

Brad Perkins – Uh, good evening. My name is Brad Perkins. My address is 5500 240th Street. Geographically, that is just to the southwest area of Ames, just south of Highway 30. My wife and I run Raspberry Hill Bed and Breakfast and we are within the Fringe Plan, and now we would be in the Urban Reserve Overlay. My concern with the Urban Reserve Overlay is that by designating certain conditional use permits that cannot be had, even though zoning would tell you, it gives everyone for every property, zoning tells you what you can and what you cannot do. My problem with the Urban Reserve Overlay, and several of the others, is that it states which conditional use permits you cannot do in that particular area. And my problem with this is that it is overriding County Code. The County Ordinance tells us based on your zoning, which conditional use permits you can and cannot have. State of Iowa Code that sets up fringe plans clearly states that the Fringe Plan is for subdivision and zoning changes. And, a fringe plan is a good thing. It's good to know where, where development is going to happen. This way, everybody is on a level playing field. Nobody can buy out land from unsuspecting property owners and then turn around and sell it because they had the inside track on what was going to happen someday. Fringe plans are good, but overriding County Code is not, and that is a change for this that was not present in any of the previous Fringe Plans. And my problem with this is that it takes every property owner that falls under that Urban Reserve, and you are losing property rights as a result. The Urban Reserve Overlay is 17,000 acres. The City of Ames is just barely over 17,000 acres currently. In other words, this is a huge area of land, and it affects drastically every property owner's rights that is within that Urban Reserve Overlay. My suggestions for changes to the Fringe Plan would be, one, get rid of the restrictions on conditional use permits. I think that is just setting the County up for problems in litigation on down the line. Those are problems the County does not need. County Zoning - the County Zoning Office, the County Planning and Zoning Commission, the Board of Adjustment - those are the boards within the County that decide those things and that's where it should be left. It should not be the City of Ames saying, oh, now we've thrown the Urban Reserve on you, and now these particular conditional use permits. As an example, four years ago, we obtained conditional use permits for a bed and breakfast at the property on that location. Under this current Plan, I would not have been able to do the exact same business in the exact same location. Well, what would happen? The person who is trying to sell their land now I would have to go somewhere else and that's what's going to happen to every person in that Urban Reserve Overlay. If maybe you're not planning on a home business, maybe you're not planning on a bed and breakfast. Maybe you're not planning on a campground or whatever, whatever uses, but maybe you're going to try to sell it someday, and that person is. Now selfishly, if we took all 17,000 acres and said, we can't have any bed and breakfast on any of that, I guess that's one way for us to kill my competition. All right. However, there are some other things I may want to

do on 74 acres as my family develops a business there, maybe there's some other things that I would like to do with that land. Maybe there's other conditional use permits that I would like to achieve. Maybe expand my business and expand the offerings that my kids could do someday. With the Urban Reserve Overlay as it is, that would not be an option for a lot of those conditional uses. One, please get rid of the restrictions on conditional use permits. Two, do we really need to have 17,000 acres in the urban reserve overlay if we don't have any plans to do anything with that land for the next 20 to 50 years? A business could start running its entire course and then end in that time before the City is even ready to develop out that direction.

Kim Christiansen -- I am Kim Christiansen. I live at 2985 South Dakota Avenue. I'm here tonight as a Trustee representing Washington Township. In the last 10 years, Washington Township has lost over 24% of its population. I am here tonight to ask the other three contiguous townships for support for the Washington Township and for their own rural citizens. I'm here tonight to ask Story County Planning Director, the Story County Supervisors to represent the rural citizens of Story County. I'm here tonight to read the Washington Township position statement. Statement of position regarding the proposed Ames Urban Fringe Plan May, 2022. We are gravely concerned about the proposed Ames Urban Fringe Plan and how it will affect Washington Township in Story County, Iowa. Township property and growth are necessary to support and maintain our volunteer fire department and other services. Due to years of annexation and expansion of the Ames city boundaries, Washington Township has shrunk from 23,040 acres to less than 12,000 acres. The Township territory further limited by over 3,100 acres of ISU controlled land, more than half of which do not pay taxes. Story County's proposed Urban Fringe Plan gives complete, virtually complete, control to the city of Ames for an additional 5,800 acres leaving less than 3,100 acres in the entire township for possible growth. In order to protect and possibly expand Washington Township's tax base in the future, the Township Trustees respectfully request the following actions. Number one, eliminate the Urban Reserve Overlay from all Agriculture and Farm Service designations in Washington Township. Remove the Urban Growth designation from Meadow Glen rural subdivision and change it to Rural Residential-Existing. And number three, remove the Urban Growth designation from the north of Zumwalt Station Road, and replace it with Agriculture Farm Service designation with no Urban Reserve Overlay. Signed, Pamela Iasevoli -

Township Clerk, Robert Finch - Trustee, Kevin Winchell – Trustee, Kim Christiansen - Trustee. Thank you.

Steve Harvey - Hi, my name is Steve Harvey. Oops, sorry. I don't have my hearing aids on. I live on 265th, which is on the fringe of your Fringe overlay. I just have a comment and then I have a question. My wife and I just bought a 15 acre horse ranch, right on the Southern end of all this.

And I can guarantee you, I didn't pay three quarters of a million dollars to have somebody tell me what I can and can't do on my farm - number one. Number two, I spent a very long time in the military as a sniper for a Special Forces unit, and I'm not real happy with your fringe overlay. My question is, somebody told me that I'm going to be removed from the Kelley Fire Department. Is that true, or who was going to be my fire supplier?

Schoeneman stated they'd need to look into it.

Harvey, "It's on 265th, you can see it right on the map."

Diekmann, "What designation are you?"

Harvey, "agriculture"

Diekmann, "are you Farm Service or are you Urban Growth area?"

Harvey, "No, there's a 40, a 40 acre lot. Then another 40 acre lot. Then my 15 acre lot."

Diekmann, "We'll have to look at a map with you. If it's shown as blue on that wall map –"

Harvey, "It's not shown as blue. It's green."

Diekmann, "If it's green, then you're ag and farm service."

Harvey, "Okay. So, who covers my fire?"

Diekmann, “Well, nothing's changing about services unless you change jurisdiction. So you'll stay whatever fire protection you have, whether it's Kelley or it's in Franklin Township out of Gilbert. Unless you're annexed to Ames. That's the only time that would change. If Ames annexes you, you become protected by the Ames fire department. Otherwise there's no changes to utilities _”

Harvey, “So basically what you're telling me is I get nothing for you to put me on the overlay.”

Diekmann, “Well, an overlay doesn't do anything to you. It's showing general intent for the future.”

Harvey, “Actually it tells me what I can and can't do on my farm. So it does kind of do something.”

Diekmann, “County zoning is going to apply first. After county zoning, if there's a question that involves a comprehensive plan, that's when the Fringe plan applies. Zoning is the first factor. So that's, that's where it's going to apply to every –“

Harvey, “You have to understand. I spent a very long time in the military, so I have a problem when somebody from the government says, I'm here, from the government and I'm here to help. That's where I stand.”

Diekmann, “That's fine. It's not relevant to the land use comments though. So let's try to keep it focused on in the Fringe Plan and not your history of service. It's not really relevant.”

Kent Vickre - Well, thank you and Kelly, I mean, you can see what I'm first name basis here because I've been kind of for four, five years addressing dressing the fire, my fire concerns which will bring up more about the Kelly fire department. So my five minutes, I'd like to discuss Meadow Glen area and specifically the urban growth description. The description, the pack, it says city infrastructure, street trail connections, are achievable at low cost. However, the city infrastructure is not available and it is not low cost. In fact, the cost is so much at the city of Ames is only interested in annexing Meadow Glen through voluntary annexation to force the estimate is \$70,000 on each household. It is

too much for them to do. Also reviewing the Rural Residential Existing it's obvious that Meadow Glen should be Rural Residential because we have private wells, septic systems and a private road. The road is completely private on our property. In fact, issues already been addressed, and I know sent to you Kelly, and, you know, the response was that from the city's perspective, it illustrates if the city grows southwest, possible or likely, then Meadow Glen would be annexed. It is not shown as growth because the city would not expect additional development. Therefore it seems obvious that Meadow Glen is only Urban Growth because it's easy to annex. That's the only reason that area doesn't fit the definition. That's what you've said. I understand Ames would like to annex Meadow Glen and for four years I've been talking to Ames City Council, supervisors, everyone who will listen at meetings. Here's an excerpt from my letter that I'd like to read that I sent to Council members. If the area is incorporated into the City of Ames, the Kelley Fire department will not receive funding from area. To clarify, incorporation of this area will shift \$30,000 property tax from Kelley Fire Department to Ames to our department. This is concerning because area does not have fire hydrants and requires tanker trucks to bring water. Simply put, we cannot shift money from Kelley Fire Department to the City of Ames and expect them to provide service without the Kelley Fire Department's tanker trucks, the area would have to rely on Slater, which triples our response times. I'd like to emphasize, this is not against the Ames Fire Department. They do a great job. It's simply the right tool. The Ames' Fire Department cannot bring water to a rural fire because they rely on fire hydrants. That's why we need the Kelley Fire Department and it will not be there if were annexed. And this sets us up to be annexed. And you know, my question is, or my feelings is, I've talked about this for four or five years. I realize annexation is good for the city of Ames, but what is my life and my neighbor's life worth? I think life should be a priority over annexing and the growth of Ames. I ask this, I'm asking you to make sure this is not overlooked until someone loses their life. Please put an emphasis on people's life safety over Ames growth and development profits. Number two, I'm asking you to be a good neighbor to surrounding communities. This consideration will only promote the City of Ames, instead of forcing residents to move outside the overlay into Slater or Boone County. Number three, remove the Urban Growth designation from Meadow Glen Rural Subdivision, and change it to Rural Residential-Existing. I do thank you for your time in this public format. And you know, again, I know, I know your job is important, and the growth of Ames, but I think the priority of life and the existing residents has to be number one. And I really want you to please think about that. Thank you.

Christine Hausner -- My name's Christine Hausner, Southwest Ames. I have been dealing with this for six years. I was pregnant with my now six year old when I went to the first City Council meeting, and I'm tired of dealing with this and I'm not mincing words anymore. Short of it is AUFPP is wrong. The city voted in February of 2020 4-2, that they were only interested in including north of Highway 30 for growth in the 2040 plan. They voted to take southwest Ames out. A City Council member was even quoted in the paper saying that they wanted to use Highway 30 as a southern boundary. Somehow over COVID, without anything on the agenda about our particular area, everything went back on as Urban Growth in my area, and Urban Reserve for the whole thing. So apparently that is how our city government works. They vote on something and then just change it when they want to do something else. The 2040 Plan was to be used as a guideline for the AUFPP. The AUFPP contradicts how the council voted for the 2040 Plan. The AUFPP is wrong. Southwest Ames, west of State, south of Highway 30 needs to be taken out of the AUFPP. This is a 2005 environmental impact study, ecological and archeological, done of just our Worley Creek corridor and surrounding woodlands. City of Ames thinks that they know better than all of the experts involved in this. This is a letter from our local chapter of the Audubon Society that supports conservation in this area and condones urban development in this area. City of Ames thinks that they know better than one of the largest conservation societies on the planet. That is because the City of Ames doesn't care about the environment only when it serves their purpose. And if the County approves this plan as is, that will be the stance that they take as well. They did mark most of my areas "Environmentally Sensitive", but this is the part that they don't want you to know. They would have to destroy this area and our ecosystem in order to put an urban development in southwest Ames. So you can't mark something as "Environmentally Sensitive" just to reserve it for the City to destroy it later when someone proposes an urban development. That's not how it works. So 20,000 acres, there is only one conclusion. It's about control. So my six year old, his favorite place in this planet as our family home and the area that my family has been on for almost a hundred years and five generations. I don't want to have the conversation with him one day that his mommy couldn't do enough to save it. That is the unfortunate reality in our world today that there are too many people on this planet having the same conversations with the younger generations because we are too stupid and too greedy to do what is right, and too stupid to save it. I am so fearful for what this planet is going to look like when my child is my age and it will look like that because of governments like this one that keep gobbling up all of our farm land to the point they are no longer sustainable. This is Iowa – ag should come first. Yes. And in the process, we are going to destroy the environment until there's nothing left to save. So it's going to take, what, a hundred years to do urban sprawl for 20,000 acres? You don't have to worry about it cause we're not going to make it that long. This

whole process has shown me that this is not a democracy, it is a dictatorship. It is about control and totalitarianism. Why would a county want to give up so much control to one city? I'm hoping that Story County will put their foot down and take back control from the tyrant that is the city of Ames.

Joyce Peterson -- My name is Joyce Peterson and I live on 265th street, just outside the city limits, and I have some concerns that I would like to voice to you. First of all, I will verify that plan of Ames has always been to move to the north, that 30 would be a boundary. I was on Planning and Zoning Commission about 20 years ago, and at that time that was what we understood. And I was not aware that it'd ever changed. My concern is in the manner of which this has been handled. First of all, doesn't seem like anybody in this area that's affected has really been asked for comments before. You've got the whole plan set up and we haven't had any input yet. You give us 30 days for input, but our meeting isn't until the seventh. And we sat here listening to you talk very quickly, hard to keep up with what you were saying and take it all in at once. So we're really going to need to have that meeting in the Oakwood Church to get our questions answered. So that cuts our time to 15 days to make comments and very little time to do very much research. So I'm concerned about that. I'm also concerned about the way that this notice was given, because several of my neighbors who are involved in this, didn't get a notice about this meeting. It was up to our neighborhood to pass the word around so that people could find out what was going on. So I'm concerned about that also. My other concern is the land use and the farming. On your map, it shows us in the blue area, we are a farmland. We are a farmer and we have 40 acres right there onto 265th street. We're on the south side. The north side is farm land. The east and west sides are farm land. It's all farmland, but you wouldn't know that by looking at your map, because it's not marked that way. It's not marked agriculture so people will not realize until they are told that this is farm ground and is being gobbled up by the City. And I hope that you will reconsider some of these things, and perhaps give us a little more time. I don't know how soon you're planning to vote, but I think we need some time to really go over this. Thank you.

David Whitaker -- Hello. Good afternoon, David Whitaker, Whitaker Marketing Group. Also a landowner in the area here as well. But question comes on the real estate side of the world. So I've had the opportunity to work for some of the people in the room, and I've had people call me to sell their land. When they do normally, as a realtor, we try and sell it with whatever the highest and best use is. So normally when people come to us, they want the most successful outcome. For some people that means no hog confinement, for some people that means I want the most money. So a lot of people that we sell for arguably do want the most money out of their land. And right now because of the 35 acre buildable urban sprawl rule, oftentimes in this Urban Fringe, the highest and best use, or where I can get the most money for my client is a, buildable house or somebody that wants their little McMansion or a place outside of town. So I guess my question is, can I assume that looking at this and looking at the Urban Reserve Overlay, it takes a lot more acres out of where it's not just Amelia and Marcus at the County, making the decision with a LESA score, et cetera, if it is a buildable site or not. Some that I've sold that have been in the Ames Urban Fringe Plan that did have 35 acres were deemed not buildable. Is this going to pigeonhole some of the land owners to not have that decision-making ability of what the highest and best is and possibly lose money?

Schoeneman responded, "No. I think it provides clarification on what's allowed in terms of divisions for new dwellings. And that 35 acre rule was county-wide. 98% of the county's zoned A-1 Agriculture where we require 35 acres for a dwelling.

Whitaker, "So currently at the county, they can split it right now. If it hasn't been split, an aliquot parcel, they can't split a parcel?"

Schoeneman responded, "No. There's certain exceptions that have to be met. And not every parcel can be split.

Whitaker, "So will this modify the LESA score at all? Is there going to be any difference to the LESA score if we try to get one to make it a buildable parcel? Is there any regulation to that if it's in the blue area, the Urban Reserve Overlay, blue hash?"

Schoeneman, "In that area, no divisions are proposed to be allowed to create new development lots.

Whitaker, "Okay so if they could have, but they wouldn't be able to now, is that what I'm hearing?"

Schoeneman, "Yeah."

Whitaker, "Thanks. Just a question. Thank you."

Evan Sievensend -- My name is Evan Sievensend I'm at Meadow Glen Road. That's southwest Ames. So a lot of my comments have already been mentioned by previous presenters so I won't repeat myself here, but, I guess I just wanted to make the point that the plan and the ones who wrote it took a lot of time to very carefully define all of the different areas -- whether it's Urban Growth or Agricultural, Rural Residential-Existing there's clear definitions of each. So my request is, since you provide clear definitions, when you apply those to properties, use those definitions to apply those to the properties. And what it means specifically as mentioned by a previous commenter, just in my own little corner of Ames and the Meadow Glen area, we fit nearly - to a tee - every single definition of Rural Residential-Existing. We're all in one to three acre lots, wells, septic, there's - one hundred percent - it's already developed. There's no urban growth to be had, yet we are defined as Urban Growth. So my only request again, is if you're going to take the time to define the areas, the land that you apply those definitions too should fit those definitions. All right. Thanks.

Alex Christiansen -- Alex Christiansen, live in Southwest Ames. When I started reading through the updates to the Fringe Plan, I quickly remembered the wise words of my Iowa State University professor. He taught us to ask ourselves these two questions. Number one, who wrote it, that gets answered by his second question, who benefits? The updates to the Fringe Plan stripped property rights and give the city of Ames tremendous amounts of power over the land while providing no benefits to anyone living in the two mile Fringe. We have been told this is necessary, but the number of acres set aside in the Urban Growth and Urban Reserve would more than double the number of acres currently in this city. Most of this land has no growth plans in the foreseeable future. This is not necessary. This is not right. This is not voluntary. This is a land grab. This only benefits the city of Ames. There has been a lot of talk about public input, which is great. So many of us have taken a lot of time out of our lives, away from our families to understand the Fringe plan and attend meetings.

What I don't understand is the public input has been clear and overwhelmingly against this plan, as it is currently proposed. Especially in the Southwest. As we live in the Fringe, we are the ones most affected. I'm pleading with the County to do more for us than simply asking for our input. You are our representation, please listen. And more importantly, act on our input. Thank you.

Ross Schade –Hi, my name's Ross. I live on Sandhill trail. I've been living in the jurisdiction of the Fringe Plan since 2010, and I have a lot of record that can be split, and per Story County can be a buildable lot, could be built upon. However, because I've always been in the Urban Fringe, could not split and put a new buildable parcel on that lot. I've called City of Ames and Story County several times and they say I can split the lot, but I just couldn't put a dwelling on it. I see some language in here that I don't really understand. What I can do with this land once split, I understand that it can't be used for development, but I also see that it has to be reserved for as an outlot. So there's no building of any sorts that can be done?

Schoeneman responded, “No, and I really need to look at the specifics of your property, because when you say the ‘lot of record phrase’ that, under county zoning, isn't divisible either.”

Schade, “Yeah, it is. Well, for Story County it is. I guess, if I've already been under the Ames Fringe Plan, which maybe some of you have not, but I've been under it for a while now, is there any changes to my division requirements? I've, I've read the previous plans half a dozen times. I've read this one several times. And for me, I don't understand what the difference is. If I'm ag and farm service right now within the Ames Fringe, is there anything different for me? Because I can't pull it out of these documents.

Schoeneman answered, “In Ag and farm service under the current Fringe Plan, you can only divide off a farmstead. The remaining land after that division is not buildable. In the proposed draft, we've opened it up for other exceptions to allow if you meet the LESA exception, if you are wanting to do a residential parcel subdivision, to create one lot from your 35 acres, the remainder wouldn't be buildable – that's the outlot phrase that you see -- but beyond just historic farmsteads, if you meet a different exception in ag farm service, not with the Urban Reserve Overlay, it does give you more options.”

Schade, "Okay so I do have a LESA score below the threshold where I can have a buildable lot on less than 20 acres, which I've done. And, but it also says I can divide it."

Schoeneman, "I'd like to look at that. If you could get in touch, we can talk more about the specifics with the new plan."

Schade, "So you're telling me with the new plan, there's more choices?"

Schoeneman, "In ag farm service, Urban Reserve, as proposed, does not. If you're in the overlay that would not allow a division."

Diekmann commented, "You're on Sandhill Trail -- so as the way I would understand it, and I'm not interpreting their zoning rules, I'm just talking about the Fringe Plan -- Ag and Farm Service designation, fundamentally the same as your current situation. The overlay kind of locks that in and confirms that it doesn't really give you more options. It doesn't give you more options. So some of those lots of record issues as what, what Story County Planning would have to deal with, but from a Fringe Plan perspective, I think you're essentially in the same spot as you are now for that part of the Fringe Plan."

Lisa Volk -- My name's Lisa, I technically live in Boone. I wanted to live in Story County. This is my story. Three years ago, I was moving from Illinois back here and my sister, brother, and I own 37 acres between 190th and Cameron School Road, butts up to Bella Woods with a road that comes from Bella Woods to our property, with a fire hydrant there. We went and met with Story County, City of Ames, and I wanted to build, and they said, no, you cannot. If you choose to develop it as a subdivision and pave 190th street, we will allow you to build on that property. Okay. That was not financially feasible. I now live in Boone County. We have since tried to sell the property and they have told us we have no plan for that to be a subdivision, and so we're not able to sell the property. I feel bad for the woman over there talking ag because I understand that. They've labeled part of our property as a wetland. You can't just label property wetland by driving by and looking at weeds and that's what's happened to us.

Liesel Danielson -- It's emotional guys. Because this is our land. It's not your land, our land. And I want to read the letter that Christine showed you from the Audubon Society. It got sent to the City Council members and they never talked about it. It never got brought up in the meetings. So dated October 16th, 2021 -

City Council Members, Big Bluestem Audubon society has learned that the Ames City Council may soon decide about future development plans for currently natural landscape along Worle Creek between Dartmoor Road and U.S. Highway 30. Local citizens have contacted our conservation organization with concerns about loss of the Creek's water quality and destruction of the important natural vegetation and wildlife habitat. We understand that the city's tentative plan is to save this area for future housing developments and to straighten and use Worle Creek as a storm drainage system. This official letter shall go on record the Big Bluestem Audubon society based in Ames opposes the plan in any other kind of developments threatening water quality and natural landscape adjoining Worle Creek. Our organization is dedicated to protecting local birds and all other wildlife plus plants, water quality, air quality, and all other aspects of natural environment. Thus making urban development plans for this area have very large concern for us. We ask that this letter be included in any such project discussion at upcoming city council meetings. Information was provided to our chapter indicating the development plans for this area first appeared in 2005. Since then professors from ISU and other conservation professionals have reported concerns about potential damages to nature here such as threatened or endangered species of plants, birds, and other wildlife while clearing forest and lowering water quality of Worle Creek. As a final note, Ames was designated an official bird friendly Iowa community in 2020 by a committee representing multiple Iowa conservation organizations and agencies. Since then, major destruction of natural habitat along Ioway Creek, over by South Duff Bridge, has greatly concerned the bird friendly Iowa steering committee, possibly threatening revocation of the city's official designation. Approving of, and proceeding with, development plans for the Worle Creek area could make such revocation of the city's award and even greater possibility in this time of worldwide climate change and environmental destruction. It is time for Ames to place a high priority upon protecting all of its natural landscapes. Respectfully, Douglas C. Harr, the Vice President of the Big Bluestem Audubon Society.

Leo Milleman -- Good evening. I'm Leo Milleman, live up on the northeast side of Ames, up on the map near Bloomington. I just have two questions. The property there that is in the Fringe Area, should Gilbert and Ames decide they want a hiking trail, a bicycle trail, can they take our property in the Fringe area to build some against our wishes or use eminent domain? And question number two would be, should the city of Ames or Gilbert decide that they want new wells to supply water, either to the cities or to supply industry, such as Lincolnway Energy or that. Can they use eminent domain on the Fringe properties to take land that drill without permission or use eminent domain?

Diekmann, "So I'll assume that's directed at me, at City of Ames."

Milleman, "I can use Gilbert too, I live in the land between the two, so."

Diekmann, "I thought you were on the northeast side of Ames. Did I not hear that correctly?"

Milleman, "Correct. Northeast, both agricultural and preservation land. I don't know. So a lot of us here, we don't understand the terminology. What's the power of the city to take land for those two purposes - decide to build a park, you know, because it looked good to have a park between Ames and whatever, those kinds of questions."

Diekmann, "So I'm not really going to answer the trail question as that would involve a lawyer to answer that one specifically because I think there's some nuances to how trails are allowed or not allowed within Iowa. And I can't speak for if Story County wanted to pursue it, or City of Ames wanted to pursue it. So I can't quite answer your trail question. I just know there's more to it than what I can answer. Gilbert's not involved I think in the area of this plan, it's strictly Ames or Story County from where I believe your land is. In terms of the wells, that's a public purpose for the city of Ames. So we've, in this area, have acquired new wells sites. We've negotiated for that. I don't think we've used eminent domain. But as a public purpose for a water supply, any city can use eminent domain under state law and follow those rules to acquire something for a public purpose and clearly water wells are that. The trail is kind of a whole different conversation that I can't really give you a clear answer on tonight."

Schoeneman, "Thanks for those questions. I just wanted to state that with or without the Fringe Plan, I don't think that would impact the eminent domain."

Diekmann, "If you're wondering where Ames water wells are going to be, this doesn't depict those areas. That's a question I'd have to push off to John Dunn in our water department to understand what aquifers they look at, and what we believe are the most optimal location for wells in the future. The Fringe Plan won't dictate public facilities like that. Whether it's in the, whether it's in the City or in the County. Because we do have wells that are out in the County now. They're not in a slate to be annexed into the city. We also have obviously lots of wells in the city."

David Whitaker -- Quick question, too. Does it change any taxation? I know you're not the Assessor's office, but if I'm in the Urban Reserve, or the Urban Growth or Residential..."

Schoeneman, "You would need to change jurisdictions, otherwise it doesn't change."

Diekmann, "The plan will not have any effect on taxation. It's only if you change, what she said, jurisdictions. If you become a property that's in Ames and you have different levy rates than if you're in the county. Zoning is going to be the one that's dictating value, not the comprehensive plan or the Fringe Plan. Again, you said it right. I'm not the City or the County Assessor. So take what I say with a grain of salt, but it should be based on I believe it's based on zoning and use of the property differently than what a long-term plan says."

