# JOHNSON COUNTY LAND USE PLAN



# As proposed by the Land Use Plan Update Committee

The intent of this Land Use Plan is:

- To embody our shared goals in a vision for the future;
- To build community; and
- To preserve and enhance the quality of life in Johnson County.

# THE JOHNSON COUNTY 2008 LAND USE PLAN

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The East Central Iowa Council of Governments is an intergovernmental council governed by a board of directors comprised of elected officials and private citizens. ECICOG was created to promote regional cooperation and to provide professional planning services to local governments in Benton, Iowa, Johnson, Jones, Linn and Washington Counties.

# THE JOHNSON COUNTY 2008 LAND USE PLAN

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**LAND USE PLAN APPENDIX** 

#### **SECTION 1: INTRODUCTION**

Johnson County is a rich, diverse, and growing area that many people find attractive. The countryside is beautiful; the County is economically strong; a variety of housing is available in rural and urban neighborhoods; and the University of Iowa along with University Hospitals and Clinics in Iowa City is an academic, cultural and medical resource both locally and statewide.

The Johnson County Land Use Plan is a collective best effort to support growth and, at the same time, preserve and enhance the land, human, and other natural resources that make Johnson County a desirable place to live. The unifying theme of this Land Use Plan is to focus growth and development in appropriate locations while preserving and protecting agricultural and environmentally sensitive land. The Johnson County Land Use Plan is intended as a guide for this purpose. It contains a vision statement, policies and strategies for the use of land and resources.

This document is the result of the aggregate efforts and thoughts of the citizens of Johnson County, members of the Johnson County Planning and Zoning Commission, the Land Use Plan Committee, the Johnson County staff, the East Central Iowa Council of Governments, and the Johnson County Board of Supervisors. It is intended to reflect the majority opinion of the many views and opinions expressed during the planning process. In developing the policies herein, consideration was given to the many views presented and to the long-term benefits for the County.

# Authority of the Plan

The cities of Johnson County are responsible for determining zoning and land use within their borders, and may plan for land use in the areas adjacent to their incorporated limits. State and federal lands in Johnson County are exempt from county zoning. All other land is under the jurisdiction of the County. Therefore, any changes to land use outside the incorporated limits of cities with the

exception of state and federal lands, shall be guided by the policies contained in this Land Use Plan.

The State of Iowa delegates zoning responsibility and regulation to counties in Chapter 335 of the Code of Iowa. Section 335.5 states that:

"The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; . . . Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such county."

#### Goals

Goals for land use in Johnson County are derived from the authority granted in state statutes, specifically Section 335.5 of the Code of Iowa cited above. They are as follows:

- 1. Preserve the availability of agricultural land,
- 2. Consider the protection of soil from wind and water erosion.
- 3. Encourage efficient urban development patterns,
- 4. Lessen congestion in the streets or highways,
- 5. Secure safety from fire, flood, panic, and other dangers,
- 6. Protect health and the general welfare,
- 7. Provide adequate light and air,
- 8. Prevent overcrowding of land,
- 9. Avoid undue concentration of population,
- 10. Promote the conservation of energy resources,
- 11. Promote reasonable access to solar energy,
- 12. Facilitate the adequate provision of transportation, water sewerage, schools, parks and other public requirements.

#### Use of the Plan

This Land Use Plan is an element of the Johnson County Comprehensive Plan. It envisions land use twenty years into the future and provides a policy framework to manage growth and development during that period. The Plan is meant as a guide to assist officials with decisions about land use in Johnson County. It establishes countywide policies and recommends strategies to achieve those policies. The policies and strategies will help design developmental tools such as zoning ordinances, subdivision regulations, and housing and building codes. It does not consist of legislative mandates or new ordinances.

The Land Use Plan is intended as a guide for land use decisions such as requests to change zoning classifications and utilize resources. Any zoning requests should be evaluated for conformity with the policies and strategies of this Land Use Plan. The Plan applies to future land use requests for rezoning and changes in land use. Land that has been previously rezoned for a more intensive use may retain that zoning. However, development of the land must comply with the policies and implementing ordinances of the plan. Should changes to current zoning be proposed, the rezoning should be in accord with the policies and strategies of this Land Use Plan.

