

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION**

Date: December 15, 2010	Kori Heuss, Chairperson	2011
	*Jeff Johnson	2011
Call to Order: 7:00 p.m.	Debra Lee	2012
	Chuck Jons	2012
Place: Ames City Hall	Elizabeth Beck, Vice-Chairperson	2012
Council Chambers	Norman Cloud	2013
	Mark Stenberg	2013
Adjournment: 7:36 p.m.		
	*Absent	

MAJOR TOPICS DISCUSSED:

1. Land Use Policy Plan Amendment to Consider a Change Regarding Allowable Growth Areas and the Capital Improvement Strategy
-

CALL TO ORDER: Kori Heuss, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (BECK/JONS) to approve the Agenda for the meeting of December 15, 2010.

MOTION PASSED: 6-0

APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 1, 2010:

MOTION: (CLOUD/STENBERG) to approve the Minutes of the meeting of December 1, 2010.

MOTION PASSED: 6-0

PUBLIC FORUM: There were no public comments.

Land Use Policy Plan Amendment to Consider a Change Regarding Allowable Growth Areas and the Capital Improvement Strategy

Charlie Kuester, Planner, gave an overview of the proposed amendment to the Land Use Policy Plan. At the April 13 City Council meeting, the Council approved an amendment to the Ames Urban Fringe Plan to designate a portion of the area lying north and west of Ada Hayden Heritage Park as "Urban Residential." This change established the area lying south of 190th Street and east of the Union Pacific railroad tracks as a "new lands" area, able to be annexed and developed for residential purposes. This change did not designate the North area as a growth priority area eligible for incentives to assist in development. However, following that action, the City Council directed staff to come back with a proposal previously presented to the City Council as Scenario 4 (in July 2008) that proposed changes to the City's "growth priority areas" to include Southwest B, Northwest A, and North B, but with incentives for oversizing that apply only to Southwest B and Northwest A.

At the July 13, 2010 meeting, staff returned with a modified Scenario 4, offering changes to the terminology of the “priority growth areas” as well as modifications to the capital investment strategy. These changes more specifically identified Northwest A and B, Southwest A, B, C, and D, and North B as allowable growth areas. The areas in which the City would offer incentives for development would be limited to Northwest A and Southwest A and B. Development could occur in Northwest B, Southwest C and D, and North B, but the City incentives for infrastructure would not be available. The Council directed staff to begin the implementation of these language changes.

The proposed changes reflect the direction given to staff at these previous City Council meetings. These changes will be made in the text and maps of the Land Use Policy Plan, not the Ames Urban Fringe Plan. As such, they will not need the concurrence of our partners, Story County and the City of Gilbert. These changes will be confined entirely to Chapter 6 - Implementation.

Debra Lee suggested inserting information into the new paragraph two on Page 107 describing the time period of the studies that have been done that lead up to the decision that has been made pertaining to growth areas for the city. Ms. Lee then mentioned that the boundaries of the interior maps within the document that show the southwest and northwest subareas no longer seem to match the proposed larger map, and questioned if those maps were going to change. Mr. Kuester explained that those subarea maps will come out and be replaced with a new map, which will be in color to reflect the annexations and the changes to those boundaries.

Mark Stensberg asked if staff has contacted Iowa State University pertaining to the language in item C on Page 109 about encouraging ISU’s consolidation/relocation of its agricultural farms from north and south of Highway 30. Mr. Kuester said he is pretty sure that ISU has given up some land in the northwest to acquire land down to the southwest; however, he doesn’t know the status of that policy. Discussion then ensued regarding the location of land that is owned by ISU. Mr. Stensberg said it is his opinion that the City should be taking a role in having a conversation with ISU about its properties if the City is encouraging it.

Chuck Jons said he has a slight objection to the verb “should” in this same paragraph since ISU does own this land and can do with it what they want. He said the verb “should” seems to be inappropriate in this case.

Mr. Kuester said what we have been asked to do, which isn’t a part of this amendment, is to review the LUPP as it pertains to the long term goals, and what we propose to do in the implementation of the fringe area and the areas within the city. He explained that, the amendments in front of the Commission tonight are the minimum necessary to accomplish the change of direction for growth. There may be some other things in Chapter 6 that should be looked at but at this time isn’t our charge. Now that the census information is becoming available, that will be the opportunity for us to step back and look at the growth and what we predicted was going to happen 13 years ago, compare that to where we are at now, and look at the policies for future growth.

Kori Heuss suggested that the wording could be changed from “should encourage” to “would support”, which is a less active verb.

Mr. Kuester asked if it is the consensus of the Commission that we insert language in the paragraph that Ms. Lee referred to earlier that this is a change of direction for growth from the original plan of the LUPP. Mr. Jons said staff explained the history very well when introducing the topic tonight, and thinks Ms. Lee has a good point that inserting language pertaining to the previous studies would clarify why we are currently changing the LUPP.

Mr. Kuester said he will include a reference within the paragraph to clarify the number of studies to explain how we got from 1997 to 2010. Elizabeth Beck suggested referencing the dates to state the original document of 1997 and subsequent studies in 2000, which would send people back to the correct documents; it would be a short insert but it does reference a linear timeline.

MOTION: (JONS/BECK) to accept Alternative #1, which states:

The Planning and Zoning Commission recommended approval of the amendment of the Land Use Policy Plan as recommended by staff.

This alternative would:

- A. Identify and designate North B, Northwest A and B; and Southwest A, B, C, and D as "Allowable Growth Areas." This is a change from the current "Priority Growth Areas" that apply to the Northwest and Southwest areas but not to the North Area.
- B. Enlarge the North Allowable Growth Area to include all of North B, as identified in previous studies. North B would extend from George Washington Carver Avenue in the west to the west line of H. P. Jensen's Subdivision in the east. It extends north to 190th Street.
- C. Through the Capital Investment Strategy, reduce the areas in which the City will provide infrastructure incentives to only the Northwest A and Southwest A and B areas. These areas will be named "Incentivized Growth Areas" and will be a subset of the "Allowable Growth Areas." Northwest B, North B, and Southwest C and D will be "Non-incentivized Growth Areas."
- D. Rename the subareas as follows: What the studies identified as Northwest A will be Northwest I in the LUPP; Northwest B will be Northwest II; North B will be simply North; Southwest A and B will be Southwest I; and Southwest C and D will be Southwest II.

MOTION PASSED: 6-0

COMMISSION COMMENTS: Chuck Jons and Debra Lee wished everybody a Merry Christmas and Happy New Year.

Ms. Beck said she is grateful for this change in the Land Use Policy Plan from priority growth areas to allowable growth areas, which is a major step.

Mr. Cloud said this has been an issue that needed to be addressed and applauded staff for finding a way through it. He also wished everybody a Merry Christmas.

STAFF COMMENTS: The Commission acknowledged the tentative agenda for the meeting of January 5, 2011.

With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:36 p.m.

Kori Heuss, Chairperson
Planning & Zoning Commission

Cindy L. Hollar, Recording Secretary
Department of Planning & Housing

S:\PLAN_SHR\Council Boards Commissions\PZ\Minutes\2010 Minutes\Minutes-12-15-10.doc