Doug McKay -- My name is Doug McKay. I live, I actually live in town, but I own ground to the Southwest in Ames, in one of these districts. I don't know what you call it. Two comments, one Kelly, you earlier said how the city can control things for two miles out. And if they expand the city limits, that extends that to two miles out further.

I wonder if you've ever given any consideration to the fact that maybe somebody two and a half miles out has got some plans to do something. And they want to, maybe they want to split off a 40 acre lot for maybe their parents or their kids or something and split it into two, which I think now isn't possible, correct?

Schoeneman, "Might be."

McKay, "Okay. But now all of a sudden, the city, maybe they're in the process of doing this and the city says, well, we're moving the city limits out without telling anybody. And I just wonder if there was any possibility that you have thought of maybe when you do, it takes a while to expand the city limits, I think. And if you thought about maybe notifying people that are going to become in that two mile range after the city limits gets expanded."

Schoeneman, "So there's a specific policy to deal with that situation that's proposed. Similar to the current Fringe Plan as well. So when the city's two mile jurisdictional boundary expands, we would allow subdivisions allowed under county zoning in that area, under county A-1 Agricultural Zoning. So that might

be division once into two. It might be just division of the farmstead, but if you want to do any other types of development that would require us to go through an amendment process to map that in a different designation.

Diekmann, “Doug, just to follow up on that, the current plan has a policy where I'll say the boundary is frozen from the time we agreed in 20011. What Amelia says I think is likely to be the proposed language again. I, as the city of Ames, I don't have an interest at two and a half miles away from the city. That's not an area that's that I can show you on a map I have any directional concern about, so the city of Ames has no issue with freezing that jurisdictional designation.

McKay, “Yeah, I understand. But all of a sudden, the city limits expands because somebody voluntarily comes in and you allow it, then it does affect that person.”

Diekmann, “But that's what I'm saying. I think the City of Ames is more than fine with continuing the current policy where that is frozen, and when new lands become within two miles, the City of Ames doesn't take jurisdiction over those.”

McKay, “That sort of leads me into my other comment, which is more related to the city having control. You know I've heard, Amelia, that you or somebody else in the county has said that would be something that we would allow, and we don't think the city would not allow it just because you know, it wouldn't be that big a deal.

For example, I, you know, I don't know what, I don't know what it might be, but something, but I can tell you that I think that the city wants control. And I'll give you an example of what they did to me. Several years ago, well, many years ago, probably 25-30 years ago, we rented a little piece of ground, about half as big as this room, to a public utility Iowa Network Services who served, I don't understand exactly what they do with the law. They have a lot of telephone equipment that goes through this little building that they put out there. That's about it. And about, we rented it to him for many years. And about three years ago, I think, I think it was before the pandemic, they came to me and they wanted to buy that piece of property. And I said, okay, no big deal. It's less than a tenth of an acre. It's maybe less than a hundredth of an acre. And I went to the city and they said, well, you can't do that because you'd have to plot all of your property and agreed to bring it all into the city limits. And of course that would be very expensive and I didn't want to do that. So I had to work around it by renting out to this company for 99 years instead of selling it to them, which we

both would have preferred, but that's the way the city operates. They get control and they take control right down to the letter of the law.

Schoeneman, “Okay, let's move on to some Zoom comments. So if you are on Zoom and you'd like to make a comment, raise your hand. If you're on the phone on Zoom and you can't push the raise the hand button, push star nine on your phone, and then we will unmute you and call on you to make your comment.”

Kent Spillers – Hi Kelly. This is Kent Spillers, 3439 GW, Carver. We were involved in an annexation before Scenic Point was built. A few years back, we bought our property before the other was sold. I'm hearing a lot from southern Ames, and other than one person tonight, I don't hear a lot from like northern Ames people, like going up to Gilbert, and I thought I'd hear a little bit more about that. So I appreciate the woman that talked about northern Ames. We're a little bit worried because we're just not sure if we're going to get brought back into the annexation, or what's going to happen on the north side of town. The maps are, I don't know, a little bit vague, but we're in the same boat. And then when the gentlemen mentioned about like Washington Township, technically I belong to an island. So we're in Franklin Township up here at 3439, and I get a little bit worried and we don't have the thousands of acres. It's me and my 92 year old neighbor below me who has 42 acres. So between us, we have 45 acres. Just curious how the urban expansion is going north.

Diekmann, “So for your property, I'm going to remember this I think from a few years back, your situation in the current plan versus the proposed plan is the same. You were shown as an urban service area in the last plan, and it's the same as urban growth here. Same story is when you were left out of that annexation, we're not, as the City of Ames, trying to do involuntary annexations, which means we're proactively annexing land. We're responding to development. There's no development land really around you. Like you said, it's kind of bottom land towards Ioway Creek. So I would say your situation is unchanged between this plan and the last plan. Way further north is where the growth is planned so I don't really see anything in this plan directly affecting the two houses or three houses that are on GW Carver. Does that answer what you're asking?”

Spillers, “It does. I just feel bad that no one's reaching out from the north side of Ames, and I'm just curious as to why it. Was it that clear cut?”

Diekmann, "Yeah, I think we've just had the one comment about 190th Street."

Lisa Volk, "Can I raise my hand one more time?"

Schoeneman, "Let's get through Zoom first."

Kay Ann Taylor -- Well, in response to what Kent just said, I'm a little bit on the northeast. And after listening to what other people have said tonight, the majority of them, I'm alarmed. I'm not happy about any of this, and I agree wholeheartedly that the city is overstepping. Even if they aren't doing it now, it's like one man said that, you know, when you're two miles out, then you're going to want to come two miles more. And I think there needs to be better communication all around. The postcard didn't do much, it would be helpful if we had a list of everybody who's involved on all of these areas so we could communicate with each other. And that's all I have to say. Thank you.

Jim Quarnstrom – Jim Quarnstrom, I live at 5667 Skycrest Drive. When was this meeting planned? When did you know you were going to come here today?

Diekmann, "I think we picked this day by about two-ish weeks ago, one and a half to two weeks ago."

Quarnstrom, "Okay. You might have gotten more comments from north Ames if the postcards were mailed before last Friday. Mine hit the mailbox at 11:00 AM today. I empathize with people here who have deep concerns. I don't know enough to have a concern one way or the other, but I know this, 40 cents in any of the other people that got it today, it was a waste of money, which tells me that part of the plan sucked. Thank you."

Sharon Okerberg -- I am very new to all of this, definitely a foreigner. And I do not understand why my piece of property, which has been my piece of property for five or six years, and we have courses and we do mental health counseling, and we have young people from the schools coming and getting

better. So I want to know if, off of 69, somewhere in this rectangle just north of Ada Hayden, if you say it right, are you going to change our right to have horses and help kids?

Schoeneman, "That sounds like a conditional use permit process under county zoning, not impacted by the Fringe Plan likely if you're not doing a division. I'd need to look at your specific property. So we have county zoning that's separate from the Fringe Plan. Fringe plans and the comprehensive plans are forward looking usually, but county's zoning still applies. And for certain business uses you need a home business permit or a conditional use permit, which goes before a board for approval. I think I left you a message today. So why don't you give me a call and we can talk about further what we need to do. Oh, maybe. Okay. I think it was Melinda. Yeah. So thank you."

Lisa Volk -- The last thing I want to say about my thing I forgot to tell you is after I went to Gilbert, Story County and Ames, my sister's at the meeting, I was on Zoom. They told me I couldn't build on the land unless I developed as a subdivision. Shortly after that, a certain land development company reached out to me over and over again, saying, sell us our land you can build on that. Over and over again. I'm not going to say who it was, but over and over again, if you sell some land, we'll allow you to build on it.

Diekmann, "Can I ask clarification? You mean after you sold it to them, they would sell a lot back to you? What do you mean?"

Volk, "I wasn't allowed to build on it. We just wanted to keep it as the 37 acres, I wanted to build a little house on there. They told me no, unless I developed as a subdivision. I couldn't. They said no, but if I would have sold it to this land development company, then I could have built on it."

Schoeneman, "You're in the Mangel's Subdivision, right? On 190th? Your property you're referencing is an outlot and existing subdivision. I think there's already been two to three divisions for new lots for houses in that property, and that's why that's limited."

Brad Perkins -- I haven't checked my mail today. The only reason I knew about the meeting tonight was a neighbor. I haven't checked my mail today. It could be in there—

Schoeneman, "I emailed you."

Perkins, "You did but that's what I'm saying is if the only way people were going to find out about the meeting was through that postcard, I'm saying it is very possible that they haven't seen it until maybe they got home from work today. All right. So anyway, I knew about it, but yes, yes, you did send me an email and I had neighbors tell me, so I did know about it ahead of time. But Amelia, I would like to say though that, with what you said a little bit ago about conditional use permits, the Fringe plan does affect conditional use permits."

Schoeneman, "Some designations do, could, if the County went ahead and amended its zoning code, after the fringe plan, as a strategy in the Fringe Plan, it may be that to meet . . . it's a strategy in the Fringe plan that's proposed. It's proposed as a strategy to consider amending conditional use permits allowed, to ensure they are compatible with certain Fringe Plan designations."

Diekmann, "Some of you that have been engaged on the southwest side, Brad's one that's heavily engaged, the first presentation you saw with the county P and Z, that is not what's proposed. It had language that suggested that Ames had a say in conditional use permits. We've cleaned that up. Ames has no say in conditional use permits. Ames is still going to advocate that Story County consider changing their regulations. The Fringe Plan is changing none of that. It would be up to Story County to pursue that at a later date. So then the way that Amelia has it now outlined it's different than the first time you saw it, Brad. And that was a mistake. Ames has no authority to have any direct involvement in a conditional use permit. All we can do is encourage Story County to consider things."

Perkins, "I don't have a problem—there is a serious difference between, 'Hey, would you consider - that seems reasonable', or 'that is not allowed.' That is a very, or, rather City of Ames has approval authority. Right? Those are, those are very different."

Diekmann, "So for public comment, we want to be as clear as we could. We knew it would generate comment, which is good. If I didn't put it in there, now at the last meeting, I came back, everyone would be upset about something changing. So it's easier to pair it down if people agree with those comments than it is to add something in."

Perkins, "I guess I better read the new version."

Diekmann, “So it still has a list, it's not written the way you saw it the first time where Ames has a say in it. That's what's different. That would be so many of the measures in the plan, talk about future efforts by Story County, and maybe in some cases with one of the cities. Those things would not be happening this summer. So in terms of the overall schedule, Amelia said yes, some of the postcards went out later than anticipated. Others went out more than a week earlier. So many people got them, some got delayed it sounds like. What's happening next is, tonight is the first effort for public comment, the workshop on Thursday, and then the workshop in Ames in June. And then you have more time after that to get comment in. And what you're going to ask—we didn't outline this really—what happens after? What happens after that is all of the comment we get is going to be forwarded independently to Gilbert, to the Board of Supervisors, and to the Ames City Council, and they'll have to give direction on what to do next. What do they want to alter in a plan, before we actually start in the public hearing approval process to do that? We may have at one point hoped to see that happening in July. That seems highly unlikely at this point. I think we still want to see momentum carrying forward.

After you get through the public comment period, don't really want to just kind of sit on it. You want to still move forward. So I think still later this summer, there will be progress towards an update to the plan. I don't think it's going to be on the same schedule of trying to be done in July. So at the end of June, when the comments done, it goes back to each one of our boards or councils, and they'll tell staff what to do next—what to edit, what to add, what to take out in response to comment. So that's, what's going to happen next. And then when there is a final, complete draft that we've been told to move forward with as staff, that's when we'll start another round of public hearings where you will be in front of actual boards that are decision makers, not just tonight where you're giving comments to staff, to convey to other people. So that's kind of the overall process later this summer, that'll be there maybe early this fall, we'll get final decisions. Maybe late summer we'll get final decisions. Kind of depends on how the comments come in and how the different entities react. And I think we have another commenter. I think the last one probably for the night.

Mark Barton -- I live at 3634 Cameron School Road, Northeast, and we moved there in August. The first thing we noticed is we get a notice that right next door to us would be annexed by the City of Ames. I'm wanting to put up a building, they told me I had to stay back the double setback of 110 feet. And now they're relocating all of our electrical lines from our side of the road to the other side of the road. And I'm just wondering, is there going to be some new designation?

So right next to me, just annexed to the city of Ames, all their electrical lines be moved across the road. We have a larger setback across the road, we're concerned that somebody's going to bring in a third lane through there. I've been driving from Boone to Ames for 31 years so I've seen north Ames grow from crop land to the development that's there now. So I see why the people down south have concern, but this plan right here is going to be endorsed as it is, or is there going to be changes?

Schoeneman, "Again, we're going to take all the comments to Board of Supervisors and our city councils to get direction on what changes to make."

Barton, "Currently right now I'm Rural Residential Existing. There'll be a bit more discussion before a decision is made, right? Including us?"

Diekmann, "There'll be another round again for the next 30-ish days to provide comment. We'll send it back out to the decision-making bodies, then they'll redirect what they want to redirect for later this summer. And then there'll be another round of notice to go towards public hearings with, with planning and zoning commissions, with city councils, with boards of supervisors later this summer."

Barton, "So we will get the chance to look at any proposed changes too right?"

Diekmann, "Absolutely."

Barton, "Okay. Thank you."

Diekmann, "I think we're at the end of our time. So again, if you have comments, feel free to drop off a written one with us, you have our email contact information and the online tools through Story County. If you want to drop in on Thursday and ask more specific questions about us, we'll be there."

PUBLIC COMMENT

Name: Ben Fincham (FINCHAM FARM)

Address: 22A Magowan Ave Iowa City IA

Comment: _____

CURIOUS WITH REGARD TO THE ARBITRARILY ASSIGNED
WATERSHED FOR SENSITIVE AREAS (i.e.) FARMLAND VS. URBAN
IMPACT ON WATERSHED / AOA HYGIENE
HOW WAS THIS AREA DETERMINED?

PUBLIC COMMENT

Name: ELIZABETH WENINGER

Address: 2772 N 500TH AVE

Comment: I would love to subdivide a small
buildable lot on our 10 acre parcel to give to
our children. I would have applied to do this
prior to 2006 (we've lived/owned property since 2001)
had we known. I would like to know if I could
apply to meet the exceptions listed in the
plan. Thanks very much!

PUBLIC COMMENT

Name: _____

Address: _____

Comment: _____

If the City is stretching west to R38 County Line Rd, and North, you ~~you~~ should also incorporate a bike path/ side walks for safety! There is so much traffic now (BIG 18 wheelers, trucks, construction, and NO one can walk or bike!

PUBLIC COMMENT

Name: _____

Address: _____

Comment: _____

The Hunziker Development that has stretched west all the way to County Line road has created a road access to County Line creating WAY TOO MUCH TRAFFIC!! There will need to be a speed limit adjustment or it should stay a dead end! Ridiculous!! People drive 60-70 mph on that road as it is. Someone will get killed. ~~xxxx~~

PUBLIC COMMENT

Attn.

Name: Amelia

Address: _____

Comment: PLEASE HELP

3304 N. 500th Ave (These folks are
building a dirt bike / 4-wheeler arena)
in a flood plain! ~~It~~ It is very loud -
all wild life is being displaced.

PUBLIC COMMENT

Name: Kris Mergels

Address: 3692 W 190TH ST, Ames, IA 50014

Comment: When my sister wanted to build on the ~~9~~ ~ 36
acres we own we had a meeting with Story County
& City of Ames we were basically told no unless we
developed the property and put in city streets to the
new house and on 190TH, Hunziker came to
meeting and told us if we sold to Hunziker
they would sell us back a lot and my sister
could then build. Every body there seemed fine
with that. Hunziker kept emailing my sister (over)

wanting to buy the property to develop. In 2021 I found
a builder I like to develop the property. You have created
so many obstacles for him that he terminated our contract.
Our land has housing developments on the south and west
sides bordering our property and businesses to the north.
Why was it fine for Hunziker to develop in 2019 and then
in 2021 you made it impossible for us to do the same
thing. Should we rename Ames Hunziker? Does Hunziker
own the City and County? Do you want to give us
the million dollars we were going to get.

PUBLIC COMMENT

Name: Melinda
~~Luke~~ Wadsley

Address: 6139 US HWY 69

Comment: Campgrounds and bed + breakfasts
should be removed from the list of
restrictions ~~from~~ of the fringe development
plan. People have purchased land within
the fringe for these purposes. Also yard
waste composting - that's an existing
business in the fringe ~~to~~ area.

PUBLIC COMMENT

Name: Melinda Wadsley

Address: 6139 US HWY 69

Comment: I believe that there should remain
an agricultural buffer between the cities
of Gilbert and Ames. Gilbert should
not be allowed to grow south of 180th
and Ames should not be allowed to
grow north of 190th.

PUBLIC COMMENT

Name: Melinda Wadsley (melinda@okerberg.com)

Address: 6139 US HWY 69

Comment: I purchased 6139 US HWY 69
as a ~~possible~~ site for my future
Bed & Breakfast business. This is
part of my retirement plan. We
currently operate as a working
hobby farm to educate the

public. I would like to remove the
Bed & Breakfast restriction from the
Urban use fringe development plan.
(over)

I also offer my property
to ~~the~~ boy scouts to have
camp outs. I would like the
camp ground restriction
removed as well.

PUBLIC COMMENT

Name: Neale and Shirley Cloyd, Trust

Address: 26198 Sand Hill Trail, Ames, Ia. 50010

Comment: Please take a look at our

37½ acres and Jim Tagand 40 acres.

It seems that 260 or the road

running West of Shipley is ~~the~~ 2 miles

from city limits. Any thing south of 260

is entering in over 2 miles ^{off side of Ames} out of this is so

please ~~to~~ take the Urban Reserve Overlay

off the map south of 260. Thank You

Shirley J. Cloyd ☎ 515-290-0387

PUBLIC COMMENT

Name: Teri Gallahan

Address: 112 School St, Gilbert

Comment: Keep 180 to 190 a quarter mile east
of 69 and a quarter mile west
of GW Carver.

PUBLIC COMMENT

Name: Tom Kurt

Address: 3758 STAGECOACH RD

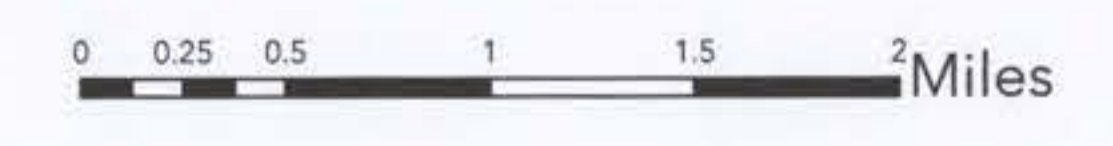
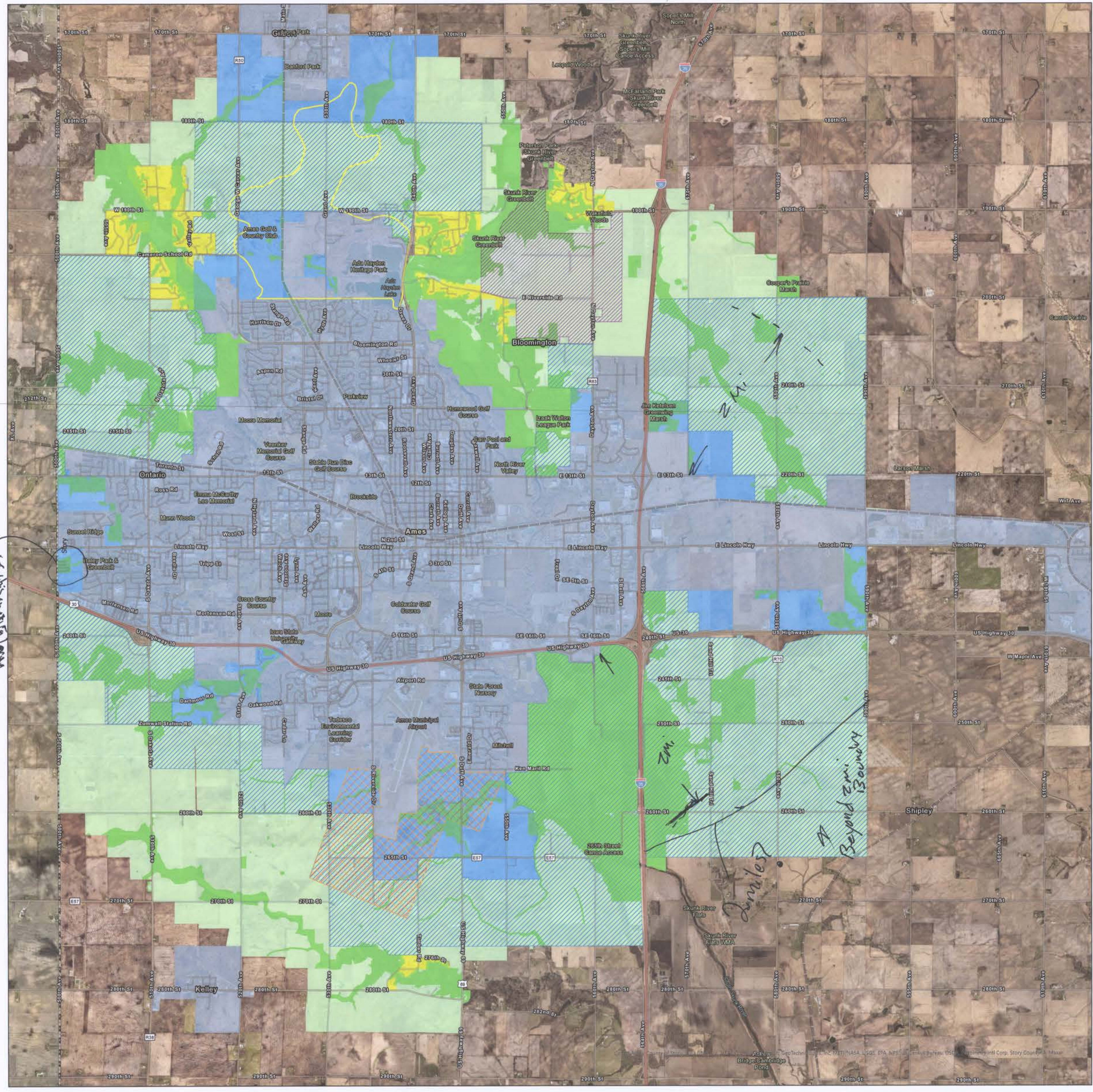
Comment: Mining Buffer (Underground)

Please Leave a Comment on the Map

Ames Urban Fringe Plan Draft Land Use Framework Map

Legend

-  Ada Hayden Watershed Protection Area
-  Environmentally Sensitive Overlay
-  Airport Protection Overlay
-  Urban Reserve Overlay
-  Subsurface Mining Overlay
-  Urban Growth
-  Rural Residential-Existing
-  Rural Residential-Expansion
-  Agriculture and Farm Service
-  City Limits
-  County Boundary



PUBLIC COMMENT

Name: _____

Address: _____

Comment: Remove urban reserve from Southwest Ames.
I have yet to talk to a single neighbor in
favor of this plan.

PUBLIC COMMENT

Name: _____

Address: _____

Comment: County zoning should be kept separate from the fringe plan. The urban reserve overlay should be removed from southwest Ames as it puts unnecessary restrictions on property owners in an area that is unlikely to be developed.

PUBLIC COMMENT

Name: _____

Address: _____

Comment: We need the county officials to represent the rural residents and hear our concerns. I don't understand why the county would give rights & control to Ames. It is simply not necessary. State law already gives Ames subdivision authority within 2 miles and they shouldn't have more control than that.

PUBLIC COMMENT

Name: Brod Perkins

Address: 5500 240th ST

Comment: All Story County areas south of HW 30
and west of STATE AVE SHOULD BE REMOVED
FROM URBAN RESERVE OVERLAY.

THE AUPP SHOULD NOT DICTATE CONDITIONAL
USE PERMITS ON A PROPERTY'S CURRENT ZONING.

PUBLIC COMMENT

Name: Brian Anderson

Address: 57000 245th St Ames + my Farm @ 57004

Comment: 245th Ames

I do not want my 2 locations to be annexed into
the city limits — I moved from Ames to the
Country. I live on an acreage + Farm.

I do not want any development south of
HW 30.

PUBLIC COMMENT

Name: EMIL POLASHEK

Address: 2615 MEADOW GLEN RD

Comment: The MEADOW GLEN AREA MATCHES
RURAL RESIDENTIAL. IT DOES NOT MATCH
URBAN GROWTH. THE CLAIM THAT IT
NECESSARILY MUST BE ANNEXED IS FALSE.

PUBLIC COMMENT

Name: Gregg + Naomi Lovin

Address: 5830/1 210th St

Comment: We would want Ames to creatively use
land already in the city limits - to grow from
within as long as possible.

We moved to live in the country, as did
several of our neighbors. It's not at all okay
with us for the urban fringe plan to be
this far-reaching. Looking at the fringe plan
shows a percentage of land allotted for growth
that seems disproportionate to the amount of
land that is currently in the city limits.

PUBLIC COMMENT

Name: Jim + Jeanne Stewart

Address: 3847 550th Ave, Ames IA 50010

Comment: We want the ^{County +} City of Ames to know that we do not want any more parts of our farm to be annexed. The City of Ames did an unfriendly annexation of the North 200⁺ of our farm + forced us to sell the land in the early 70's because we were forced to put sewer lines + telephone lines on our fields. Before we knew it the City of Ames told us we would need to pay for 1/2 of the total cost to pave Ken + Meryl Road. Mom + Dad could not afford all of these expenses on their farm so they had to sell that portion of the farm. The City of Ames then had low-income

Oakwood Church Ames Open House

housing placed on our former land. The builder was from Boone & he did a very cheap job. All of these homes were made poorly (2 nails/board); this was witnessed by a neighbor who lived on the north side of Ken-Maryl. On top of his bad building, the builder broke all of the field tiles which allowed those basements to flood when it rained. The City of Ames then came to ~~see~~ us & said they would take another 35' to build a berm to manage the water & run it into underground pipes. My husband has to mow the berm every other week to keep the grass down. We were promised that the berm would be planted with appropriate plants so that it wouldn't need to be mowed but that never happened. We want to keep our farm intact as it is our family farm.

