

# Planning and Zoning Commission: Proposed Changes to the draft Johnson County 2018 Comprehensive Plan dated January 29, 2018

For proposed changes to any goals, strategies or action steps, pages numbers below refer to **first use in an implementation table**. However, changes would be made for all uses of affected goal, strategy or action steps in the plan

**Overall comment:** Change any use of Confined Animal Feeding Operation or its abbreviation CAFO to Animal Feeding Operation or its abbreviation AFO.

## Chapter 2: Sustainability

1. Page 35, Profile section: First bullet under *Nonpoint Source Pollution*, remove “pathogens”: “Sediment and pathogens from agriculture, improperly managed constructions sties, eroding stream banks, residential and urban areas, and forest lands”
2. Page 35, Profile section: Paragraph under bulleted list, second sentence, add “can”: “These pollutants **can** have harmful effects on drinking water supplies, recreation, fisheries, and wildlife.”
3. Pages 45, 46: To the implementation table key, add **CSD: Community School Districts**. Add Community CSD as a collaborating partner for Sust Goal 2, Strategy 1, Action 2.
4. Page 46: To Sustainability Goal 1 Strategy 3 add “by working with partners” so it reads: “Support and encourage a sustainable agricultural system **by working with partners.**”
5. Page 47 Regarding Sust Goal 3, “Promote a variety of housing options,” add **Rural Landlords** as collaborating partners in the implementation table for Strategy 2, Action Steps 1 and 2:

<b>Strategy 2 – Consider establishing a rental housing inspection and licensing program for unincorporated areas.</b>		
Action 1 – Review best management practices.	Mid-term	PDS, cities
Action 2 – Dedicate financial resources to fund, if adopted.	Ongoing	BOS

6. Page 48: To Sust Goal 4, Strategy, 2, Action 3, add a mention of community school districts so it reads: Establish other programs through partnerships with cities, the University of Iowa, **community school districts**, and other organizations.

## Chapter 3: Local Economy

7. Page 67: In the paragraph labeled *Agricultural Economy*, remove last 2 sentences: ~~Many farms will continue to use modern agricultural practices with pesticides, fertilizers, and other chemical applications. However, Johnson County hopes to encourage greater use of best management practices, such as buffer strips and other sustainability practices, to limit excess nutrients from entering local waterways.~~
8. Page 67: Last sentence: remove “could” replace with “will”: “The county ~~could~~ will explore strategies to change the agricultural exemption to accommodate a wider variety of farms.
9. Page 74: To Econ Goal 1, Strat 4, add an Action 3 regarding school districts and support of Future Farmers of American (FAA). Econ 1, Strat 4 is “Encourage partnerships between business and

educational institutions to advance job skills and labor retention.” PDS was asked to draft language for a proposed new Action 3:

*Coordinate with community school districts in the county to provide and promote educational opportunities such as Future Farmers of America (FFA) for primary and secondary students.*

10. Page 75+ – “Community School Districts” should be included as collaborating partners for any appropriate actions for the Economy goals, strategies/action implementation tables.
11. Page 75: Econ Goal 3, Strat 3, add a new Action 6. The goal is “Encourage sustainable agricultural practices.” The strategy is “Promote and support local food and small farm operations. The proposed new Action 6:  
*Collaborate with cities to encourage food production opportunities, such as community gardens, within city limits.*

#### **Chapter 4: Infrastructure & Amenities**

12. Page 93: Inf Goal 3, Strat 1 is “Promote safe use of the county’s public road network by all users. Action 2 under this strategy current reads: “Consider complete street features as appropriate for higher density areas.” Replace with Action 2 with *All newly constructed and reconstructed roads shall contain wide paved shoulders, as is the current practice.*
13. Page 93 Revise Inf Goal 4, Strat 1, Action: “Develop an ordinance that balances scenic road features, safety requirements, and Secondary Road Plans,” so it reads: “Develop an ordinance that balances safety requirements and Secondary Road Plans.”
14. Page 94: Regarding Inf Goal 5, Strat 5, Action 2, add a parenthetical so that it reads: “Explore options to utilize existing infrastructure and build new infrastructure that supports the local food system (e.g. food hub, distribution centers, etc.).”

#### **Chapter 5: Land Use Chapter**

15. Page 110: Change the Future Land Use Map to restore some of the residential development areas in the North Corridor Development Area. See map (attached) labeled *Planning and Zoning Commission Recommended Changes to the 2018 Future Land Use Map January 29 Draft for Public Hearing.*
16. Page 112: add the underlined language and delete the strikethrough language below to the Agricultural Future Land Use Category.

