

ITEM #: 8  
DATE: 12-20-22  
DEPT: P&H

## **COUNCIL ACTION FORM**

**SUBJECT: AMES URBAN FRINGE PLAN 28E AGREEMENT EXTENSION**

### **BACKGROUND:**

The City of Ames has been working with Story County and Gilbert since last spring on an update of the Ames Urban Fringe Plan and its related 28E agreement. A Draft Plan was released for public comment in May 2022. City Council reviewed public comments on the Draft Urban Fringe Plan Update and suggested changes from Gilbert and the Story County Board of Supervisors on October 25 and November 22.

**On November 22, City Council directed staff to respond to the proposed changes with edits to the draft Plan prepared by the City of Ames and notify the other two cooperators of the City's position on changes to the draft Plan. The City Council also voted to extend the current 28E agreement until January 1, 2023 to allow additional time for the cooperators to review the proposed update of the draft Plan.**

Attached to this report is a letter from the Gilbert City Council and two letters representing the Board of Supervisors. **At this time, City Council is being asked to consider the County's request to extend the current Fringe Plan until April 30, 2023 in order to continue working on an updated Plan while maintaining the status quo of the current plan.** The second letter describes the Board's support of the City's response to their changes, but also an interest in additional changes to the Draft Plan related to the mapping of the Urban Reserve Overlay.

### **ALTERNATIVES:**

1. Extend the current Ames Urban Fringe Plan 28E agreement until April 30, 2023 and place the Board of Supervisors' additional requested changes on the January 10<sup>th</sup> City Council meeting.
2. Decline to extend the existing 28E agreement, but continue discussions with the cooperators regarding a possible updated Fringe Area Plan.
3. Decline to extend the existing 28E agreement and discontinue further discussions regarding any changes to the Fringe Area Plan.

### **CITY MANAGER'S RECOMMENDED ACTION:**

The Board of Supervisors desires to pursue a cooperative agreement for the Fringe Area and believes extending the status quo through April 30, 2023 will allow additional time to finalize and adopt a new Plan. Although the Supervisors are not in complete agreement with the City's November 22, 2022 counterproposal, it could be in the interest of the City

to consider their latest response at the January 10<sup>th</sup> meeting. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.



Story County Planning and Development  
Administration Building  
900 6<sup>th</sup> Street, Nevada, Iowa 50201  
Ph. 515-382-7245  
[www.storycountyia.gov](http://www.storycountyia.gov)

December 7, 2022

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

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

**RE: Final Extension of the Current Ames Urban Fringe Plan until April 30, 2023**

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

At their December 6, 2022, meeting, the Board of Supervisors gave initial consideration to the edits made to the draft Ames Urban Fringe Plan by City of Ames staff. The Board also considered Gilbert's November 23, 2022, letter regarding the draft Plan. The Board will take action at its December 13, 2022, meeting to outline acceptance of any changes and any further requested edits/changes to the draft Plan in a letter to the cities of Ames and Gilbert.

The County appreciates Ames' time in working on the edits and providing a draft for further review by the other cooperators. The County also appreciates Gilbert's requests and the letter detailing their motivations.

**The current Ames Urban Fringe Plan expires on January 1, 2023. The Board understands that the other cooperators' remaining meeting dates prior to January are limited. Due to a desire to work through the remaining Plan issues while having the current Plan in effect, the Board of Supervisors voted to extend the current Fringe Plan until April 30, 2023.** Beyond clear subdivision review processes, having a Plan in place assists the County in review of any conditional use permit or rezoning requests.

**The County is asking the Ames and Gilbert City Councils to vote on extending the current Ames Urban Fringe Plan until April 30, 2023.** If an additional extension is approved, this will allow the cooperators adequate time to find agreement on key issues, prior to directing staff to move forward with creating a final draft of the Plan and holding public hearings.

Sincerely,

Amelia Schoeneman, AICP, CFM  
Planning and Development Director

PLEASE RECYCLE



Cc: Kelly Diekmann, Planning and Housing Director, City of Ames  
Sonia Arellano Sundberg, City Clerk, City of Gilbert

**PLEASE RECYCLE**





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

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

December 13, 2022

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

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

**RE: Changes to the Draft Ames Urban Fringe Plan**

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

The Board of Supervisors has considered the edits made to the draft Ames Urban Fringe Plan by City of Ames' staff and Gilbert's November 23, 2022, letter regarding the draft Plan. We appreciate both cooperators' time and responsiveness to the changes requested by the Board to the draft Plan.

The Board accepts the City of Ames' changes to the Plan, with the following additional requests for the cooperators to consider. The requests are changes to the draft Land Use Framework Map.