PUBLIC COMMENT

Name: Jim & Kathy Ferris

Address: 2616 Meadow Glen Rd

Comment: We still have concerns about our fire coverage from Kelley if we are designated urban growth.

** ** We strongly feel that Meadow Glen Rd should be designated Rural Residential-Existing instead of Urban Growth - we are not urban and there is no place to grow! It is also an environmentally sensitive area.

PUBLIC COMMENT

Name: Karin Sevde

Address: 2417 Worle Lane

Comment: The City of Ames should
abandon the old Nature Trail / railroad line
and deed the property to adjoining
landowners.

PUBLIC COMMENT

Name: Kent Vickre

Address: 2625 Meadow Glen Rd

Comment: _____

1. I am asking Meadow Glen to be removed from Urban Growth designation, because it does not fit the description. Please change Meadow Glen to Rural Residential Existing.
2. Please value existing property owner life and property to maintain Fire Protection. Existing homeowners are important.

PUBLIC COMMENT

Name: Kim Christensen

Address: _____

Comment: Please have another Public Forum where the public can speak & we can all learn from each other!

PUBLIC COMMENT

Name: Kim

Address: 2985 S. Dakota Ave

Comment: It is most concerning the number of rights we are asked to give up so that Ames can control 20,000 Acres not to be developed or Annexed for 2 generations

- Please Stop this Madness!

PUBLIC COMMENT

Name: Kim Christensen

Address: 2985 S. Dakota Ave

Comment: Please Remove the ~~Bu~~ Urban Reserve back to Ag + Farm Service as per the Supervisor's priority letter #3

PUBLIC COMMENT

Name: Liesel

Address: SW Ames

Comment: Taking away the ability to divide property limits people splitting off a lot for their own children. This takes away a priceless way of life for children and grandchildren to grow up near parents / grandparents.

Accessory dwellings should also be considered.
This affects Urban Growth + Urban Reserve Overlay - 20,000 Acres!

PUBLIC COMMENT

Name: Liesel

Address: SW Ames

Comment: Please remove conditional uses.

The county can still approve or not approve applications. I do not want existing businesses put at risk. Especially Raspberry Hill Bed and Breakfast - these are great people doing a great thing in Cultivating Hope Farms.

PUBLIC COMMENT

Name: Linda & Dennis Oppedal

Address: 2983 S Dakota Ave

Comment: wanting to split our lot

Fringe would not allow us to open
Bed & Breakfast -

want to start up - tree farm -

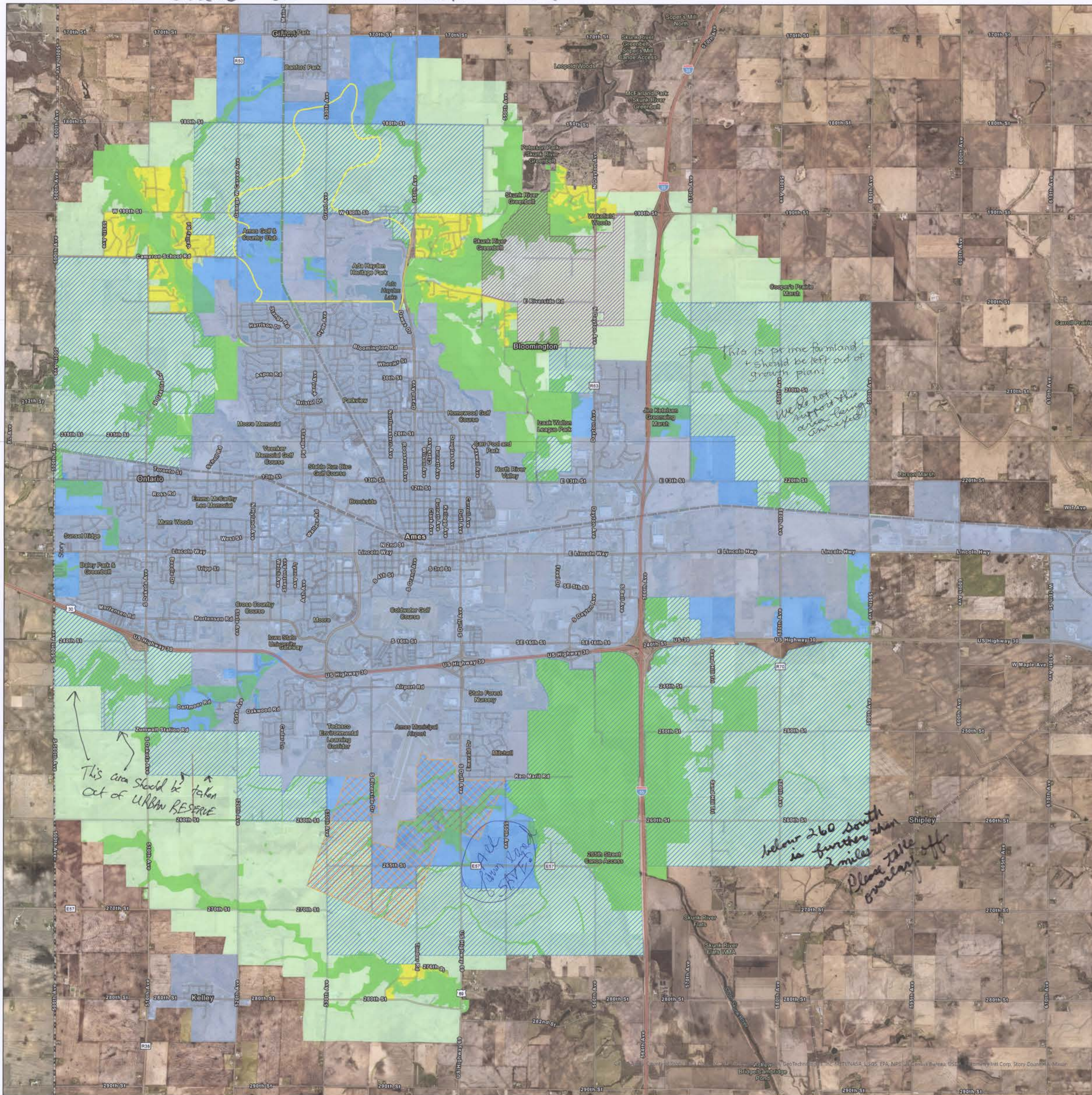
what is our benefit for being part of the
fringe program -

seems like a lot of restrictions placed on owners -

No amenities from Ames - water, sewer - internet -
fire protection?

Please Leave a Comment on the Map

Ames Urban Fringe Plan Draft Land Use Framework Map



Legend

- Ada Hayden Watershed Protection Area
- Environmentally Sensitive Overlay
- Airport Protection Overlay
- Urban Reserve Overlay
- Subsurface Mining Overlay
- Urban Growth
- Rural Residential-Existing
- Rural Residential-Expansion
- Agriculture and Farm Service
- City Limits
- County Boundary

The **Agriculture and Farm Service** designation is largely the same as the current designation in the AUFF. The county has review authority over the area. Most areas are zoned A-1 Agricultural and 35-acres are required to construct a dwelling. In the current AUFF, only farmsteads may be divided from the remaining farmland onto a parcel one acre or greater in size. Staff has relaxed this standard in the proposed designation to allow parcels meeting LESA to be divided or a one-lot residential parcel subdivision to occur if a density of one unit per 35-acres is maintained. The remaining land is not considered buildable for a second dwelling. This allows smaller lot sizes but does not affect the density of the area.

The **Rural Residential—Existing** designation is a new designation that applies to existing residential developments. It allows existing lots to be divided once into two buildable parcels if zoning and other standards are met. Since the designation applies to existing, built-out developments, these types of divisions are not common. The county is proposed to have sole review authority over these areas. These types of divisions are currently allowed in the AUFF; however, the City of Ames or Gilbert currently may have joint review authority with the county and there are additional density requirements.

The **Rural Residential—Expansion** designation would allow new, rural residential development. It is similar to the existing rural residential designation in that a one-acre minimum lot size or equivalent density is required and the county has review jurisdiction over the area. However, staff has intentionally chosen not to map any area in this designation and instead provide standards for where and when the expansion of rural residential development may be appropriate.

The **Urban Growth** designation encompasses the designations that were previously under the Urban Service Area Land Use Class, including Urban Residential, Commercial Nodes, and Planned Industrial. These are areas where city growth is planned and can be supported in the short term. Instead of differentiating between these urban land uses, staff instead made one designation. The city retains review jurisdiction in these areas and annexation is required prior to development. Specific, planned future land use types can be found in the city's comprehensive plan.

Staff is also proposing several overlay designations that may apply further restrictions or standards to the base designations.

The **Urban Reserve Overlay** is a new designation designed to ensure efficient and orderly city growth beyond the AUFF's planning horizon and prevent premature rural development. This designation applies to certain land in the Agriculture and Farm Services designation where a city could provide future city infrastructure, including waste treatment by gravity flow. Given that the area may support long-term urban growth, and is where significant rural development pressure may occur without certain safeguards, there are additional restrictions applied by the overlay.

The **Environmentally Sensitive Overlay** is similar to the current Natural Areas designation. It indicates where environmentally sensitive areas are located and applies certain related restrictions on developments.

The **Subsurface Mining Overlay** and **Airport Protection Overlay** are also similar to those existing designations in the AUFF. These overlays assist in indicating locations where existing activities may present conflicts with certain proposed land uses.



Ames Urban Fringe Plan Draft Land Use Framework Map

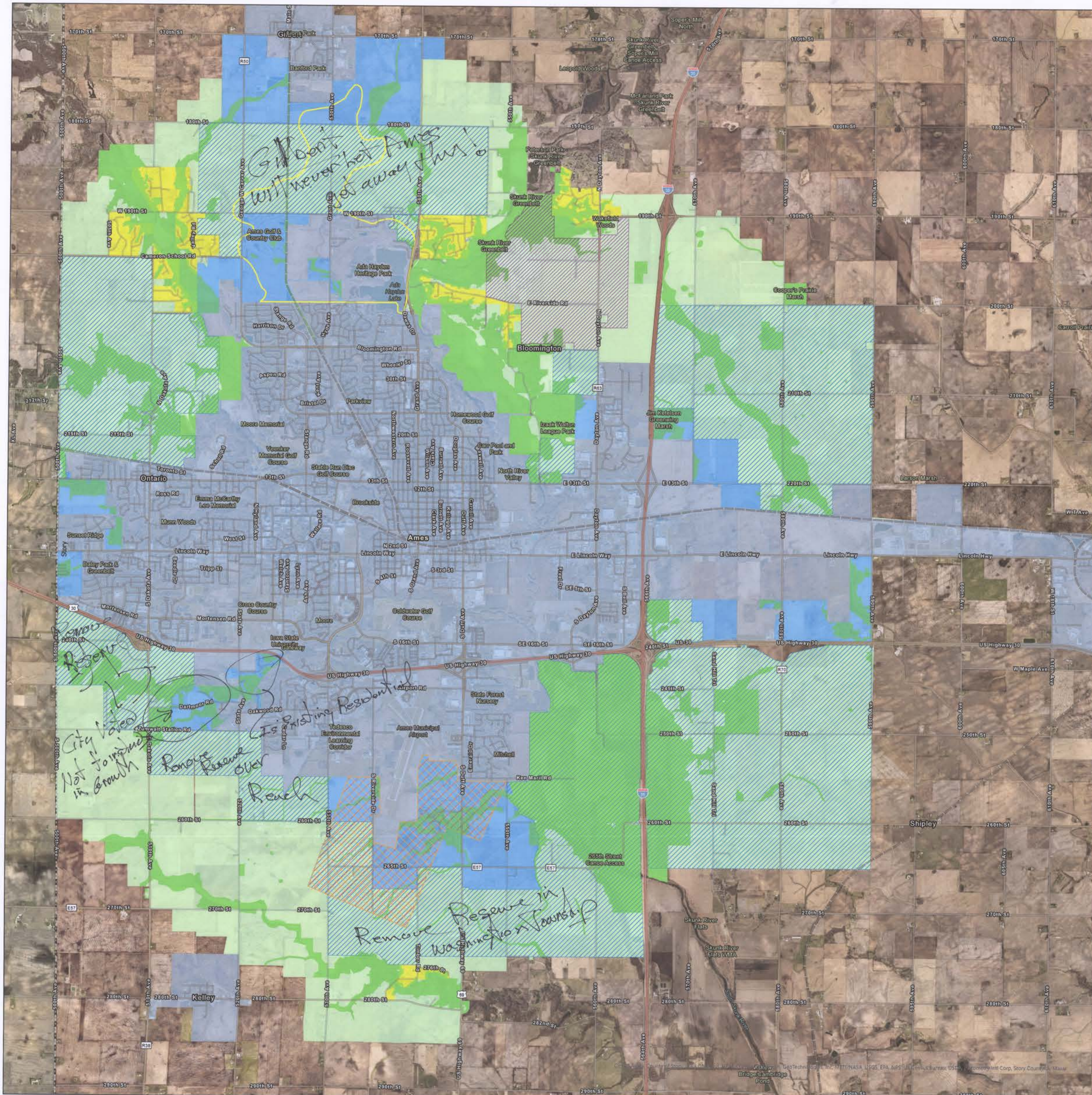
Ames Plan should stick to 2040 needs!

Urban Reserve + Urban Growth over 20,000 Acres - Pre Annexation

Ames is only 17,823 acres
This kind of overreach must be stopped!

- Ada Hayden Watershed Protection Area
- Environmentally Sensitive Overlay
- Airport Protection Overlay
- Urban Reserve Overlay *Convert this to Rights*
- Subsurface Mining Overlay
- Urban Growth
- Rural Residential-Existing
- Rural Residential-Expansion
- Agriculture and Farm Service
- City Limits
- County Boundary

Per the Supervisor's letter to Coak #3



The **Agriculture and Farm Service** designation is largely the same as the current designation in the AUPF. The county has review authority over the area. Most areas are zoned A-1 Agricultural and 35-acres are required to construct a dwelling. In the current AUPF, only farmsteads may be divided from the remaining farmland onto a parcel one net-acre or greater in size. Staff has relaxed this standard in the proposed designation to allow parcels meeting LESA to be divided or a one-lot residential parcel subdivision to occur if a density of one unit per 35-acres is maintained. The remaining land is not considered buildable for a second dwelling. This allows smaller lot sizes but does not affect the density of the area.

The **Rural Residential—Existing** designation is a new designation that applies to existing residential developments. It allows existing lots to be divided once into two buildable parcels if zoning and other standards are met. Since the designation applies to existing, built-out developments, these types of divisions are not common. The county is proposed to have sole review authority over these areas. These types of divisions are currently allowed in the AUPF; however, the City of Ames or Gilbert currently may have joint review authority with the county and there are additional density requirements.

The **Rural Residential—Expansion** designation would allow new, rural residential development. It is similar to the existing rural residential designation in that a one-acre minimum lot size or equivalent density is required and the county has review jurisdiction over the area. However, staff has intentionally chosen not to map any area in this designation and instead provide standards for where and when the expansion of rural residential development may be appropriate.

The **Urban Growth** designation encompasses the designations that were previously under the Urban Service Area Land Use Class, including Urban Residential, Commercial Nodes, and Planned Industrial. These are areas where city growth is planned and can be supported in the short term. Instead of differentiating between these urban land uses, staff instead made one designation. The city retains review jurisdiction in these areas and annexation is required prior to development. Specific, planned future land use types can be found in the city's comprehensive plan.

Staff is also proposing several overlay designations that may apply further restrictions or standards to the base designations.

The **Urban Reserve Overlay** is a new designation designed to ensure efficient and orderly city growth beyond the AUPF's planning horizon and prevent premature rural development. This designation applies to certain land in the Agriculture and Farm Services designation where a city could provide future city infrastructure, including waste treatment by gravity flow. Given that the area may support long-term urban growth, and is where significant rural development pressure may occur without certain safeguards, there are additional restrictions applied by the overlay.

The **Environmentally Sensitive Overlay** is similar to the current Natural Areas designation. It indicates where environmentally sensitive areas are located and applies certain related restrictions on developments.

The **Subsurface Mining Overlay** and **Airport Protection Overlay** are also similar to those existing designations in the AUPF. These overlays assist in indicating locations where existing activities may present conflicts with certain proposed land uses.



Additional comments from Kim Christiansen from the 6/7 meeting are shown on this map.

Amelia Schoeneman, AICP
Director, Planning and Development Story County
900 6th Street
Nevada, IA, 50201

Amelia,

Subject Ames Area Urban Fringe Plan Renewal and Amendment

Good morning Amelia,

I have attached the revised Gilbert wants to make to the maps. The key points I have taken away from the informational meetings and the Gilbert city council meetings are as follows:

1. Ames future growth to the North will be restricted to 190th street.
2. Future growth between the exiting Gilbert city limits an 190th will be by the City of Gilbert exclusively.

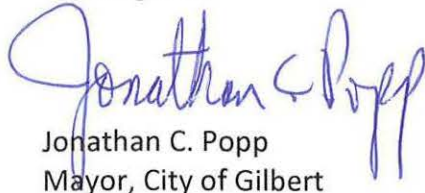
The reasoning behind this is based on several factors:

1. Ames cannot support the infrastructure North of 190th as well as Gilbert can today
2. Gilbert has recently expanded and updated both their water and sewer system to support this area as future growth
3. Gilbert school system is in this area North of 190th street
4. The Gilbert fire District services this area North of 190th street and when annexed by Gilbert will still service and be supported financially by the area North of 190th street.

Thank you for the work you have done to address the issues that have changed since this agreement was put together.

Please make these changes and forward copies to the City of Gilbert.

Best regards,

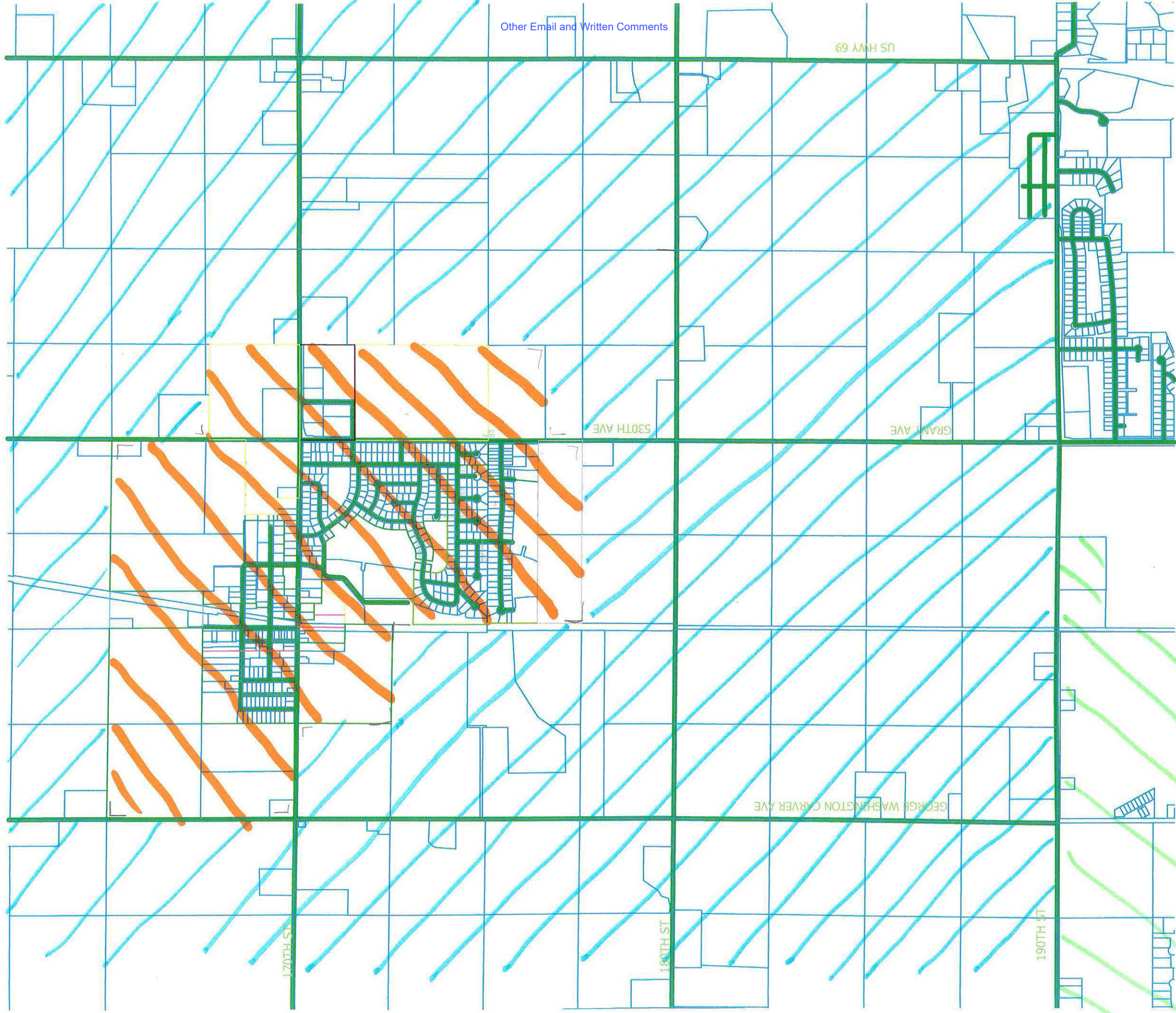


Jonathan C. Popp
Mayor, City of Gilbert

Cc: City of Gilbert
105 Southeast 2nd Street
Gilbert, IA 50105



Other Email and Written Comments



AMES FUTURE GROWTH

GILBERT CITY LIMITS

GILBERT URBAN GROWTH RESERVE



Amelia Q. Schoeneman

From: Amelia Q. Schoeneman
Sent: Friday, June 3, 2022 4:35 PM
To: 'Beth Geisinger'
Subject: RE: Geisinger Land Purchase - Urban Fringe Plan

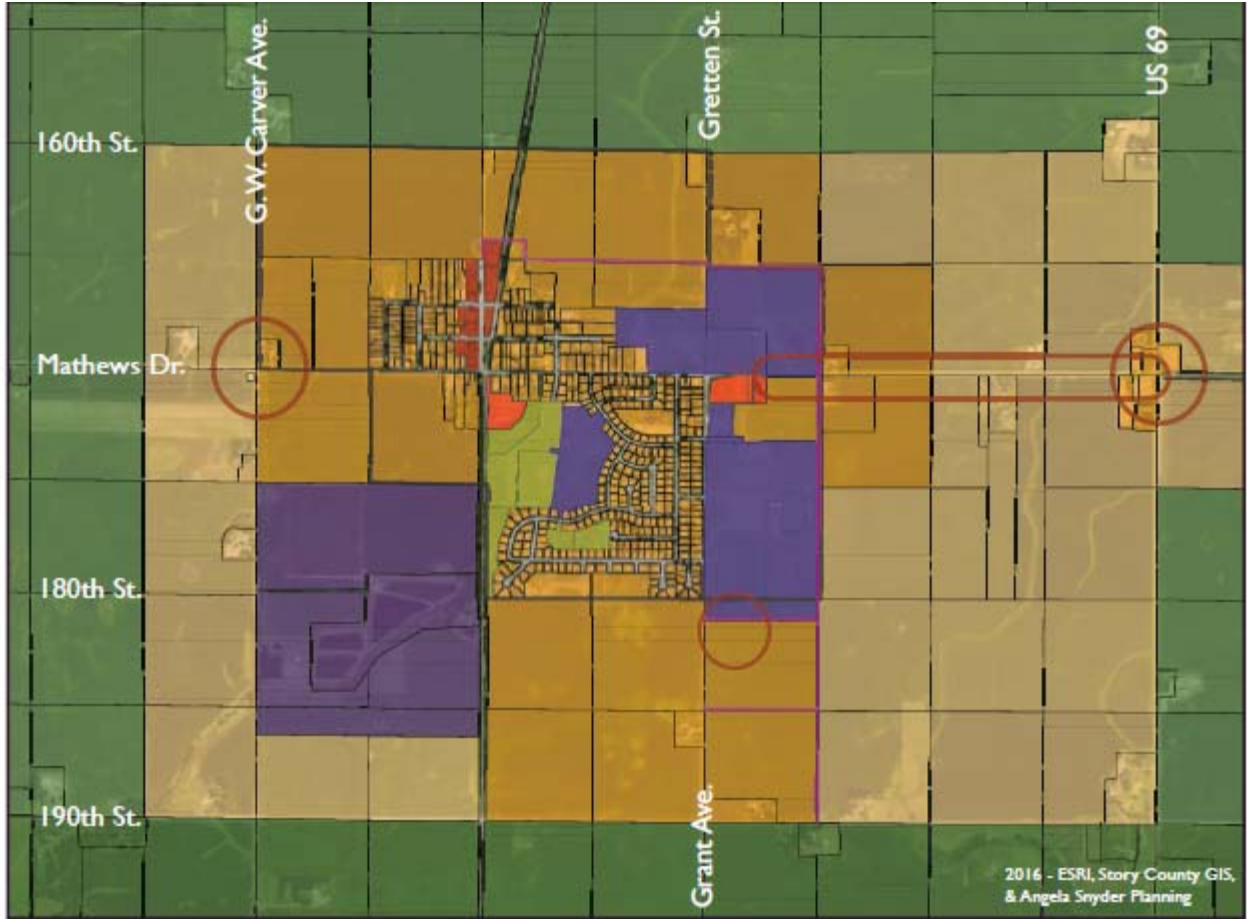
Hi Beth,

The northern 40 acre parcel would still be buildable for one dwelling if it were designated as Urban Growth. The plan would only limit if you wanted to divide the property for a smaller or additional building lots. Under the draft plan, if you wanted to do further land divisions, annexation into the city would first be required.

The Urban Growth area is planned for future city (Gilbert) growth, if a developer were to purchase land and propose new development. In terms of what type of land uses that would entail, you'd need to refer to the City of Gilbert's Comprehensive Plan. I've attached a screen shot below from their plan that shows more specific planned land uses.

