure;
- Environment and Natural Resources;
- Land Use (Existing and Future);
- Fringe Area Planning; and
- Intergovernmental Cooperation.

Please join us at one of four regional Community Input Meetings on Tuesday June 30, 2015 in Story City as we go forth! Your input will help us clearly paint what Story County will be now and for the generations to come.

For more information on this process and to sign up for project updates please visit the C2C Plan website:
www.c2cplan.com

Public Input

This Chapter summarizes the public input activities that helped to improve this Plan. These activities include a citizen survey, community vision & identity workshops, and public informational meetings. It is important to note that the information and opinions summarized in this chapter informed the development of policies in other parts of this plan, but there is no policy content in this chapter.

	Page
2.1 Public Informational Meetings	2-2
2.2 Community Vision & Identity Workshops	2-4
2.3 Citizen Survey	2-16

Appendix A
Appendix B
Appendix C
Appendix D

2.2 COMMUNITY VISION & IDENTITY WORKSHOPS

Introduction

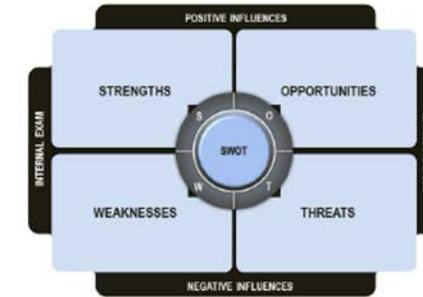
The From Cornerstone to Capstone (C2C) Plan is all about looking forward to 2036. Story County has built a solid foundation - that Cornerstone - with planning dating back to the 1950s. This planning process is designing our blueprint - the Capstone - for how we grow and develop over the coming 20 years. The C2C Plan is a coordinated long range plan that is intended to be physical and policy-based.

Community Vision & Identity Workshops

Four Community Vision & Identity Workshops were part of this C2C planning process. The workshops were held in: the City of Huxley June 18th 2015, the City of Colo June 23rd 2015, the City of Ames June 25th 2015, and the City of Story City June 30th 2015. Citizens from nearby municipalities and rural areas participated in these workshops and gave valuable input through a SWOT Analysis. The categories covered in this analysis are: Natural Amenities, Governance Leadership & Learning Environments, Economy & Prosperity, and Growth-Oriented & Sustainable Growth.

SWOT Analysis

This plan is grounded in a set of issues about which the residents and individual municipalities of Story County are concerned, and opportunities for positive change. The plan seeks to address perceived deficiencies and capitalize on opportunities. This section is a compilation of key issues and opportunities, identified through a SWOT exercise that was taken by the Planning & Zoning Commission, the C2C Project Team, the C2C Citizen Taskforce and in four Community Vision & Identity Workshops.



Strengths - characteristics that give the community an advantage over others.

Weaknesses - characteristics that place the community at a disadvantage relative to others.

Opportunities - elements the community could exploit to advantage the community.

Threats - elements in the environment that could cause trouble for the community in the future.





Workshop Photographs



Weaknesses & Threats

Natural Amenities

- Flood Mitigation (-)
- Water Quality (-)
- Losing Prime Farm Ground to Urban Development (-)
- Water Quality x2 (-)
- Wastewater Treatment Issues x2 (-)
- Development Encroaching on Floodways x2 (-)
- Lack of connectivity in greenbelt areas (-)
- Lack of Funding for Improvements (-)
- Farm Chemicals (-)
- Identifying Critical Areas (-)
- Illegal Dumping (-)
- Recycling/Reuse Issues (-)
- Loss of Natural Habitat (-)
- Nitrogen Runoff (-)
- Overuse of Aquifer (-)
- Threat – transforming (-)
- Need for publicizing rural Story County outdoor sites – rural and small towns don't get the attention like Ames does (-)
- Threat – water quality protection (-)
- Agricultural threats to natural resources (-)
- Factory farms (-)
- Water quality lakes and streams (-)
- Not connected hiking and biking trail system (-)
- Ensuring sustainability & quality of river (-)
- Public transportation (-)
- Destruction of wetlands, native prairie, wood lands (-)
- Bike trails, bike lanes on county highways are dangerous (-)
- Need more people to actively volunteer (-)
- Water quality improvements needed (-)
- Need to continue adding & connecting trails (-)
- Need to increase public park properties and infrastructure (Iowa is 49th in percent of public lands) (-)
- Supervisors put cost before quality, this creates mediocrity (-)
- **Issues with flooding (-)**
- **Emerald Ash Borer (-)**
- **Limited areas for hunting access (-)**
- **Too many bugs (-)**
- **Poor water quality in Skunk River (-)**
- **Skunk River water level is not stable either too high or too low (-)**
- **Agriculture stormwater runoff issues (-)**

Weaknesses & Threats - Natural Amenities

- Flood Mitigation (-)
- Water Quality (-)
- Losing Prime Farm Ground to Urban Development (-)
- Water Quality x2 (-)
- Wastewater Treatment Issues x2 (-)
- Development Encroaching on Floodways x2 (-)
- Lack of connectivity in greenbelt areas (-)
- Lack of Funding for Improvements (-)
- Farm Chemicals (-)
- Identifying Critical Areas (-)
- Illegal Dumping (-)
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- Limited areas for hunting access (-)
- Too many bugs (-)
- Poor water quality in Skunk River (-)
- Skunk River water level is not stable either too high or too low (-)
- Agriculture stormwater runoff issues (-)

Weaknesses & Threats - Governance, Leadership & Learning Environments

- Need for Non-Athletic Youth Facilities (-)
- Small School Districts (-)
- Declining Enrollment (-)
- Lack of Long Term Fiscal Planning (-)
- Need for more Cooperation/Coordination between Ames and County (-)
- Need more Involvement in Government & Leadership (-)
- Need for more Community Cooperation (-)
- Cynicism about Political Involvement –Need to Pass onto Someone! (-)
- Too Much Analysis/Paralysis by Analysis (-)
- ISU Extension has lost Offices and Leadership (-)
- Threat of Partisanship at Local Gov't Scale (-)
- Understanding Local government and Civics, How County and City Governments Work is being lost (-)
- Getting people involved (-)
- Housing availability and a lack of services in town (-)
- Unavailable land, cost to build and low turn-over for housing (-)
- Communication or lack thereof (-)
- Lack of services in small communities (-)
- Youth opportunities/outside areas (outside of Ames) (-)
- Work together with County (-)
- Inadequate addressing of flooding/preserving flood plain (-)
- Continue to provide/increase resources to educational opportunities (-)
- Affordable housing – throughout the county (-)
- Unwilling to invest in green infrastructure & transportation opportunities (-)
- Mental health (-)
- Uncontrolled growth due to ISU (-)
- Supervisors put businesses more important than residents (-)
- Supervisors are timid, avoid controversy (-)
- Immediate profit before long term planning /welfare (-)
- Need sustainable environmental & agricultural collaboration education (-)
- Leadership resistant to change (-)
- Continued support for county government excellence (-)
- Need a wider variety of citizens involved in government and leadership (-)
- Lack of affordable housing (-)
- Libraries – stretched with providing more services (-)
- Rural/smaller towns have less access to AP & Advanced Classes (-)
- County Board should have more rural representation (-)

