



Memo

Department of Planning & Housing

TO: Mayor and City Council

FROM: Department of Planning and Housing

DATE: April 22, 2008

SUBJECT: Joint meeting on Ames Urban Fringe with Gilbert City Council and Story County Board of Supervisors

As a follow-up to the staff report of April 8, staff has talked to representatives of Gilbert and Story County and offers the following summary for discussion at the upcoming joint meeting on implementing the Ames Urban Fringe Plan:

Issues Expected to be Discussed:

1. Effects of Denying Annexation in Urban Service Area. Under the County’s proposed language (Option A), the County could approve development in the Urban Service Area as though the property were in the Rural Urban Transition Area if the City denies annexation. This is contrary to the intent of the Plan to allow development in the UFA only upon annexation.
2. Timing of Rezoning. The County’s proposal includes rezoning land only when it is proposed to be subdivided, or when a use not otherwise allowed is proposed. This would allow development under the current zoning designations, meaning that the rezoning would be “after the fact” – i.e., the subsequent rezoning could not prohibit what may be proposed before the rezoning. The only area that this is particularly problematic in terms of uses not consistent with the plan is along Stagecoach Road, where R-1 development could currently occur. The staff therefore suggests that this area be rezoned to the zoning district that is consistent with the Plan without waiting for the rezone “trigger” proposed by the County. Another concern previously expressed by the staff pertained to the County’s proposal to allow rezoning between A-1 and A-2. It appears that this issue has been resolved.
3. Unanimous Approval for Amendments. The City of Gilbert proposed language that would allow it to opt out of being involved in amendments to the Plan if Gilbert did not believe the amendments were important to Gilbert. The Council expressed some concern over Gilbert’s proposed language.

Other Issues to Discuss if Time Permits:

4. Effective Period of Agreement. Section 9 says the Agreement is effective 5 years, but can be cancelled upon 30 days notice. Given that the parties agree to discussion before cancellation, Staff suggests that the Council should propose that the effective period be eliminated or lengthened.
5. Review of Draft Zoning Ordinance. A process and time table for Public and City review of the proposed County zoning ordinance on the Urban Fringe has not been developed. The City should have opportunity to review the standards before the next joint meeting in order to determine how the standards will affect development within the Fringe.
6. Story County Study Area. A process and time table should be developed for addressing the Story County study area before the next joint meeting.

Regarding the LESA Exception concerns that City staff expressed to the Council, the Story County staff has reported that Story County already adopted a text amendment to its Story County Land Development Regulations that limits the application of the LESA Exception to solely Agricultural and Farm Service Areas within areas of the Ames Urban Fringe Plan, which is what City staff had proposed.

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