Let me know if you have further questions.

-Amelia



1 Mile - Expected Growth Map



Legend

Future Land Use

- Low Density
- Rural Density
- Urban Density
- Central Business District
- Commercial
- Commercial Node
- Park

From: Beth Geisinger <bethgeisinger@icloud.com>
Sent: Friday, June 3, 2022 4:04 PM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov>
Subject: Geisinger Land Purchase - Urban Fringe Plan

[External Sender - Please Use Caution]

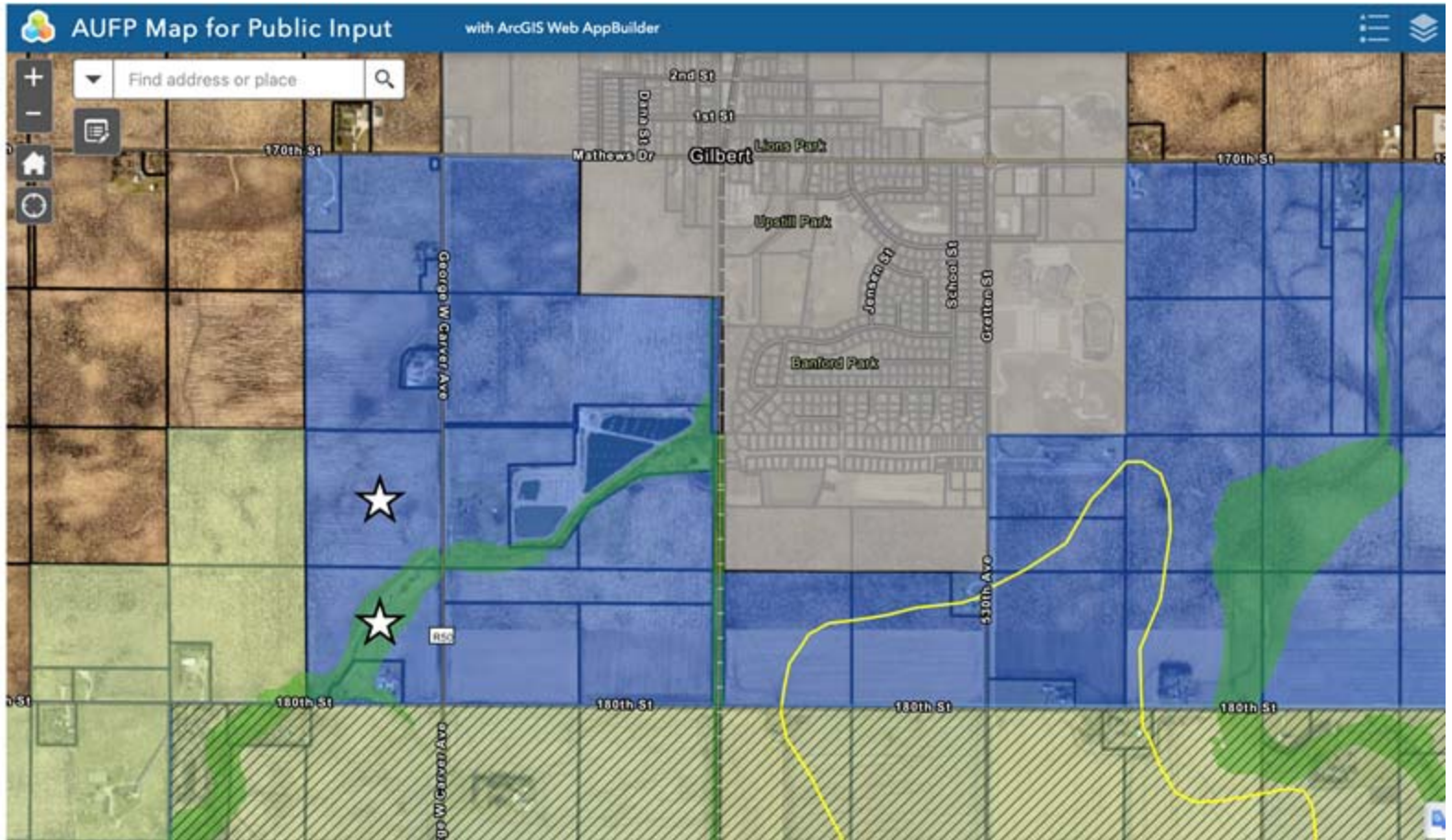
Hi Amelia,

We recently purchased 73 acres of land north of Ames and south of Gilbert on George Washington Carver Ave and will close on it June 15th. It came with one building eligibility. We plan to build a house on the north part of this land within 1-2 years.

However, we recently learned of the new Ames Urban Fringe Plan, and our land happens to fall into the blue category: Urban Growth. (Our land has the two stars on it in the map below.) So I'm wondering what this will look like for us? Will we still be able to obtain a building permit? What is the plan for the area around us? Should we build a house? What would you recommend? If there's any more information you could give me, I would really appreciate it. Thanks so much!

I've attached screen shots from the presentation below. And added the two stars on our land.

Thanks again,
Beth Geisinger
712-870-4395





Urban Growth

These are areas identified by cities as where urban growth can be supported, and is desirable, in the short term. City infrastructure, street, and trail connections are available, or achievable with low-cost, incremental extensions. They are contiguous to existing urban development. These areas may also include individual properties due to their immediate serviceability and to meet the needs of a growing city.

- Annexation required before land is developed or further divided
- Proposed limits on conditional uses permitted and development that does not require a rezoning (e.g. already zoned commercial) through amendment to county's zoning code

Amelia Q. Schoeneman

From: Charles Hurburgh <churburgh@mchsi.com>
Sent: Thursday, May 26, 2022 11:37 AM
To: Amelia Q. Schoeneman
Subject: Meadow Glen

[External Sender - Please Use Caution]

Thank you. You have now confirmed what I thought I calculated from the map - that its future development to the west that MGR is potentially blocking. I am sure that the potential annexation of the ISU Curtiss Farm building site, which is in progress to allow the passage of a sewer line for the ISU feed mill, further reduces the future connectivity of MGR to Story County and further reduces the land area available for an 80-20 plan annexation.,

It would help very much if the county and city planners had been direct and clear; you know the historical resistance of this area to annexation. MGR is not the same case as worle creek area resisting Urban Reserve classification. I would like to talk to you, not by email, about the history and basically the gorilla in the room issue that is putting us at an impasse.

Best wishes

Charles Hurburgh

Charles R. Hurburgh
2519 Meadow Glen
Ames, Iowa 50014
515-292-3429; cell 450-8027
churburgh@mchsi.com

Charles R. Hurburgh
2519 Meadow Glen
Ames, Iowa 50014
515-292-3429
churburgh@mchsi.com

Alanna L. Patterson

From: Charles Hurburgh <churburgh@mchsi.com>
Sent: Monday, April 18, 2022 8:43 PM
To: Kimberly B. Grandinetti
Cc: Amelia Q. Schoeneman
Subject: septic

[External Sender - Please Use Caution]

I have not heard from scharnweber.

However the P and Z meeting last week, which was much more active that I think they figured it would be, surfaced another issue.

We are classified urban growth, for which the only real criterion we met is Ames wants to annex you) brought into play the 250 ft rule of sewer connection. I have not measured but eyeball says our house may be closer than 259 ft from the trunk line in the valley behind us. But we cannot connect that way.. directly down the hill would create too much pressure against other houses that are lower. So...how is that handled.

Ames city planner has said he would do whatever he can to bring about annexation of the Meadow Glen area. The hangup of course is the unwillingness of the city to pay for the sewer and water hookups estimated at 70,000 + per house, and further unwillingness to negotiate on the issue. For example I am looking at a significant expense even with the grant to reinstall a septic so there could be some compromise here.

Best

Charles Hurburgh

Charles R. Hurburgh
2519 Meadow Glen
Ames, Iowa 50014
515-292-3429
churburgh@mchsi.com

Alanna L. Patterson

From: Christine <christinehausner@yahoo.com>
Sent: Thursday, February 17, 2022 4:14 PM
To: Amelia Q. Schoeneman
Subject: Dr. William Norris
Attachments: Norris report 1994.pdf

[External Sender - Please Use Caution]

He also did a thesis on this area in the 90s. This is on record at Iowa State. I just wanted to send this to you as well for your information. I may have quoted some of this in my email to you. It is attached. Thanks!

Christine

Alanna L. Patterson

From: Christine <christinehausner@yahoo.com>
Sent: Thursday, February 17, 2022 4:10 PM
To: Amelia Q. Schoeneman
Subject: Re: Regarding the 2040 plan and urban fringe

[External Sender - Please Use Caution]

Hi, Amelia, I realized that this didn't copy over from my letter into your email so I just wanted this to be on the record. Thanks!

The following are rare and infrequent plant species that were inventoried for the Journal of Iowa Academy of Science in 2001. I have attached a copy of this study.

22	Worle Creek (West)	T83N R24W sec 17 se1/4; 41°59'50"N, 93°39'50"W	Wrp; Ops	<i>Agastache scrophulariifolia</i> , <i>C. worthii</i> , <i>C. lupulina</i> , <i>Crataegia vesca</i> var. <i>americana</i>
23	Worle Creek (East)	T83N R24W sec 16 w1/2; 42°00'00"N, 93°39'20"W	Tdf, mf, wf, wd, es; Pdr	<i>Actaea rubra</i> , <i>Arisaema draconitriptis</i> , <i>Dichanthelium latibati</i> , <i>Rubus idaeus</i> var. <i>stri</i>

Appendix C. Continued.

No.	Site Name	Location	Habitat Types	Rare and Infr
24	Zumwalt Station City Park	T83N R24W sec 16; 41°59'40"N, 93°40'00"W	Tdf, mf, wd; Ops	<i>Carex hirtifolia</i> , <i>Fragaria vesca</i> , <i>Monotropa uniflora</i> , <i>Ribes cy</i>

Christine

On Wednesday, February 16, 2022, 10:26:09 AM CST, Amelia Q. Schoeneman <aschoeneman@storycountyiowa.gov> wrote:

Hi Christine,

Thank you for the email and information. I will look through it at all and let you know if I have questions.

-Amelia

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From: Christine <christinehausner@yahoo.com>
Sent: Monday, February 14, 2022 8:53:40 AM
To: aschoeneman@storycountyiowa.gov <aschoeneman@storycountyiowa.gov>
Subject: Regarding the 2040 plan and urban fringe

[External Sender - Please Use Caution]

Amelia,

My name is Christine Hausner and my family home is located at 3505 245th Street. I am writing to you in regards to the urban fringe plan review that will be coming up. To give you some background, my family has been on or surrounded by the former Champlin Farm for nearly 100 years. My son is the fifth generation to be a part of this area. I have been working tirelessly for years regarding the conservation of this area and Worle Creek corridor due to its environmental sensitivity. I would like the opportunity to educate you on this area and how beautiful and important this area is. I would also like to say that, in reading your agenda regarding the fringe plan and your determinations, I was very pleased to see how many points emphasized protecting greenspace and environmental concerns. I apologize for the length of this email but there is A LOT of pertinent information.

It is continually brought up that the “sewer and water are right there” at the very end of Dartmoor off of State Street but I would like to educate you on what would have to happen in order for that expansion to occur to provide urban development in this area. The devastation that occurred to put this small area in, in retrospect, many neighbors wished they hadn’t done it. This would create the destruction of over a half-mile of native timber creating a 100+-wide swath of leveled timber including 100+-year-old oak trees and unnaturally straightening a tributary to Worle Creek (which has already caused problems in the current sewer area with landslides due to the unnatural flow of the water). I know it is easy to make decisions based on paper or looking at something from the road so I took a GoPro and traveled the area of both what would be the sewer expansion and Worle Creek proper. It has been proposed that Worle Creek proper would be the sole storm sewer drainage system. This would mean that any piece of trash, chemical on someone’s lawn, oil in someone’s driveway, salt on the roads would go straight into the creek, effectively destroying it. One video shows this creek and what would be destroyed. The other video shows exactly what habitat would be destroyed and the lengths that would have to be undertaken along native timber and a tributary for a small amount of land available with no options for growth because of the 4000+ acres (and growing) of Iowa State property surrounding this area. You may view those here.

<https://www.youtube.com/watch?v=cnJI-UbD7J8>

<https://www.youtube.com/watch?v=YDlcp7sSNfo>

In 2005, the city had proposed doing a sewer expansion alongside Worle Creek proper. The city paid for an ecological/archaeological study prior to moving forward. All experts involved were surprised at what they found. You may view that study here.

<https://www.cityofames.org/government/departments-divisions-i-z/public-works/engineering/worle-creek>

It is about 140 pages long and very thorough. I have taken some statements from that study that highlight the general summary of these findings.

The study concluded that the entire Worle Creek area functions as a moderate to high quality greenbelt; it provides habitat for a diversity of animal species, some of which appear to be declining in abundance across their ranges but none of which are threatened or endangered. The report's recommendations include pursuing engineering options for sewer routing and construction that significantly reduce fragmentation of existing woodland habitat.

A review of the floristic quality assessment that included mitigation recommendations was presented by Cathy Mabry McMullen, PhD of Iowa State University's Department of Ecology, Evolution and Organismal Biology. The purpose of this study was to determine the floristic quality levels of the area as well as identify any threatened, endangered, or special concern species that are present in the area. The report concluded that the corridor is of regional conservation value and recommended that the sewer largely avoid the wooded areas.

The results of the floral and faunal studies were decisive in determining the course of discussions and the final recommendations of the Citizens Advisory Committee not to build the sewer in the lowland area immediately adjacent to Worle Creek.

In the fauna report by Dr. Keith Summerville from Drake he states in his summary he recommends:

"Because of time constraints associated with this work, additional data on faunal species likely to occur within Worle Creek area" " the entire Worle Creek area functions as a *moderate to high quality greenbelt*...the bulk of the species I found are considered "common" but the concentration of these species in Worle Creek makes the area highly valuable for conservation...to pursue additional and more intensive field surveys of the area of the area for both bull and smooth green snakes both which are of special concern in Iowa, to conduct a more temporally extensive butterfly survey that fly in spring and mid to late summer and pursue sewer engineering options that significantly reduce fragmentation of existing woodland habitat in the Worle Creek area."

In the Floristic Quality Assessment by Cathy Mabry McMullin and Don Farr both of Iowa State

"The Norris study conducted in 1994 used the rapid assessment method which was highly sensitive to the presence of exotic shrub species of brush honeysuckle and multiflora rose. his study did NOT include tree size (a factor recommended for subsequent studies). The Norris method was not designed to include herbaceous vegetation. Our inclusive study of the understory species revealed a surprising floristic richness, reflected in higher quality ratings than those based only of woody species."

"Spring inventory was conducted April 28 to May 12 and summer inventory conducted June 2 to July 7, 2004."

"Because our inventory ended on July 7, roughly halfway through the growing season, and carried out relatively quickly by two researchers, the number of species in each parcel and for the corridor as a whole should be considered a minimum. Therefore, because the FQI (Floristic Quality Index) is in part determined by native species diversity, additional botanical work would undoubtedly result in a higher parcel and overall FQIs."

"Based on my field surveys and communication with various landowners, Worle Creek does contain habitat that appears to be suitable for several species of animals that are Special Concern in Iowa:

1) Bull snake (*Pituophis catenifer sayi*) (reported from the yard of Erv Hauser 2004) 2)

Smooth green snake (*Opheodrys vernalis*) ("occasionally" seen in the area (Hausner personal communication)

3) Sleepy duskywing skipper (*Erynnis brizo*) (adults fly in late April)

4) Zabulon skipper (*Poanes zabulon*) (adults fly in early May and a 2nd brood occurs in August)

5) Striped hairstreak (*Satyrium liparops*) (adults fly in July)"

The habitats at Worle Creek may be suitable for the following species that are listed as Special Concern:

* *Erynnis brizo*, Sleepy Duskywing skipper, an oak feeder as a caterpillar, adult flight period is late April to early May.

* *Poanes zabulon*, Zabulon skipper, a grass feeder found along woodland edges of moist forest, found May and a second brood (larger?) late July to August. This species would be at the northern edge of its range in Story County.

* *Satyrium liparops*, Striped hairstreak, a feeder on cherry and other Rosaceae, this species is an adult in July.

It is also likely that several of the species identified as "declining" throughout Iowa (sensu Schlicht and Orwig 1998) are present in the Worle Creek area (*Staphylus hayhurstii*, *Enodia* 14 . *Ianthedon*, *Hemiargus isola*). Loss or fragmentation of woodland habitat at Worle Creek will most likely affect the butterfly community in two ways (Summerville and Crist 2001).

At least two species of birds that breed in the Worle Creek area are considered regionally important for conservation by Partners in Flight (PIF) (Punjabi 2001): Wood duck and Northern Rough-winged swallow. Several other species that likely nest in the Worle Creek area are considered to be in a general decline across their ranges due to loss of mature forest habitat and cowbird parasitism associated with forest fragmentation, especially Red-eyed vireo, Wood thrush, Scarlet tanager, and Ovenbird (Ambuel and Temple 1983, Robbins et al. 1989, Schmidt 2003 and references therein). Thus, any fragmentation or loss of "B" and "C" quality woodlands at Worle Creek will negatively impact these bird species.

State Archaeologist Cynthia L. Peterson

Given that the potential for superficial and subsurface archaeological sites exists, Phase I archaeological investigation is recommended with 55-ha (54.6 percent) of the 100.7 ha project area to locate potential archaeological sites prior to any planned ground disturbing activities."

The following are rare and infrequent plant species that were inventoried for the Journal of Iowa Academy of Science in 2001. I have attached a copy of this study.

In my efforts with conservation regarding the former Champlin Farm and Worle Creek corridor, I reached out to many people and organizations. The USDA commissioners had this to say via email.

My recommendation would be to recommend that she works with Story County Conservation and Iowa Natural Heritage Foundation. Because of studies proving the presence of rare species on the land, I think Christine has a case to work with those two organizations to purchase the land from the current owner and pursue permanent protection in the hands of Story County Conservation.

She should also get in contact with the DNR. Several of the amphibian, reptile, and bird species observed in the 2005 report have since been listed as Species of Greatest Conservation Concern under the updated Iowa Wildlife Action Plan. The wildlife and forestry divisions would probably be the most helpful.

I reached out to our local chapter of The Audubon Society, Big Bluestem Audubon (I have attached their letter to council below this response). This was their reply.

The board members all agreed that BBAS is willing to send an official letter of opposition to the City of Ames, based upon likely destruction of bird and other wildlife habitat, native plant life, and the natural stream, all occurring if the City's proposed project is to proceed.

16 October 2021

Ames City Council

Ames City Hall

515 Clark Ave

Ames, IA 50010

City Council Members:

Big Bluestem Audubon Society has learned that Ames City Council may soon decide about future development plans for currently natural landscape along Worrell Creek, between Dartmoor Rd. and U.S. Highway 30. Local citizens have contacted our conservation organization with concerns about loss of the creek's water quality and destruction of important natural vegetation and wildlife habitat. We understand that the city's tentative plan is to save this area for future housing developments and to straighten and use Worrell Creek as a storm drainage system.

This official letter shall go on record that Big Bluestem Audubon Society, based in Ames, opposes the plan and any other kind of developments threatening water quality and natural landscape adjoining Worrell creek. Our organization is dedicated to protecting local birds and all other wildlife, plus plants, water quality, air quality and all aspects of natural environment, thus making urban development plans for this area a very large concern for us. We ask that this letter be included in any such project discussion at upcoming City Council meetings.

Information was provided to our chapter indicating that development plans for this area first appeared in 2005. Since then, professors from ISU and other conservation professionals have reported concerns about potential damages to nature here, such as threatened or endangered species of plants, birds, and other wildlife, while clearing forest and lowering water quality of Worrell Creek.

As a final note, Ames was designated an official "Bird Friendly Iowa Community" in 2020 by a committee representing multiple Iowa conservation organizations and agencies. Since then, major destruction of natural habitat along loway Creek has greatly concerned the Bird Friendly Iowa steering committee, possibly threatening revocation of the city's official designation. Approving of and proceeding with development plans for the Worrell Creek area could make such revocation of the city's award an even greater possibility. In this time of worldwide climate change and environmental destruction, it is time for Ames to place a high priority upon protecting all of its natural landscapes.

Respectfully,

Douglas C. Harr

Vice President, Big Bluestem Audubon

I reached out to several of the professors that were involved in the study to see what their thoughts were. One professor, who wished not to be quoted due to their current position at Iowa State, was devastated that this was being proposed. These are some responses via email.

It has been a long time, probably the 1990's, since I walked Worle Creek. In my view Worle Creek is valuable given its rich cultural/archaeological history and the rare plant and animal records that Jimmie summarizes.

Ultimately, it comes down to quality of life for Ames citizens: do they value these increasingly scarce semi-natural areas as a place to retreat from busy professional and personal lives? Or are people so busy with what is going on in their work cubicles and on their computer screens that they have lost touch with such areas?

As someone who over the past 30 years has spent hundreds of hours exploring these scraps of semi-natural areas within the Ames city limits, I sincerely hope that the decision makers find reason not to proceed.

Bill (Dr. William Norris)

My only involvement with the area was as Chair of the ISU Outdoor Teaching Labs Committee, I insisted that the City (in preparing their future development plans in the 2-mile area surrounding the then-existing city limits) install a lift station rather than use a gravity fed system for their sanitary sewer. The latter system would have simply destroyed the creek and the woods along it as the sewer was installed. This was in the section through Curtiss Farm, which we had an interest in (both the constructed prairies and the woods along the stream). They dislike lift stations because they are expensive and require more maintenance. Cathy Brown agreed and, as I recall, the City put that in their speculative plans at the time. I have not seen what they intend to do now with the latest 2040 plan. I would think the University would still have interest in the area. Bill's reference to Cathy's report and his thesis are appropriate and good.

James Pease, Ph.D.

*Emeritus Assoc. Professor, Natural Resource Ecology and Management, ISU
Environmental, Interpretive, and Wildlife Consulting*

Jimmie Thompson, who has now since passed, was integral in studying the plant life for this area. He was an expert in cataloging plant species and was well known in this field. He recovered the artifacts, which I have in my possession, that led to the designation of one of the Native American historical sites. He and I have spoken several times about how important this area is and the need for conservation.

There are two registered historical sites on the former Champlin property, one including a Native American burial ground (my great-grandfather accidentally dug one up with a backhoe in the 40s). I reached out again to the State Archaeologists for their input regarding this matter and spoke with Lara

Noldner who is the bioarcheological director, and after her review, she said to me that this is not an area that should be developed without serious consideration, “*The report also recommends additional archaeological testing for future development in areas of high to moderate site potential prior to any further development.*” I am inserting her email to council from 04/22/2019 below.

Dear Ames City Council Members,

I understand that Christine Hausner has been in contact with you regarding her concerns for sensitive areas, including one recorded prehistoric burial site, on her family’s property that could possibly be proposed for annexation in your Comprehensive Plan. Per the Iowa Code (Ch263B.7-9) the University of Iowa Office of the State Archaeologist is responsible for the protection of ancient human remains and burial sites (defined as over 150 years old) in the state, so we often consult on projects like this to assist planners and developers in the avoidance of unwanted impacts to known burial sites and areas where undocumented burial sites are possible. I made some calls to City Council members today to get more details on the project you all are working on and spoke with Bronwyn. She let me know that your discussion at the City Council’s meeting tomorrow will involve your Comprehensive Plan which you are developing in part to determine areas for future annexations around Ames.

*Given Christine’s concerns I have attached a report that our office produced in 2004 after archaeological survey for the Worle Creek Sanitary Sewer Extension. Please note that this report, especially **archaeological site locations, are confidential and not for public disclosure.** You will see that documented on Linn Lloyd’s property (Sections 17-18 T83N-R24W) are archaeological sites 13SR82 and 13SR73, as well as areas with high to moderate potential for additional cultural deposits (Figure 6 on pg 13) in the area surveyed. 13SR82 is a known prehistoric burial site, which per the Iowa Code (sections 523I.316.6 and 716.5) is protected from intentional disturbance, and was indicated for avoidance; basically, no ground disturbing activity can occur there. The report also recommends additional archaeological testing for future development in areas of high to moderate site potential prior to any further development.*

We are happy to consult further on your planning project and please feel free to contact me with any questions or concerns you might have. I will also mention that our office maintains the database of all known archaeological sites in Iowa and can provide site searches for any City projects that would help identify similar culturally sensitive areas as needed.

*Lara K. Noldner, PhD
Bioarchaeology Director
Office of the State Archaeologist
University of Iowa*

With regards to endangered and protected species, the bull snake is an endangered species. Neighbors have seen them within the last year and my parents had a 6-foot-long one on their patio within the last six years. Wood ducks are on a protected list. If you go down to the creek in the spring, you will always kick one up. My dad had five of them sitting in his oak tree this past spring. We have several migratory birds that stop here and nest here. We have herons stopping over, hawks, and eagles. There is a green snake that is endangered and this is one of the ONLY places in central Iowa that would have the habitat necessary for these snakes. We also have a specific plant here that has never been found anywhere else in Story County. There are hundreds of oak trees which are necessary for butterfly migration. The open spaces are necessary for all forms of bird and insect life. The creeks are necessary to sustain all forms of life.

The consulting firm in 2005 advised to not move forward with the sewer expansion due to the environmental sensitivity of this area...yet here we still are. The consulting firm for the 2040 plan advised the city to stay away from this area...yet here we still are. Every expert that worked on this study, plant, animal, and archaeological, advised that the city protect this area and to go elsewhere...yet here we still are. ISU only continues to grow and isn't going anywhere...yet here we still are. The fact remains that, if this ecological/archaeological study had been done PRIOR to the short sewer expansion off of State Street, this sewer expansion would NEVER have happened. Every council since this study has voted no to city annexation and to a sewer expansion based on the environmental sensitivity of this area. In this political climate that focuses so much on global warming, carbon footprinting, climate change, and environmental protection, I'm honestly not sure why we are still talking about this. There has been no other area in or around Ames that has been as vocal as we have been about protecting their area. We show up to the council meetings and we have been fighting this for YEARS. Do the needs and wants of the people that live here mean nothing? Do our thoughts not count? Does the environment and our ecosystem not matter? When we left prior to Covid, RDG had advised the council to dismiss this area. Cory, who was in charge, even said during a council meeting, out of every community in and around Ames that he had spoken with and did research on, SW Ames was by definition a rural community. The council had voted to not do anything with SW Ames south of Highway 30. They said they wanted to focus on north of Highway 30 and west yet somehow now the former Champlin property is "high priority" and, as far as I know, there was never any vote regarding this to change it so no public notice or I, along with several neighbors, would have shown up at the council meeting.

