

# Changes to 2018 Comprehensive Plan since 1.29.2018 Draft for Public Hearing

## Changes Discussed in 5.16.18 Board of Supervisor Work Session:

All changes to Goals, Strategies, or Action Steps were made each time the item was addressed in the plan. The page number references the first time each item is included in an implementation table. All changes to collaborating partners were also made each time they are written in the plan.

### Overall Change:

- Add “CSD: Community School Districts” and “FSA: Farm Service Agency” to the collaborating partners legend in each chapter.
- Add the following language to the end of the 3<sup>rd</sup> sentence under section titled “Collaborating Partners” for each chapter: “and partners that are not listed are not excluded from future collaboration.”
- Remove mention of “Farm Bureau” as a Collaborating Partner in implementation tables and replace with more general “farmer/agricultural organizations”

### Chapter 2: Sustainability

- Pages 46: Add CSD as a collaborating partner for Sust Goal 2, Strategy 1, Action 2.
- 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.**”
- 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.
- 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

- Page 67: “Agricultural Economy” subsection: delete the third sentence in its entirety and delete the word “However” from the fourth sentence.
- Page 67: “Agricultural Exemption” subsection: 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.
- Page 74: To Econ Goal 1, Strat 4, add an Action 3:  
*Coordinate with community school districts in the county to provide and promote educational opportunities for primary and secondary students.*
- Page 74: Econ Goal 1, Strategy 4, Action 1, add CSD: Community School Districts as a collaborating partner.
- Page 75: Econ Goal 3, Strat 3, add a new Action 6:  
*Collaborate with cities to encourage food production opportunities, such as community gardens, within city limits.*

### Chapter 4: Infrastructure and Amenities

- 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

- 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 of Supervisors 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.

- 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).
- 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.”
- Page 118: Land Use Goal 1, Strategy 2, Action 1: add “agricultural/farmer organizations” and “environmental groups” to collaborating partners.
- Page 118: Land Use Goal 1, Strategy 4, Action 1, add Farmer Service Agency (FSA) and Soil and Water Conservation District (SWCD) to collaborating partners.
- Page 118: Land Use Goal 1, Strategy 5, Action 3: add “to the appropriate agencies” to the end of the Action Step.

## Chapter 6: Implementation

- Page 155: add “with input from the Planning and Zoning Commission...” after “process”.
- Page 156: remove the last sentence (regarding 4/5s majority vote) from the second paragraph in the “Evaluating Requests for Map Amendments” and replace it with the language below:

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.

## **Other Changes Made to the Plan:**

### **Chapter 1: Introduction**

- Page 3: Updated “Planning Commission” to “Planning and Zoning Commission”
- Page 3: Added Perry Ross as a Planning and Zoning Commissioner
- Page 3: Added Kasey Hutchinson as a Staff Member
- Page 19: Priorities and Goals paragraph last sentence, “that took place between February and April 2018”
- Page 20: Added subsection “Planning & Zoning Commission”.
- Page 21: fixed date in caption of one of the pictures.

### **Chapter 2: Sustainability**

- Pages 28 and 33: In references to Local Foods refer to “The County” and not to PDS since the local foods position has moved. Also updated Local Food Coordinator title.
- Page 33: re Sustainability Grants: update second paragraph “In its first year in 2016, the program distributed nearly...) so it reads “In the first two years of the project (2016-2017), the program distributed nearly \$43,000 for projects.”
- Page 38: Under Renewable Energy, second paragraph. After first sentence but before the one about Farmers’ Electric add a sentence that reads: At the time of plan adoption, an additional 67 kW was being added to the Ambulance Service and Medical Examiner Facility, which will bring the total onsite solar PV energy used by County buildings to nearly 400 kW.
- Page 39: Change reference to when the GHG report will be completed by 2019.

### **Chapter 3: Local Economy**

- Page 70: Goal 1, Strat 1, fix spacing between Action Steps 2 and 3

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

- Page 98: Figure 9 caption says 2006-2017 but data only goes to 2016. Fix to read 2006-2016
- Page 103: Updated the final bullet to reflect the most recent 10 year period: 2008-2017
- Page 116: Fixed some formatting errors in the table.

### **Volume 2: Appendix B**

- Added the list of changes recommended by the Planning and Zoning Commission.