

**STORY COUNTY
PLANNING AND ZONING**
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
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"Commitment, Vision, Balance"

**MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION**

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: February 6, 2019	Marvin Smith, Chair	2023
	Jerry Cable, Vice Chair	2019
CALL TO ORDER: 4:00 PM	*Kathy Mens	2022
PLACE: Public Meeting Room	*PJ McBride	2021
Administration Building	Jonathan Sherwood	2020
	Doug Moore	2020
	*Absent	

ADJOURNMENT: 6:00 PM

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner, Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: None

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

January 2, 2019

PUBLIC COMMENTS:

None

ADDITIONAL ITEMS:

Construction Site Erosion and Sediment Control and Post-Construction Stormwater Management Draft Ordinance

Amelia Schoeneman provided a copy of the current Erosion and Stormwater Management Ordinance and summarized the current ordinance. Schoeneman discussed the amendments proposed to the erosion control requirements, including that all development and disturbances under one acre will be required to implement applicable best management practices such as limiting the area disturbed through staging and using temporary stabilization over disturbed areas after an area has not been worked for 14 days. Discussion took place about the Iowa Department of Natural Resources-required NPDES permit for erosion control. Jerry Moore stated that the DNR does require a permit for disturbance over an acre, but not for less than one acre. Schoeneman discussed the proposed changes to the stormwater

management ordinance, including that development that disturbs over one acre and major subdivisions will be required to submit a stormwater management plan. Schoeneman explained the proposed requirements for the stormwater management plan, including adopting unified sizing criteria for stormwater management designs, exemptions, and credits for low impact development. Much discussion took place about how the cost of stormwater management would affect construction costs, affordable housing, how the public would be aware of ordinance changes, and how to ensure the County was not liable or responsible for the designs and any associated damages.

Report on Comprehensive Review and Update on Land Evaluation Site Assessment (LESA)

J. Moore provided an update of the LESA system, which is used to determine and preserve highly suitable agricultural properties. J. Moore stated that Planning and Development feels the system in place has been valuable and provided several conclusions of the Review of the LESA system. J. Moore provided a summary of the recommended action for Planning and Development Staff.

Cable had questions and concerns about the intended use of LESA. Discussion took place of automating the LESA system and the administrative effort it would take to make automation possible. Smith stated he supports automation, however that it would be helpful if the steps to the LESA process were on the website for the public to be able to more clearly understand how property's scores are determined. Sherwood commented on making LESA more transparent and providing more background information on each of the questions used to do the evaluation. D. Moore felt the forms could be simplified and placed on the website for the public, as well as placing all LESA scores previously calculated on the website.

Motion by D. Moore to follow the staff recommendations and also add making the LESA scores available on the website. Motion failed for lack of second.

MOTION: Follow staffs seven recommended changes and adding all forms to the website with an explanation of the process and providing more background information on each of the questions used to do the evaluation.

Motion: Sherwood

Second: Moore

Voting Aye: Smith, Moore, Sherwood

Voting Nay: Cable

Not Voting: None

Absent: Mens, McBride

Vote: (3-1)

Draft Natural Resource Area Layer for Franklin Township

Emily Zandt stated that as a part of the C2C Implementation Matrix and Work Program, Story County Planning and Development was assigned to work with the Story County Conservation Department to designate Natural Resource Areas on the Future Land Use Map. The goal of the project is to more closely align the natural resource area boundaries with the actual natural resources in the field. Much discussion took place about the layers and tracking of the updates. Sherwood questioned the inclusion of the floodplain area in the Natural Resource Area designation. Staff noted the C2C Plan indicated inclusion of the floodplain in this designation. The commission stated they would like to see all of the layers overlaid with some transparency to allow for a better understanding of what layers are being used to make up the resource layer.

COMMENTS

STAFF: J. Moore stated that the items from tonight would be brought back next month for action. There will also be a vacation acquisition request and smart development and the construction and demolition work program items.

COMMISSION: None

ADJOURNMENT: 6:00 PM



Approval of Minutes

4:15pm March 6, 2019

Title and Date