Of any place in and around Ames that would fit your narrative regarding greenspace and sensitive areas that should be protected, this is it. Every expert that was involved in the study and I have spoken with since still years later are very adamant that this area should not be developed, and at the very least, they all recommended that further studies need to be performed at different times of year to get the full spectrum of the ecosystem that we have here in order to make a determination regarding development. Shouldn't that be considered at the very least? It has been proposed to put 400 houses out here and that the city could still be "mindful of the environment." That is not only improbable but it is IMPOSSIBLE.

I have worked tirelessly regarding this matter for the last several years. I have had published articles with FACETS and the Ames Tribune. You may find those here.

<https://www.amestrib.com/story/news/2020/02/29/ames-woman-is-using-gofundme/1610819007/>

[Ames woman using GoFundMe - Issuu](#)



Ames woman using GoFundMe - Issuu

The 145-acre Champlin Lloyd Farm is located southwest of the Ames city limits, adjacent to the current city boun...

I am hopeful that you will read through all of this information to make an educated decision on how to proceed further. In summary, we have protected and sensitive animal and plant life in this area (some of whom most certainly have been upgraded since the 2005 study was completed and some that haven't been found anywhere else in Story County) and **further studies need to be undertaken prior to any determination regarding development.** The fact still remains that it isn't feasible or cost effective. From a practical standpoint, millions of dollars would be spent for a small area of land with no growth potential, but I am more concerned about what effects that would have on the environment. The area has a medium to high propensity for Native American artifacts throughout the area and that needs to be overseen by the state. Any kind of urban development in this area would effectively destroy native timber and a creek and its tributary that provide habitat for countless animals. As sensitive as concerns for the environment are in this day and age, the sewer expansion would never have happened if the ecological/archaeological study had been done first. I have looked through the study extensively several times and I always seem to find something new. After reading through it again this morning, I am absolutely **BAFFLED** with this amount of data regarding the sensitivity of this area that we are still even talking about this! In the words of the consulting firm that conducted that study, "Discussion by the Committee and results of the vote clearly demonstrated a desire to endorse a sewer route concept that avoids environmental impact to the Worle Creek corridor."

I know that I am just a girl whose heart is involved in this. I grew up here. Two sets of great-grandparents lived here. My dad's words out of his mouth when he found out that the Champlin property was for sale after 100 years were, "I might as well die now." I cannot put into words how much this has devastated my family and how many tears we have shed over this. I am crying right now as I'm typing this. My family's spirit is embedded in every tree and every blade of grass on this property. But I am not the only one. There are dozens of families in this area and throughout this city who feel as I do, that this area should be protected and conserved and given the respect it deserves. I may be just a girl with a big heart but I'm also a girl that has science, experts in their field, a bona fide conservation society, and neighbors who are standing by me and backing me up. I wish more than anything that I had been rich and had the money to buy this property and turn it over to conservation. I am exhausted from dealing with this and I don't know what more that I can do to persuade the powers that be how important this area is. If there is something more that I can do, please let me know! I am free anytime to discuss this matter further. I am hopeful that you will see this area as we all do, as something that should be revered, not destroyed. Once

something is destroyed, it is gone forever. We only get one Earth. We can't trade it back in for a new one and start all over again. Thank you for your time and your consideration.

Christine Hausner

3505 245th Street

Ames, IA 50014

(515) 450-1153

Christine

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Amelia Q. Schoeneman

From: grantridge@aol.com
Sent: Wednesday, June 15, 2022 1:12 AM
To: Amelia Q. Schoeneman
Subject: Ames Urban Fringe Plan

[External Sender - Please Use Caution]

Hi Amelia Schoeneman,

Thank you for all the information you and your staff have been providing regarding the Fringe Plan. I watched most of the Ames Library Fringe Plan meeting on Zoom. It was very interesting, to put it mildly. And then I stopped by the Plan meeting in Gilbert.

But now I am a little confused, because I think I heard something to the effect that the planned Fringe Plan adoption schedule might be revised because of all the public questions and concerns. Did I miss further information about that? I am also wondering about what might possibly happen as a result of the upcoming Iowa Supreme Court decision that reportedly could affect 28E agreements.

I was hoping to visit your office and ask a few questions about my 145 acres in the Fringe area before making any comments on the proposed Plan. I didn't want to comment until I had more information so any comment I made would be based on reality. But I obviously missed the deadline for the official survey, for which I really apologize. June has been busier than expected.

Would it still be possible to comment on the Plan, if it turned out that I had any comments? And would it be possible to come to the Story P & D office sometime in the next few days to ask a few questions? I don't think it would take long, if I could look at a map with you.

Thank you in advance for responding to this message. And thank you for your land-use planning work. The Ames meeting was certainly a reminder that it's not easy to develop a land-use plan in 2022. And I'm guessing that is true in a lot of the nation, not just Story County. Best wishes --

Cindy

Cindy Hildebrand
grantridge@aol.com
57439 250th St.
Ames, IA 50010

"I hear the heart-stirring whistle of an upland plover; time was when his forebears followed the buffalo as they trudged shoulder-deep through an illimitable garden of forgotten blooms." (Aldo Leopold)

Amelia Q. Schoeneman

From: Amelia Q. Schoeneman
Sent: Wednesday, June 15, 2022 9:24 AM
To: 'Connie Buss'
Subject: RE: Ames Urban Fringe Plan

Connie,

I have received your comments.

First, I've never been employed by the City of Ames.

If Meadow Glen were annexed, the only infrastructure requirement would be residents would have to connect to city sewer if it's available within 200 feet and your septic system fails. Instead of replacing the septic system, you'd connect to city sewer at that point. This is true even if you are outside of the city and sewer is available within 200 feet.

Regarding emergency services, if annexed, Ames police would serve you. Ames fire would also be the first responders and could call Kelley Fire if assistance was needed with larger fires. Ames does carry some water on their trucks and would respond to medical calls.

The Plan is not giving permitting authority to Ames for conditional uses, home business permits, or other types of permits. The draft does currently suggest limiting certain conditional uses in the Urban Reserve and Urban Growth designations. The County would need to consider amending its code after the Plan's adoption for this to take effect.

The Ames Urban Fringe Plan gives the county greater review authority over annexations and limits annexations only to certain land use designations, under certain conditions. State law allows the Board of Supervisors to review and provide comment only on certain annexation without a Plan.

Similarly, state law grants cities review authority over land divisions within two miles of their boundaries. The Ames Urban Fringe Plan establishes what areas are required to annex and meet city standards when a land division is proposed and what areas fall under the County's review standards. Without the Plan, Ames and Gilbert would have review authority over all land divisions within two miles of their boundaries.

-Amelia

From: Connie Buss <jonconbuss@outlook.com>
Sent: Tuesday, June 14, 2022 7:56 PM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyowa.gov>
Subject: Ames Urban Fringe Plan

[External Sender - Please Use Caution]

Amelia,

I am writing to you to share my feelings about the impact that the Ames Urban Fringe Plan would have on rural Story County, the people that you are supposed to represent. I know that you worked for Ames Planning and Zoning for a while before you became part of the Story County group. That puts you in a special position, knowing the in's and out's of Ames' plans. However, I would ask that you please consider who you represent and the wishes of the rural community.

The Ames Fringe Plan would be a win for Ames, but I do not see any wins for rural Story County. If you see how it could benefit this area, I would love to have you respond to this. So far, all I see is Ames taking over our way of life.

If Meadow Glen is annexed, as Ames wants, there is no way that the tax base would be there to support the services of rural Story County as effectively. Especially, I am concerned about the viability of the Kelley Fire Dept, who has responded to issues at our home in the past. We are very thankful for the quick response time and good care. If they could not remain viable, then our services would be from Huxley. This adds at least 10 minutes of response time. If we had that extra time when we needed Kelley FD, we could have had a major loss of property, and potentially, life. Our house insurance would increase as we are further from services. Without the tax base, what would it do for the Story County Sheriff's office and other departments, too? I know that the focus has been on fire dept, but I would expect other services would take a hit, as well. At this point, Ames Fire Dept has no water tanker truck, and no plans to add one to their fleet, so they are no help when there are no fire hydrants. Would you like to live in this situation?

Environmental concerns are also significant with the local Audobon Society sending information to you and others there, but we never heard anything discussed about that. Just push it under the rug, rip out the trees and expect life to continue in the wild. It could change flood plain of the area and make a huge mess of Worle Creek. Yes, tree removal would be needed for sanitation systems to support additional creeping of Ames into our rural community. Upsets the balance of nature!

If you lived in the area that is effected, would you do voluntary annexation? Would the cost be affordable? This could bankrupt families, leaving no choice for them but to move. BUT, that seems to be what Ames wants, so the developers could take over our beautiful rural land. I don't understand how anyone could afford water, sewer, streets and all that is required with annexation? And where we live, we were told that no services would be available for over 10 years.

I was told that home businesses, bed and breakfasts, etc would not be allowed in the fringe areas. Why? It does not support the rural community, like you are supposed to be helping, it only supports Ames and it's "potential growth." Iowa State University census is expected to drop, why are they expecting such a huge "need" that they have to "secure" all these acres? As many acres as Ames already has? Makes no sense, except to pad pockets of developers in the future, again ruining our rural lifestyle.

In February 2020, Ames voted to not include the SW are in the growth area. Many reasons were listed as to why it was not included. But, now it is included....Why? Kelly said it was to "secure" the area for future growth, even though development acres aren't there and cost of services to extra acres doesn't make sense at all.

I do not know any neighbors in SW fringe area that support anything about the Ames Urban Fringe Plan. I cannot speak for other areas, but I do know that this group of PEOPLE, NEIGHBORS do not want to be included in the plan. Please support our wonderful rural community, not Ames, and help change the fringe plan so that SW Ames is not included in the plan.

Thank you for taking time to read and understand, and hopefully, have compassion for people in our community.
Connie (& Jon) Buss (4453 246th Street Ames, IA 50014)

Alanna L. Patterson

From: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Sent: Monday, April 18, 2022 9:05 AM
To: mkepolashek@msn.com; Amelia Q. Schoeneman
Subject: RE: AUFPP designations for Meadow Glen Road

[External Sender - Please Use Caution]

Hello Emil, from the City's perspective it illustrates that if the City does grow southwest it is possible or likely the Meadow Glen Road area would be annexed as well to meet state law requirements about how annexations are configured. It is not shown as a growth area because the City would expect additional development along Meadow Glen Road.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kelly.diekmann@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



From: Emil Polashek <mkepolashek@msn.com>
Sent: Friday, April 15, 2022 3:44 PM
To: ASchoeneman@storycountyiowa.gov; Diekmann, Kelly <kelly.diekmann@cityofames.org>
Subject: AUFPP designations for Meadow Glen Road

[External Email]

Dear Kelly and Amelia,

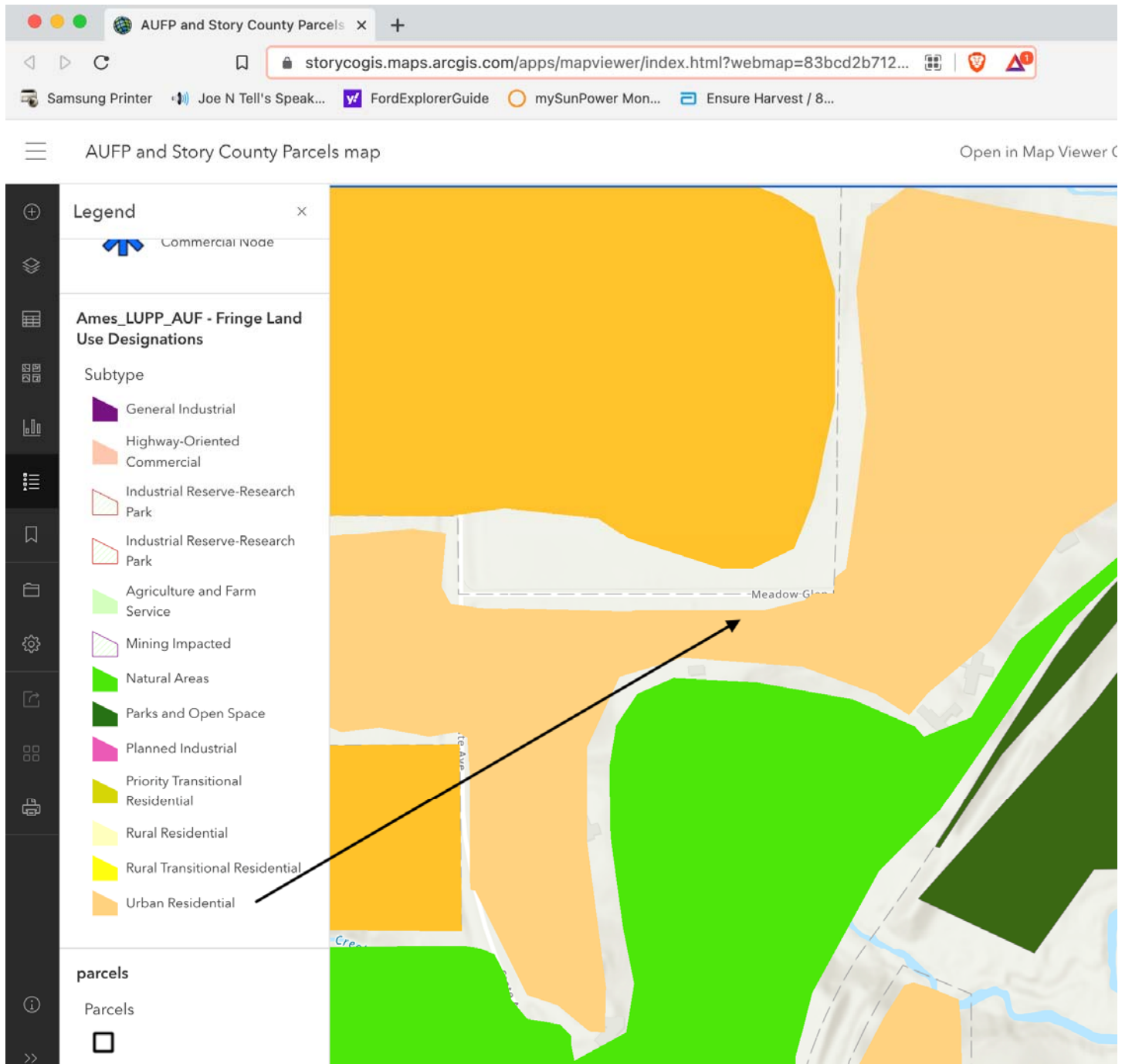
Would you please explain the rationale for the proposed Ames Urban Fringe Plan designation for Meadow Glen Road? The April 6 Memorandum mentions lumping former categories Urban Residential, Commercial Nodes, and Planned Industrial under the new proposed category Urban Growth. However, as the Meadow Glen Road area is already fully built out, it would seem to fit much better under the proposed new category Rural Residential—Existing.

Sincerely,
Emil Polashek

Reference:

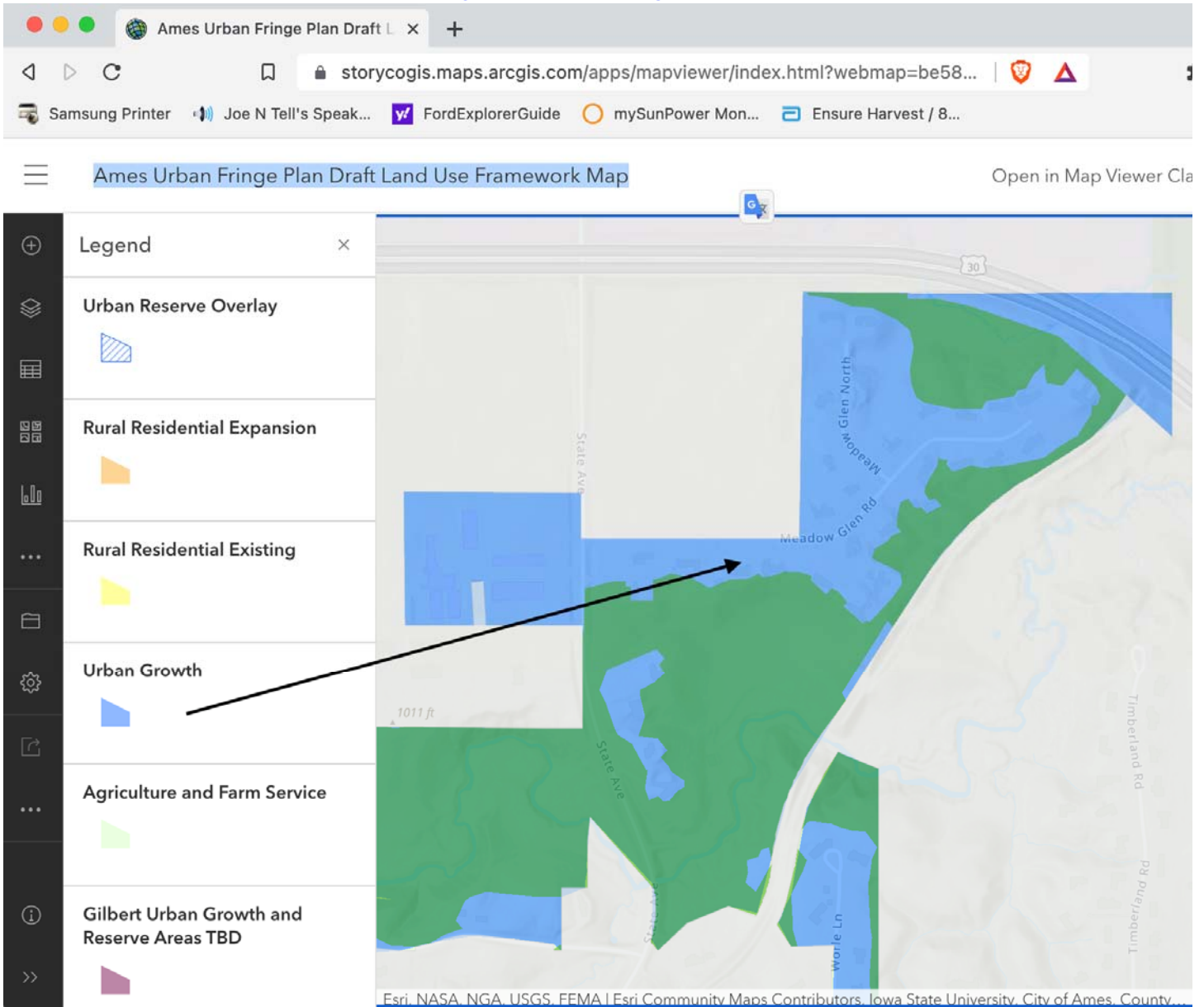
The current AUPF shows Meadow Glen Road as **Urban Residential**.

<https://storycogis.maps.arcgis.com/apps/mapviewer/index.html?webmap=83bcd2b7123b443ea06ee58d160aa53d>



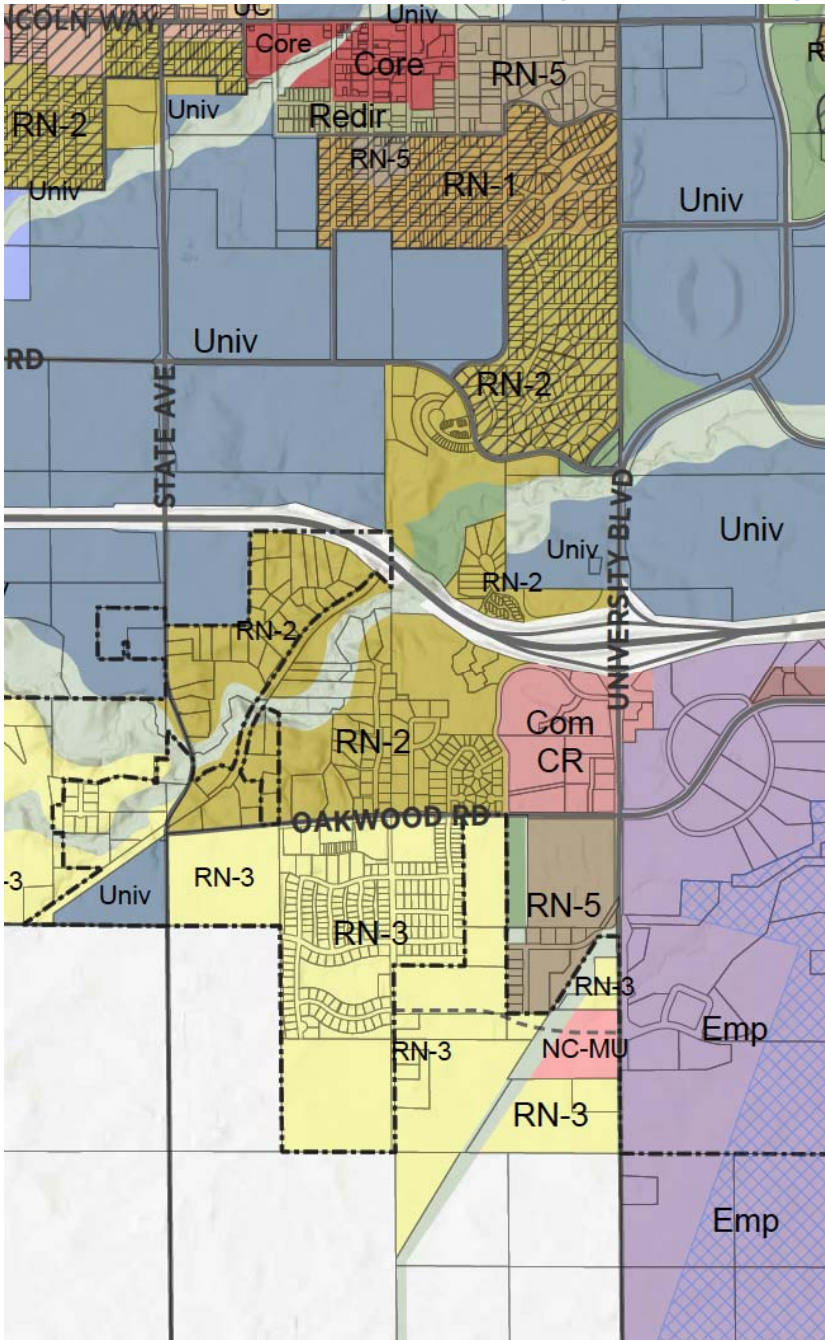
The draft AUPF changes the designation to **Urban Growth**.

<https://storycogis.maps.arcgis.com/apps/mapviewer/index.html?webmap=be58607cd9d645e7a20f2be9daa5f6e5>



The Ames 2040 Future Land Use plan shows Meadow Glen Road as **Residential Neighborhood 2 - Established, RN-2**.

<https://www.cityofames.org/home/showpublisheddocument/64331/637750873509670000>



Future Land Use

- Residential Neighborhood 1 - Traditional (I)
- Residential Neighborhood 2 - Established
- Residential Neighborhood 3 - Expansion (I)
- Residential Neighborhood 4 - Village (RN-4)
- Residential Neighborhood 5 - Multi-family
- Neighborhood Core (NC)
- Neighborhood Core - Mixed Use (NC MU)
- Community Commercial/Retail (Com-CR)
- General Commercial (GC)
- Core (Core)
- Redirection (Redir)
- Urban Corridor
- Employment (Emp)
- Park/Recreation
- Open Space
- Civic
- Civic - University
- Hospital/Medical Special Area
- Near Campus Overlay
- Airport Protection Area
- City Limits

Alanna L. Patterson

From: Evan Sivesind <evan.sivesind@gmail.com>
Sent: Thursday, April 14, 2022 2:12 PM
To: Amelia Q. Schoeneman
Cc: Diekmann, Kelly; Sahlstrom, Eloise
Subject: Re: Ames Urban Fringe Plan Renewal and Amendment

[External Sender - Please Use Caution]

Hi Amelia,

Thank you for the thorough and thoughtful response; it's much appreciated. I'll reach out if I have any further questions.

Evan

On Thu, Apr 14, 2022 at 12:04 PM Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov> wrote:

Evan,

Thanks for reaching out and being interested in this process. We will have more opportunities for feedback soon. I believe you called in last night and provided a comment—we appreciated everyone's comments so early in the process. I had framed the memo and presentation with our Planning and Zoning Commission in mind so I apologize that some of the concepts like "development" were not clear.

The fringe plan at its core is about the division of land. So when we say development, that's what we are referring to. For instance, if you were to create a second lot from your current property and it was designated as an Urban Growth area, annexation would first be required.

The fringe plan does not limit county zoning authority. If your property is considered buildable for a dwelling in its current configuration and zoning district (or a shed), you can still do that. Meadow Glen is currently in a similar designation in the fringe plan called Urban Residential, which requires annexation prior to development. As I am sure you've noticed, we've issued several permits recently for new accessory structures, solar arrays, and home additions in Meadow Glen. Things would work similarly as they do now.

With or without the fringe plan, if your septic system fails and there is city sewer within 200 feet, you are required to connect. That's a state requirement.

That note in the Rural Residential—Existing section is guidance for new county development. One division into a second buildable lot for a dwelling may be permitted in the Rural Residential—Existing designation as it is currently

proposed. We wanted to clarify that it would not require a common wastewater system like would be required in new rural residential subdivisions. Since in order to complete a division in the Urban Growth area, annexation is required, that covers the wastewater requirements. You could replace your septic if sewer wasn't available and no divisions for new development were proposed. I checked with our Environmental Health Department and they've done several septic repair and replacement permits recently while the area has been designated as Urban Residential.