#### Review of the Plan

It is recommended that the Board of Supervisors and the Planning and Zoning Commission meet on an annual basis to review the plan. This joint meeting should incorporate the Planning Department's annual report, which includes the updated implementation schedule. The intent of the annual review is to ensure the policies and strategies remain consistent with County priorities. Whether the review is simple or extensive will be largely dependent on continuing support for the policies of this Plan and their effectiveness. The review may result in revisions to the Plan that could lead to changes in the County's zoning and development ordinances.

This Plan may also be amended at any time. Specifically, the Planning and Zoning Commission, the Board of Supervisors and citizens may propose amendments. Any proposed amendment will be considered by the Planning and Zoning Commission who will then recommend in favor or against the proposal to the Johnson County Board of Supervisors. Amendments are intended to bring the policies and strategies of the Plan into conformance with any changes in County land use priorities. Amendments should uphold the integrity of the Plan. Single purpose amendments or "agenda oriented" changes should be considered carefully and should not compromise the Plan's intent.

An appendix with abstracts on population, housing, income, employment, transportation, finance, services, and physical features is included with this plan.

# for the JOHNSON COUNTY LAND USE PLAN

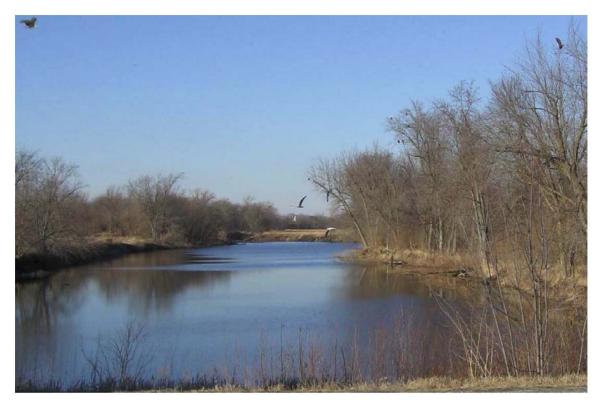


Photo by Hilary Copeland

By its decisions, Johnson County will encourage stewardship of the land and natural resources through:

- Proactive protection of the environment;
- Preservation of agricultural lands and operations; and
- Minimizing conflicts between incompatible land uses.

#### **SECTION 2: ISSUES STATEMENT**

The following issues were deemed important to the County's growth and development during the five public town meetings in 2006. The results of those meetings are contained in the Plan's Appendix.

#### **Proactive Protection of the Environment**

During the public meetings residents expressed a desire to protect environmental systems and assure that natural resources continue to be available. Preservation of Johnson County's environment received high rankings during the five public meetings on land use. When county residents were asked to list the "strengths of Johnson County" typical of the responses given were "attractive scenic landscapes and natural resources." Many County residents appreciate the beauty of the area.

Environmental features are a key element in establishing a sense of place and enriching the quality of life of County residents.

It is the policy of the Johnson County Land Use Plan to proactively protect and preserve the natural resources and environmental assets of the County. The policies and strategies contained herein are intended to advance that policy.

#### Preservation of Agricultural Lands and the Environment

In 2006, 198.51 acres of farmland were rezoned from agriculture to another use. For past trends regarding loss of agricultural land in the County, please see the Plan's Appendix. The concern is that conversion of agricultural land to other uses will slowly erode the agricultural base of the County both in the production of raw materials and value-added products. In order to retain agriculture as a viable industry, Johnson County residents noted during the five land use public meetings the importance of policies that support the preservation of agricultural land and operations.

In addition, the rural lifestyle in the County was part of the top ranking strength at these land use public meetings. The agricultural way of life is important to County residents. Conversion of agricultural land to other uses raised the concern that family farms and agriculture will slowly dissipate as agricultural land is rezoned to residential or other types of development. Non-agricultural uses interspersed throughout productive agricultural areas generally have a detrimental effect on the vitality of the agricultural economy. For property owners in the immediate vicinity, the result may be a lack of reinvestment for agricultural use and, eventually, sale of the property, often for speculation.

Therefore, it is the policy of the Johnson County Land Use Plan to proactively protect and preserve agricultural land and agricultural operations. The policies and strategies contained herein are intended to advance that policy in areas identified to be agricultural on the Johnson County Land Use Map.

#### Minimizing Conflicts Between Incompatible Land Uses

It is the policy of the Johnson County Land Use Plan to proactively minimize conflicts between incompatible land uses. The policies and strategies contained herein are intended to advance that policy.