Weaknesses & Threats – Economic Prosperity

- Small businesses can't afford Ames or Story County (-)
- Concerns about Bond Measures for Schools and Public Buildings-Long Term Financial Planning for Infrastructure Bonds (-)
- Ever Increasing Direct Taxes that Threaten Economic Prosperity (-)
- Need More Manufacturing Jobs (-)
- Need Skilled Employees (-)
- Educated & Skilled People Tend to Move Away - Not Enough Jobs (-)
- More Economically Challenged Families than we Realize (-)
- Lack of Economic Diversification (-)
- Insufficient Housing for Workforce (-)
- Small-town Businesses Struggling (-)
- More Retail- Retail Competition w/ Web- Based Businesses (-)
- Need More Low-Cost Housing, Especially in Ames (-)
- County Leadership, Young Professionals Program Needed (-)
- Impossible to Build Affordable Housing with Current Regulations, Impossible Without Subsidies (-)
- Local Regulations More of a Threat to Development than Federal Strings (-)
- Communities Need to Review and Update Codes and Regulations to Assist Growth, Not Impede Growth (-)
- Some Cities in County Struggling (-)
- Not Enough Affordable Housing (-)
- What is the Next TIF Project? What is the Process? Need More Input from Development Community (-)
- Small businesses growing (-)
- Property Maintenance (-)
- Commerce too concentrated in Ames (little towns need it too) (-)
- Loss of downtowns (-)
- Rich farm corporations prosper at expense of neighbors (-)
- Affordable housing (-)
- Suburban and exurban sprawl = loss of habitat (-)
- Employees can't afford to live in Ames = long commute (-)
- Preparing for aging population (-)
- Lots of low/moderate wage jobs (-)
- Lacking opportunities for non-knowledge economy – need entry level jobs (-)
- Growth shouldn't only goal, other goals should be maintenance & improvement of existing facilities (-)
- Econ vision is Ames centric (-)
- Excluding Ames, rest of County does not have high paying jobs (need a balance countywide) (-)
- Poor/limited public transportation (-)
- Story City outlet mall is mostly vacant and in disrepair (-)
- Limited services available for them (-)
- Concentration in specialty retail (antiques) (-)
- High cost of limited and housing options (-)
- Lack of senior housing options (-)
- Long wait in Story County for housing vouchers (-)
- Rental housing maintenance (absent landlords) (-)
- Student housing demand impacts rental rates (-)
- Small towns have little to no businesses and less tax base (-)

Weaknesses & Threats – Growth-Oriented & Sustainable Growth

- Hard to Strike a Balance between Growth and Sustainability and Protecting Good Farmland (-)
- Road and Bridges in some Areas have Size Limit Issues (-)
- Need to Attract New Businesses
- Wind Expansion, needed (-)
- Threat of Individual Septic System Failures and Impact on Water Quality (-)
- Drainage Districts...how will They Deal with Water Quality? (-)
- Growth Unbalance and Taking Prime Farmland (-)
- DNR & Impact on Small Communities (-)
- Need Broadband in Rural Areas (-)
- Lack of Bike Paths on Public Roads (-)
- Affordable Housing (-)
- Conflict of Preserve Farm Ground vs. Developing Rural Residential Pockets/Housing Need (-)
- Lack of Landfill – Need Effective Way to Recycle (-)
- Rural/City Water Rights Issues (-)
- Wastewater Regulations Causing Major Improvements (-)
- Small Cities Need Infrastructure \$ Help (-)
- Main Street Death (-)
- Need Long Term Solutions for Sewer Systems (-)
- Lack of Funding for Water/Sewer Infrastructure (-)
- Community pooling resources for needs – transportation, clothing for needy, lunches for needy (-)
- Rural population
- Bigger isn't always better, growth can mean improvement of existing infrastructure (-)
- Increase in impervious surfaces and inadequate storm water management (-)
- Alliant prices for solar is a disincentive to make residential investment (-)
- Need to develop a county-wide network of services (-)
- Ames needs to annex more land (-)
- Bike/pedestrian conflicts on bike lanes (-)
- Safe bicycling infrastructure for commuting (-)
- Need more low income health and dental care opportunities (-)
- Not enough emphasis on green & renewable infrastructure – power, water, transport, soil (-)
- Street infrastructure & highway congested - no room for growth (-)
- Need a balanced approach to growth (-)
- Bikes on County Highways are dangerous, need land on shoulders (-)
- Growth along I35 (-)
- Gravel road maintenance (-)
- Bridge maintenance (-)
- Road closures for repair (-)
- Traffic (-)
- Agriculture/urban growth conflicts
- Rural SRF Developments
- Erosion from new construction and development
- Gilbert growth pressures – impact from school district (-)
- Limited EMS/Fire Volunteer poor (-)
- Limited pool of med services – not spread evenly through county (-)
- Need for communications infrastructure expansion (-)
- Poor wired & wireless communications services (-)
- Many commute to work (-)
- Impact of increased crime from Ames growth (-)
- Community resistant to change and new ideas (-)