There are some other nuances to rezoning requests (if you were to request to rezone your property to commercial for instance), conditional use permits, and other non-residential (commercial, industrial) development that we are still working through and will be after the fringe plan amendment process has concluded. Limits on these beyond when a division is proposed will require an amendment to the Story County Code of Ordinances. Currently, in our code and the current plan, we do require that rezonings are compatible with the fringe plan designation for a property and if it isn't, an amendment to the plan must be approved before the county acts on a rezoning request.

Let me know if you have other questions.

-Amelia

From: Evan Sivesind <evan.sivesind@gmail.com>
Sent: Thursday, April 14, 2022 8:45 AM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyia.gov>; kdiekmann@city.ames.ia.us
Subject: Ames Urban Fringe Plan Renewal and Amendment

[External Sender - Please Use Caution]

Hi Amelia and Kelly,

I appreciated the presentation to the County Planning and Zoning Commission yesterday. I have a few questions I am seeking clarification on, that I think could help ease many people's concerns.

According to the memorandum titled "Ames Urban Fringe Plan Renewal and Amendment", in the Urban Growth Area section, it states

Annexations

Require annexation before land is developed or further divided.

Compatible Zoning Districts

Specific land uses planned for this area can be found in the applicable city comprehensive plan. Annexation is required prior to development.

How do these sections apply to parcels that are already developed?

In this context, can you please define 'developed' and 'development'? I assume building a house on an undeveloped lot would be considered development. But on a lot that already has been developed, is putting up a shed? Would repair of an existing septic system or well require annexation? Would having a new septic or well installed in the event of failure be prohibited without annexation? If your house burns down are you allowed to rebuild?

Further, in the Rural Residential - Existing section, it specifically states that " Individual wastewater systems and wells are permitted." No such statement exists in the Urban Growth section. Which again leads to the same questions as above- on lots already developed, can septic and wells be repaired or replaced in an Urban Growth area?

Thanks for your time and attention and look forward to your answers.

Evan Sivesind



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Amelia Q. Schoeneman

From: ncloyd1@aol.com
Sent: Monday, June 13, 2022 1:48 PM
To: Amelia Q. Schoeneman
Subject: Concerning Ames Urban Fringe Plan Draft Land Use Framework Map

[External Sender - Please Use Caution]

Dear Amelia,

I am e-mailing you, to ask you to take a look at the framework map made out by the city of Ames and the Story County Planning & Development. My husband and I have 38 acres in section 29 in grant township in Story County, under the name Neale and Shirley Cloyd Trust.

The Urban Fringe Plan is to be no further out than two miles from the city of Ames. Two miles is from new highway 30 to 260, which is the road coming west out of Shipley. The Urban Reserve Overlay is reaching out further south than their two mile limit. It includes properties on the east side of Sand Hill Trail which is Jim Fagans 40 acres and Neale and Shirley Cloyds Trust of 38 acres. It also includes Mike and Dr. Taylor Drakes property, Andrew Swanson 235 acres, W. Guthrie Trust 155 acres, and Joann Walker 160 acres.

It appears to us and the people that I mentioned above that the Urban Reserve Overlay should be taken off these areas, as they are outside of the two miles of city property. At the last meeting, I was talking to Kelly and he said he made a mistake when he included the land below 260 Rd. in the Urban Reserve Overlay.

Also there is a big concern about the quantity of acres being put in the Urban Reserve Overlay. That too many acres are being included in this plan for the actual growth that is happening for Ames. There was 250 people in growth last year and one year Ames lost 600 people.

I would ask that the land in section 29 be taken off of the Urban Reserve Overlay Plan at this time, and take another look at it in five years.

Thank you very much for your consideration.

Sincerely Shirely J. Cloyd
26198 Sand Hill Trail
Ames, Ia. 50010

515-290-0387

Amelia Q. Schoeneman

From: Latifah A. Faisal
Sent: Monday, June 6, 2022 12:14 PM
To: Amelia Q. Schoeneman
Subject: FW: concerning Ames Urban Fringe Plan Draft Land Use Framework Map

FYI.

An addition to the public comments list.

Latifah



Latifah Faisal
Board of Supervisors, Chair
Story County
900 6th Street | Nevada, Iowa 50201
Phone: (515) 382-7203 | Email: Lfaisal@storycountyiowa.gov

She/Her/Hers

Engaging our diverse communities to responsibly provide quality opportunities and services that matter

Accountability | Collaboration | Environment | Equity | Inclusivity | Innovation | Wise Use of Resources

From: ncloyd1@aol.com <ncloyd1@aol.com>
Sent: Monday, June 6, 2022 11:50 AM
To: Latifah A. Faisal <Lfaisal@storycountyiowa.gov>
Subject: concerning Ames Urban Fringe Plan Draft Land Use Framework Map

[External Sender - Please Use Caution]

Dear Latifah Faisal,

I am e-mailing you, to ask you to take a look at the framework map made out by the city of Ames and the Story County Planning & Development. My husband and I have 38 acres in section 29 in Grant township in Story County, under the name Neale and Shirley Cloyd Trust.

The Urban Fringe Plan is to be no further out than two miles from the city limits of Ames. Two miles is from new highway 30 to 260, which is the road coming west out of Shipley. The Urban Reserve Overlay is reaching out further south, than their two mile limit. It includes properties on the east side of Sand Hill Trail,

which is Jim Fagan's 40 acres and Neale and Shirley Cloyd's Trust 38 acres. It also includes part of Andrew Swanson 235 acres, W Guthrie trust 155 acres, and Joann Walker 160 acres.

It appears to us and the people that I have mentioned above that the Urban Reserve Overlay should be taken off of these areas, as they are outside of the two miles of city property.

Also there is a big concern about the quantity of land being put in the Urban Reserve Overlay. That too many acres are being included in this plan for the actual growth that is happening for Ames. There was 250 in growth last year and one year Ames lost 600 people.

I would ask that the land in section 29 be taken off of the Urban Reserve Overlay Plan at this time and take another look at it in five years.

Thank you,

Sincerely, Shirley J. Cloyd, 26198 Sand Hill Trail, Ames, Iowa 50010 515-290-0387

Alanna L. Patterson

From: Amelia Q. Schoeneman
Sent: Thursday, May 26, 2022 9:57 AM
To: 'Vern vande brake'
Cc: Laura Lascio; Tony Lascio
Subject: RE: questions about property

Hi Vern,

The Ames Urban Fringe Plan is an existing plan. The process we are going through right now is a renewal of that plan, plus changes, so that's what I mean by amendment. The existing plan is expiring, so we need to renew it. It's a comprehensive amendment, not just to one portion of the plan. Ames, Gilbert, and the County are the cooperators in the Plan and have initiated the renewal and amendment process. County staff has taken the lead and been working with the cities. There aren't multiple versions. [You can find the draft here.](#)

Yes, not buildable for a dwelling. An accessory structure to support agricultural operations on the site would be allowed.

If the plan expired and we had not adopted a new plan yet, Ames and Story County would need to review the division of the property. Both Ames and the County's standards would need to be met, including for city infrastructure unless the city waived those requirements. Again, [the County's standards to allow a division for additional buildable lots in the A-1 Agricultural Zoning District would not be met.](#) A house would need to be constructed on the property first.

Regarding the process to develop multiple residential lots in the county, that would require a rezoning before we could consider that type of subdivision. Rezonings must be compatible with future land use plans.

Your current designation is in the Study Area: *The area between the cities of Ames and Gilbert, because of its key location, is identified as the 'Story County Study Area' and is set aside as an exception to the Urban Fringe Plan until a detailed study for potential land uses in the area is completed. The County and respective cities shall retain their jurisdictional powers in the study area and continue to maintain status quo with respect to current land use, zoning and subdivision until a joint decision is made.*

This designation would need to be changed to a designation that supports rural residential development. This process starts with an application request (letter) to the Ames Planning and Housing Department. The City of Ames then forwards the request to Story County and Gilbert to take action on if they will consider the request. A majority support of the entities is required to allow the amendment application to be submitted for consideration. Proposed amendments to the Ames Urban Fringe Plan require approval by all three cooperating entities (Ames, Gilbert, and Story County). The draft Plan has additional, specific standards that need to be met in order to support a change to allow rural residential development. You can find those under the [Rural Residential – Expansion designation.](#)

If an Ames Urban Fringe Plan Amendment were approved to change the property to a designation that supported the A-1 Agricultural Zoning District, then a [rezoning application](#) could be submitted. There are other [standards for a rezoning](#) beyond compatibility with the AUPF that we would also need to consider.

I can't speak to the city's requirements. In the draft plan, this isn't an area where annexation is planned in the short-term.

-Amelia

From: Vern vande brake <vern.vandebrake@gmail.com>
Sent: Wednesday, May 25, 2022 10:48 PM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyowa.gov>
Cc: Laura Lascio <lauralascio@gmail.com>; Tony Lascio <alascio@gmail.com>
Subject: Re: questions about property

[External Sender - Please Use Caution]

Hello Amelia,

Thank you for the clarification that you responded with.

One question I have is related to the "With the amendment," statement you referenced earlier. It was also mentioned at the public meeting. I am confused with how an amendment is initiated and who is the stakeholder of the draft? What criteria determines there be an amendment or is every amendment specific to the situation, resulting in numerous amendments being drafted?

When you say "it's not buildable" I am assuming you are making reference to a dwelling. Does this also apply to the construction of a farm building? The "nor divisible" designation relates to the fringe plan, but at the plan's expiration what would the future hold? If the city were to annex this into its boundaries then what will the stipulations be regarding additional division of the property? Can annexation occur prior to the expiration of the fringe plan? What would change if this were to occur?.

Another question I have is what are the rules for rural subdivisions? What are the rules for subdivisions in the city?

What is the current designation of my property on the current fragment plan?

Open to your thoughts.

Best regards,

Vern Vande Brake

On Wed, May 25, 2022 at 4:05 PM Amelia Q. Schoeneman <ASchoeneman@storycountyowa.gov> wrote:

Hi Laura,

Under County Zoning and the A-1 Agricultural Zoning District, the parcel would require a subdivision to be further divided. The only type of subdivision allowed in the A-1 Agricultural Zoning District is a Residential Parcel Subdivision, which requires an existing dwelling to be in place on the property and tax rolls before it can be submitted.

We have a 35 acre minimum parcel size require to construct a house in the zoning district. The property does not meet this requirement. The only exception that may apply would be the LESA score exception (a low agricultural value versus

development score). Under the county code, the LESA exception only applies to properties in the Ames Urban Fringe that are designated as Agriculture and Farm Service. This property is not.

With the amendment, it may be located in the Agriculture and Farm Service Designation, and the Urban Reserve Overlay. This may allow one dwelling to be constructed. I am going to save this email as a comment on the Fringe Plan regarding that. The Urban Reserve Overlay would not allow further divisions.

So in short, right now it's not buildable nor divisible. With the proposed Fringe Plan, it might be buildable but I will need to think through that some more with the final draft. It would not be divisible for another dwelling once one had been built on under the proposed Fringe Plan. Let me know if you'd still like to discuss.

-Amelia

From: Laura Lascio <lauralascio@gmail.com>
Sent: Wednesday, May 25, 2022 12:38 PM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov>
Cc: Vern Vande Brake <vern.vandebrake@gmail.com>; Tony Lascio <alascio@gmail.com>
Subject: questions about property

[External Sender - Please Use Caution]

Hi Amelia,

My dad, Vern Vande Brake, and I have questions related to a parcel that he owns just north of 190th Street in Ames. He is copied on this email. I've also copied my husband, Tony.

We'd like to know if we can divide this parcel so that our family (Laura and Tony) can purchase some acres of it?

We'd also like to know what the options are to build on this property.

And, will the building options *change* after the implementation of the Urban Fringe plan.

Ideally, we'd like to talk with you by phone this week - doing a conference call together to discuss the possibilities. Can we get on your calendar to make that happen?

Below is a link to the parcel.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=4&PageID=1108&KeyValue=0516300360>

Thank you for your help!

Laura

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Amelia Q. Schoeneman

From: Lisa K. Heddens
Sent: Thursday, June 30, 2022 6:20 PM
To: Amelia Q. Schoeneman
Subject: Fwd: Ames Urban Fringe Plan

Amelia,
Don't think I shared this comment with you. Sorry. This is from Kim's son.
Don't think I have any others but will double check.

Lisa

Sent from my iPhone

Begin forwarded message:

From: Clark Coffman <clarkcoffman63@gmail.com>
Date: June 7, 2022 at 12:47:17 PM CDT
To: "Lisa K. Heddens" <LHeddens@storycountyowa.gov>
Subject: Ames Urban Fringe Plan

[External Sender - Please Use Caution]

Dear Supervisor Heddens,

As a resident of Meadow Glen Road, I want to encourage the planners to use their own definitions and classify Meadow Glen Road as "Rural Residential—Existing" rather than "Urban Growth". Meadow Glen road is an existing rural subdivision that is fully built out, is on a privately maintained road, and owners provide their own water and septic systems. This matches the description of "Rural Residential—Existing". The "Urban Growth" designation would require that "City infrastructure, street, and trail connections are available, or achievable with low-cost". As has been pointed out, at multiple public meetings, this is not the case. This area does not provide additional housing, a goal of Ames planners, as no additional housing would be built. It is existing, not growth. Please reclassify this neighborhood.

Our property is also near to Worrell Creek, an environmentally sensitive area that needs to be protected. New development that impacts Worrell Creek, as proposed in the current plan is environmentally irresponsible. Worrell Creek is a fragile area and could easily be harmed if areas around the creek are developed.

Finally, as noted at the public meetings, the City of Ames Fire service could not meet the needs of this neighborhood due to a lack of water tanker capacity. We rely on, and our taxes support, the Kelley fire department for fire protection. The impact of losing the Meadow Glen Road neighborhood would decimate the Kelley fire department. This should concern those government officials who are stewards of Story County.

Thank you.

Clark Coffman

2810 Meadow Glen Road

Ames IA

6/16/2022

To: Kelly Diekmann and Amelia Schoeneman

From: Chuck Winkleblack and Justin Dodge – Hunziker Development Group LLC

Re: *Ames Urban Fringe Plan* Update

In reviewing the draft document for the *Ames Urban Fringe Plan* update, we have specific comments we would like to share while the jurisdictions update the plan.

In general, we support the *Ames Urban Fringe Plan* update and the need for land protection for future urban development. We live in an amazing community that is blessed to be growing, but our county continues to be short of housing stock in both rural and incorporated areas. As a community, we must therefore continue to seek new, creative rental and buying options for our residents.

As mentioned previously, we have specific concerns with the current draft plan. These concerns are detailed below.

- One identifiable concern is the lack of opportunity to grow residential rural expansion. There is no land identified for this option with a challenging process to land additions. Among the criteria of concern is the wording “shall” which is coupled with subjective language such as: “previously approved area will be considered when granting an amendment.” The mandate of being adjacent to existing rural residential or the rural residential expansion area (which has no land identified) is unworkable and severely limits options to the point of nonexistence. The farm ground LESA score can be too high to develop, and the natural areas are to be protected, which then leaves NO land for development.
- We believe the forty-acre limitation is unrealistic. Given the criteria for storm water management, the need to account for streets, and the density and lot size requirements, we conclude that forty acres will not be adequate.
- Planning for the construction of a mere three homes per year over 20 years in rural Story County is significantly lower than the current absorption rate and market conditions and must be considered. This restriction would force those families looking for additional space out of Story County and into surrounding counties, where additional space is readily available.
- We are concerned with the diction used when referring to affordable housing, specifically “direct” affordable housing. We would recommend amending this to “encourage.”
- Limiting amendment applications to January and July appears to restrict amendments and we would recommend removing this stipulation.
- Achieving a majority vote will be challenging if Gilbert is not participating in votes South of 190th Street. If the vote is only between the City of Ames and Story County, when one jurisdiction votes it down and the other votes it up, the amendment automatically fails.

In conclusion, we support updating the *Ames Urban Fringe Plan*, but we believe it must allow for development in unincorporated areas. The plan as presented makes that not only unlikely, but nearly impossible. We hope to work together to produce a plan that protects the natural beauty of our county while allowing for sustainable growth and housing opportunities for Story County residents.

Thank you in advance for your time and consideration.

Story County Supervisors

Officials-

We, as the Grant Township Trustees have just been fully made aware of the proposed expansion plans regarding the city of Ames and further encroachment into Grant, Washington and Milford townships.


We are all a little in dismay that we have not been collectively contacted by you (the supervisors) and informed of how this will affect our tax base and in result the ability to provide adequate fire protection for the residents of said townships.

We are all opposed to such expansion and while we realize that city growth can not be entirely road blocked, we firmly believe that there should be some kind of organized effort starting with your positions to have a plan to deal with these new obstacles placed in our future and the path of our well being.

Ames has been notoriously uncooperative in their reach for fire protection into rural areas and they are not equipped to deal with such events. Not to mention the possibility of a disaster occurring at two ethanol plants now within the districts.

Speaking only for Grant township now but the same problem will exist in Milford too, we are on tenuous ground with the city of Nevada for our fire protection currently. Further loss of tax base may force our agreement with them to be nullified due to lack of money to keep up with rising costs and possibly more complicated fire and rescue calls. Past performance would only lead us to believe that Ames will NOT pick up fire protection for these areas and we suspect that Ames will be collecting the levies on those areas while not taking responsibilities for the risks involved to the residents there.

We need clarification on some of these basic points before you (the supervisors) would place your stamp of approval on any proposed expansion plans.

 _____ Grant Township Trustee

 _____ Grant Township Trustee

 _____ Grant Township Trustee

 _____ Grant Township Clerk

PATRICK R. ANDERSON, ESQ.
ATTORNEY & COUNSELOR AT LAW

2398 Walsh Avenue
Santa Clara, California 95051

O: 877-903-7828; Fax: 515-686-6087
pryanlawyer@gmail.com info@patrickandersonlaw.com

931- 10th Street
Modesto, California 95354

Patrickandersonlaw.com

Business Office: 2410 State Ave., Ames, IA 50014

12100 Wilshire Blvd.
Los Angeles, CA 90025

VIA USPS and CERTIFIED to:

To:

Re: **Substantial Concerns About The Fringe Plan**

Dear Story County Supervisor,

I am reaching out to you as my county authority regarding the proposed Fringe Plan. Although I have been a resident in Story County since 2014, it was almost by accident that I discovered the Fringe Plan proposal.

Around mid-May, as I was cleaning out my car, I noticed a postcard on the floor that looked like a typical advertisement. I nearly threw it away, but then noticed that it had a “semi-official” appearance to it. Upon closer examination I saw that it was notifying county residents that our property was subject to a major rezoning and about to undergo a complete change in jurisdiction (moving from Story County authority to the City of Ames). I was shocked—how could so many citizens facing a major proposal with such dramatic ramifications be so poorly noticed?

When I attended two of the presentations I couldn't help but notice two very disappointing aspects: there were very few county residents in attendance; and not one of my questions was answered with any specificity regarding what to expect in fact from the rezoning of our neighborhood.

Defective Notice and Substantive Unfairness

The above personal experience delineates two fatal deficiencies with the Fringe Plan: Defective Notice and Substantive Unfairness. The first is a procedural error that is likely to spark litigation to successfully enjoin this entire process. The procedural error is one of “defective notice”. In short, the citizens being affected by the Fringe Plan were not noticed in a manner that was sufficient to receive, much less merit, their attention. When Real Property rights are involved, the persons whose property rights are affected have a right to sufficient notice that is intended to adequately apprise them of important events and upcoming decisions that may affect their ownership.

Simply mailing out a flaky postcard that looks like an ad for a “brake job” as a general mailer certainly falls far short of sufficient notice. In fact, every citizen affected by the Fringe Plan should have received at a minimum two mailings, one First Class, and the other Certified, addressed to each affected property owner—at a minimum.

The second fatal deficiency is one of substance: The Fringe Plan is patently unfair as proposed and insufficiently presented. There is absolutely no way for any affected property owner to know with any accuracy what to expect to happen in their neighborhood should this defective plan be ratified and approved by the Story County Supervisors. In effect, the County Supervisors are being intimidated by and unduly pressured by the City of Ames officials to sign off on a “blank check”. And that, without any recourse should the Fringe Plan be interpreted to the detriment of the County Citizens.

When one examines the Fringe Plan map and sees various designations, one cannot help but notice that the words used for the designations really don't have any objective definition and meaning. It's unfortunate also that the various proposals in the Plan are subject to a wide variety of interpretations and applications—many of which may be completely unforeseen by today's leadership. In fact the wording appears to be a semi-clever nomenclature that essentially rezones huge areas, but without any substantive definition. When I asked for specifics regarding what to expect in various areas (all with the interesting rezoning type wording), I received dismissive and nonresponsive answers. When I inquired in a more subtle manner by asking if a “trailer park” had been proposed for a particular area, the City representative knew the area in question very well and answered, “a trailer park there? Well, no, not formally as yet.”

Imagine if a county citizen approached the Story County Zoning Commission with a project that they wanted to construct on their property. Normally, the owner would be required to provide a plat map or site plan, plus show a plan of what they propose to build. Of course, the project may intrude on the rights of neighbors and may require the consent or at least no complaints from any affected neighbors. But rather than provide a specific plat or site and project design, the property owner gives dismissive answers to the Commissioners' questions. And of course the owner also indicates that the neighbors don't care and really don't need to know any specifics of what's being proposed here. Is the Zoning Commission likely to approve that property owner's project? Of course not, but that is exactly what the Story County Board of Supervisors are being pressured to do for the City of Ames and that to the detriment and expense of the many county residents. The Fringe Plan is a radical rezoning without any knowledge of what the county citizens may expect to happen in their respective neighborhoods.

While there are many additional and very serious deficiencies with the Fringe Plan*, the two cited above are sufficient to merit a stepped up scrutiny and obvious rejection by the Story County Supervisors as our elected representatives on behalf of the Story County resident citizens.

Very truly yours,

Patrick R. Anderson
Attorney at Law

*Serious environmental concerns: Worle Creek—under the Plan this creek will end up looking like a Los Angeles flood control viaduct; Native American burial and artifacts—none of which are even brought up much less addressed in the Fringe Plan.

*There are many additional, sophisticated approaches to planning and zoning that are completely missing from this draconian and high pressure, time constrained methodology.

*The present and long time use of many of the proposed areas for rezoning are completely incompatible with the proposed rezoning by the Fringe Plan.

✓ LF
LM
✓ LH

To: Story County Board of Supervisors
From: Washington Township Board of Trustees

RECEIVED

JUN 06 2022

**STORY COUNTY
BOARD OF SUPERVISORS**


**Statement of Position
Regarding Proposed Ames Urban Fringe Plan
May, 2022**

We are gravely concerned about the proposed Ames Urban Fringe Plan and how it would affect Washington Township in Story County, Iowa. Township property and growth are necessary to support and maintain our volunteer fire department and other services. Due to years of annexation and expansion of the Ames City boundaries, Washington Township has shrunk from 23,040 acres to less than 12,000 acres. The township territory is further limited by over 3,100 acres of ISU controlled land, more than half of which are not taxed. Story County's proposed Urban Fringe Plan gives complete control to the City of Ames of an additional 5,800 acres, leaving less than 3,100 acres in the entire township for possible rural growth. In order to protect and possibly expand Washington Township's tax base into the future, the township trustees respectively request the following actions:

1. Eliminate the Urban Reserve Overlay from all Agriculture and Farm Service designations in Washington Township
2. Remove the Urban Growth designation from the Meadow Glen rural subdivision and change it to Rural Residential Existing
3. Remove the Urban Growth designation from the area north of Zumwalt Station Road and replace it with the Agriculture and Farm Service designation with no Urban Reserve Overlay.



Pamela Iasevoli, Township Clerk



Robert Finch, Trustee



Kevin Winchell, Trustee



Kim Christiansen, Trustee

Verbal Comments/Walk-ins

Tom Wynia, 523 Broad Street, Story City. Came to office on 5/18/22. Had read about the proposed cooperative agreement in the newspaper and wanted to see draft map. Representing a property owner whose property is not in the updated Fringe area (i.e. outside of 2-mile radius). Upset about Conceptual Review comments that have been provided to their client concerning developing that property (which is outside the Fringe). Asked for meeting dates for the public forum and open houses. Staff provided him a postcard with that information.

Michael Drake, 26398 Sand Hill Trail. you want to know what ability the county would have to obstruct to Ames annexing Urban Reserve if there's a conflict about the annexation not meeting policies or if growth has been inappropriate. What ability does the county have to stop that?

Dial back Urban Reserve, 60,000 seems too much, what about additional tiers of reserve allowed with every five year review

Why over 2 mile Urban Reserve along Sand Hill

Charles Hurburgh. Issue with Meadow Glen is hookups and cost. They'd have to pay for sewer connection if available. What if involuntary, Ames would have to pay. Is there room for a compromise? Reduced cost, special assessment? We need to get this figure out with the current Fringe Plan—the time is now.

Also, what about Kelly fire? Can they have hydrants?

Alanna L. Patterson

From: Gould, Julie <julie.gould@cityofames.org>
Sent: Thursday, May 26, 2022 10:24 AM
To: Diekmann, Kelly; Amelia Q. Schoeneman
Subject: Jerry Sloan - 5105 N Daytona and Fringe Plan designation

[External Sender - Please Use Caution]

FYI, Jerry Sloan stopped in. Amelia, he said you know him well.

He said he will likely attend the Fringe Plan meeting in Gilbert, but he wants to make sure his property and the parcel to the north does not get designated with mining overlay.

Thank You,

Julie Gould
Planner

515.239.5400- main | 515.239.5443 direct | 515.239.5404 -fax
julie.gould@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



PUBLIC COMMENT

Name: Quild & Jeanie Peterson

Address: 5504 265th St., Ames, Ia 50010

Comment: There doesn't seem to be any concern about preserving farm land. Why take good farm land, when there are many areas of land not suited to farming. We are farmers. Our farm is directly on the south side of 265th St. It is farm ground and all land on both North & east/west are Agriculture, yet your map doesn't show it. No one looking at the map would realize this.

over

Other Email and Written Comments

It is time for Ames to stop expanding outward and force growth upward. We must preserve farmland in Story County. We have a right to make decisions for our property. This is a free country. We do not live in the city of Ames and we should not have to follow their rules. And nothing should be decided without full & extended information to & from those affected.