# **SECTION 3: JOHNSON COUNTY LAND USE POLICIES**

#### **Policy Criteria**

The following criteria are the basis of the land use policies. The criteria reflect values and help to establish priorities for land use decisions in Johnson County:

- Protection of natural resources, agricultural lands and environmental quality is important in the County;
- County affirms a continuation of delivering quality rural services in agricultural and rural areas;
- Availability of services makes some areas of the county better suited for development than others;
- County recognizes existing zoning and the associated rights of property owners;
- Efficiency, cost-effectiveness, public safety and equity are important factors in the provision of services;
- Communication and mutual understanding among local governments is critical in the development of County land use patterns;
- Agriculture is a valuable industry in Johnson County.

#### **Using the Plan's Policies**

Rezoning and land use proposals should be evaluated for conformance with the adopted policies of this plan. The policies were derived from priorities established at meetings of the Planning & Zoning Commission, the Board of Supervisors, and the public at large.

#### Rural and Urban Levels of Service

Rural levels of service are generally different than urban levels. Municipal governments are inherently better suited to administer urban type services, and in most cases the necessary service systems are already in place. Providers

seek to deliver services in the most cost-effective manner. Typically, costs in both rural and urban areas are less if development is not scattered. The policies in this plan are intended to guide development to areas where the County can provide rural services to residents in a cost-effective manner.

As development encroaches into rural areas, there is often a perception that urban levels of service are needed to support the residential and other uses. For example, higher levels of road maintenance and emergency services may be needed to provide for health and safety. Rural services are not intended to compete with urban services, and, in fact, could cause uncoordinated growth just beyond municipal boundaries if they did. If development is scattered throughout the County, it is difficult to deliver timely and efficient services. The net effect is a higher cost to the County that affects the taxes of all residents. The county will continue to provide a rural level of services in the unincorporated areas of the County.

# **Types of Land Use Policies**

Land use policies are categorized as specific and general. Specific land use policies apply to the following designated geographical land use classification in the County: agricultural/rural, North Corridor, unincorporated villages, fringe areas, cultural overlay districts and cities. General land use policies consist of criteria that apply to all land use proposals.

# **Areas for Specific Policies Defined**

Specific Area Development Policies are to be applied to the specific areas identified on the attached Johnson County Land Use Map. The following are definitions of the five specific areas.

- Agricultural/Rural County includes all the areas that are not specifically identified below. It consists primarily of the agricultural and rural areas of Johnson County.
- 2. The North Corridor is generally defined as the area between Highway 1 on the east and State Highway 965 on the west. It extends north from the city limits of Iowa City and Coralville, and east of North Liberty to the Linn County border. It includes all or parts of the Big Grove, Jefferson, Newport, and Penn townships, and is the most rapidly growing portion of the County based on 2000 Census and available building permit data. The North Corridor is scenic in nature and is the location of three recreational areas: Coralville Lake, Lake Macbride State Park, and Macbride Nature Recreation Area.
- 3. Unincorporated Villages are centers within the rural areas that have developed in harmony with agricultural land uses, and in fact, often provide services to the agricultural community. They are settlements throughout the County which may have developed around a church, post office or commercial enterprise. Typically, development in unincorporated villages has a greater density than is found throughout rural and agricultural areas, and is not served by public water and sewer. See Plan's Appendix for a list of County Villages.
- 4. Fringe Areas are city and county joint planning areas designed to protect the interests of the municipalities, their growth areas and areas of the County immediately outside growth areas. Fringe areas are defined as up to two (2) mile extraterritorial land adjacent to incorporated cities. State statutes grant cities the authority to review subdivisions within two miles of their incorporated boundaries to facilitate orderly and compatible development in the adjacent areas. Fringe Areas are typically administered through a 28E Agreement between the affected city and county, and generally include the entire two-mile extraterritorial limit.

- 5. Transportation Corridors in the unincorporated portion of the County are intended to provide for the efficient movement of people, goods and services and emergency vehicles. The County should identify and protect specific transportation corridors which best promote identified land use policies as established in the Plan. In addition, the County should promote alternative, multi-modal transportation corridors that include rail, bus, biking, hiking and all-purpose trails, where appropriate.
- 6. **Cultural Overlay Zones** in the County are areas where, due to their unique nature, specific policies may be created to encourage and protect the health, safety and general welfare within the established overlay zone.
- 7. Cities constitute the incorporated municipalities of Johnson County. While part of the County, cities control land use and the related services within their incorporated limits.

# **Specific Area Development Policies**

The following policies shall apply to the specific areas previously defined and designated on the accompanying map.

