

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

Date: October 16, 2019	*Matt Converse, Chairperson	2020
	*Carlton Basmajian, Vice Chairperson	2020
Call to Order: 7:00 PM	Ruth Hulstrom	2021
	Jon Emery	2021
Place: Ames City Hall Council Chambers	Carol Spencer	2021
	Anuprit Minhas	2022
Adjournment: 7:27 PM	*Doug Ragaller	2022
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Preliminary Plat for Kingsbury's Third Addition 315 E. 3rd Street
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MOTION: (Minhas/Emery) Move to have Dr. Carol Spencer be the acting chair for the meeting tonight.

MOTION PASSED: (3 - 0)

CALL TO ORDER: Carol Spencer, Acting Chairperson, called the meeting to order at 7:01 PM.

APPROVAL OF AGENDA:

MOTION: (Minhas/Emery) to approve the Agenda for the meeting of October 16, 2019.

MOTION PASSED: (4-0)

APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 4, 2019:

MOTION: (Hulstrom/Emery) to approve the Minutes of the meeting of September 4, 2019.

MOTION PASSED: (3-0) Minhas abstained was absent.

PUBLIC FORUM: None

**PUBLIC HEARING FOR THE PRELIMINARY PLAT FOR KINGSBURY'S THIRD ADDITION
(315 E. 3RD STREET)**

Justin Moore, Planner presented the Staff Report. The request is to split the lot into two lots which requires a Preliminary Plat because of the extension of the infrastructure. This area is zoned Highway Oriented Commercial, land to the east is zoned agricultural and is farmed at this time. Future development will be an extension of Cherry Avenue to SE 3rd Street. No current development is planned at this time, the owner is requesting to split the property and provide for the future extension of SE 3rd Street.

Questions from the Commission:

Ruth Hulstrom asked what the proposed future land use of the property to the east that is zoned agriculture currently. Mr. Moore indicated that the future land use would be commercial to the east however there is also natural area beyond that commercial area. Natural area is a designation on the Land Use Map found in the flood plan and adjacent to rivers and creeks. It is possible that there could be some commercial expansion to the east but is currently zoned agricultural.

Mr. Emery stated that Target and Walmart has flooded previously. He questioned, if since that time, has the City raised the fill standards. Mr. Moore stated that the current standards were in place in 2010 when the last major flood happened. The flood plain requirement standards require a minimum of three feet above the Base Flood Elevation (BFE). Typically the standard is BFE plus one foot so Ames is above most standards in the state of Iowa. Mr. Emery questioned if Target and Walmart were built at BFE plus three. Mr. Moore responded that yes that Walmart was built with BFE plus three and was uncertain about Target.

Mr. Emery questioned if the City would be revisiting that statistic because both businesses did have flooding. Mr. Moore said that the City does look at all the ordinances periodically keeping in mind FEMA regulations and the DNR to make sure that we comply. It has been BFE plus three for some time and for the foreseeable future.

Mr. Emery also asked if the city intends to extend High Avenue to join with S. 3rd. Mr. Moore stated that there are no immediate plans for that extension.

Ms. Hulstrom asked if the staff looked at historical data of the aerials about bringing in more fill and pushing water further to the east. Mr. Moore stated the area to the east is low and flat and is the area that floods the first. Staff has not done an analysis of what further development to the east would have on this area. The City relies on the flood protection standards to govern those issues. During site development plan the drainage studies are done during that phase.

Anu Minhas asked to have Mr. Moore explain the difference between flood fringe and flood plain and the implications for this site being in the flood fringe area. Mr. Moore explained that the flood plain has two categories the floodway and the floodway fringe. The floodway is the area that is susceptible to immediate flooding and development is restricted. The floodway fringe is the 100 year area of the flood plain. It is the area that has a lower risk of flood but still susceptible to flooding. The projected depth of the water is less than what you would see in the floodway. Development in Ames is permitted in the floodway fringe based upon the protection standards. Most development east of Duff is in the floodway fringe.

Ms. Minhas confirmed that the definition of floodway fringe was the likelihood of flooding once in 100 years. She stated that overall things are changing and the likelihood of flooding has increased which is why there have been changes made to the FEMA flood mitigation boundaries. She stated that there wasn't anything she had concerns with in this proposal to subdivide the property since it met all ordinances. But in the future there needs to be consideration to revisit the floodplain ordinance. Possibly have it addressed in the Comprehensive Plan to see if it needs to be a conservation area or look at some of the land uses.

Mr. Emery said that the flood plain needs to be revisited. He didn't feel that the BFE plus three is adequate, he suggested BFE plus five. Mr. Emery suggested that the Commission do a recommendation for City Council for review. Ms. Minhas asked if the flood plain ordinance was up for reconsideration or if they were looking at land uses since the 2010 floods.

Mr. Moore stated that they have taken in input with the Comprehensive Plan process. There is no final product on that currently. FEMA is currently updating the flood insurance map for Story County and is under preliminary review. The City Council will have to put that adoption date in the Ordinance. At that time the ordinances will be updated at that time to line up with FEMA and the DNR. Mr. Moore didn't feel that this would affect our protection standard but the Council could revisit that at any time.

Developer Doug Pyle, owner of property, the purpose of this is to just divide the property and give the ability to extend Cherry Avenue to S 3rd Street. Just trying to get it subdivided so that this step in the process could be accomplished when and if the property is ready to be developed. The improvements will be done on the property when the city is ready to extend Cherry Avenue. Mr. Pyle would provide a letter of credit to the city to show that funds would be available when it is time to make the improvements.

Ms. Minhas asked if there was any sense of the type of development and the timeline. Mr. Pyle stated that he has owned the property for 10 years, but hasn't had anyone come along at his time. Ms. Minhas questioned if he had any concern about the flood fringe. Mr. Pyle stated that there is a lot of elevation change on the north end of Target. Anyone that is going to develop will put in the requirement to protect their property. No one wants to deal with flooding.

Doyle Kepley, 4002 Stone Brooke Rd., owns the farm ground to the east. This is the first he and his wife have heard about the road going through this area. He stated that they purchased the land for farm ground and that's its intended use. Dr. Spencer stated that this proposal was just about subdividing this property. She asked Mr. Moore if he could get contact information to Mr. Kepley for future conversations with Planning and Public Works for his property.

MOTION: (Emery/Hulstrom) to accept Alternative #1, which states:
The Planning and Zoning Commission can recommend that the City Council approve the Preliminary Plat for Kingsbury's Third Addition Subdivision.

MOTION PASSED: (4 - 0)

COMMISSION COMMENTS: Ms. Minhas stated that as much as possible to look at the history of flooding and bring that into the conversation. As the Comprehensive Plan begins to be fine-tuned and look at the new land use plan this needs to be addressed. She encouraged a deeper look at the impact and to strengthen the flood plain management strategies, whether that is by adding greenways or other appropriate measures. Also, look at the subdivision ordinances to see if anything else needs to be changed in regards to the increase in flood incidents. Mr. Emery stated that things are going to get worse and flooding is happening every 10 years. There should be a conversation with Mr. Kepley about the frequency of the floods in this area, as he would be aware of that timeline.

STAFF COMMENTS: none

The meeting adjourned at 7:27 PM.



Dr. Carol Spencer, Chairperson
Planning & Zoning Commission



Natalie Rekemeyer, Recording Secretary
Department of Planning & Housing

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