Strengths & Opportunities - Natural Amenities

- Camping & recreational Areas, Scout Camps (+)
- Bike Paths (+)
- Greenbelt & River Valley Recreation (+)
- Broader Interest in Ag. & New Interests and Perspective on the Importance of Agriculture (+)
- Ada Hayden Park (+)
- Southern Quarry, Potential Recreational Opportunity (+)
- Zearing Park Hickory Grove (+)
- Ag. Related Businesses, Build on Natural Amenities (+)
- Great County Parks (+)
- County is Assisting Long Term Planning (+)
- Ag Community (+)
- Stakeholder Engagement (+)
- Parks and Green Areas (+)
- Streams/Rivers (Stormwater Management) (+)
- Green Belts (+)
- More Interest in Preservation of Natural Resources (+)
- Adan Hayden (+)
- Hallet's Pit (+)
- Plan for Recharging Aquifer (+)
- Water Resources (+)
- Natural Areas (+)
- Strong Economic Development (+)
- Growing Respect and Use of Natural Resources (+)
- Trails Plan (+)
- Watershed Planning and Lake Cleanup (+)
- Park Upgrades (+)
- Bike/walking trails to most places (+)
- Trial Planning (+)
- Recreation (+)
- Support for existing & developing natural environments – parks, leasing centers, open spaces (+)
- Educating the public about wind farming – adults and youth (+)
- Water policy that fits 2036 (+)
- Great volunteer opportunities (+)
- Air quality (+) except near factory farms
- Start on a great trail system (+)
- Community supported agriculture and local food systems (+)
- Active county conservation program (+)
- Soil increase sustainability treat it like an organism (+)
- Park maintenance (+)
- Great county park system (+)
- Ada Hayden Park (+)
- Community gardens (+)
- Citizen aware of environmental & challenges (+)
- Good river & several good creeks (+)
- Greenbelts, Ada Hayden, McFarland Parks (+)
- Great soil for agriculture (+)
- Trees Forever (new Story City Grant) (+)
- Personal pride in property maintenance (City & County Wide) (+)
- Skunk River
- Lots of volunteers for community improvements
- Good canoe & river access to Skunk River
- Natural prairie area "Prairie Park" (+)
- Story City and surrounding area has nice parks (+)

Strengths & Opportunities - Governance, Leadership & Learning Environments

- Good Board of Supervisors (+)
- ISU & ISU Extension (+)
- Better Utilize RC&D Ideas and Promote Work
- Public has Opportunity to be Engaged at many Levels, transparency (+)
- Service to County Citizens is an Opportunity to Serve Public (+)
- Willing Engagement & Opportunity (+)
- County is Fiscally Well (+)
- Economic Viability of Communities within the County (+)
- ISU x2 (+)
- Location I35 and Hwy 30 (+)
- High Valuation of Education (+)
- High Level of Community Engagement and Involvement (+)
- Countywide Leadership and Development (+)
- Strong K-12 Schools Systems (+)
- Proximity to ISU (+)
- Good Formal and Informal Education (+)
- Communities Have Good Idea of Where they Want to Go (+)
- Story County has been the formula other counties have copied (+)
- Location (Central Iowa) and location to Ames (+)
- Family community (keep/maintain small towns & schools (+)
- “others” learning experience to connect people to nature.. etc. (+)
- ISU (+)
- Story County conservation classes and awareness (+)
- Story school system (+)
- Transportation & effective county government (+)
- EMS collaboration (+)
- Story County conservation collaborating w/school district (could be improved) (+)
- Great opportunities for citizen involvement in government & leadership (+)
- High quality education across the county (+)
- Modern methods for communicating w/citizens (+)
- Boy Scouts - Educational (+)
- Libraries (+)
- Great schools (+)
- County conservation and educational programs (+)
- Zearing threshold learning center (+)
- Story City has a strong City Council (they care) (+)
- Story City Chamber (+)

Strengths & Opportunities - Economy and Prosperity

- Smart Management of Economic Growth, Protect Farmland & Preserve Farms with Future Development (+)
- Board Using TIF of Wind turbines (+)
- Rural Expansion of Home Businesses Would Foster Innovation and Overall Economic Growth (+)
- Well Educated and Diverse Workforce (+)
- Attitudes of Staff (+)
- Population Growing (+)
- Midwest/Central Iowa Economic Stability (+)
- Current Economic Growth in Ames, Story City, Huxley (+)
- Marketing Ourselves and Communities (+)
- Strong Agricultural System & Research-Well positioned for Growth (+)
- Transportation Strong-Roads and Rail (+)
- Niche Agriculture (+)
- High-tech Development Drawn to Area (+)
- Local School Trade of Skill Development with Youth (+)
- Facebook Presence (+)
- Small town survival education and economy (+)
- HIRTA (+)
- Enlarged Dakin's Lake (+)
- Threshold Learning Center – school programs, hikes, Barn dormitory, venue for celebrations, after school programs, mini golf, new Dakin's Lake (+)
- Hickory Grove – fishing, camping, swimming (+)
- Need more small manufacturers and small businesses (+)
- Micro-economics outside of Ames (i.e. Huxley) (+)
- Tiny house movement (+)
- Lots of business growth in Ames & surrounding area (+)
- Local foods support & sustainability (+)
- Strong knowledge economy (+)
- Lots of students available for low wage jobs (+)
- Diverse small businesses (+)
- Research park (+)
- Need support of the micro-economies & rural areas (+)
- Ease of commuting (if you have a car) (+)
- Business mobility (+)
- Story City industrial (+)
- Availability of Bethany Life (+)
- Story City Main Street (+)
- Care is taken with public money (responsible) (+)

Strengths & Opportunities - Growth-Oriented & Sustainable Infrastructure

- Hwy 30, I35 – Great Asset (+)
- Potential Workforce with Good Work Ethic (+)
- Resource Recovery Plant (+)
- HWY 65 Corridor (+)
- Drew Kamp (+)
- Bridges Being Addressed (+)
- Wind Energy Facilities & More Solar (+)
- Research Park Big for New Industry (+)
- Develop Buffer Strips & Associated Education of Public (+)
- Could Develop County-Wide Compost System (+)
- More Companies Moving In (+)
- Lincoln Highway Corridor Plan (+)
- Transportation Systems; Highway, Rail, and Air (+)
- Heart of Iowa Trail is Part of the American Discovery Trail (+)
- Health Care (+)
- Location (+)
- Rural setting – close knit, help each other out ex: snow blowing for the elderly (+)
- Connected educational opportunities (+)
- Some attention to green growth and smart growth (+)
- Opportunity Need county incentives for small scale solar (+)
- Story County leader in green building, make sure to keep it up (+)
- Increase affordable high density redevelopment (+)
- Good services (+)
- Need agricultural soil infrastructure, demand cover cropping (+)
- Many transportation resources available, more education needed (+)
- Long-range infrastructure planning (proactive and funding) (+)
- County trail planning – Bike trails connecting cities (+)
- Public safety response (+)
- Growth along I35 (+)



