

LAND USE

[Definitions of certain terms, a request made by the CPC, will be added to the final document]

LND 1 – Promote and protect sustainable agricultural land uses in rural Johnson County.

Strategy 1 (S1) – Advocate for agricultural preservation within all Fringe Area Agreements.

Implementation a (Ia) – Pursue adoption of Fringe Area Agreements with cities where no agreement currently exists.

Ib – Within the fringe areas, advocate that areas not identified for city growth shall adhere to the county Future Land Use Map.

Ic – Update all existing Fringe Area Agreements within two years of adoption of the comprehensive plan and review Fringe Area Agreements every three years thereafter.

Id – Promote the use of the Conservation Reserve Program (CRP), Agricultural Conservation Easement Program (ACEP), and similar programs.

S2 – Consider updates to Johnson County’s agricultural exemption policy.

Ia – Explore methods to expand agricultural exemption to smaller farming operations.

Ib – Develop policies that control the proliferation of industrial farming operations, such as concentrated animal feeding operations.

Ic – Ensure that updated agricultural exemption policies do not become a method for unplanned residential growth.

Id – Explore methods for limited residential development for small-scale agriculture.

S3 – Develop recommendations to alleviate conflicts between agricultural property owners and non-agricultural neighboring properties

Ia – Revise and distribute information on what to expect when moving to rural Johnson County.

Ib – Explore creating “good neighbor” guidance that identifies strategies to avoid conflicts between different land uses.

S4 – Discourage concentrated animal feeding operations (CAFOs) in Johnson County.

Ia – Explore classifying CAFOs as an industrial use and zone appropriately.

Ib – Continue to lobby the Iowa State Legislature to allow counties the ability to regulate CAFOs.

Ic – Encourage and promote best management practices for CAFOs.

Id - Mitigate the adverse environmental effects of concentrated animal feeding operations (CAFOs) in Johnson County.

LND 2 – Direct future residential development based on location and then site-specific criteria contained in Appendix ZZZ of this plan.

S1 – Support rezoning applications in areas identified as non-agricultural uses on the Future Land Use Map and that are also in compliance with the Future Land Use Development Matrix.

Ia – Focus residential development in [CPC & BOS to determine with Future Land Use Map creation]

Ib – Review and potentially update the Future Land Use Map every five years after adoption.

Ic – Develop procedure for the individual property owners to request a change to the Future Land Use Map.

Id – Develop procedure for combined rezoning, subdivision, and/or development applications.

Ie – Allow for flexibility in the zoning ordinance by adoption of planned unit development (PUD) zoning districts and overlay zones.

S2 – Support rezoning applications on parcels that meet the standards identified by the Future Land Use Development Matrix contained in Appendix ZZZ of this plan.

Ia – Review and update Stormwater Standards at least every 5 years.

Ib – Review and update Sensitive Areas Ordinance (SAO) at least every 5 years.

Ic – Review and update the Road Performance Standards to consider factors such as safety, volume, speed, traffic type, and other national standards.

Id – Identify environmentally sensitive area criteria to protect natural areas and prevent conflicting land uses.

Ie – Johnson County will create a Future Land Use Development Matrix that may consider, but not necessarily be limited to, items such as

- (1) the adopted Comprehensive Plan, Village Plans, or long-range transportation corridor plans or studies;
- (2) access to existing or planned hard surface roads to serve the subdivision or development;
- (3) adequate sanitary sewer and potable water capabilities;
- (4) adequate storm water drainage, storm water treatment facilities, or storm water management either within the development site or downstream and;
- (5) Johnson County's environmental protection regulations;
- (6) surrounding land uses;
- (7) public safety service access (e.g. sheriff, fire, etc.); and
- (8) historical land uses

S3 – Continue use of existing Farmstead Split rule.

Ia – Explore limiting the size and number of agricultural outlots.

Ib – Review and revise language as subdivision rules are updated.

LND 3 – Direct future commercial and industrial development based on location and then site-specific criteria.

S1 – Encourage commercial and industrial development within the cities and the Urban Growth Areas.

Ia – Coordinate effort during Fringe Area Agreement.

Ib – Encourage new commercial and industrial development that can be served by municipal water and sanitary sewer.

S2 – Incorporate economic growth areas into Future Land Use Map.

Ia – Review and update current economic growth areas.

Ib – Review and update the economic growth areas on the Future Land Use Map every five years.

Ic – Identify vacant or under-utilized parcels zoned commercial and/or industrial within the unincorporated areas of Johnson County.

