

**MINUTES OF THE SPECIAL JOINT MEETING OF THE AMES CITY COUNCIL AND
PLANNING & ZONING COMMISSION AND SPECIAL JOINT MEETING OF THE AMES
CITY COUNCIL AND HISTORIC PRESERVATION COMMISSION**

AMES, IOWA

MAY 18, 2010

The Ames City Council and Planning & Zoning Commission met in joint session at 7:02 p.m. on the 18th day of May, 2010, in the City Council Chambers in City Hall, 515 Clark Avenue. Those in attendance were Mayor Campbell and Council Members Davis, Goodman, Larson, Mahayni, Orazem, and Wacha; *Ex officio* Member England; Planning & Zoning Commission Members Beck, Heuss, Jons, Platts, and Stenberg. Staff Members Steve Schainker, Steve Osguthorpe, Charles Kuester, and Ray Anderson were also present.

OVERVIEW OF PRIORITIES: Planning & Zoning Commission Chair Kori Heuss reviewed the top four priorities of the Planning & Zoning Commission (P&Z):

Vision for Ames: Ms. Heuss explained that P&Z feels that a vision will help frame its thoughts and decide its priorities. She stated that it will help to be proactive and figure out how different projects fit into the vision as a whole. She noted that there is a “vision” section in the Land Use Policy Plan (LUPP); however, the P&Z feels that those are really goals. A vision is something more long-term and in the future – a destination. She stated that it is a shared goal of the P&Z and the City Council to arrive at a community vision for Ames, and the P&Z is willing to help in any way the Council sees fit.

LUPP and Zoning Evaluation / Planning Base: Ms. Heuss stated that the Commission would like to do a detailed evaluation of the LUPP every five years, and perhaps correlate the evaluation with census numbers.

Industrial Land: Chair Heuss said that the P&Z would like to think about what kind of mix of industrial land is best in Ames. Industrial land should be a focus of future land growth discussions.

Growth Priorities & Densities: The Commission wants to assure that there is suitable land use for Ames’ future. Ms. Heuss indicated that Ames is the only community in Iowa that uses density as a tool for development. She posed questions regarding priority growth areas, and whether Ames should expand out or infill at the core as it grows.

DISCUSSION OF PLANNING & ZONING COMMISSION PRIORITIES: Council Member Orazem stated that he agrees with the idea of being proactive in regards to development in Ames.

Vision for Ames: Director of Planning and Housing Steve Osguthorpe stated that a vision should be succinct and clear, and something that the community would automatically embrace because that’s how it views itself. He gave an example of Charleston, South Carolina’s motto, “Charleston loves its people and its buildings.”

Council Member Wacha stated that the Council has talked about wanting a vision for a long time, and a lot of work has been put forth to come up with a vision. City Manager Steve Schainker stated that staff will report to the City Council in June regarding the visioning process. He indicated that staff would be reporting on the City of Dubuque’s visioning experience, as well as discussing a Request For Proposal process for finding companies that may be able to help with the City of Ames’ visioning process.

The definition and benefits of a community vision were discussed at length. A common feeling was that a vision should be a guiding ideal that all things lead to. The Commission has the establishment of a vision as its top priority since it would help steer the other priorities.

LUPP Review: Mr. Osguthorpe explained that this would be a review of projected vs. actual numbers of population, housing, jobs, etc., that the LUPP is based upon. He stated that it is important to look at previous projections, because if they are off-base, Ames will get progressively farther away from its target.

Mr. Wacha asked how the Commission would then “dig in” to the goals that need adjustment. Ms. Heuss stated that P&Z could help by looking at the goals in detail and report to the Council with proactive suggestions.

The Council Members concurred that a regular review of the LUPP is necessary to keep it relevant. Council Member Mahayni stated that the review process should be institutionalized, even through an ordinance. Council Member Goodman stated that though he agrees a review is necessary, he is worried about how “in-house” this process becomes. He feels that a true community-wide review is essential to ensure that it represents the diverse interests of the community.

The method and frequency of the LUPP review were discussed in depth.

Industrial Land: The Commission and City Council shared the idea that Ames needs more industrial development. They discussed the need for more industrial land.

Growth Priorities/Density: Mr. Osguthorpe explained that the Commission would like to make sure that the growth objectives in the LUPP are on target to help achieve the goals. Growth priority areas were briefly discussed.

COMMENTS: There were no comments by the Council.

ADJOURNMENT: The Special Joint Meeting of the City Council and Planning & Zoning Commission adjourned at 8:02 p.m.

SPECIAL JOINT MEETING OF THE AMES CITY COUNCIL AND HISTORIC PRESERVATION COMMISSION

The Ames City Council and Historic Preservation Commission met in joint session at 8:08 p.m. on the 18th day of May, 2010, in the City Council Chambers in City Hall, 515 Clark Avenue. Those in attendance were Mayor Campbell and Council Members Davis, Goodman, Larson, Mahayni, Orazem, and Wacha; *Ex officio* Member England; Historic Preservation Commission Members Betcher, Dunn, Kraft, Malone, Rutherford, and Wirth. Staff Members Steve Schainker, Steve Osguthorpe, Charles Kuester, and Ray Anderson were also present.

PRESENTATION OF THE BENEFITS OF HISTORIC PRESERVATION: Historic Preservation Commission (HPC) Chair Gloria Betcher stated that she wanted to give an education about what preservation means in Ames and what the benefits of historic preservation are. Details about the various social and economic benefits were discussed during the presentation.

DISCUSSION OF HISTORIC PRESERVATION COMMISSION PRIORITIES: Ms. Betcher reviewed the following goals and priorities of the HPC for 2010-11:

Begin the National Register Nomination for Downtown: Ms. Betcher indicated that this would cost approximately \$18,500. She believes most of that can be obtained through a grant. The process for a National Register Nomination was discussed at length.

Revise Chapter 31 of the Municipal Code: The HPC would like to be able to update the chapter on Historic Preservation Districts and make sure that everything is consistent, as well as include a modernization of products. Mr. Osguthorpe noted that the City Council would need to approve any revisions to the *Code*. A review of allowable materials in the Historic District was discussed.

Participate in the process of rejuvenating Campustown (incorporating the recently adopted Ames Comprehensive Plan): Ms. Betcher stated that the HPC would like to move forward with an intensive survey of Campustown to see if any grants would be available for historic buildings. She explained that approximately 50 buildings in Campustown are of a character, age, and historical significance to be admitted onto the National Register.

Complete the National Register Nomination for the Ames Public Library: Ms. Betcher indicated that this would cost approximately \$100.

Partner with Ames Historical Society

Continue with training funding and developing educational resources about Ames history and historic resources: Ms. Betcher explained that HPC would like funding for pamphlets, videos, etc., on topics such as working with tax credits and City code and inspections. She also talked about the need for training and state workshop funding.

Continue HPC Awards

City Manager Schainker indicated that City staff would report back to the Council in June regarding the P&Z and HPC priorities.

COMMENTS: There were no comments by the Council.

ADJOURNMENT: The Special Joint Meeting of the City Council and Historic Preservation Commission adjourned at 9:13 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Emily Burton, Recording Secretary