Meeting Agenda

- C2C Project Schedule Review
- Survey Status Update
- Community Issues and Opportunities Meetings
- **Update on Existing Conditions Progress**
- Goals Discussion

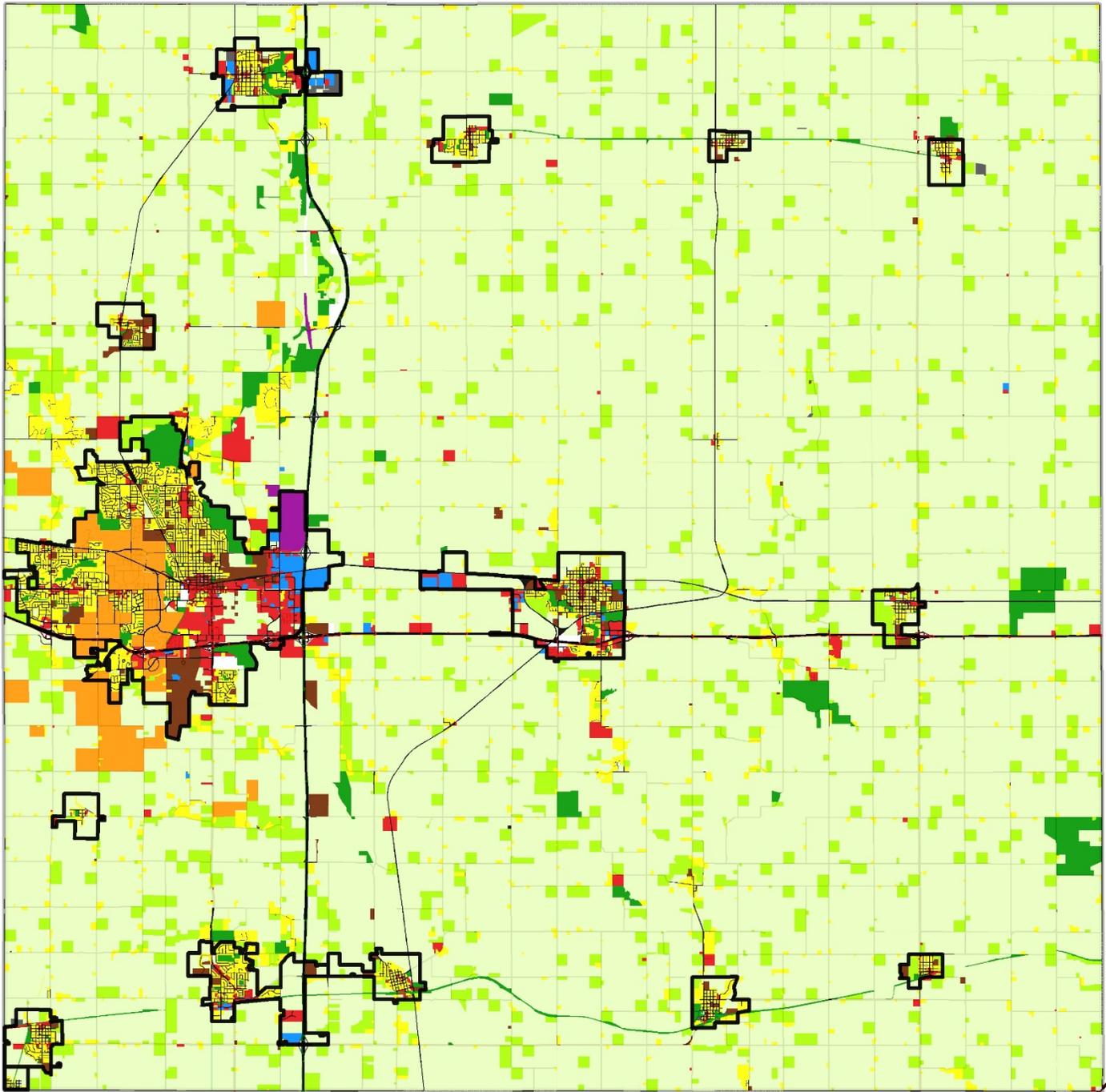


Existing Conditions

Work on existing conditions Appendix is underway

- County – Existing Land Use
- MSA – Demographics, Community Facilities, Housing, Infrastructure & Utilities, Transportation, Etc.
- Confluence – Natural Resources
- DesignWorkshop – Market Analysis for Competitiveness and Future Land Use Planning