S3 – Develop overlay zones to allow more flexibility in rural commercial development.

Ia – Develop criteria for where commercial and industrial overlay zones are appropriate.

Ib – Develop criteria for where neighborhood commercial uses are appropriate.

Ic – Develop criteria for where agri-tourism uses are appropriate.

LND 4 – Coordinate land use planning with and between local governments to achieve mutually beneficial development policies.

S1 – Work with individual cities to update Fringe Area Agreements.

Ia – Pursue adoption of fringe areas for cities where no agreement currently exists.

Ib – Advocate for the urban growth area of each FAA to identify areas that may be developed within the next five or fewer years.

Ic - Ensure that areas outside of the urban growth area comply with the County Comprehensive Plan.

Id – Pursue fringe area agreements that will allow the Board of Supervisors to comment on city development applications that may impact the unincorporated areas (e.g. roads, safety, stormwater management, etc.)

Ie – Review and update all existing fringe area agreements in accordance with the fringe area agreement schedule contained in Appendix XXX of this plan.

S2 – Work with cities and school districts to pursue collaborative growth strategies for mutual benefit.

Ia – Serve as a resource for the community, city staff, and other organizations regarding regional planning issues.

Ib – Pursue regional, multi-jurisdictional intergovernmental agreements.

- S3 – Advocate for storm water management and sensitive areas preservation when annexation occurs.
- S4 – Discourage the creation of “unincorporated islands”

LND 5 – Continue to protect and improve Johnson County’s natural resources: land, water and air.

S1 – Begin to identify and evaluate all critical and sensitive environmental features in Johnson County.

Ia – Establish criteria to evaluate these areas.

Ib – Coordinate with cities to map sensitive features countywide.

S2 – Encourage Agricultural uses to utilize best management practices and observe conservation practices that prevent erosion and preserve natural resources.

Ia – Staff will stay informed of the best management practices and available conservation programs to assist with funding and the public’s education.

Ib - Promote the use of the Conservation Reserve Program (CRP), the Agricultural Conservation Easement Program (ACEP), or similar programs.

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LOCAL ECONOMY

ECON 1 - Foster a diverse and resilient local economy.

S1 – Support industries that complement and enhance the existing local economy

Ia – Identify targeted industries that support a livable wage and a clean energy economy.

S2 – Accommodate rural businesses that provide employment and consumer opportunities for residents and visitors that improve the livability of Johnson County in appropriate areas.

Ia – Develop an ag-tourism zoning regulations to allow greater flexibility for value-added agriculture activities.

Ib – Develop neighborhood commercial zoning regulations to allow low intensity commercial activities.

Ic – Support efforts to expand telecommunication infrastructure for rural areas (e.g. High Speed Internet).

Id – Support the local food industry in Johnson County

S3 – Promote the county's natural amenities and livable communities to attract new economic activities.

Ia – Use economic development and tourism promotion organizations as a resource to promote Johnson County.

Ib – Highlight quality of life rankings and other awards on the Johnson County website.

Ic – Partner with local cities and regional entities to promote and recruit targeted industrial clusters that benefit the local economy and support the quality of life in Johnson County.

S4 – Encourage partnerships between business and educational institutions to advance job skills and promote labor retention.

Ia – Explore using county facilities as resource centers to connect businesses with local experts.

Ib – Promote the resources provided by the University of Iowa, Kirkwood Community College, and other major institutions to attract and retain businesses.

ECON 2 – New and expanding commercial and industrial uses will follow the County's adopted Economic Development Plan.

S1 – Update and maintain an Economic Development Plan for unincorporated Johnson County.

Ia – Clearly define Johnson County's role in economic development.

Ib – Include Economic Development Areas in the Future Land Use Map.

Ic – Obtain a Target Industry Analysis.

S2 – Regularly review and update the Economic Development Plan and its policies.

Ia – Review economic development best management practices and economic development areas on the Future Land Use Map at least every five years upon adoption.

ECON 3 – Encourage sustainable agricultural activities.

S1 – Explore methods to accommodate smaller farming operations.

S2 – Develop policies that control the proliferation of industrial farming operations, such as concentrated animal feeding operations.

S3 – Support farmers who wish to maintain and expand agricultural activities in accordance with the goals of this plan.

Ia – Support local, state, and federal programs designed to assist sustainable farming operations.

Ib – Support conservation and natural resource management programs.

S4 – Promote and support local food and small farm operations.

Ia – Continue to provide staff support for local food and agri-tourism activities.

Ib – Continue to support resident engagement to improve discussion and action on food and agriculture initiatives in Johnson County.