- Remove the Urban Reserve Overlay from the area north of 190<sup>th</sup> and south of 180<sup>th</sup> Streets, and the area south of 190<sup>th</sup> and west of George Washington Carver. See Attachment A for a proposed map for this area. The Board requests this area be mapped as Agriculture and Farm Service only.
- Remove the Urban Reserve Overlay and Urban Growth area south of Highway 30 and west of the Ansley development. Map the area as Agriculture and Farm Service and the areas zoned residential along Meadow Glen Road and State Avenue as Rural Residential – Existing. See Attachment B for the proposed map.
- Finally, the Board asks the City of Ames to propose additional areas to be removed from the Urban Reserve Overlay so that the designation is reflective of a 10-year planning horizon.

The County acknowledges and appreciates Ames' offer to remove the Urban Reserve Overlay south of Worle Creek and west of the railroad tracks (the tracks located east of George Washington Carver) along

190<sup>th</sup>. However, the County is still generally concerned about the size of the Urban Reserve Overlay. The Ames Urban Fringe Plan is a 10-year plan. The City has expressed that the Urban Reserve is a 50-year concept for city growth. Planning for a 50-year timeframe with a 10-year plan has created concern, especially given the limitations on conditional uses in the Urban Reserve Overlay versus the likelihood of city development.

The Urban Reserve's size in the draft Plan prior to these changes was 17,251 acres. The City of Ames is just over 18,000 acres total in size. The city has annexed a little over 4,000 acres in the past 20 years. The changes proposed by the County will remove approximately 3,500 acres from the Urban Reserve Overlay, still leaving approximately 13,750 acres in the overlay. The County believes further reductions are in order, again, especially given the County's willingness to limit certain conditional uses in the area.

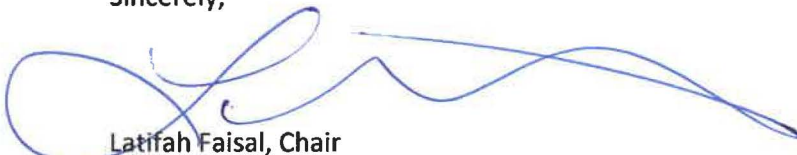
If during the 10-year planning horizon, or during a review of the Plan after five years, the likelihood of development of these areas is higher, the County would be open to a discussion of mapping the areas with the Urban Reserve Overlay. In the interim, there would be the opportunity to request a Land Use Framework Map amendment should development be proposed that was more appropriate to occur inside of a city's corporate limits.

Specifically regarding the area north of 190<sup>th</sup>, and the area west of George Washington Carver, the County shares the City of Gilbert's concerns—its desire to maintain a separate small-town identity, and the opportunities, including grants, associated. This area also includes high-value agricultural lands that the County wishes to emphasize remain in production for as long as possible. The Board supports Gilbert's request that Ames not annex north of 190<sup>th</sup>, and that Gilbert not annex south of 180<sup>th</sup>, during the life of the Plan.

And regarding the area southwest of Ames, beyond the public comments generated about the area's mapping, the environmentally sensitive areas and topography cause the County to question the practicality of developing the area versus other Urban Growth and Urban Reserve Overlay areas. As acknowledged in part by the City in proposing to remove the Urban Reserve Overlay south of Worle Creek, development of the area is further constrained by the properties owned by Iowa State University.

The Board asks the other cooperators to consider these requests and looks forward to continuing to work with Ames and Gilbert toward a mutually beneficial plan. We have acted to extend the current Plan to April 30, 2023, towards this goal and again ask the other cooperators to do the same. If either cooperator feels it beneficial, the County will continue to be open to hosting a work session to seek mutually agreed-upon solutions.