##### **Agriculture**

Typical uses include land devoted to agriculture, including crop production and animal husbandry, and very ~~low-density limited~~ residential development to include farmstead splits and small farm development. This land use category may also include areas of land significantly impacted by wetlands or floodplain and areas of steep topography or natural tree cover or other sensitive areas preserved as open space. Limited residential development may be allowed on a case-by-case basis (~~one dwelling and maximum 3 acres rezoning a maximum of 3 2 acres to allow no more than one dwelling~~) if all elements in the Future Land Use Development Guidelines are achieved. Residential development should be associated with food production or be consistent with the historic use of the property and area.

The intent of allowing limited residential development is to allow the Board to correct legal non-conforming uses and zoning packages where the established use of the property is residential, and also create a mechanism to allow for small farm development that does not otherwise qualify for agricultural exemption. Rezoning that result in the creation of residential development that does not reflect the agricultural nature of this category should not be approved.

17. Page 116: In the table (Figure 12) *Future land Use Development Guidelines*, regarding “Emergency Services: The proposed use has access to adequate sheriff, fire, and EMS protection,” for the following districts change this development element from required (solid dot) to recommended (open dot): Agricultural Residential (AR), Residential (R ) and Rural Conservation (RC).

18. Page 118: Revise Land Use Goal 1, Strategy 2: “Consider updates to Johnson County’s agricultural exemption policy,” so it reads: “Update Johnson County’s agricultural exemption policy.

Also revise the three action steps under that strategy:

- Action 1: ~~Explore methods to [E]xpand agricultural exemption to smaller farming operations.~~
- ~~Action 2: Ensure that updated agricultural exemption policies do not become a method for siting CAFOs on small parcels.~~
- Action 4: ~~Explore methods for [L]imited residential development for small-scale agriculture.~~

19. Page 118 For Land Use Goal 1, Strat 2, Action 1: add the following collaborating partners: BOS, agricultural/farmer organizations, Farm Bureau, environmental groups.

<b>Strategy 2 – Consider updates to Johnson County’s agricultural exemption policy.</b>		
Action 1 – Explore methods to expand agricultural exemption to smaller farming operations.	Short-term	PDS

20. Page 118: Regarding Land Use Goal 1, which reads “Promote and protect sustainable agricultural land uses in rural Johnson County,” add Farmer Service Agency (FSA), Soil and Water Conservation District (SWCD) to collaborating partners (right column) for Strategy 4, Action 1:

<b>Strategy 4 – Encourage and promote the use of on-field and edge-of-field best management practices for top soil and water quality protection.</b>		
Action 1 – Staff will stay informed about resources to aid farmers seeking to implement best management practices.	Ongoing	PDS

Per this change, also add FSA (Farm Service Agency) to the key on p. 117.

21. Page 118: Under Land Use Goal 1, delete completely Strategy 5 and all actions. The goal is “Promote and protect sustainable agricultural uses in rural Johnson County.”

~~Strategy 5: Discourage concentrated animal feeding operations (CAFOs) in Johnson County.~~

~~Action 1: Continue to lobby the Iowa State Legislature to allow counties the ability to regulate CAFOs.~~

~~Action 2: Encourage and promote best management practices for CAFOs.~~

~~Action 3: Monitor and report the adverse environmental effects of concentrated animal feeding operations (CAFOs) in Johnson County.”~~

22. Page 120: Land Use Goal 4, Strategy 1, Action 4 revise beginning of sentence from “Pursue Fringe Area Agreements to “Pursue legislation to allow...” so that it reads:

**Pursue legislation to allow** Fringe Area Agreements that will allow the Board of Supervisors to comment on city development applications

### **Chapter 6: Implementation**

23. Page 155: In the section on “Periodic Review of Plan,” add mention of the Planning and Zoning Commission’s role. Change would be:

“The Planning, Development and Sustainability Department will help guide this review process with the Board of Supervisors **and the Planning and Zoning Commission.**”

24. Page 156: add the language below to the end of paragraph 2 under the “Evaluating Requests for Map Amendments” section.

### **Plan Maintenance Section**

Additionally, to help ensure stability of the Future Land Use Map, proposed amendments will be considered once annually in accordance with procedures set forth by the Board of Supervisors.