# 1. Agricultural / Rural

- 1.1 Support farmers who wish to maintain and expand agricultural activities in accordance with County and State regulations.
- 1.2 Discourage non-farm development on agricultural land.
- 1.3 Promote and protect agriculture as the primary use of land in rural Johnson County in areas identified to be agricultural on the Johnson County Land Use Map.

#### 2. North Corridor

- 2.1 Re-evaluate current Phase I and Phase II concepts to recognize the area's potential for growth while maintaining sensitivity to the natural environment.
- 2.2 Adopt a specific long-term road improvements plan for the North Corridor which explores road and trail connections between subdivisions, open space and other traffic generators within the North Corridor.

# 3. Unincorporated Villages

- 3.1 Create village-area plans which will detail a vision for the desired level of growth and development to occur in the future. As part of the villagearea planning process, the County should:
  - a) Develop geographical growth areas for villages.
  - b) Consider the resultant impacts of additional development within floodplains and to other environmentally sensitive areas.
  - c) Encourage sustainability within villages by promoting mixed-use developments that foster live/work arrangements which are appropriate for the village-area being considered.
  - d) Clustered subdivision design shall be the preferred type of residential development style within the village areas.
  - e) Zoning classifications within the village areas shall be at a density that is appropriate and consistent with existing and historical patterns. The preferred zoning classes for residential development would be those with the highest densities.

# 4. Fringe Areas

- 4.1 Continue to plan for development and delivery of services in the areas adjacent to cities.
- 4.2 Future growth in fringe areas adjacent to municipalities shall be in an orderly manner and based on adopted comprehensive land use plans,

- joint transportation plans, and the defined growth area for each municipality.
- 4.3 Future growth in fringe areas shall consider the interests of rural and urban County residents.
- 4.4 In the interests of coordinated planning, Johnson County will continue to actively generate Fringe Area Agreements with local governments addressing preferred patterns of development, delivery of services, and definition of growth areas.

# 5. Transportation Corridors

- 5.1 Rural Roads outside of defined North Corridor.
  - When Average Daily Traffic (ADT) exceeds established number of vehicles, dust alleviation (calcium chloride treatment) should be required for the entire road segment.
  - All developments from that point on will be responsible to pay for dust alleviation.
  - Rural area roads should not be improved to any hard surface with an ADT under certain number of vehicles as specified in the Subdivision Ordinance.

#### 5.2 North Corridor Roads.

- Use same provisions for dust alleviation for rural area roads
- When a proposed development pushes the ADT over the established number of vehicles, the road should be improved to seal coat.
- 5.3 Post speed limits on roads upgraded to seal coat in the future that match the design and surface of the road.
- 5.4 New developments on existing and proposed County roads should be willing to dedicate right-of-way for any necessary future road improvements required to serve the new development.
- 5.5 The County should adopt a policy for who pays for the improvements of the particular road.

# 6. Cultural Overlay Zones

- 6.1 Where appropriate, consider developing a Cultural Overlay Policy.
- 6.2 Define and map particular areas.

# 7. Cities

- 7.1 Encourage and promote the majority of anticipated future population growth to occur within the established municipalities of Johnson County.
- 7.2 Coordinate land use planning with cities.
- 7.3 Resolve conflicting policies between Johnson County and any city in Fringe Area Agreements.
- 7.4 Discourage involuntary annexations.

# **SECTION 4: GENERAL POLICIES AND STRATEGIES**

General Policies for the Johnson County Land Use Plan fall into seven (7) categories: Environmental, Agricultural/Rural, Minimize Conflict, Transportation, Residential, Economic Development, and Parks and Open Space. A policy is a statement of government intent for which individual actions and decisions are evaluated.

Strategies are the mechanisms in which the policies in this Land Use Plan are implemented. The strategies are listed under the headings of the policies they support.

# **ENVIRONMENTAL**

- 1. Protect the environmental quality and natural resources of the County such as woodlands, wooded ridgelines and forested areas by reducing forest fragmentation and destruction of natural habitat for wildlife and plants. Preserve and protect significant features, such as prairie remnants, wetlands, streams and creeks and steep slopes as defined by the Sensitive Areas Ordinance, as well as drainage areas, creek beds, and other highly erosive lands.
- 2. Protect Johnson County water quality.
- 3. Protect archaeological sites, artifacts, and features such as burial mounds.
- 4. Provide for diversity, and stability of natural resources.
- 5. Encourage alternative, non-carbon based energy generation.