PUBLIC COMMENT

Name: Bred Perkins

Address: 5500 240th St Ames

Comment: The AUPP should not be used to
pre-empt Story County's Code of Ordinances.

To quote the judge in our case
"The court rejects the argument that the AUPP
is binding on the Board of Adjustment."

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3769

Date Submitted: 5/18/2022

Comment

Hello, We own a property on the edge of the new AUP. Since our initial purchase in 2019, we have been in communication with the county about building dwellings on our land. The property included in the fringe plan is 10-31-100-405. Our intent (which has been discussed the county) was to build a home on that 37.63 acre plot, then ask for a subdivision to be made so that we can also build one more dwelling on our 17.22 acre plot connected on the south. (10-31-300-240). Will the new fringe plan allow for us to continue with our plans? We don't mind being included in city taxes/etc., but we have worked very hard to acquire land for our two families to build our forever homes. We are requesting that you allow us to use our land for two dwellings spread over nearly 55 acres. We feel that this is a reasonable request. Please let us know as soon as possible. Thank you very much.

First Name

Kari

Last Name

Stagg

Email

kari.stagg@ames.k12.ia.us

Amelia Q. Schoeneman

From: Amelia Q. Schoeneman
Sent: Tuesday, May 24, 2022 3:12 PM
To: 'Kari Stagg'
Cc: Andrea E. Wagner
Subject: RE: Questions about AUFPP

No problem, Kari.

You are understanding correctly except that the 17 acre piece could be further divided through the same residential parcel subdivision process so there was a lot for a house at least one net-acre in size or greater and a remainder that would not be buildable for a dwelling.

From: Kari Stagg <kari.stagg@ames.k12.ia.us>
Sent: Tuesday, May 24, 2022 3:05 PM
To: Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov>
Subject: Re: Questions about AUFPP

[External Sender - Please Use Caution]

Thank you so much, Amelia.

I was more concerned with the ability to make a residential parcel subdivision with one property being in the AUFPP and one not. We will be ok with keeping the two parcels the sizes they are now if it would allow us to build one dwelling on each. So am I understanding correctly that we can have two dwellings as long as we keep the lot sizes the same, build on the 37 acres first, and wait until that dwelling is on the tax code to have the 17 acres added into a residential parcel subdivision before building there?

Your patience with me is greatly appreciated. As you can tell, this is not an area that I am familiar with.

On Tue, May 24, 2022 at 2:41 PM Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov> wrote:

Hi Kari,

Other Email Written Comments

The Urban Reserve Overlay is currently proposed to not allow further divisions of land to create additional developable parcels or reduce the size of a property. I believe your plan was to build a house on the 37 acre piece as it is currently, and then complete a residential parcel subdivision of that entire piece and the property to the south to make the property to the south or a portion thereof buildable for a dwelling. Under the Urban Reserve designation, if the 37 acre piece was surveyed as one lot (its configuration would not change), that would be OK. The lot to the south that's outside of the Ames Urban Fringe Plan area could be reduced in size/further divided for a dwelling. This is only because the lot to the south is outside of the AUFPP planning area.

I believe that Andrea has gone through that subdivision process with you and what that requires. Let us know if you have additional questions.

From: Andrea E. Wagner <AWagner@storycountyiowa.gov>
Sent: Wednesday, May 18, 2022 1:20 PM
To: 'Kari Stagg' <kari.stagg@ames.k12.ia.us>
Cc: Amelia Q. Schoeneman <ASchoeneman@storycountyiowa.gov>
Subject: RE: Questions about AUFPP

Hi Kari,

Thank you for reaching out. I am including our director on this email—Amelia Schoeneman—because I think she will be better equipped to answer questions about the updated Fringe designations. Based on the draft map, it appears the 37-acre parcel is proposed to be designated as Agriculture and Farm Service, with an Urban Reserve Overlay.

Amelia is out of the office the remainder of this week, but she will get back in touch with you as soon as she is able.

It sounds like you've already been to our website with information about the draft plan, but I will link to it here just in case:
<https://www.storycountyiowa.gov/1243/Ames-Urban-Fringe-Plan>

Other Email Written Comments

As you will see on that webpage, we do have three public meetings coming up to receive comments in-person from the general public. The first is a public forum next Monday, May 23rd, at the Ames public library, and the others on May 26th and June 7th will be an open house format where individuals can ask staff questions. The meeting on May 26th is at Gilbert City Hall, and the meeting on June 7th is at City Church on Oakwood Road in Ames.

I am also going to note your questions down, as these are important for staff to be aware where clarification is needed in the plan.

All best,

Andrea

From: Kari Stagg <kari.stagg@ames.k12.ia.us>
Sent: Tuesday, May 17, 2022 10:03 PM
To: Andrea E. Wagner <AWagner@storycountyowa.gov>
Subject: Questions about AUPF

[External Sender - Please Use Caution]

Hi Andrea,

We are learning more about the new Ames Urban Fringe Plan, and part of the information that we discovered is that our 37 acre lot will be part of the plan. There is so much information to take in, and it is kind of confusing to me. I was reading something about developments, but couldn't understand it. Do you happen to know if the new plan will prevent us from making a development so that we can build on both parcels? Or if we would need to and/or be able to build two dwellings on the 37 acres?

If you aren't the person that can help me with this, do you happen to know who I would direct my questions to?

Thank you again for all of your help. You are a wealth of knowledge for me as I navigate this new territory.

Kari

--

Kari Stagg

Ames Middle School Secretary

515-268-2412

kari.stagg@ames.k12.ia.us

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--

Kari Stagg

Ames Middle School Secretary

515-268-2412

kari.stagg@ames.k12.ia.us

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3772

Date Submitted: 5/18/2022

Comment

Please keep me updated. Thank you.

First Name

Henry

Last Name

Grayum

Email

henrygrayum@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3789

Date Submitted: 5/21/2022

Comment

I would like my property at 26857 510th to be removed from reserve urban plan, and for it to remain in story county. I am not in support of this annexation plan.

First Name

Mary

Last Name

LaMar

Email

Kooplamar@gmail.com

Note: staff followed up with this commenter as the property is designated as Agriculture and Farm Service.

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3790

Date Submitted: 5/21/2022

Comment

I would respectfully asked that my property at 26857 510th avenue be removed from Ames Urban fringe plan. This property is surrounded on three sides of land not included, north, south, western property lines. It would make sense that this property should stay in county land, as not to limit my options of selling the property to person who farms the land on three sides of my property. The urban fringe plan , should follow the R38 road for more consistent & straight forward boundary. My property should not be included.

First Name

David

Last Name

LaMar

Email

Kooplamar@gmail.com

Note: staff followed up with this commenter as the property is designated as Agriculture and Farm Service.

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3808

Date Submitted: 5/25/2022

Comment

First Name

Last Name

Email

Carley.joens@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3818

Date Submitted: 5/26/2022

Comment

PLEASE leave the land between 180th and 190th from a half mile west of GW Carver to a half mile east of HWY 69 Agriculture and Farm Service. DO NOT change it to Urban Reserve! PLEASE!!

First Name

Last Name

Email

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3872

Date Submitted: 6/2/2022

Comment

Further development in this area would destroy existing flora and fauna habitat totally disrupt the existing ecosystem

First Name

phil

Last Name

iasevoli

Email

phil.iasevoli@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3875

Date Submitted: 6/3/2022

Comment

Though Story County says one of its purposes is to preserve farmland in the county, it seems that the supervisors are highly influenced by real estate companies from Ames when it comes to annexing land to Ames. Why is Ames so bent on expansion of its city limits to the detriment of farmland? When the original Ames Fringe Plan was discussed, we were told that a buffer zone between Ames and Gilbert would be maintained where no building of residences would occur. On the current draft proposal map, there is no buffer shown. Instead, Urban Reserve in that area is shown. 17,000 acres reserved for urban development is too much! A recent article in the Ames Tribune reported the feelings of Ames in expanding=the more the better. Unfortunately, Story County seems to go along with those powers that be in Ames. Please reconsider this draft of the Urban Fringe Plan considering the preservation of farmland which is the source of our food and other products; please reconsider the language limiting what land owners can do on their own property in the draft of this plan. Thank you.

First Name

Rosalyn

Last Name

Brandt

Email

brandtrocks@aol.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3876

Date Submitted: 6/3/2022

Comment

Timing of postcard sent to residents was too late for many to attend the Ames Library meeting. A second meeting with City and County staff present to present the plan to residents should be planned if at all possible. Many residents in the urban overlay who will be affected by the AUPF have many questions which are not being answered and can not be simply explained by responding to a comment. Please set another open forum with staff present to allow for in person dialog..

First Name

phil

Last Name

iasevoli

Email

phil.iasevoli@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3890

Date Submitted: 6/7/2022

Comment

Dear Director Schoeneman, As a resident of Meadow Glen Road, I want to encourage the planners to use their own definitions and classify Meadow Glen Road as "Rural Residential" Existing rather than "Urban Growth". Meadow Glen road is an existing rural subdivision that is fully built out, is on a privately maintained road, and owners provide their own water and septic systems. This matches the description of "Rural Residential" Existing. The "Urban Growth" designation would require that "City infrastructure, street, and trail connections are available, or achievable with low-cost". As has been pointed out, at multiple public meetings, this is not the case. This area does not provide additional housing, a goal of Ames planners, as no additional housing would be built. It is existing, not growth. Please use your own definitions and reclassify this neighborhood. Our property is also near to Worrell Creek, an environmentally sensitive area that needs to be protected. New development that impacts Worrell Creek, as proposed in the current plan is environmentally irresponsible. Worrell Creek is a fragile area and could easily be harmed if areas around the creek are developed. Finally, as noted at the public meetings, the City of Ames Fire service could not meet the needs of this neighborhood due to a lack of water tanker capacity. We rely on, and our taxes support, the Kelley fire department for fire protection. The impact of losing the Meadow Glen Road neighborhood would decimate the Kelley fire department. This should concern those government officials who are stewards of Story County. Thank you. Clark Coffman 2810 Meadow Glen Road Ames IA

First Name

Clark

Last Name

Coffman

Email

clarkcoffman63@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3907

Date Submitted: 6/10/2022

Comment

The amount of land designated as urban fringe seems excessive given the 15,000 population growth the Plan anticipates for the city of Ames. Current residents of these areas will be impacted by County considerations for the Plan when the land may not be used for City of Ames growth at all.

First Name

Pamela Dee

Last Name

Geringer

Email

pdgeringer@yahoo.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3908

Date Submitted: 6/11/2022

Comment

No development between Ames and Gilbert. Let it stay as is...Ag Zoned! Fields of green...not for development of commercial or residential.

First Name

Natalie

Last Name

Eldred

Email

Nataliesgems@yahoo.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3909

Date Submitted: 6/11/2022

Comment

Some people who live on Meadow Glen Road support having a plan for the future. We also are in favor of annexation.

First Name

John

Last Name

Cramer

Email

Cramer515@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3913

Date Submitted: 6/12/2022

Comment

This Fringe plan seems extremely oversized as the city officials have state that growth in Ames has been marginal in recent years, and had no data to support the need to include so much agricultural land surrounding Ames in this Fringe plan. This is disturbing and threatening agricultural families and businesses in the future if the plan where to go through. If the City says the growth isn't expected for more than 10 years out as stated in the public meetings then why plan for the growth in the next 10 years?

First Name

Ben

Last Name

Smith

Email

bsmith9@outlook.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3919

Date Submitted: 6/13/2022

Comment

The Urban Reserve Overlay encompasses highly valuable land for farming and for those who live in the areas who seek rural living. The purpose of the reserve overlay is "To ensure orderly, efficient city growth, the Urban Reserve Overlay prevents premature development of rural residential subdivisions, rural commercial development, or other uses that may impede urban growth due to lot sizes, rural infrastructure, or the nature of a use. If infrastructure becomes available during the life of the plan, these areas may be annexed." Therefore these lands should be protected from development according to these words, yet in many other places, language allows Ames to take directly without asking. As many others have stated, this constitutes a land grab by Ames and does not take into account anyone living in the area. Residents of this area are asked for comments but the comments are NOT taken to heart by those asking. From prior experience, the city will NOT give land or homeowners a fair market price and the land will be sold at 10x to developers. Use the land within the city limits in better ways FIRST and stop encroaching on rural life!

First Name

Elizabeth

Last Name

Kraayenbrink

Email

EABOBECK@GMAIL.COM

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3923

Date Submitted: 6/13/2022

Comment

I'm wondering why Ames and other towns in general feel the need to keep adding to their incorporated area. What benefit do they want for themselves at the expense of farmland, farmers in the area, open green space, etc. I know a ready work force is wanted in Ames--any other reasons? After reading in the Tribune about the protest of the draft plan by those living southwest of Ames, I'm wondering if the focus will now switch to the area north of Ames where I live and the open areas there. I for one have all the same issues for our area that the protesting people have for theirs. I urge Story County to be very strong in their will to focus on our farming purpose for land use as well as the protection of environmentally delicate areas. Please don't be easily swayed by realtors in the city and towns who want to grab the land for housing and commercial purposes. I'm in the Gilbert School district and have seen the past and current growth there necessitate the building of new facilities, larger class sizes, etc. Speaking to just the need for new facilities, I worry about how our property taxes will be affected. Also, my children and grandchildren have/are attended/ing Gilbert CSD--the school has always strived to provide the best in education and its facilities to students--when will the population growth in the town and fringe get too big for that to continue to happen?

First Name

Rosalyn

Last Name

Brandt

Email

brandtrocks@aol.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3932

Date Submitted: 6/14/2022

Comment

I understand why the city of Ames is interested in the Urban fringe plan. I cannot fathom why Story County would go along with it. Why should Ames get to dictate how county land is utilized? If Ames wants control, they can annex and get jurisdiction. Allowing this plan to go forward completely throws county residents under the bus. Furthermore, the plan doesn't even follow its own definitions. Specifically, the Meadow Glen neighborhood is designated as Urban Growth, despite being already 100% developed and fitting every single criteria for Rural Residential Existing: 1-5 ac lots, private road, wells and septic. Ames has already stated they foresee no development in our area, will not extend city utilities (water or septic), and will not take over maintenance of our road. It is simply a ploy to try to forcibly annex our area via 80/20 "voluntary" annexation. If all the work to write the plan and define areas is done, at least follow the definitions in the plan itself and apply them appropriately. Meadow Glen area should clearly not be Urban Growth, but Rural Residential -Existing and left alone.

First Name

Evan

Last Name

Sivesind

Email

evan.sivesind@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3933

Date Submitted: 6/14/2022

Comment

Dear Story County Board of Supervisors: My family and I moved to the Worle Creek area of Ames—we are in the county. We moved there so that we could be close to Ames without living in an urban area. The Worle Creek area is a nice mixture of farming/research farms, estate sized lots, and a sprinkling of well thought out R-1` developments—lot sizes tend to range from 1/2 acre to sometimes 2-3 acres. I'm concerned about a number of things in the proposed plan: 1) The Worle Creek area is being effectively "re-zoned" by the term "Urban Growth". This would be a radical rezoning and disruption of every bit of the current use—this designation is totally incompatible with the present character and quality of life for many residents. I suggest "zoning" the area under the following proposed designations: Rural Residential Existing (which is what it is), Rural Residential Expansion (this would be compatible with much of the current use), and Ag & Farm Service—again, this is compatible with much of the present use. Second, this area is an environmentally sensitive area. The present rural and Ag use respects that environmental sensitivity of the area. An Urban Growth designation walks right over and ignores any environmental concerns. We moved to Ames in part because of a progressive attitude pertaining to sustainability—but it appears that perhaps Ames is not in fact particularly concerned with these things.(?) An Urban Growth designation will also put into jeopardy certain conditional uses (e.g. Bed & Breakfast). Again, a Bed & Breakfast is perfectly suited for the area as it is currently "zoned". It is unfair, even on the promise of "grandfathering" existing uses, especially since those types of permissions are subject to alternative "interpretations" by future planners. It came to my attention when speaking with my neighbors that in a past meeting, not too long ago, that there was a motion, duly seconded, discussed and voted on that took the Worle Creek area off of the Fringe Plan altogether. Subsequent to the meeting and shown on the current proposal, the Worle Creek area has been placed back onto the Plan, but with no explanation as to how that occurred—please advise. I would like to see the minutes of the meeting and motion in question. Finally, as I attended one of the presentations, I was left with more questions than answers. Really, if one steps back from the "fray" for a moment, the Plan is using a lot of terminology that simply does not define what the affected citizens can expect going forward. For many of the affected citizens in the county the Plan is a radical rezoning without recourse. When I did ask one City of Ames Rep if a "Trailer Park" had been proposed on the 137 acres recently purchased by the city's largest trailer park owner, the answer of the City Rep was this: "Well, no, not formally as yet." That answer sent a chill through me, as the implication then is this: obviously it has been discussed, but of course it cannot be proposed until the "Fringe Plan" is approved. With the above in mind, Story County is being asked to cede way too much authority to Ames and is essentially losing control and supervisory authority over the quality of life of the citizens in the county. The Plan is basically a blank check on the hope that the designations won't be too radical. I foresee that the adoption of this Plan as proposed, and without sensible amendment as proposed above (redesignating as Rural Existing, Rural Expansion, Ag service) that the Plan will result in much bitterness and unnecessary acrimony in an otherwise rather sensible community. I suggest the following: 1) Remove the Worle Creek area from the Fringe Plan, or 2) Redesignate the Worle Creek area as Rural Existing, Rural Expansion, Ag Service, or 3) Simply vote "No" on the Fringe Plan altogether.

First Name

Patrick

Last Name

Anderson

Email

pryanlawyer@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3934

Date Submitted: 6/14/2022

Comment

Miriam and I have lived at 2720 Meadow Glen Road (MGR) in the "fringe area" east of State Avenue south of Highway 30 since May 1985. We oppose annexation of this neighborhood to the City of Ames. We moved from Top-O-Hollow Road to a larger home on MGR to accommodate our 3rd child and elementary-school-age children. We sought a larger outdoor space in a natural and wooded setting with a strong community atmosphere. I asked a colleague at ISU who lived on MGR to describe the neighborhood. He not only was able to name all residents of the 28 households but also names and approximate ages of school age children. We were sold immediately. We later came to understand how the "dead-end" traffic configuration, lack of sidewalks, community ownership/management of the road had created a unique community social structure: our road is our sidewalk, and it accommodates dog-walkers, bicycles (some with training wheels) joggers, skateboards, and wheelchairs. Visiting motorists are cautioned at the entrance to reduce speed for safety in this shared use. The road gives young people and adults access to a neighbor's yards that have a hard-surfaced area for basketball or a stage event, another that serves as a small soccer field, and another that hosts the little library. We oppose relabeling MGR as an urban growth area, since no undeveloped lots are available. And we oppose annexation because of the up-front costs and increased taxes, presumably to cover costs of additional services provided. Residents and their neighborhood association have developed well-functioning water and sanitary waste disposal systems as well as a high quality and well-maintained road. And the currently provided police and fire protection serve our needs quite well. We request that the viewpoints of affected residents, as well as the contributions of the existing unique MGR neighborhood to the diversity of housing options of the Ames area, be considered in the decision to advance the area toward annexation. Eugene S. Takle Miriam E. Takle

First Name

Eugene

Last Name

Takle

Email

gene.takle@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3936

Date Submitted: 6/14/2022

Comment

Hello! Thank you for the opportunity to comment, and for the detailed explanations of each overlay. We own 4 parcels of land along Stagecoach Road. 2 are personal under Bryan & Kara Warme. Those two we would be open to annexation by City of Ames even sooner (i.e. turn them blue) because we are so much closer to Ames Fire Dept and would feel more comfortable with that fire protection. Also the road gets a lot of traffic and would do better paved. Our two north parcels are owned by our business Stagecoach Prairie Farms, and one has been marked Urban Reserve. We do not agree with that designation. Those are woods that are left wild for wildlife to roam and enjoy, and they are used regularly for hunting, just like the Isaac Walton lands around us. We do not want these annexed into city limits. The one triangle of land on the west side of the skunk river we are open to gifting to the City or County and we have discussed this with Keith Abrams in the past.

First Name

Kara

Last Name

Warme

Email

kdwarme@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3939

Date Submitted: 6/14/2022

Comment

No government agency has the right to decide what is done with land owned by a family for generations. Please consider the importance of family ownership and the pride we have in being stewards of our land for generations. Don't take that away from us. Please.

First Name

Kathy

Last Name

Andrews

Email

Kandrews424@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3940

Date Submitted: 6/14/2022

Comment

I am a resident of Gilbert and I think Ames has too much power in deciding what happens to the land close to small communities. Ames has no business deciding that the land surrounding Gilbert is only for urban growth. Gilbert as a town should also have a say in that. The residents should be able to have input but the city seems to do what they please without taking the citizens into consideration. There should be a good buffer between Ames and Gilbert to allow them to stay separate. We live in a small community for a reason. We want to stay separate from Ames. Most people live in Gilbert because they wanted a small community.

First Name

Noelle

Last Name

Bennett

Email

noell184@gmail.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3942

Date Submitted: 6/14/2022

Comment

There are no benefits for the residents of rural Story County to this plan, only benefits to Ames and their developers. I do not know of anyone in our neighborhood that would vote for this. Feb 2020 Ames plan did not include our area. Now it does, but no one can explain why. Before, it was deleted as it did not have significant development area for costs incurred. Now...why? Nothing has changed. I am concerned about environment, health and safety issues related to potential loss of fire dept services in Kelley, and many of our neighbors could lose great businesses that support our area and families. If annexed, who could afford water, sewer, streets....many would have to move. YEAH for the developers...but sad for our community. We have a great community of people. Neighborhood Ladies group has been active for over 90 years! This area is its own community, its own culture. Please remove the SW area from the fringe plan. We hope that the Story County Board of P & Z, Board of Supervisors, and Amelia would support the rural Story County Community, not Ames.

First Name

Connie

Last Name

Buss

Email

jonconbuss@outlook.com

Print

Please provide any other comments below or your contact information to stay informed on the update process. - Submission #3943

Date Submitted: 6/14/2022

Comment

I've tried playing with the map, but I feel my comments are more general. Agricultural land needs to be kept open (food, fiber, micro-climate, water, wildlife, beauty) with intention to limiting intensity; and if we don't already have the service infrastructure we shouldn't build there. We should definitely keep all development out of the flood plains, and manage design and density to create smaller 'village' type areas with walkable services -- when I look at the plan it just looks like a plan for urban sprawl. Finally, let's keep focus & first & second priorities on infill opportunities, and ensure that we build robust 'green corridors' connecting different parts of the city.

