

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

Date: January 15, 2020	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: 8:29 PM	Doug Ragaller	2022
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Rezone of 2800 E. 13th Street
 2. Zoning Text Amendment for Front Yard Encroachments (garbage/enclosures)
 3. Ames Plan 2040 Update
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CALL TO ORDER: Matt Converse, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Emery/Spencer) to approve the Agenda for the meeting of January 15, 2020.

MOTION PASSED: (7-0)

APPROVAL OF THE MINUTES OF THE MEETING OF November 20, 2019:

MOTION: (Spencer/Ragaller) to approve the Minutes of the meeting of November 20, 2019.

MOTION PASSED: (5-0) Abstain Basmajian, Converse

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE REZONE OF 2800 E. 13TH STREET

City Planner, Eloise Shalstrom presented the staff report. Danfoss is requesting the rezone from AG to GI. Jon Emery asked if this parcel is part of the on ramp. Ms. Sahlstrom explained that the parcel is measured from the center of the right of way with the rezone. Planning Staff recommends Alternative #1.

Applicant Scott Williams of Fox Engineering, representing Danfoss stated that the request is catching up the zoning with the parcels that have been previously combined.

MOTION: (Ragaller/Hulstrom) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the request to rezone the two tracts totaling 2.95 acres located at 2800 E. 13th Street from "A" Agriculture to "GI" General Industrial.

MOTION PASSED: (7-0)

**ZONING TEXT AMENDMENT FOR FRONT YARD ENCROACHMENTS
(GARBAGE/ENCLOSURES)**

Director Kelly Diekmann, stated staff wanted to do minor code clean-ups and in the future there will be other front yard setback issues brought to the Commission for consideration. This code clean-up is about garbage collection areas in commercial areas. These are distinctly different as they are to be screened and currently that is done by fence or landscaping standards. With the current code the desired results are difficult to obtain with corner lots or parcels with three frontages. The intent is to have them screened using fence standards but the current code height requirement is four feet for fencing. Most dumpsters are taller than this fence requirement. Landscaping is an allowed option but usually not the best solution.

Staff does not encourage these enclosures to be in the front of commercial sites. The proposal is to have garbage enclosures not be in the front setback but be located between the building and the street with design elements and materials that will enhance the aesthetic value of the project. Examples given were B-Bops and the new out building at the mall. Both projects had setback issues with these locations because the rear of the buildings is the front of another structure. Staff is looking for direction from the Commission to change terminology and include recycling containers in this code and is only for commercial zones not residential areas.

Anuprit Minhas, questioned under item 3 (a) (ii) the last sentence whether the screening from the adjacent properties would be next to residential properties. Would there be value to screen from residential areas. Mr. Diekmann stated the intent is to screen from adjacent properties and rights of way, the only exclusion would be alleyways.

Ruth Hulstrom asked for the definition of durable materials, would this be per staff assessment. Mr. Diekmann stated there was no definition of durable. It is meant to be a permanent material. For example a chain link with slats is not deemed a durable material.

Ms. Hulstrom stated that the reason for this is that the code for fence standards in front yard conflicts with trash enclosures. Ms. Hulstrom questioned if there was a way under the fencing standards to create a subsection to leave out trash enclosure fencing. Mr. Diekmann said while that is possible, since there are no design standards in commercial zones that would allow for a poor product choice and aesthetics.

Mr. Emery asked if the staff would be reviewing the materials that would be part of the plan. Mr. Diekmann stated that with the Site Plans staff would be overseeing location of the enclosures and materials.

MOTION: (Emery/Ragaller) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council adopt the proposed text amendments for trash and recycling collection areas in commercial zones.

MOTION PASSED: (7-0)

AMES PLAN 2040

Director Diekmann gave an overview of the Ames Plan 2040 Scenarios Task that the City Council is undertaking. Information is posted online at www.cityofames.org/AmesPlan2040.

Carlton Basmajian asked what are driving the cost estimates. Mr. Diekmann stated water, sewer, roads, and then a possible fire station. Mr. Basmajian also questioned if there was a figure for inflation. Mr. Diekmann stated that the current figures are based on today's standards. The developers would bear much of the costs for the projects but roadways would not be one they would bear completely. No specific cost allocations have been calculated.

Dr. Carol Spencer questioned what type of conversations are happening with the public school districts. The staff talked with four of the five schools districts. The Ames School district is currently doing a facility analysis. Most of the Districts aren't forecasting numbers at this time. There would be encouragement for there to be an elementary school within the City, but that is not a Comp Plan decision.

Mr. Basmajian asked what the next steps were for the Council. A listening session was held on January 7. Public comment was taken for two hours at that session. Due to the length of the January 14 Council meeting it was tabled for the City Council meeting on January 28. The task is to decide which area or tier to plan for but a key element of the plan is not to allow for rural development regardless of which area or tier that is chosen. This gives an overall view of how to grow the city for the future and to have policies in place to protect the long-range future growth.