- 1. Promote the use of conservation easements to secure land set aside for agriculture, open space or environmentally sensitive areas.
- 2. Utilize the sensitive areas ordinance.
- Assure compliance with County health regulations for septic and water systems.
- 4. Encourage the Health Department to complete a study of septic systems over 30 years of age.
- 5. Continue to monitor ground water levels and quality in selected aquifers.
- Develop a scenic roads ordinance to recognize the history of roadways, to promote sensitivity to the environment, and to maintain the uniqueness of the areas through which the roadways pass.
- 7. Develop regulations within the zoning ordinance to encourage alternative, non-carbon based energy generation.
- 8. Develop a natural resources policy by mapping natural areas, streams, wooded ridgelines, wetlands and other environmentally sensitive lands as defined in the Sensitive Areas Ordinance.
- 9. Encourage development that is LEED qualified (Leadership in Energy and Environmental Design). Research and establish incentives.
- 10. Develop downcast lighting regulations within the County's zoning ordinance to eliminate light pollution.

# AGRICULTURAL/RURAL

#### Policies:

- 1. Preserve agricultural land.
- 2. Protect farming activities from non-agricultural encroachment.

#### Strategies:

- Report annually the amount of agricultural land that is converted to other land uses.
- 2. Promote the use of conservation easements to secure land set aside for agriculture, open space or environmentally sensitive areas.
- Discourage non-farm development on areas identified on the Land Use Map as agricultural.
- 4. Evaluate farmstead splits on an annual basis.

# MINIMIZE CONFLICT

- Recognize existing zoning patterns and minimize disruptions to existing conforming uses.
- 2. Ensure adequate infrastructure and quality public services are available at a level appropriate to the land use.
- Applications for development which would make an additional demand on or require enhancement of rural County infrastructure should not be approved unless the County and developer agree to share the cost of improvement.

- 5. Reduce conflicts between incompatible uses.
- 6. Foster greater communication and mutual understanding among all units of government.

- The County should make every effort to reduce conflicts between commercial, industrial, residential and agricultural development by separating them completely or requiring increased setbacks or buffers between uses where separation is not feasible.
- 2. Define public hunting areas and develop recommended policy.
- 3. Contact each municipality within the County to set up Fringe Area Agreements or update existing agreements as necessary.

#### TRANSPORTATION

- 1. Continue to plan and improve the transportation system.
- 2. Ensure traffic safety.
- 3. Participate with JCCOG and the urbanized areas within the County to coordinate Countywide and regional transportation planning.
- 4. Utilize land in a manner that will support public transportation where feasible.
- Promote multi-modal transportation corridors that include rail, bus, biking, walking and all-purpose trails.

- 6. Ensure transportation demands can be accommodated when evaluating rezoning requests.
- 7. Identify and protect transportation corridors.
- 8. Minimize the impacts of road building on the environment.
- 9. Plan for roads that are logical and efficient.
- 10. Explore road and/or trail connections between subdivisions, open space and other traffic generators.

- Request that JCCOG develop with Johnson County and the cities of Johnson County, a comprehensive master transportation plan that links the County and its cities and villages with the region.
- 2. Re-evaluate design standards for roads to the varying needs and circumstances of the County.

# RESIDENTIAL

- 1. Discourage proposals for residential rezoning for non-farm developments in areas essentially agricultural in character.
- Promote safe and quality housing.
- 3. Promote residential areas that provide a variety of housing needs.
- 4. Foster orderly and efficient residential growth.
- 5. Meet the open space needs of a growing population.

- 6. Ensure that new residential areas are responsible for a share of associated development costs.
- 7. Encourage infill and sequential development.

- 1. Encourage Clustered Subdivision design as the primary development pattern.
- 2. Consider other innovative land use strategies that would assist the County in carrying out the policies of this plan
- Evaluate the merit of a site for development based upon the concepts articulated in this plan. A component might be the LESA (Land Evaluation and Site Assessment) scale as modified to fit Johnson County conditions.
- 4. Consider the interconnection of water wells and community wastewater systems for contiguous developments.
- 5. Minimize the number of wastewater systems and wells in the County. Where appropriate, as determined by the permitting authority, encourage shared private and public wastewater systems and wells.
  - Public = DNR permitted wastewater systems and wells
  - Shared Private = Johnson County permitted wastewater systems and wells.
- 6. The County should be proactive in providing educational information to all new rural residents. The information should include, but not be limited to, types of services provided by the county and information regarding any fringe-area agreements and other development regulations.