Ic – Support efforts to develop infrastructure and programs that encourage public institutions, restaurants, and other entities to purchase more locally grown food.

Id – Explore flexible zoning regulations to encourage local food production.

Ie – Explore food hub and food enterprise options that include food processing, packaging, and storage.

ECON 4 – Provide opportunities for sustainable commercial/industrial activities that enhance livability and are compatible with surrounding land uses.¹

S1 – Revise the site plan review process to address varying levels of intensity.

Ia – Incorporate scalable rules for size and intensity in site plan review to allow for appropriate review of smaller developments.

Ib – Create and use a matrix to provide multiple ways to achieve compliance with site plan regulations.

S2 – Direct large-scale commercial and industrial development projects to the cities and Urban Growth Areas, where utilities, services, transportation, and other infrastructure are (or can be) readily available.

Ia – Coordinate with local and regional business and economic development organizations.

S3 – Direct smaller-scale, less-intensive commercial and industrial development projects to cities, unincorporated villages, or economic development areas as identified in the Future Land Use Map.

Ia- Identify and review development opportunities within the unincorporated villages.

Ib – Engage residents and update village plans accordingly.

¹ Potentially add an S4 directing staff to create a list of economic development resources with contacts and maintain a page on the county's website.

INFRASTRUCTURE/PUBLIC AMENITIES

INF 1 – Develop well-connected recreational parks, public open/natural spaces, and trails throughout the county.

- S1 – Improve connectivity between subdivisions, open space, and destinations that generate traffic.²
 - Ia – Identify and map opportunities to create greater connectivity between existing developments.
 - Ib – Support local and regional trail plans.
 - Ic – Continue to serve on and work with existing area and regional trails committees.
 - Id – Facilitate improvements recommended by water trail plans.

INF 2 – Utilize existing infrastructure and adopt green infrastructure practices.

- S1 – Coordinate development policies with road improvement and maintenance plans.
 - Ia – Have planning staff participate in the annual review of the Johnson County Secondary Roads Five-Year Plan.
 - Ib – Review and update the existing Road Performance Standards to consider factors such as safety, volume, speed, traffic type, and other national standards.
 - Ic – Identify and consider projects to optimize the use of existing public infrastructure.
- S2 – Encourage the use of green infrastructure.
 - Ia – Identify opportunities to use green infrastructure instead of traditional practices.
 - Ib – Explore potential incentives such as density bonuses.
- S3 – Coordinate with regional transportation investments and long-range transportation plans.
 - Ia – Actively participate in local and regional planning activities.

INF 3 – Make transportation, land use, and infrastructure decisions that encourage a reduction in auto-dependent travel.

- S1 – Promote safe use of the county’s public road network by all users.
 - Ia – Identify best management practices for rural road systems.
 - Ib – Consider complete street features as appropriate for higher density areas.
 - Ic – Provide appropriate multimodal signage on highways and other major roads with extended shoulders.
- S2 – Support development that will reduce auto-dependent vehicle miles traveled.
 - Ia – Require connectivity plans for new subdivisions showing intended connections to the existing and planned trail and road network.
 - Ib – Update the subdivision regulations to require connectivity plans and limit the creation of cul-de-sac and dead-end roads unless impractical.
 - Ic – Add requirements for sidewalks and trail connectivity to the subdivision regulations.

INF 4 – Support environmental, cultural, and historic elements in the planning and design of future infrastructure.

- S1 – Protect and raise awareness of environmental amenities and character of the county.
 - Ia – Develop an ordinance that balances scenic road features, safety requirements, and Secondary Road plans.

² COMMENT: clarify how the county will coordinate with Conservation Board to capitalize on Conservation bond funds.

Ib – Establish criteria to identify environmental, cultural, and historic elements.

Ic – Work with the Iowa Department of Transportation to develop watershed educational standards including roadway signage.

INF 5 –Support amenities that enhance livability and quality of life.

S1 – Support the Johnson County Conservation Strategic Plan.

Ia – Consider revisions to align zoning ordinance and other County policies.

S2 – Promote livability initiatives across all Johnson County departments.

Ia – Encourage livability initiatives within all administrative activities across all Johnson County departments.

S3 – Support appropriate special events and activities across Johnson County.

Ia – Establish new or promote existing central events calendar.

Ib – Consider grant incentives and programs that support or develop events or activities that are of benefit to the county.

S4 – Consider improvements to communication infrastructure and access to technology in coordination with economic development goals.