Sincerely,

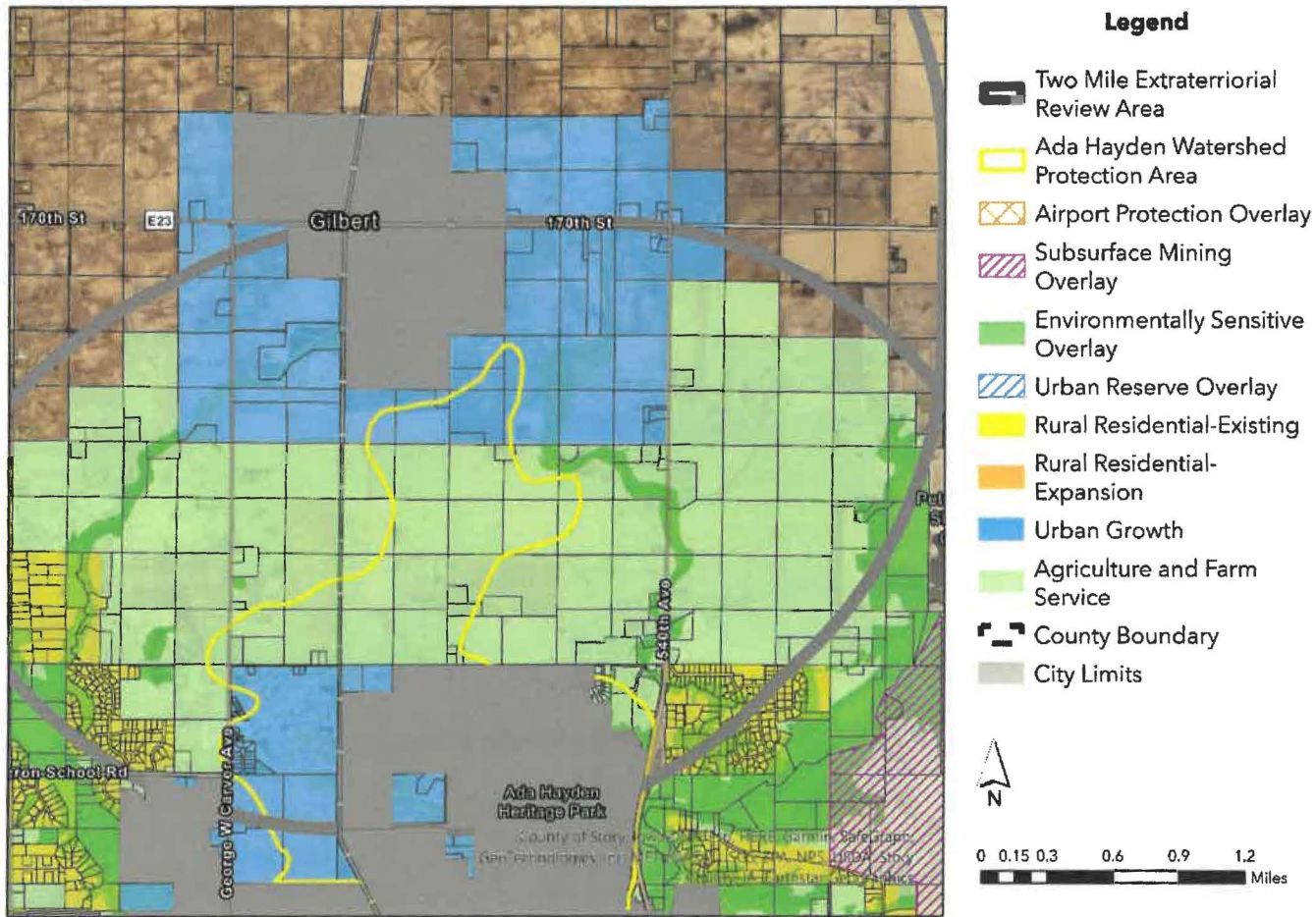


Latifah Faisal, Chair  
Story County Board of Supervisors

Cc: Kelly Diekmann, Planning and Housing Director, City of Ames  
Sonia Arellano Sundberg, City Clerk, City of Gilbert

