

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 9, 2010

The Ames City Council met in special session at 7:00 p.m. on the 9<sup>TH</sup> day of March, 2010, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Davis, Goodman, Mahayni, Orazem, and Wacha. *Ex officio* Member Keppy was also present. Member Larson was absent.

### **RESOLUTION APPROVING CONTRACT AND BOND FOR CONSTRUCTION OF FISHING PIER/OVERLOOK FEATURE AT ADA HAYDEN HERITAGE PARK:**

Motioned by Mahayni, seconded by Davis, to approve RESOLUTION NO. 10-088, approving the contract and bond for construction of a fishing pier/overlook feature at Ada Hayden Heritage Park.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

### **VACATING AND CLOSING A PORTION OF RIGHT-OF-WAY ON EAST LINCOLN WAY:**

Moved by Mahayni, seconded by Goodman, to pass on first reading an ordinance vacating and closing a portion of right-of-way on East Lincoln Way.

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Orazem, to suspend the rules necessary for the adoption of an ordinance.

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to pass on second and third readings and adopt ORDINANCE NO. 4026, vacating and closing a portion of right-of-way on East Lincoln Way.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**STAFF OVERVIEW OF EXISTING LAND USE POLICY PLAN (LUPP), ZONING CODE, AND OTHER IMPLEMENTING CODES:** City Manager Steve Schainker said in keeping with the Council's goal of further streamlining and improving government processes, the Council asked staff to revisit the LUPP, Subdivision Code, and Zoning Code. Mr. Schainker said this meeting will serve as a precursor to a meeting to be held on April 20, 2010 with developers.

Planning and Housing Director Steve Osguthorpe introduced the LUPP as the comprehensive plan or big picture; a vision based upon community values and projections. He stated that it is not a regulatory document like the Zoning Code, but a plan that may change based on updated projections or changing community values. Mr. Osguthorpe said the plan currently goes out to the year 2030. Mr. Osguthorpe reviewed the precepts and goals of the plan.

Council Member Goodman asked about the historical density of the community. Planner Charlie Kuester said the goal is to establish net densities of 5.6 units per acre. Mr. Schainker said existing areas and subdivisions vary in density with the era of the subdivision/area.

Council Member Orazem asked what was meant by growth capacity in the first goal. Mr. Osguthorpe

said the land capacity must be accurate for the projected population, area of the land, density of population, and types of units in that area. He said the projections the plan was based upon are estimates. Council Member Wacha asked about intensification. Mr. Osguthorpe said intensification could occur in existing areas, or the area could be expanded. Mr. Schainker told Council that many who participated in the process of creating the LUPP liked the area they had, and didn't want to see intensification in their areas. Mr. Osguthorpe said that as a community, values must be determined. Council Member Goodman related community values to individual values, as they must be balanced related to the resources available. Mayor Campbell said the values and resources have changed over time.

Mr. Osguthorpe reviewed Land Use including the topics of mobility, environment, and parks, recreation and open space. Also discussed were implementation and implementation regulation of the LUPP.

Council Member Goodman asked if over-sizing could be reviewed. Mr. Osguthorpe said for any development, a certain size of pipe is required, but an over-sized pipe could be used in anticipation of further development in the future. Over-sizing is paid for by the City in priority areas.

Discussion ensued regarding community entry design.

Council Member Orazem asked why southwest/northwest development has not been successful. Mr. Osguthorpe said it is a combination of developer interest, land availability, and improvements that must be made to the land. Mr. Schainker said the cost of public infrastructure such as the operation of a fire station must be taken into account.

The meeting recessed at 8:12 p.m. and reconvened at 8:21 p.m.

Mr. Osguthorpe discussed the zoning map as including 32 zones under the six broad categories of Agriculture Zones, Commercial Zones, Industrial Zones, Special Purpose Zones, Floating Zones, and Overlay Zones. He reviewed all zones, giving details and examples of the zoning types. He also explained the role of the Zoning Board of Adjustment.

Mr. Osguthorpe reviewed the Subdivision Code with the Council. He also reviewed the methods in which to receive relief from code provisions including waivers, variances, and text amendments.

**COMMENTS:** Moved by Wacha, seconded by Goodman for staff to draft a letter to the City of Gilbert stating that the Council understands the proposed annexation, and believes it to be consistent with the Ames Urban Fringe Plan.

Vote on Motion: 5-0. Motion carried unanimously.

Council Member Mahayni discussed an email he had received regarding a project called Mayors of Ames by the Ames Historical Society. He asked the Council to review the options for the project so that it can be discussed at the next meeting.

*Ex officio* Member Keppy gave the Council an update on the Iowa State University Government of the Student Body election.

**ADJOURNMENT:** The Special Meeting adjourned at 9:05 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Erin Thompson, Recording Secretary