**STORY COUNTY
CURRENT LAND USE MAP**



Legend

PropertyClass

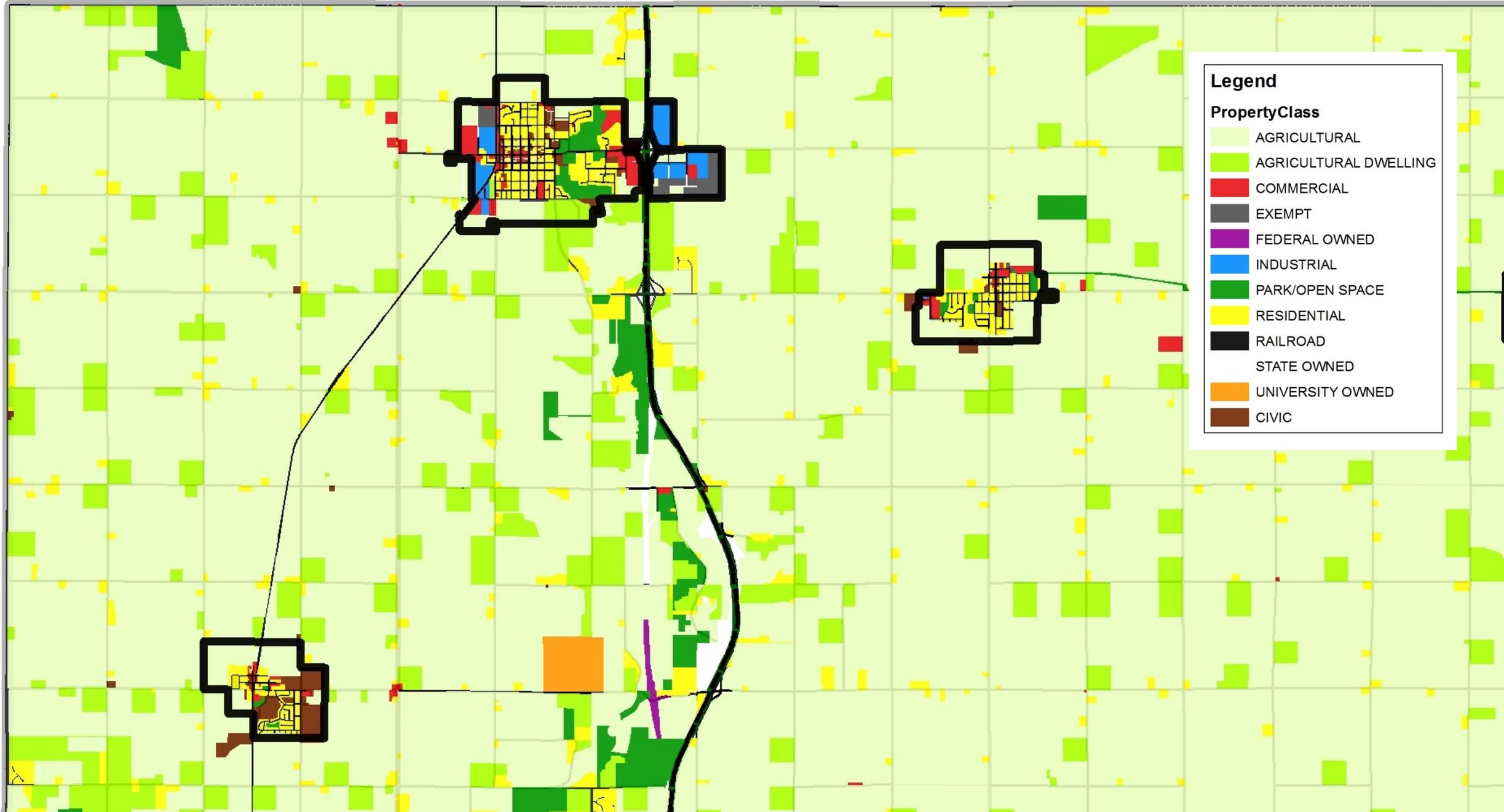
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- AGRICULTURAL DWELLING
- COMMERCIAL
- EXEMPT
- FEDERAL OWNED
- INDUSTRIAL
- PARK/OPEN SPACE
- RESIDENTIAL
- RAILROAD
- STATE OWNED
- UNIVERSITY OWNED
- CIVIC



DISCLAIMER:
 Story County's digital cadastral data is a representation of recorded plats and surveys for use within the Geographical Information System for the purpose of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

Map created on 10/20/10 by the Story County Planning and Development Department.