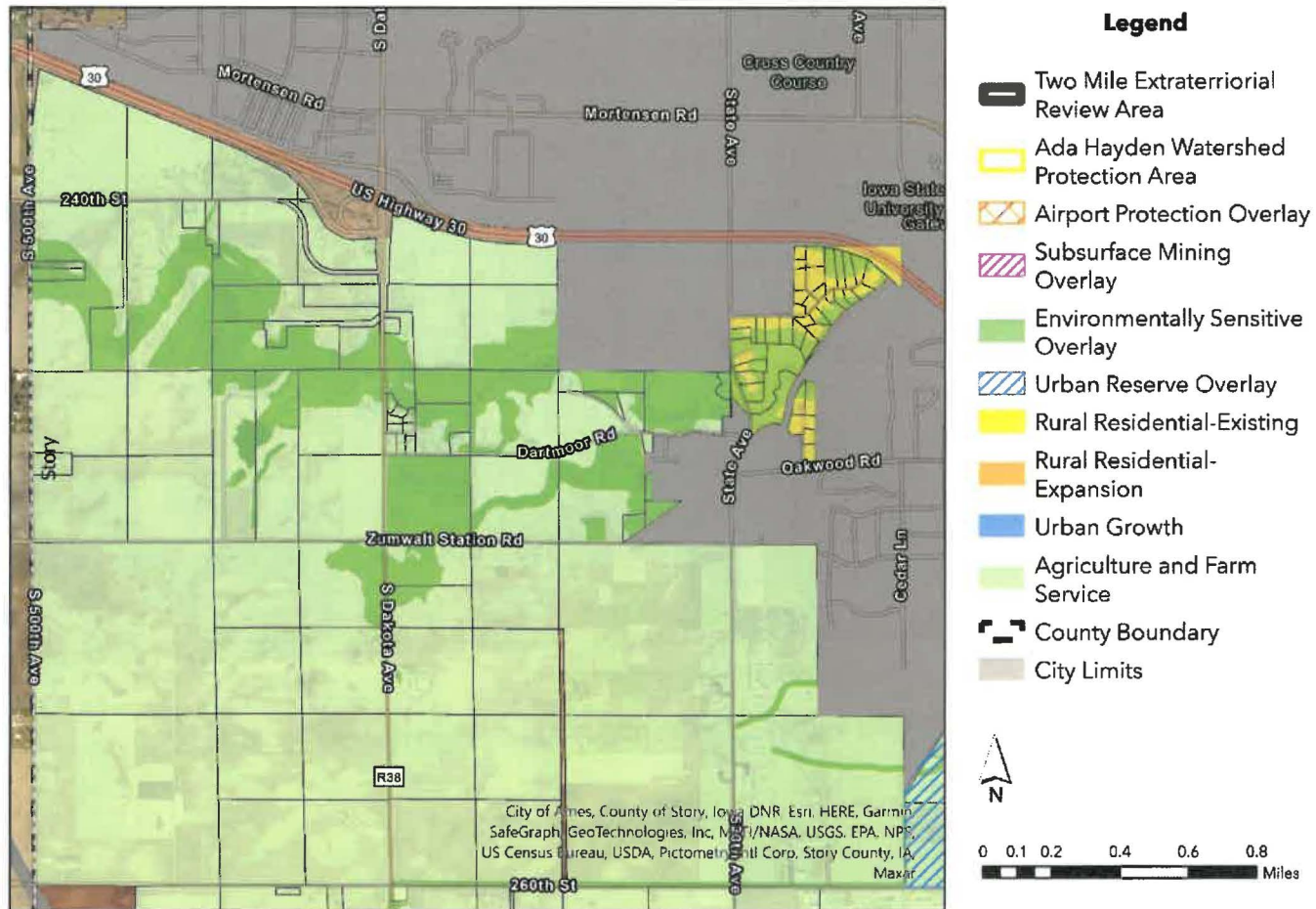
### Ames Urban Fringe Plan Draft Land Use Framework Map

Proposed Story County Edits 12/13/22



### Ames Urban Fringe Plan Draft Land Use Framework Map

Proposed Story County Edits 12/13/22







*GRATITUDE IN LOOKING BACK,  
EXCELLENCE REACHING TOMORROW*

105 SE 2ND ST; BOX 29; GILBERT, IOWA 50105  
PH. (515) 233-2670 FAX. (515) 233-8020

## Ames-Gilbert-Story County Fringe Agreement

Proposal dated 23 November 2022  
Jon Popp, Mayor of Gilbert

The Fringe Agreement is due to expire at the end of 2022. It is a valuable tool to reduce confusion and help landowners and developers plan for how the land between Ames and Gilbert can be used in the future.

I propose the following be used in the new agreement among these three entities for the space bounded by:

- US Hwy 69 to the East
- George Washington Carver Ave. to the West
- 190<sup>th</sup> street to the South
- 180<sup>th</sup> street to the North


### **Target areas of agreement:**

- Gilbert will not plan to annex any land South of 180<sup>th</sup> street
- Ames will not plan to annex any land North of 190<sup>th</sup> street
- Story Co will oversee any developments in this area to be sure it fits with the type of developments already in this area
- Water service is already provided in this area by Zenia Rural Water District
- If water service is needed for fire protection, Gilbert will allow connection to their water system (new facility build in 2021)
- Fire service is already provided in this area by Gilbert Franklin fire district
- Gilbert will confirm it will provide sewer service if a connect is needed (capacity increased in 2020)
- The landowners will be responsible for storm water release at a rate the current drainage districts handle water
- Story County will be responsible for leading efforts to improve safe traffic flows in this area

The following Key benefits of this plan will be:

- This will preserve the funding of the Gilbert Franklin Fire district
- The landowners will be responsible for their land's future use
- The landowners will have a choice in how their land is used
- Gilbert will remain a rural community not contiguous with any other community – this is critical in preserving access to future grants (***Iowa Rural Enrichment Grant*** as example)
- Prime farmland will be preserved into the future

Sincerely,



Jonathan C. Popp, Mayor  
City of Gilbert, Iowa

Letter approved during Gilbert City Council meeting; November 28, 2022.

Cc: Kelly Diekmann, Ames Planning and Housing Director  
Amelia Schoeneman, Director Planning and Development, Story County