On January 28 they may make decision and if not they will hold a workshop on February 18. Mr. Diekmann thought it would be based on the tiered areas. Mr. Basmajian asked how the public's tone was as a response.

Mr. Diekmann said there were 300 comments from the online tool. The comments seemed to be balanced in the four areas. Public input at the listening session was more varied. Sustainability came up during the listening session. The Council is doing a parallel Climate Action Plan alongside of the Comp Plan. At the end of 2020 they may marry up the two plans. Ms. Minhas stated that what she heard that bubbled up from the listening session was a lot of discussion on sustainability, climate change and infill housing concerns.

Mr. Diekmann shared that the concept of infill is still wide open as subarea plans that would be a second level conversation after the big picture development has been decided. RDG did do an exercise to explore some specific areas with redevelopment. The other over-arching question from the public was in regard to land needs for future development Concerns were raised about why wasn't infill part of the equation. Mr. Diekmann stated that infill is not a predictable way to address growth and housing population for the City.

Ms. Minhas asked about conversations regarding existing housing stock and densification of the existing stock. Mr. Diekmann stated that wasn't part of this discussion. That discussion will take place when housing policies are discussed. The next issue with the Land Use Policy is housing choice and opportunity. It is getting to the more practical phases and predicting a range of outcomes. The Council is to look at five main visions and make sure the Land Use is reflective of that and bring it all together for a comprehensive plan.

Ms. Minhas questioned if the sustainability piece will run through each of the vision pieces. Mr. Diekmann stated that RDG feels that sustainability will be inherent to each vision. Once the

greenhouse gas inventory has been completed, the City will know how that can be incorporated on a practical level.

Mr. Basmajian questioned when the Housing chapter will be completed. Mr. Diekmann stated that it should be done in April or early spring. Hope to have a draft of the Comp Plan in April. The Land Use map will be pushed out past February for a complete draft.

The Council is open to input from the Commission in regard to the Comp Plan. Mr. Emery questioned how much control the City has in regards to growth. Mr. Diekmann stated the City has 100% control because city utilities would be necessary to serve the areas being developed. Growth to the north is ok only if 100% is paid for by the developers under current policy. By state law any development within two miles of the city is permissible but only if the developers install city infrastructure through subdivision standards.

Mr. Emery asked where the Gilbert city limits were located. Mr. Diekmann stated that within the Fringe Plan there is an agreement between Gilbert and the City of Ames that between 180th and 190th there is a neutral zone that neither would look to develop.

Mr. Emery was curious as to how much the developers have participated in the process. Mr. Diekmann stated that Hunziker Companies has been present and was pleased that there would be some flexibility in the development options.

Discussion continued about infrastructure of the areas to be developed.

Doug Ragaller asked when the Council will be taking this up again. Mr. Diekmann said that the Comp Plan is on the regular agenda for the Council on January 28. If they are unable to get resolution at that time they will be taking it up on February 18.

Ms. Minhas questioned if there was some type of framework for them to work through the process. Mr. Diekmann said that the Council is acting as the steering committee as well as the City Council and they didn't chose to proceed in that manner. There was a memo of ten items for the Council to look at as considerations from the staff and RDG to use as a process for making decisions. But no formal matrix has been designed.

Ms. Minhas asked about the transportation thoughts.

Mr. Diekmann stated that transportation is more of a budget consideration. The streets would be built for busses, cars, bikes and pedestrian traffic consistent with Complete Streets Plan.

Ms. Minhas asked what would be the most beneficial for the Commission to give to the Council.

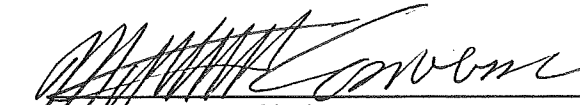
Discussion continued as to how the Commission could bring their ideas as individuals to the Council. The Commission discussed how they wanted to proceed. There was a consensus by the Commission to meet on February 5 to discuss the Comp Plan to bring formal ideas to the Council as a Board.

COMMISSION COMMENTS: none

STAFF COMMENTS: Eloise Shalstrom accomplished getting Guest Lodging in the City of Ames established. ZBA has full agendas for the next two and a half months. City Council goal

setting is Saturday, January 19. City Council tabled an Annexation request in south Ames for a couple of months. They are looking to see how the initial Comp Plan looks. Busy start to 2020 for the Planning Department.

The meeting adjourned at 8:29 PM.


Matt Converse, Chairperson
Planning & Zoning Commission


Natalie Rekemeyer, Recording Secretary
Department of Planning & Housing