SUSTAINABILITY

SUST 1 – Support and implement sustainability strategies that preserve natural resources.

S1 – Revise building permit procedures to improve on-site resource protection.

Ia – Create top soil preservation rules.

Ib – Update soil erosion control regulations to require erosion control on certain building permits for new structures.

Ic – Create an inspection procedure for sensitive areas, stormwater, topsoil preservation, and soil erosion control for all development sites.

S2 – Foster the development of watershed and water quality plans.

Ia – Continue to participate in Watershed Management Authorities and collaborate with local experts.

Ib – Incorporate best management practices into stormwater management.

SUST 2 – Develop and/or coordinate with local and regional hazard mitigation, resiliency, and climate change planning.

S1 – Review and help update the Johnson County Multi-Jurisdictional Hazard Mitigation Plan 2014 – 2019.

Ia – Consider how the plan's requirements affect other county goals.

Ib – Promote greater coordination between the county, city governments and other organizations.

Ic – Contribute to and comply with future plans as they are created.

S2 – Discourage development in flood-prone areas.

Ia – Use and educate the public about Federal Emergency Management Agency (FEMA) digital Flood Hazard Maps and local floodplain regulations.

Ib – Consider updates to the Floodplain Development Regulations for better protection from flood damage.

Ic – Adopt the Iowa Department of Natural Resources (DNR) latest model floodplain ordinance with considerations specific to Johnson County.

Id – Establish best management practices.

Ie – Secure membership in the National Flood Insurance Program (NFIP) Community Rating System (CRS) or equivalent program.

S3 – Create a climate action and resiliency plan.

Ia – Coordinate efforts with existing plans and efforts of incorporated areas.

Ib – Identify key stakeholders/partners for plan development and implementation.

Ic – Coordinate as appropriate with state, national and international plans and initiatives.

SUST 3 – Support affordable and equitable access to quality housing.

S1 – Promote a variety of housing options.

Ia – Encourage, where appropriate, higher density and multifamily housing by using incentives such as density bonuses.

Ib – Support efforts to develop affordable rental and owner-occupied housing.

Ic – Participate in and/or conduct regional housing studies to identify housing needs.

Id – Consider how housing options relate to coordinated land use goals in this comprehensive plan.

S2- Consider establishing a rental housing inspection and licensing program for unincorporated areas.

Ia – Review best management practices.

Ib – Dedicate financial resources to fund these activities, if adopted.

SUST 4 – Support and advance energy efficiency, resource conservation, and renewable energy programs.

S1 – Continue partnerships with nonprofit organizations to improve their operations.

S2 – Continue to be a resource to the community on sustainable practices.

Ia – Complete website enhancements to better promote available services.

Ib – Provide educational events.

Ic – Establish other programs through partnerships with municipalities, the University of Iowa, and other organizations.

SUST 5 – Prioritize green building and sustainable development practices for existing and future residential, commercial, and industrial development.

S1 – Require the most up-to-date building code standards.

Ia – Adopt the most current International Building Code (IBC).

S2 – Ensure new development conforms with adopted sustainable development standards.

Ia – Create and use a Sustainable Subdivision Design Ordinance that uses a matrix that includes elements such as: 1) interconnectedness of road networks, 2) density standards, 3) infrastructure provision (current roads), 4) preservation of sensitive areas, 5) provision of sidewalks/trails/amenities, 6) preservation of open space, 7) shared septic systems, and 8) existing zoning.

Ib – Revise other standards to reflect sustainable practices.

S3 – Provide incentives for green development.

Ia – Encourage voluntary practices such as open space preservation, renewable energy, and affordable housing through best practices such as density bonuses.

S4 – Revise ordinances to strongly encourage on-site protection and discourage off-site mitigation of sensitive areas.

SUST 6 – Remain a leader in green facilities, operations, and infrastructure.

S1 – Continue to reduce the environmental impact of Johnson County facilities and operational practices.

Ia – Enact management policies.

Ib – Continue to coordinate with the capital improvement plans and follow the Sustainability Capital Standards Process or subsequent policies.

Ic – Initiate and maintain energy and resource conservation practices.

Id – Adopt sustainable infrastructure practices on county road and parking projects.

Ie – Continue to utilize solar power and consider other renewables for county facilities.

If – Promote non-single occupancy vehicle use such as mass transit, carpooling, bicycling, etc.

S2 – Coordinate efforts with local organizations, institutions, and agencies.

Ia – Continue to work with groups such as the Sustainability Working Group of Johnson County.

Ib – Provide employee and public education events such as Earth Week and Bike Month.