First Name

Jeri

Last Name

Neal

Email

leopold.ecology@gmail.com

Comment #	Reference Map	Comment
1	North	It doesn't seem prudent or responsible land stewardship to designate an area between two environmentally sensitive areas for an undetermined future possibility for annexation as Urban Reserve. Further, how much farmland can continue to be removed?
2	North	Farmland is removed at our peril. The city needs to create different housing alternatives, including low income, rather than continue eating up farmland.
3	North	area between 180th and 190th needs to stay farmland
4	North	Ames should not be allowed to grow north of 190th, it cannibalizes our (Ames) school district
5	North	Gilbert should have a reserve to grow down to 180th but maintain the farmland between 180th and 190th
6	North	PLEASE leave the land between 180th and 190th from a half mile west of GW Carver to a half mile east of HWY 69 Agriculture and Farm Service. DO NOT change it to Urban Reserve! PLEASE!!
7	North	Iowa State land
8	North	Does urban growth around Gilbert have the same restrictions as urban growth around Ames?
9	North	This is an existing rural subdivision. It should be marked as one.
10	North	This is an existing, exclusive subdivision where a builder and wealthy people were allowed to build on 10 acres lots when no one else is allowed by the City of Ames. Interesting how that works.
11	North	Concern that AUFPP would further limit mineral extraction ability on this and other properties with natural
12	North	Concern that without ability to further divide or do a limited residential development, only option would be to sell to Martin Marietta/Bishop Farms
13	North	Need higher standards or policies for Subsurface Mining Overlay and surface operations
14	North	Stockpiling so close to road causes noise impacts on residential area. Need standards.
15	North	Underground mining buffer from MM
16	North	Truck traffic issues with Martin Marietta--now trucks using this exit to avoid turning left on Riverside
17	North	This is a test point. It will be deleted.
18	East	Do not think this is within two miles of Ames' city limits. Check radius on map.
19	East	No overlays are necessary because Ames already has subdivision authority in the fringe. This is over-reach, a clear land grab that is totally unnecessary. Why would our county give away control to Ames?? Let
20	East	This land grab overlay by Ames is taking away property rights of rural citizens. Story County should not let this
21	Southwest 1	I have a concern about the conditional uses being eliminated!!!!
22	Southwest 1	This entire area should not have the Urban Reserve Overlay because the Ames City Council voted not to include land south of Highway 30 in Southwest Ames in the 2040 Plan. You are ignoring their vote!
23	Southwest 1	Meadow Glen should be rural residential existing as there is no possibility for growth and the Ames City Council voted not to go this direction as part of the 2040 plan.
24	Southwest 1	

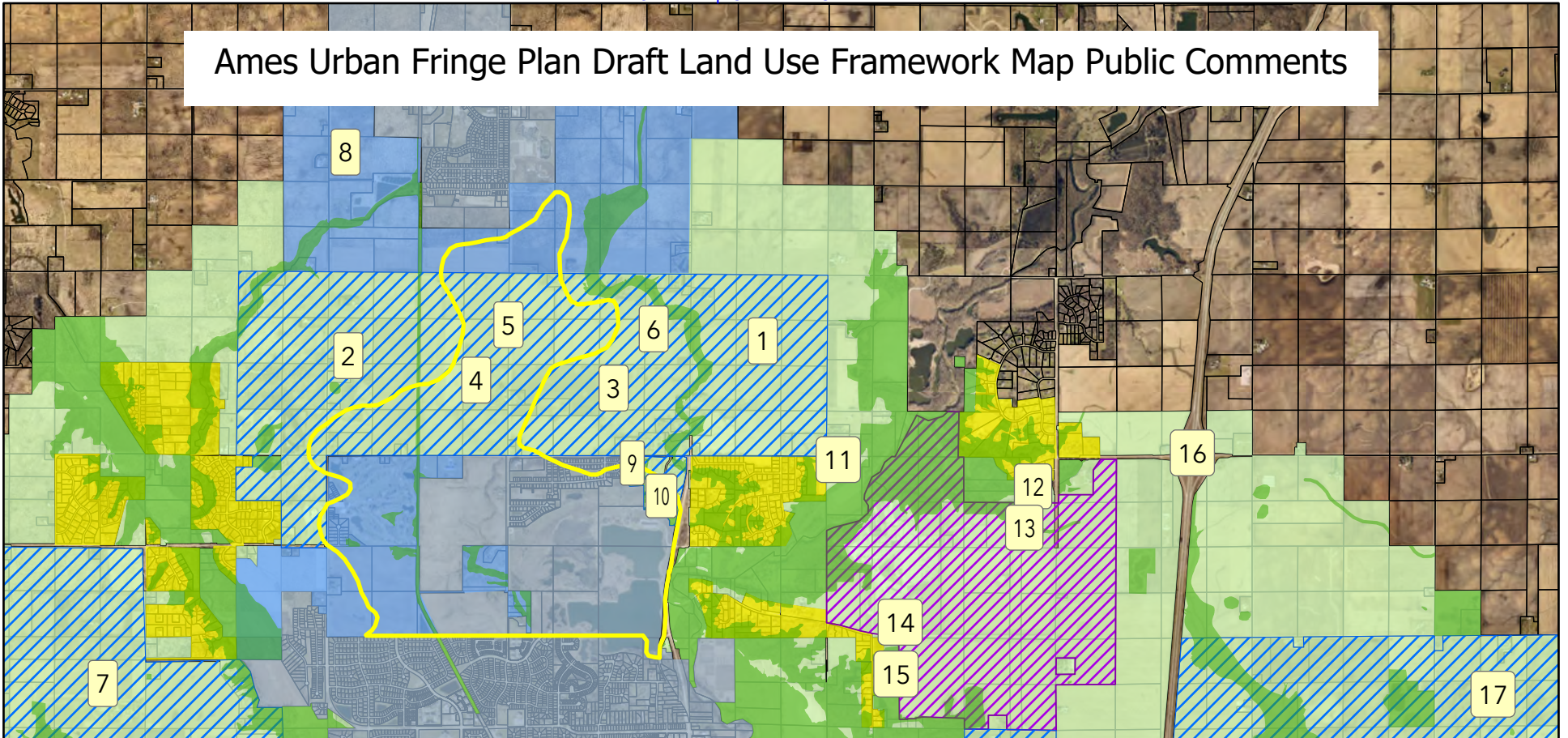
Comment #	Reference Map	Comment
25	Southwest 1	Conditional uses should NOT be part of this plan. County zoning should be left alone.
26	Southwest 1	You can't mark something environmentally sensitive just to destroy it later because the city isn't being transparent about what they will do to it.
27	Southwest 1	Urban growth in this area would absolutely destroy the water quality, trees, wildlife and ecosystem. If there is a place to allow rural acreages this would be it. The environmental cost is way too high to destroy this area
28	Southwest 1	How can the city vote SW Ames out of the 2040 plan only to be brought back in as highest priority? The city needs to be held to this decision. It doesn't make sense. They didn't go with their own direction.
29	Southwest 1	Iowa state land
30	Southwest 1	Public comment doesn't work with the city because they literally do not care and in the end will do whatever they want anyway.
31	Southwest 1	This is Iowa State land
32	Southwest 1	The City of Ames absolutely 100% DOES NOT CARE ABOUT THE ENVIRONMENT unless it serves their purpose. They have proven it with the UFP.
33	Southwest 1	This is Iowa State land
34	Southwest 1	According to the city, Ames Fire can save our lives but we will watch our stuff burn to the ground, those of us who don't have fire hydrants after they bankrupt Washington Township and our volunteer fire dept because Ames doesn't have tanker trucks.
35	Southwest 1	If this UFP goes through, the City of Ames will have gone against EVERY previous city council, TWO consulting firms, MULTIPLE experts in their field, and one of the largest conservation groups on the planet.
36	Southwest 1	Please remove Urban Overlay/conditional use restrictions as there are no development plans for this area.
37	Southwest 1	We weren't even given a full 30 days for public comment. Not everyone was notified via postcard and some got them the day the presentation was done. Just another example of how the City and County have failed us.
38	Southwest 1	Worle Creek has one of the top two eroding creeks in Ames which will certainly get worse with urban development which can cost millions to fix with reconstruction for a problem that could have been avoided.
39	Southwest 1	A LOT of destruction would have to come to this area to develop it for only a little bit of land if it was available, which it isn't, to literally go nowhere because of ISU and Boone County.
40	Southwest 1	The tributary to Worle would be STRAIGHTENED and habitat BULLDOZED to extend a sewer for at least a half-mile. I know BECAUSE THAT'S WHAT THEY DID TO PUT IT IN THERE IN THE FIRST PLACE! It has already caused issues with erosion and landslides!
41	Southwest 1	Iowa state land
42	Southwest 1	The Audubon Society supports conservation in this area and advises against changing air and water quality which would damage the ecosystem here which would certainly happen with an urban development.

Comment #	Reference Map	Comment
43	Southwest 1	The city planner says we'll never have a rural development here, not on his watch. Why not? They are all over the City of Ames. This is an area that warrants it! Minimizes damage to the environment and ecosystem
44	Southwest 1	Why is there urban reserve over ISU property? They've already told the city planner they aren't interested in ever selling their land. To make it look like there is more land available in SW Ames than there actually is?
45	Southwest 1	65 million dollars in 2019 was the figure to develop JUST SW Ames. For what, maybe 300 acres of land if it was available, which it isn't, with no potential for growth. How does that make financial sense? IT DOESN'T!
46	Southwest 1	There is no way an urban development fits the aesthetic of this area and it would go against the city's and county's own descriptions of buffers between ag and urban. Across the street from a farm studying cow farts?
47	Southwest 1	Not once has Ames asked us what would we be happy with. It doesn't matter what the people living here want. Maybe it's time to actually start listening to the people who know what they're talking about, the
48	Southwest 1	How can us in the county feel like we have unbiased representation when our planning director has been working on the Ames P&Z Board of Adjustments for the last three years during the entire time these things have been discussed? Conflict of interest?
49	Southwest 1	Ames wants people's businesses to fail to force people out. Now they'll have more control than they had before. We can't even vote for them but they can tell us what to do!
50	Southwest 1	The only reason SW Ames is in this is because Ames made a mistake over 20 years ago and spent millions on the interchange thinking it would blow up. It didn't. So they are now going to punish us all here for a mistake
51	Southwest 1	The City of Ames has a reputation for doing things because they can and not thinking about whether or not they should, as evidenced by this UFP. The county needs to take back control!
52	Southwest 1	The county had in their letter to the cities that they wanted all areas marked Urban Reserve to be left as ag/rural residential so the county is going back on that point because there are now something like 20,000
53	Southwest 1	SW Ames is unique, there is no other place in and around Ames with our specific issues, concerns and data backing us up. It should be treated as such! When all of the people that show up for meetings are from this
54	Southwest 1	The county needs to be supporting us and backing us up. We need these supervisors and commissioners to please listen to us. The push for this DOES NOT MAKE SENSE!
55	Southwest 1	Iowa state farm
56	Southwest 1	How can the city slap a designation on something without doing their due diligence and research like all experts have advised to find out if they can even use it for what they want to (maybe/someday) use it for?
57	Southwest 1	This is an existing rural subdivision - Ballantyne Subdivision
58	Southwest 1	The UFP is a very bad idea. All it is doing is allowing Ames to reserve land for developers. Call a spade a spade, that's what it's for. When the planner says he wants to tie up this land for 50 years, if not forever, that's
59	Southwest 1	Meadow Glen Subdivision fits perfectly the definition of an existing rural subdivision and should be marked as such. It is shown correctly in the 2040 Plan.












Comment #	Reference Map	Comment
60	Southwest 1	Over 20,000 acres in reserve/urban growth? That's the size of Ames! It is solely and completely about CONTROL! Totalitarianism at its finest.
61	Southwest 1	Iowa State properties are not supposed to have growth designations. Remove Urban Reserve Overlays from all ISU land. It is deceiving to show it that way.
62	Southwest 1	What's the point of public outreach? The city has already proven they don't address any concerns, letters, or questions. They don't care what we have to say. They've already made up their mind. I'm hopeful the county will have a different perspective
63	Southwest 1	This property would be a bad place for urban growth. It does not fit the character of the area, but would also require city utilities that would destroy beautiful Worle Creek. This is an environmentally sensitive area that must be preserved and protected.
64	Southwest 1	
65	Southwest 1	Rural residential developments have been allowed in many places around the city, so why not here? It is the best option for preserving this natural area while also allowing housing that fits in well with the existing
66	Southwest 1	This whole process for the last several years has made me lose my faith in local government. This has taught me that this is not a democracy, it is a dictatorship. Shouldn't it be time for that to change? This nonsense
67	Southwest 1	
68	Southwest 1	It should be obvious by now that NO ONE supports this overreaching fringe plan. Please listen to the county residents because we are the ones who have to live with your decisions. Ames has enough control already - no reason to give them more.
69	Southwest 1	The Ames City Council voted not to include Southwest Ames south of Highway 30 in their 2040 growth plan. Please designate this area as Ag and Farm Service as intended!
70	Southwest 1	This is an Iowa State Farm - not Urban Growth! Ames can't build on an ISU Farm!
71	Southwest 1	ISU LAND - remove designation
72	Southwest 1	These properties are just as much Rural Residential Existing as Cameron Estates and Bella Woods - and have been here a lot longer. NOT URBAN GROWTH!
73	Southwest 1	ISU LAND - Remove designation
74	Southwest 1	What do you have against rural acreages? Ames doesn't seem to have a problem with it when it comes to ISU coaches and doctors. Their homes are left alone. Is that by design?
75	Southwest 1	ISU LAND - Remove Overlay designation
76	Southwest 1	It's always been understood that Highway 30 is the southern border of Ames and SW Ames mostly belongs to ISU. They need close proximity to campus for their research & teaching farms. Their neighbors understand that and the city needs to as well.
77	Southwest 2	This is Iowa State land

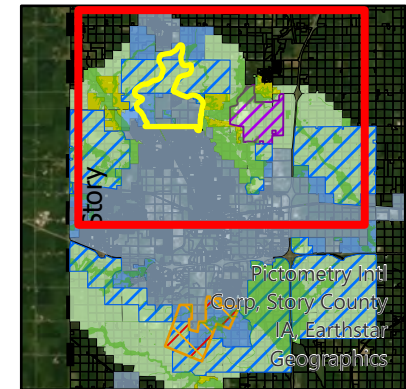
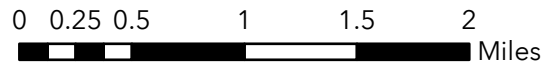
Comment #	Reference Map	Comment
78	Southwest 3	Iowa state land
79	Southwest 4	Iowa state land
80	Southwest 5	Iowa state land
81	Southwest 6	Iowa state land
82	Southwest 7	Iowa state land
83	Southwest 8	Iowa state land
84	Southwest 9	Iowa state land
85	Southwest 10	Iowa state land
86	Southwest 11	Iowa state land
87	Southwest 12	Iowa state land
88	Southwest 13	Iowa state land
89	Southwest 14	Iowa state land
90	Southwest 15	Iowa state land
91	Southwest 16	Iowa state land
92	Southwest 17	Iowa state land
93	Southwest 18	All ISU land should be shown as Civic University with NO overlays. ISU land should not have ANY designation, including Ag and Farm Service! The city and county DO NOT
94	Southwest 19	control any ISU property.
95	Southwest 20	

Ames Urban Fringe Plan Draft Land Use Framework Map Public Comments

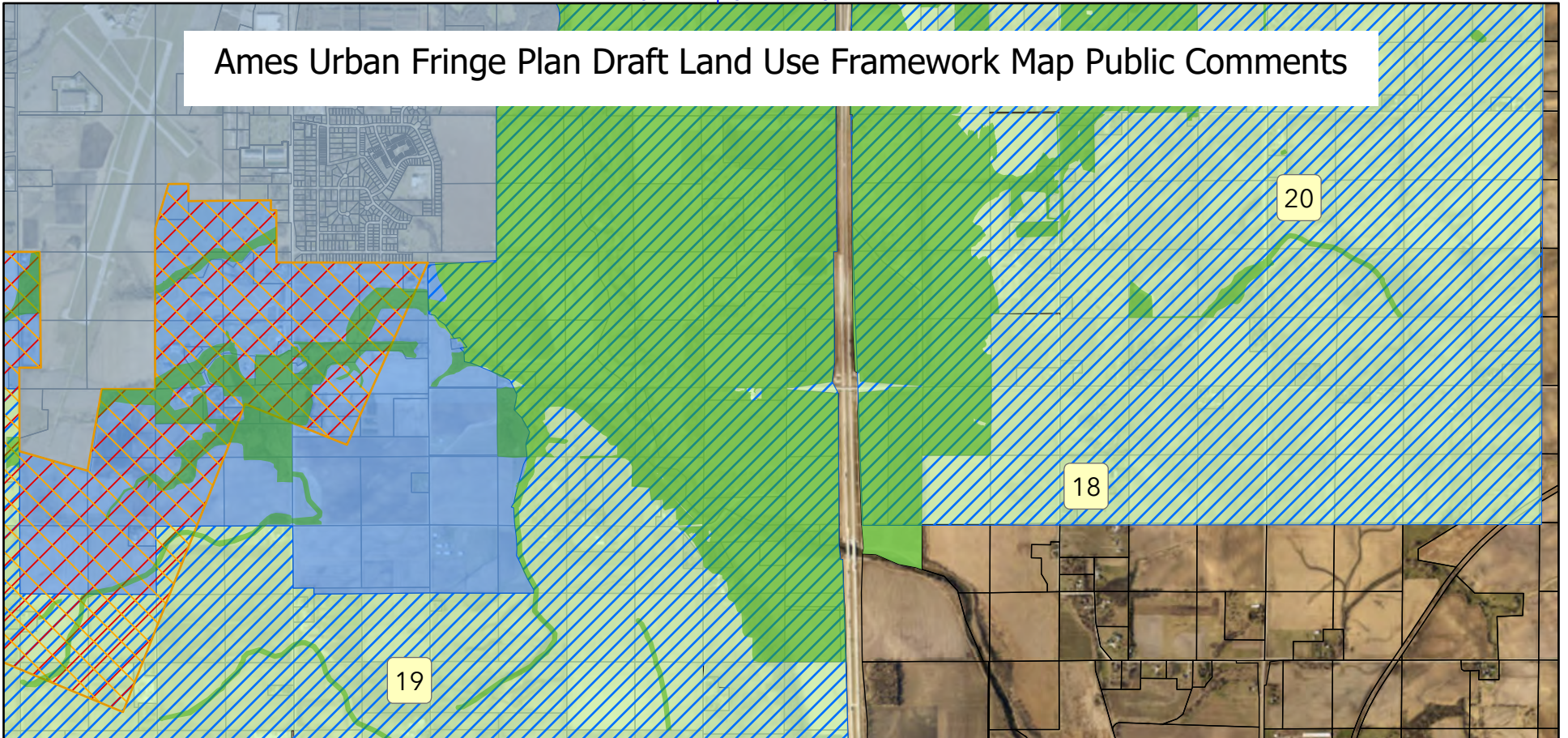


Legend

- | | |
|--|--|
|  Ada Hayden Watershed Protection Area |  Rural Residential-Existing |
|  Environmentally Sensitive Overlay |  Rural Residential-Expansion |
|  Airport Protection Overlay |  Agriculture and Farm Service |
|  Urban Reserve Overlay |  City Limits |
|  Subsurface Mining Overlay |  County Boundary |
|  Urban Growth | |

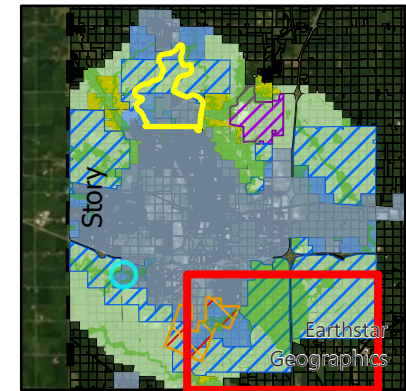
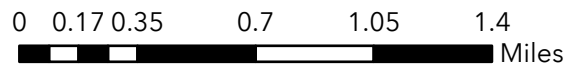


Ames Urban Fringe Plan Draft Land Use Framework Map Public Comments

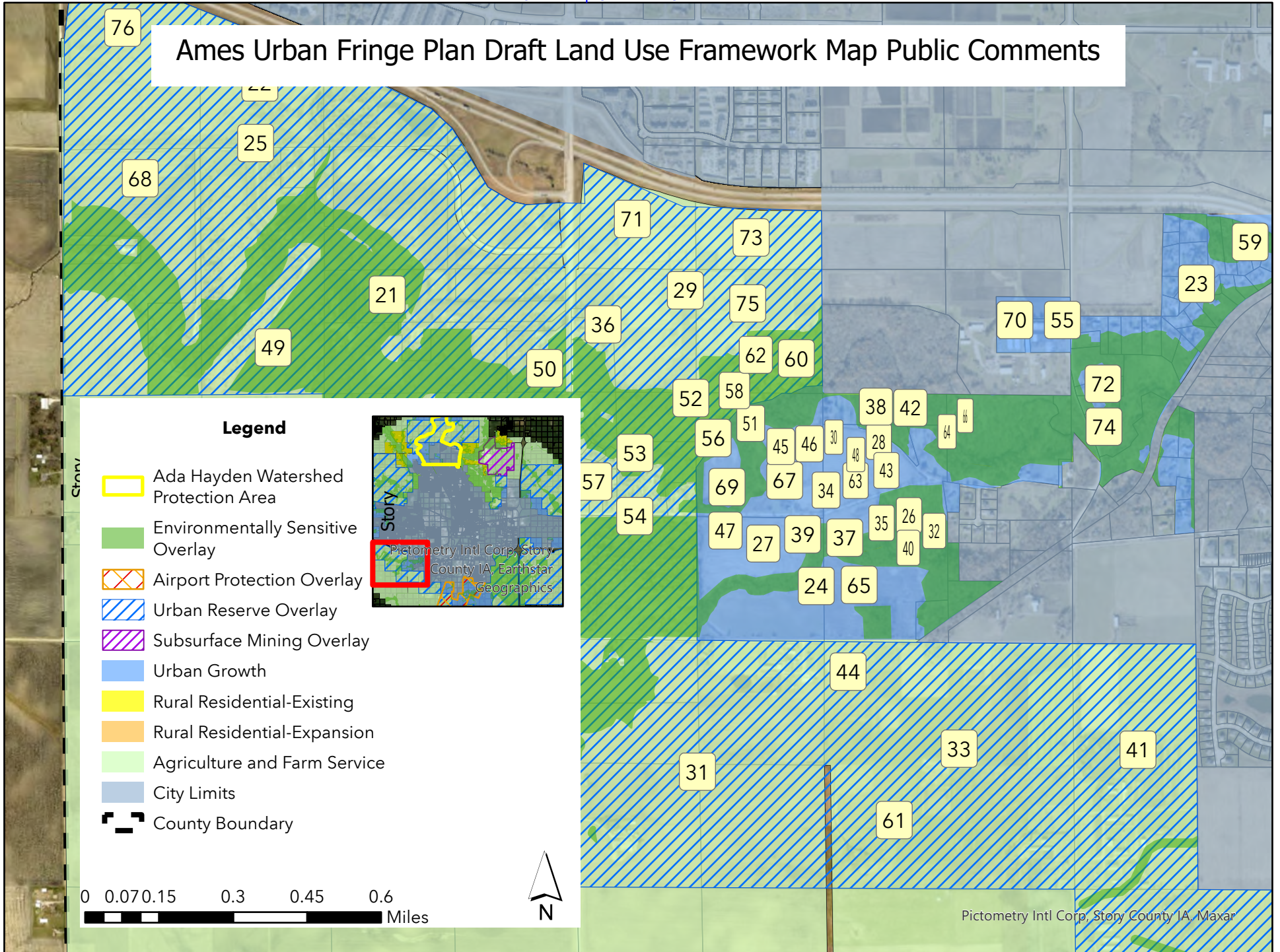


Legend

- | | |
|--------------------------------------|------------------------------|
| Ada Hayden Watershed Protection Area | Rural Residential-Existing |
| Environmentally Sensitive Overlay | Rural Residential-Expansion |
| Airport Protection Overlay | Agriculture and Farm Service |
| Urban Reserve Overlay | City Limits |
| Subsurface Mining Overlay | County Boundary |
| Urban Growth | |

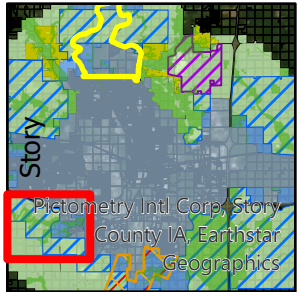


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Legend

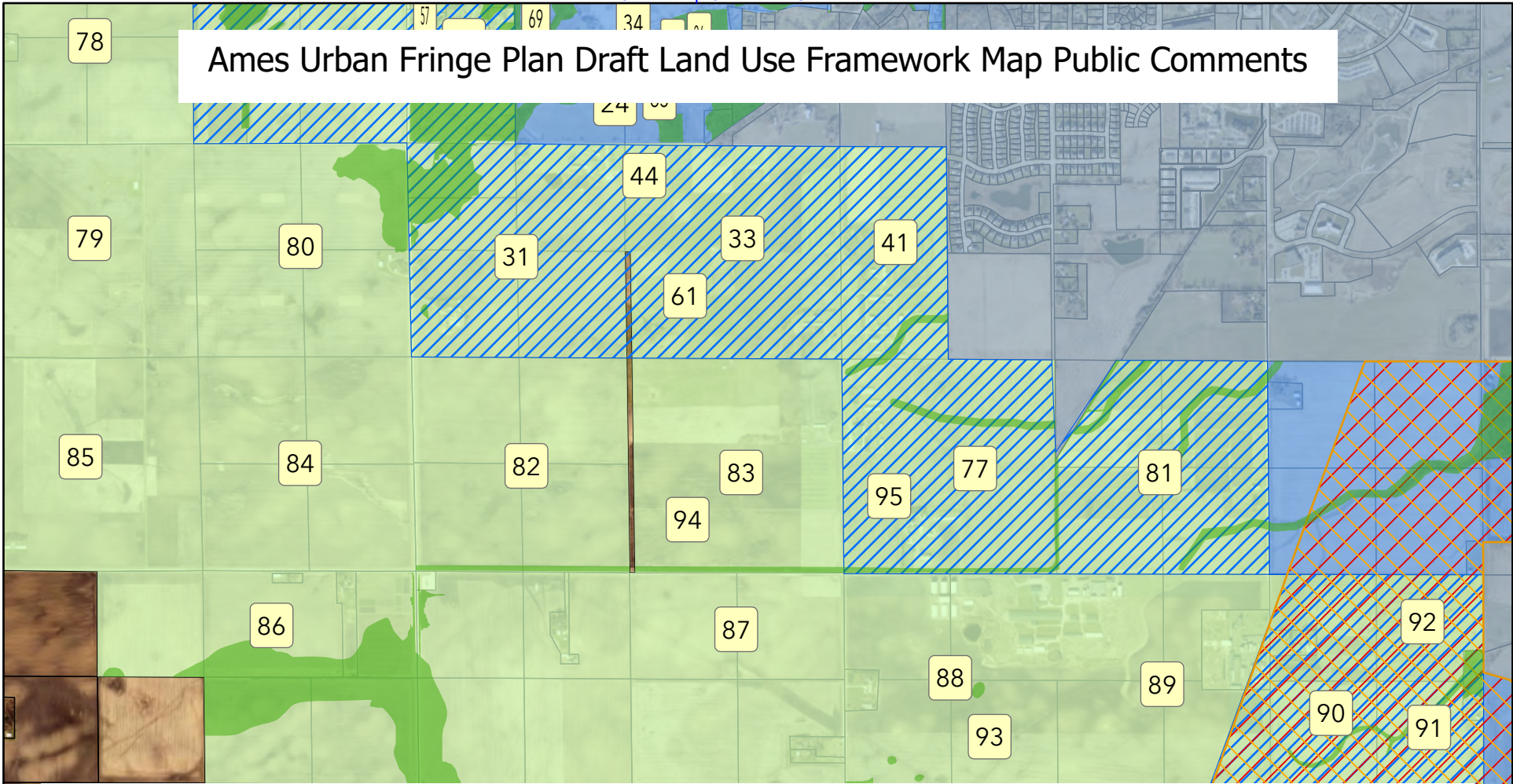
- Ada Hayden Watershed Protection Area
- Environmentally Sensitive Overlay
- Airport Protection Overlay
- Urban Reserve Overlay
- Subsurface Mining Overlay
- Urban Growth
- Rural Residential-Existing
- Rural Residential-Expansion
- Agriculture and Farm Service
- City Limits
- County Boundary



0 0.070.15 0.3 0.45 0.6 Miles

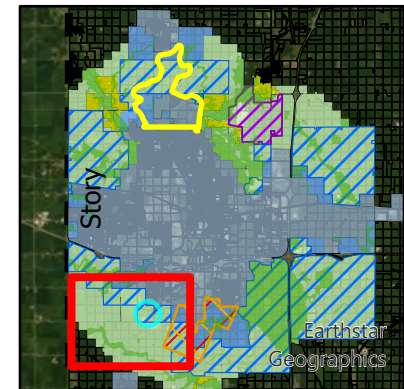
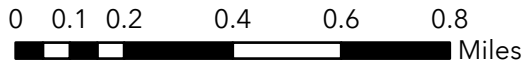


Ames Urban Fringe Plan Draft Land Use Framework Map Public Comments



Legend

- | | |
|--------------------------------------|------------------------------|
| Ada Hayden Watershed Protection Area | Rural Residential-Existing |
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