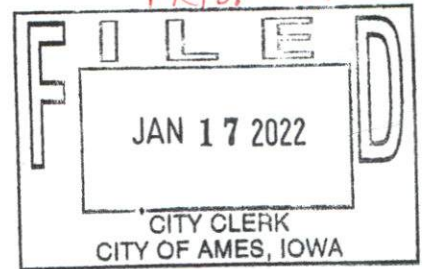




**STORY COUNTY  
BOARD OF SUPERVISORS  
LISA K. HEDDENS  
LINDA MURKEN  
LATIFAH FAISAL**



Story County Administration  
900 Sixth Street  
Nevada Iowa 50201  
515-382-7200  
515-382-7206 (fax)

January 11, 2022

Mayor John Haila and Members of the Ames City Council  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

Mayor John Popp and Members of the Gilbert City Council  
City of Gilbert  
105 SE 2<sup>nd</sup> Street  
Gilbert, IA 50105

**RE: Story County Priorities for the Ames Urban Fringe Plan Amendment**

Dear Mayor Haila, Mayor Popp, and City Council Members,

With the recent adoption of the Ames Plan 2040, Story County is looking forward to beginning work on the Ames Urban Fringe Plan (AUFPP) renewal and amendment. As you may recall, Story County sent a letter outlining our priorities for the amendment process last year. While many of these priorities are unchanged, we wanted to reiterate and clarify them. They have been informed by the completed Ames Plan 2040. Story County also recently completed a housing study for the unincorporated area and cities in the county (with the exception of Ames). The goals and findings of the housing study were incorporated with our priorities.

Story County supports the following priorities:

1. Focus housing growth within existing municipal boundaries or in newly annexed areas where development of a variety of housing types is possible.

2. Align the AUPP Urban Service Area designation (or a similar designation where annexation is required prior to development) with the priority growth areas in the 2040 Plan.
3. Map the 2040 Plan Urban Reserve, including the Story County Study Area, as Agriculture and Farm Service to preserve the area.
4. Consider the elimination of the Rural Urban Transition Area land use class where the city and county have joint review authority. Development in Ames' Urban Service Area should be required to be annexed and meet full city standards.
5. Reassess existing residential developments that the city does not foresee annexing and the amount of undeveloped rural residential-designated area. This includes siting or allowing intensification of rural residential areas based on Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, including access to paved roads, fire service, rural water, common wastewater treatment, and broadband. Also, encourage clustering of development and conservation design standards to protect prime agricultural land and natural areas.
6. Establish density maximums for rural residential development and development in Agriculture and Farm Service-designated areas.
7. Locate new commercial and industrial uses within existing municipal boundaries or in newly annexed areas except for those activities strongly interrelated with agricultural uses. Consider if policies to limit the intensity of current rural commercial and industrial uses are needed.
8. Continue to limit the intensity of certain agribusiness uses including the processing of agricultural products into value-added agricultural products.
9. Consider the traffic impacts of areas designated for rural residential or rural commercial growth/intensification. These areas should match the capacity of the existing transportation system and consider Ames' Forward 2045 Plan scenarios.
10. Consider a policy that places the full cost of traffic improvements on an applicant when they are required due to a proposed development.
11. Consider a policy establishing buffers when rural residential or rural commercial development is adjacent to agricultural uses, including the Iowa State Research Farms.
12. Discourage development in the floodplain and natural areas.
13. Ensure that natural area mapping is updated to reflect new resource inventories and floodplain maps. Consider creating an overlay for natural areas to address confusion about the land use class the designation falls in. Consider new policies that apply protections for natural areas in all land use designations.
14. Continue policies to mitigate and manage stormwater run-off, soil erosion, and wastewater discharge and continue to work with cooperators on water quality projects.
15. Incorporate park planning goals from the 2040 Plan, including planning for larger community parks in growth areas. Map greenways in the AUPP and consider developing a policy regarding their preservation or dedication when development is proposed.

16. Coordinate trails identified through the C2C Plan, Ames Plan 2040, and other city and county plans with development proposals. Map trails as part of the AUPF amendment process.
17. Assess the compatibility of certain conditional uses with the various AUPF land use designations.
18. Invite the City of Kelley and Boone County to participate in the AUPF amendment process.
19. Map designations so they encompass whole parcels of land.

Lastly, we support county Planning and Development Department staff working with your City staff to begin discussions about the future timeline and scope of the AUPF amendment process.

Thank you and we look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Latifah Faisal', with a long, sweeping horizontal stroke extending to the right.

Latifah Faisal, Chair  
Story County Board of Supervisors