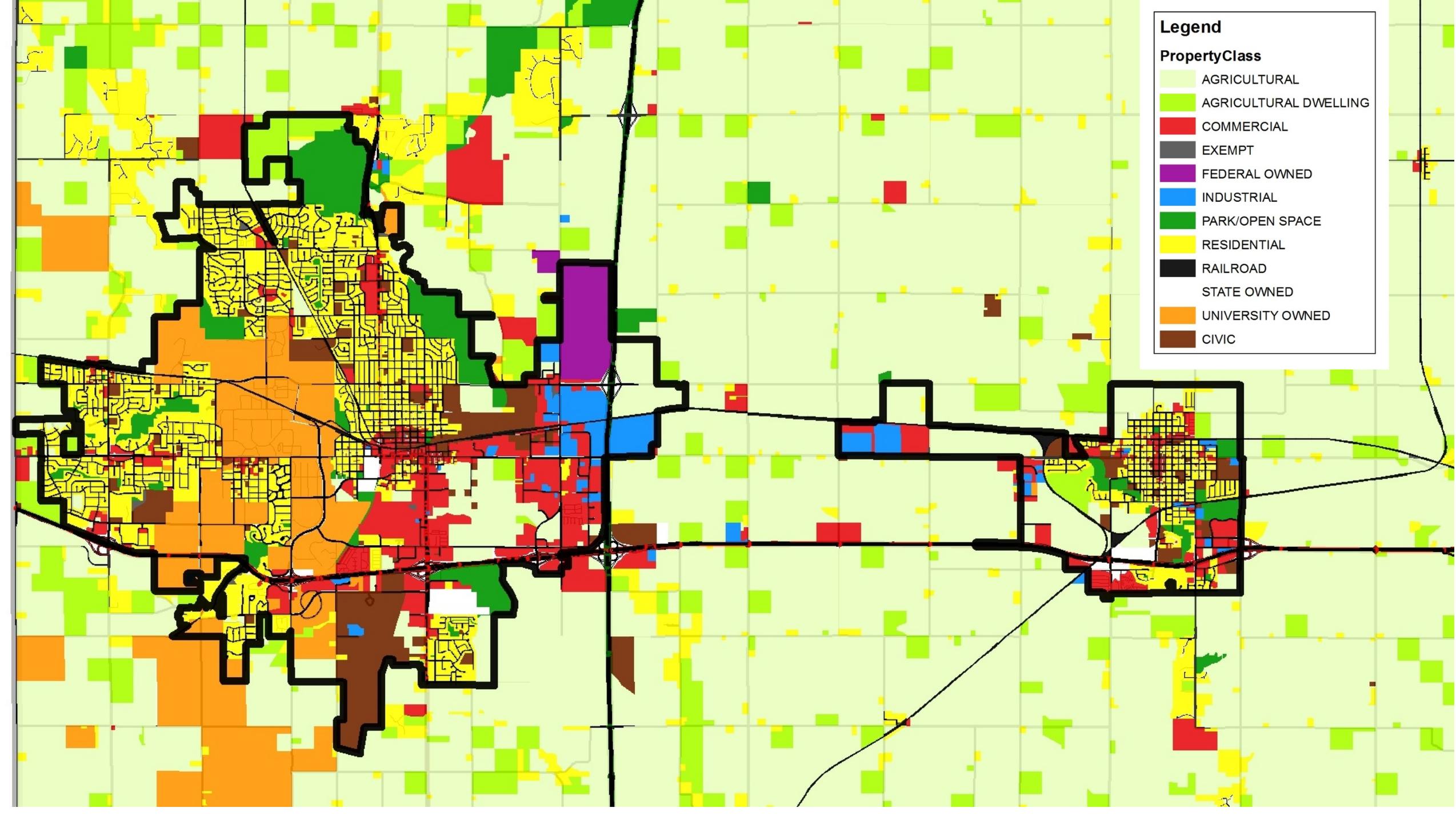


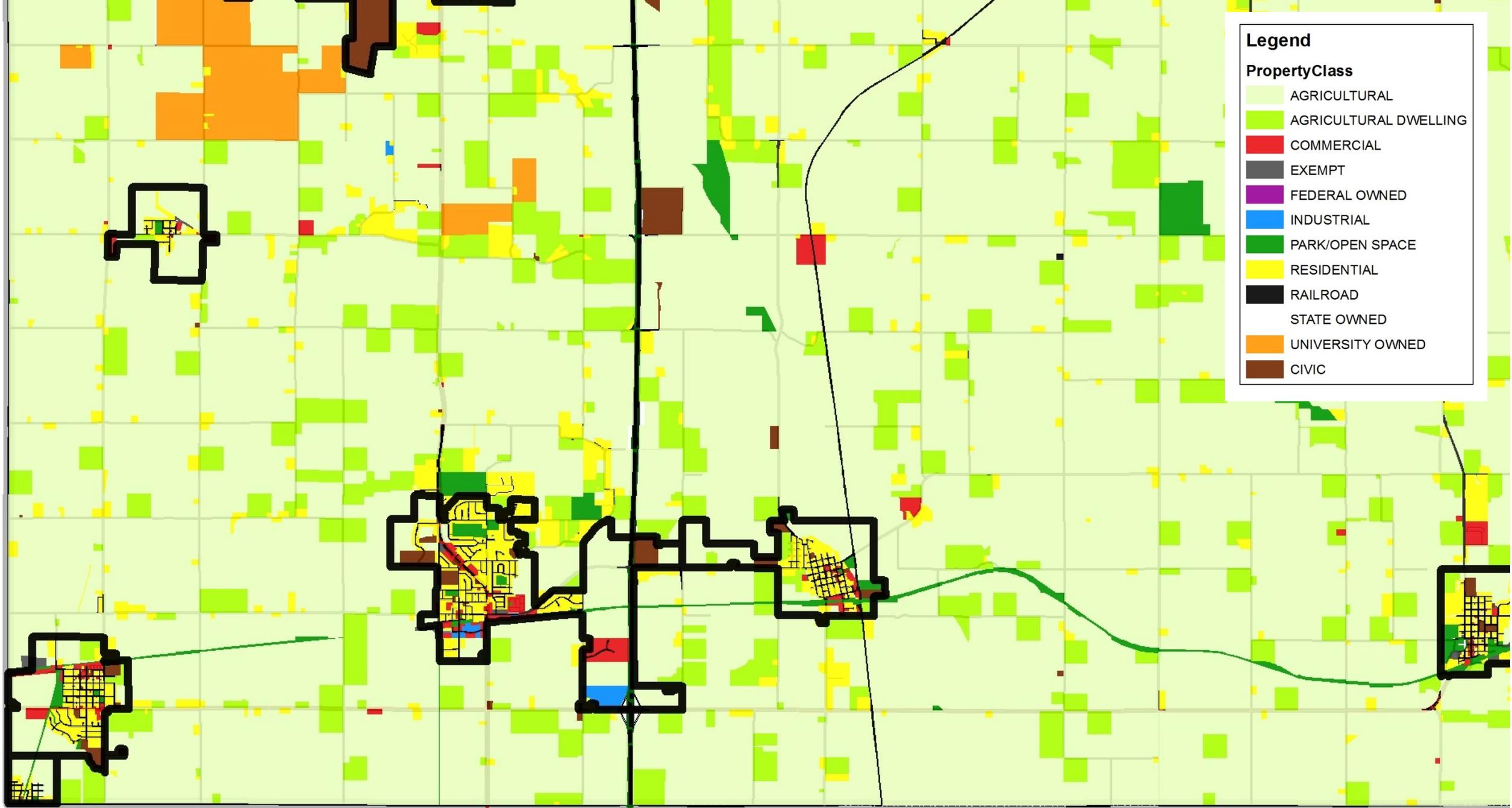
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PropertyClass	
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Medium Green	AGRICULTURAL DWELLING
Red	COMMERCIAL
Grey	EXEMPT
Purple	FEDERAL OWNED
Blue	INDUSTRIAL
Dark Green	PARK/OPEN SPACE
Yellow	RESIDENTIAL
Black	RAILROAD
White	STATE OWNED
Orange	UNIVERSITY OWNED
Brown	CIVIC

