

**COUNCIL ACTION FORM**

**SUBJECT: RESOLUTION ACTING IN SUPPORT OF THE CURRENT AMES URBAN FRINGE PLAN (AUFPP) AND ACKNOWLEDGING INTEREST IN WORKING WITH JURISDICTIONS TO INITIATE A REVIEW**

**BACKGROUND:**

On February 18, 2020, Story County Board of Supervisors passed Resolution #20-64 “acting on support of the current Ames Urban Fringe Plan (AUFPP), extending the current Ames Urban Fringe Plan (AUFPP) 28E Agreement, and acknowledging interest in working with jurisdictions to amend goals and policies of the future AUFPP.” **The Fringe Plan and 28E related to the 2-mile extraterritorial area around the City where the City of Ames has subdivision authority based upon the Code of Iowa.** As part of Council communications on March 10, 2020, the City Council directed staff to place County’s request for Ames to adopt a similar resolution be placed on a future agenda. The current AUFPP can be found on the [Planning Division website at this link](#).

**The intent of this resolution is to allow time to work on goals and policy amendments to the future AUFPP, while keeping in place current processes for development review within the fringe area.** Gilbert has adopted a similar resolution. Section 6 of the 28E Agreement allows the initiation of a review of the Plan by “providing notice in writing of the intent to so review” and states that “The Plan may be amended at any time following a review...”

**With the expiration of the Ames Urban Fringe Plan 28E Agreement and upcoming completion of the Ames Plan 2040, it will be important to review the AUFPP and identify needed amendments to both the AUFPP and the land use framework map.** Adoption of the proposed Resolution will show support for an open dialogue with jurisdictions and initiate a review of the goals and policies of the plan. Story County did not indicate specific interests or changes as part of the resolution.

**It is expected that the City Ames would not begin any concerted effort in regard to the AUFPP until after the adoption of the Ames Plan 2040. Story County has already actively begun discussions with their Planning & Zoning Commission and Board of Supervisors to begin to define issues that should be addressed in an amended AUFPP and new 28E Agreement. City staff’s understanding is the County would conduct outreach and begin the review process in earnest in 2021.**

**ALTERNATIVES:**

1. The City Council can adopt a resolution in support of City staff working with Story County and Gilbert staff to review the AUFPP and identify issues for possible

amendments by the City Council. This review by the City will begin following the adoption of the Ames Plan 2040, estimated to be in 2021.

2. The City Council can approve alternative language for the proposed resolution.
3. The City Council can request additional information and defer making a recommendation.

**CITY MANAGER’S RECOMMENDED ACTION:**

Based upon the work with Ames Plan 2040, the AUPF will need substantial changes to reflect the 2-mile boundary of the City and new land use policies. Working in concert with other jurisdictions has proven to be beneficial overall for the City over the past nine years. Staff anticipates this effort to begin at the conclusion of the Ames Plan 2040 process.

**Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, adopting the Resolution as described above.**

## ADDENDUM

### **AMES URBAN FRINGE PLAN (AUFP) SUMMARY**

<https://www.cityofames.org/home/showdocument?id=2404>

The Ames Urban Fringe Plan (AUFP) is a land use and growth management plan for the area extending two miles out from the Ames city limits. The Ames Urban Fringe Plan was adopted by Ames, Gilbert, and Story County in 2006.

The Plan identifies principles that are used to balance the various issues important to the cities of Ames and Gilbert (which try to accommodate population and economic growth), and Boone and Story County (which try to protect the agricultural economy and rural lifestyles).

The approach to the AUFP was:

- Establish guiding principles;
- Determine areas to be worked on first, areas of apparent conflict; and
- Investigate methods to coordinate processes and communication.

Guiding principles were created as a result of comparing existing policies and regulations and determining where there would be commonality of policy and regulation between Boone County, Story County, and the City of Ames. The guiding principles represented policies or positions that were already adopted in total or in part by each jurisdiction.

Guiding Principles of the current AUFP (for all entities involved):

- Work to accomplish intergovernmental coordination for successful planning and management within the two-mile fringe of the City of Ames.
- Work together to preserve agricultural land from unplanned and inefficient urbanization and rural non-agricultural development.
- Work together to insure that future development is directed to targeted growth areas.
- Seek effective and efficient management of growth in order to minimize negative impacts.
- Work together to establish an orderly transition of land uses from rural to urban and vice versa.
- Protect environmental resources and establish growth policies that are compatible with ecological systems.

The AUFP identifies those areas in which the cities are unlikely to grow into in the foreseeable future, areas where the cities are likely to annex and develop, and those areas where growth may happen outside the cities but should be accommodated by the cities at some future point.

While the Plan describes general and specific policies for future development around cities, the fact is that multiple jurisdictions have different powers to direct and regulate development. The Plan proposes a “workable scenario” to implement these policies.

Ames’ approach to Ames Plan 2040 is different than the current LUPP and will need to be reflected in the amendments to the AUFP and land use framework map. Annexation

and growth will be allowed in multiple directions to provide flexibility towards meeting development interests. There will be no requirement to build out any of the analyzed area in a specific order.

Additionally, the City Council has indicated an interest in policies that reserve the full 2040 scenario areas (Tiers 1 through 4) for future urbanized area, even if it is to occur beyond the 2040 timeframe. Serviceable properties abutting the City that are not part of a growth area that could also be annexed, if requested by a property owner. Examples of this would include properties south of Ames, East Industrial, and Dayton Avenue.

To date, there has been minimal discussion about the extra-territorial areas as part of the Ames Plan 2040 process.