

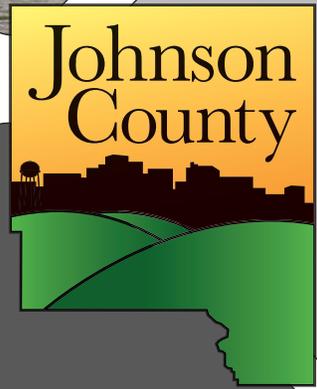


Johnson County

2018 COMPREHENSIVE PLAN

VOLUME 2: APPENDICES

Sustaining Success Through 2028



CONFLUENCE

Adopted: May 17 2018

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Appendix

PROFILE

DATA SOURCES

This plan utilizes local and state agency data as well as the U.S. Census for demographic and economic data. Conducted every ten years based on census tracts, the U.S. Census reveals past trends and helps make future predictions. A short form of the U.S. Census began in 2010. A supplemental program, known as the American Community Survey (ACS), is an ongoing statistical survey that samples a small percentage of the population annually.

The figure below depicts the American Community Survey process. The ACS surveys about age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, place of work, mode of transportation, place of residence, and costs for essentials. These surveys are available in one- and five-year composite estimates. The five-year estimates combine survey findings for multiple years. While all survey data have a margin of error, the five-year estimate used in this Comprehensive Plan is more accurate than any single-year survey data. The five-year estimate also provides more detail than the basic information collected by the 2010 Decennial Census. One drawback in using the five-year estimate is that the data are less responsive to dynamic changes in any given year. The 2015 Five-Year estimates were the most recent figures available during this Comprehensive Plan process.

Other major data sources used to create this plan include these entities:

- Johnson County Planning, Development and Sustainability
- Johnson County Assessor: Parcel Data
- Johnson County Information Technology: GIS/Mapping
- Iowa Department of Natural Resources
- Iowa Department of Transportation
- Iowa City Area Development Group

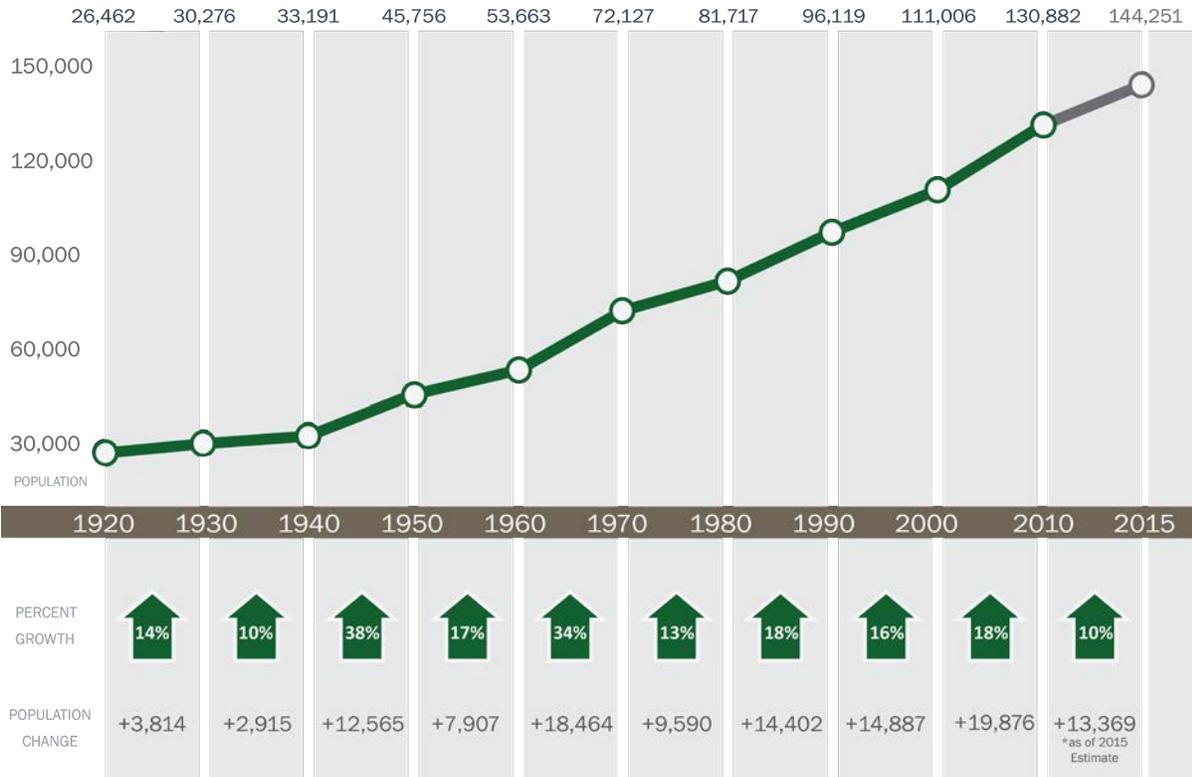
EXTENDED DEMOGRAPHIC PROFILE

The following expands on the demographic profile included in Volume 1, providing figures and more detailed data.