Legend

PropertyClass

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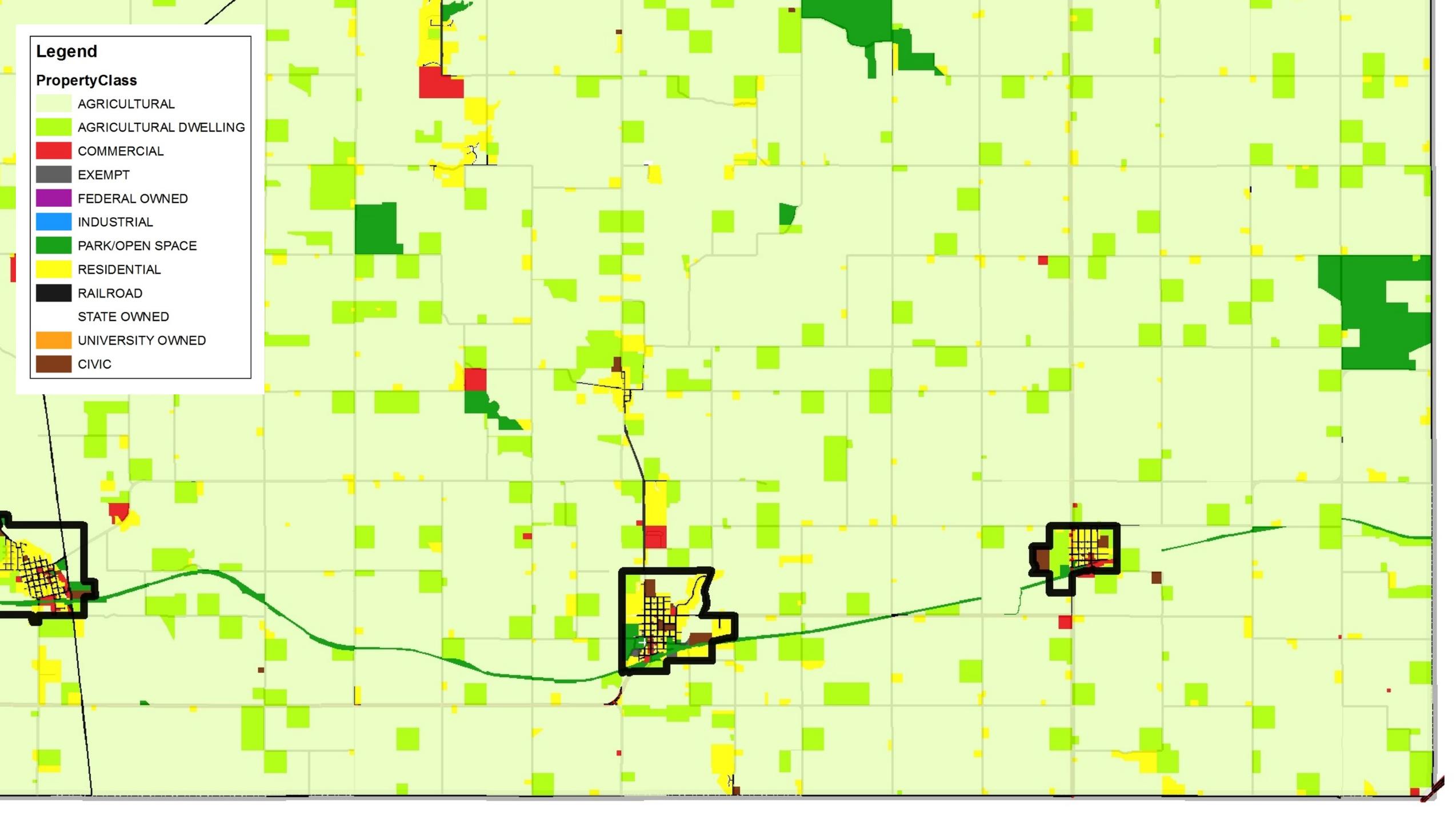
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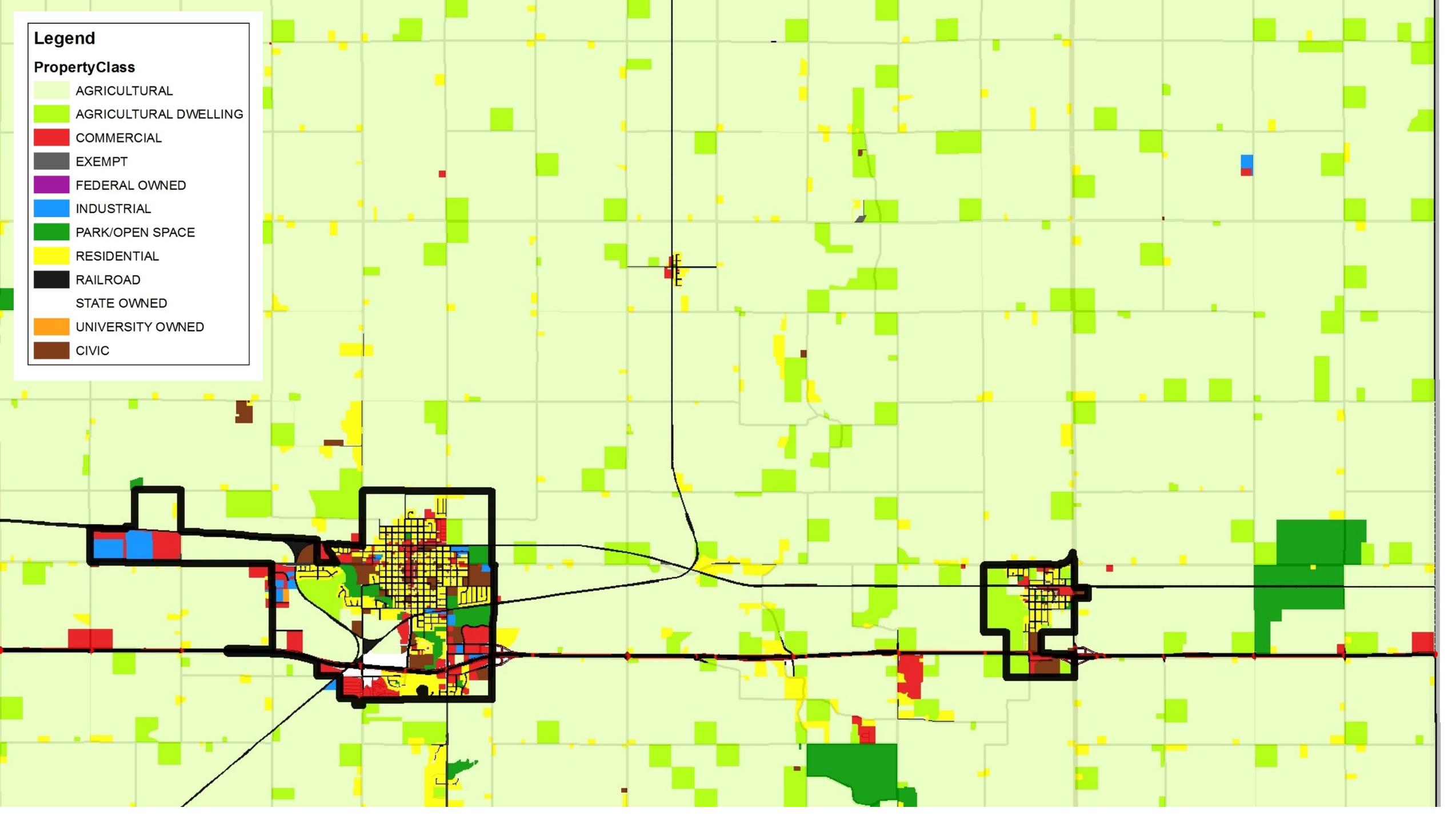
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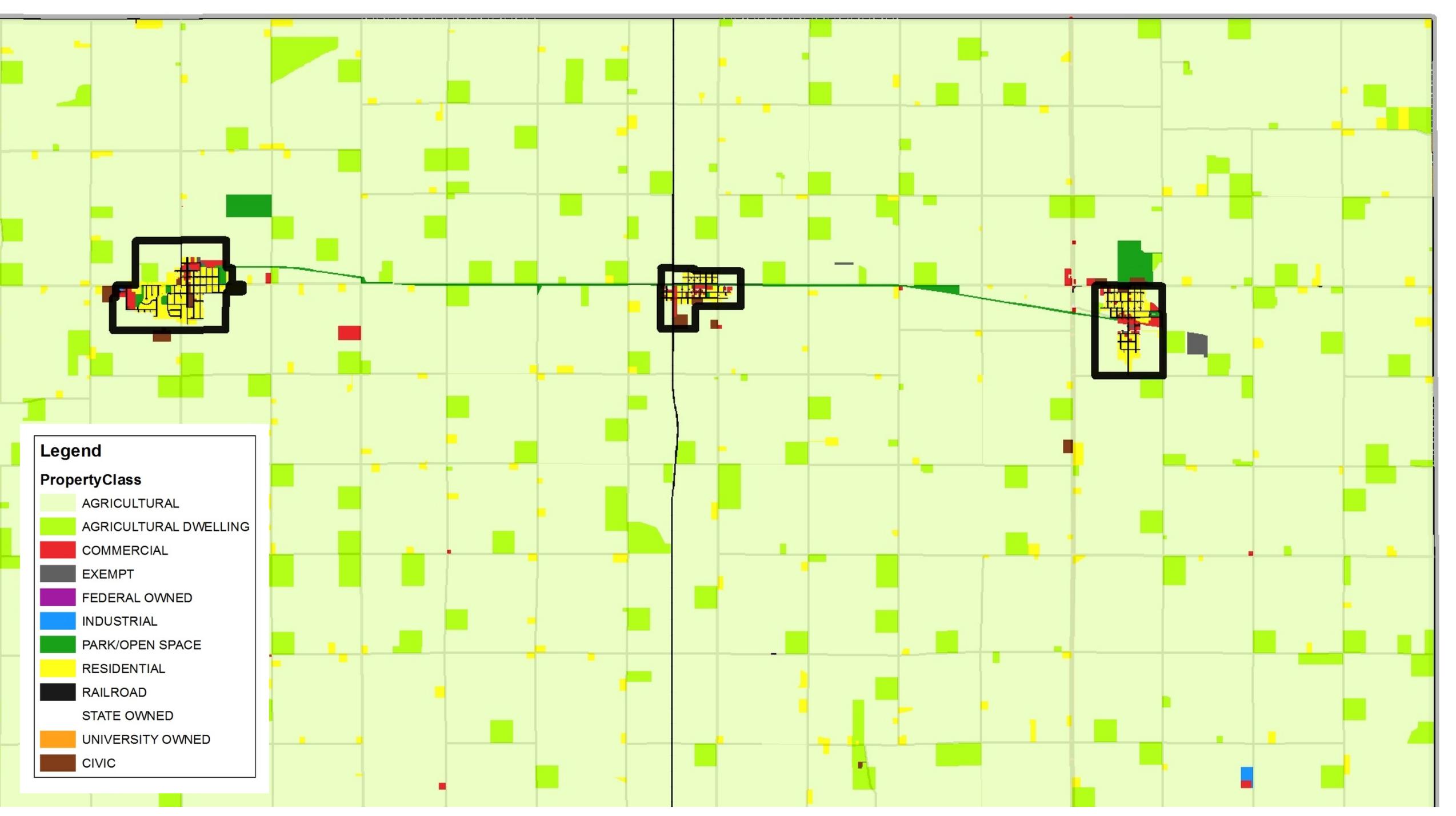