# **ECONOMIC DEVELOPMENT**

#### Policies:

- Provide appropriate areas that support economic development in Johnson County.
- 2. Encourage commercial and industrial development where disturbance to productive agricultural land and natural land features is minimal.
- Encourage commercial and industrial development to locate where services are available to handle environmental, wastewater, and transportation concerns.
- 4. Discourage heavy industrial development where services are not available to treat environmental and wastewater concerns.
- 5. Work with state, regional and local organizations to promote economic development.
- 6. Market the labor force of Johnson County to potential employers and encourage them to locate in Johnson County.

- 1. Utilize the Economic Development Plan
- 2. Promote "work where you live" initiatives within the County.
- Consider expanding the number of employees that are allowed in a home occupation.

#### PARKS AND OPEN SPACE

#### Policies:

- 1. Identify and address the recreation needs of a growing population.
- Reserve open space in locations well suited to serve the public and private interests.
- 3. Encourage development of a trail system connecting public parks and open spaces.
- 4. Provide visual corridors of open space along major transportation routes.

- 1. Promote the use of conservation easements to secure land set aside for agriculture, open space or environmentally sensitive areas.
- 2. Encourage the use of clustered subdivision design to preserve open space.
- 3. Explore trail connections between subdivisions, open space and other traffic generators.

# **SECTION 5: IMPLEMENTING THE PLAN**

The policies and strategies contained in this plan are to be used as a guide for local officials in decision making and implementing specific developmental tools, such as the zoning and subdivision ordinances. While adoption of this plan does not commit the County to any specific recommendations, it should commit the County to actions that are consistent with the policy guidelines contained in the plan.

To that end, the County's Planning and Zoning Department prepares an annual report detailing the previous year's development action. The report contains information regarding building permit and housing starts, rezonings and platting activity, as well as details the number of applications for variances, special exceptions, boundary line adjustments, site plans and other miscellaneous applications and permits. In addition, the annual report provides an overview of the planning activities undertaken by the department during the year and provides policies for the upcoming year.

The annual report will be used by staff, the Planning and Zoning Commission and the Board of Supervisors for ensuring the policies and strategies contained in the plan are consistent with County land use priorities. By using the annual report as a benchmark, the plan will remain dynamic and up-to-date.

The planning process should be an ongoing endeavor. The success of this plan will require the support of citizens as well as the Board of Supervisors. Cooperation from the public and private sectors will provide long-term benefits to Johnson County.

Successful communities do not just happen. They must be continually shaped and guided. New issues and opportunities will inevitably arise. While no plan could possibly foresee every issue, the policies and strategies developed in the

Implementation Schedule Updated July 1, 2010 Within Within Within Action **Status** Department or group 2 5 responsible for Year Years Years implementation\* Re-evaluate current North Corridor Done BOS, P&Z staff, Phase I and Phase II concepts appointed committee Adopt a specific long-term road **JCCOG** Secondary Road Dept., X improvements plan for the North P&Z staff Corridor P&Z staff Create village area plans for **Done** – Cosgrove, Sutliff, appropriate County villages Frytown. Χ **In Progress** – Morse Next - Sharon Center P&Z staff Establish or update fringe-area In Progress - West Branch X plans with local governments In Progress - Metro Adopt policy for funding of road Work in Progress BOS, Secondary Road X improvements Dept., P&Z staff Consider development of a Work in Progress BOS, P&Z staff X Cultural Overlay policy Develop a Scenic Roads Work in Progress P&Z staff X Ordinance Develop regulations to encourage Work in Progress BOS, P&Z staff, non-carbon based energy Secondary Road Dept. X generation P&Z staff, BOS may Develop a natural resources policy Work in Progress X appoint a Committee Research and establish incentives P&Z staff Work in Progress to encourage LEED qualified Χ design Develop downcast lighting P&Z staff Done regulations in the zoning ordinance Report annually the amount of P&Z staff **Submitted Annually** agricultural land converted to other uses Evaluate farmstead splits annually Submitted Annually P&Z staff Define public hunting areas and Done – see website develop appropriate policies JCCOG Assist JCCOG in developing a BOS, Secondary Road X comprehensive master Dept., P&Z staff transportation plan for the County Re-evaluate design standards for **JCCOG** BOS, Secondary Road X Dept., P&Z staff County roads

<sup>\*</sup> BOS = Board of Supervisors

X = Time frame adjusted from original publication by staff