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Working Draft Plan Outline

- Chapter 1: Introduction – Draft
- Chapter 2: Public Input – Draft to Date
- Chapter 3: Vision, Goals and Objectives for Planning Elements: -Working
 - Agricultural Resources, Community Facilities, Housing, Emergency Preparedness, Transportation, Communications & Public Safety, Infrastructure & Utilities, Intergovernmental Coordination, Cultural Resources
- Chapter 4: Recreation & Natural Resources Plan - Working
- Chapter 5: Land Use - Working
- Chapter 6: Economic Prosperity - Working
- Appendix A: Community Indicators - Draft
- Appendix B: Survey Results – August
- Appendix C: Municipal Comprehensive Plan Summaries - Working
- Appendix D: Plan Maps - Working



Meeting Agenda

- C2C Project Schedule Review
- Survey Status Update
- Community Issues and Opportunities Meetings
- Update on Existing Conditions Progress
- **Goals Discussion**

Goals will be developed for the planning elements of the C2C Plan based on analysis of the following:



1. Existing Conditions
2. Public Input and
3. Existing Plans



Agricultural Resources

AR1: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.

AR2: Protect sensitive environmental areas, wildlife habitats, rural vistas, and local cultural resources for current and future County residents.

Community Facilities

CF1: Ensure the County's Public Facilities protect public health, as well as the County's natural resources and rural character.

CF2: Maintain high-quality County facilities and services to meet the needs of residents.

CF3: Provide adequate access to quality educational and recreational facilities for all County residents.

Housing

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

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

Emergency Preparedness

EP1: Story County will mitigate the risk of impacts before a disaster.

EP2: Story County's Residents and assets will be protected during a disaster.

EP3: Story County will successfully recover from disasters.

Transportation

T1: Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles.

Communications & Public Safety

CPS1:

Cultural Resources

CR1: New development in the County will respect and enhance the area's rural character.

CR1: Sites that are important to the history and culture of the County will be valued and protected.

Infrastructure & Utilities

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

IU2: Maintain high-quality infrastructure and services to meet the needs of residents.

Intergovernmental Coordination

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

Economic Development

Goals and Objectives will be in Economic Prosperity Chapter.

Land Use

Goals and Objectives will be in Land Use Chapter.

Natural Resources and Recreation

Goals and Objectives will be in Natural Resources and Recreation Chapter.

Housing

example

Goal H1:

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

Objective H1.1:

Throughout Story County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Policies

- *Encourage municipalities to include affordable, senior, and special needs housing in any future discussions with developers regarding new residential growth. Explore opportunities to provide incentives funded by state or federal grants for developers and homebuilders that create these housing units, especially within and adjacent to urbanized areas.*
- *Encourage communication and collaboration between housing authorities, advocate organizations, local leaders and planning staff at County and local levels to address the housing needs of elderly, special needs and low-income citizens in Story County.*
- *Encourage municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.*
- *Housing growth in Story County will primarily be focused within existing municipal boundaries or in newly annexed areas.*



Next Meeting

- August 13th, 2015 5:30pm
- Review and Finalize Goals for C2C Plan
- Review Draft Documents Completed
- Look at Future Land Use Scenarios