DEMOGRAPHIC TRENDS

Analyzing population trends of the county and its communities helps explain past development patterns and project future growth. As the second fastest-growing county in Iowa, Johnson County has experienced growth of 10% or more each decade since 1920. In the five-year period between 2010 and 2015, Johnson County added another 13,369 people, a 10.2% increase.

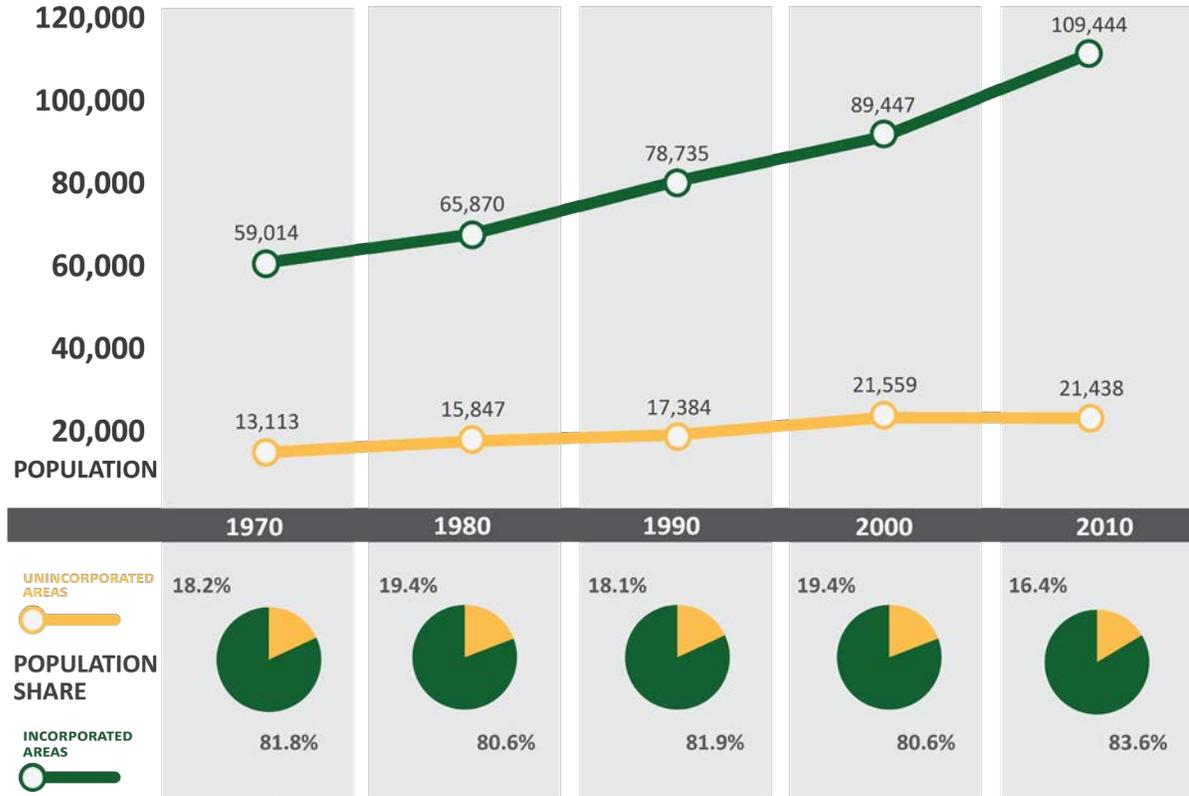
Figure 1. Historical Population (1920–2015)



Source: United States Decennial Census, 1920–2010
American Community Survey, Five-Year Estimates (2011–2015)

Population growth, however, has not been spread evenly across the county. Figure 2 highlights the population gap between the incorporated areas (i.e. within cities) and unincorporated areas (i.e. anywhere outside of cities) from 1970 to 2010. During that 40-year period, the incorporated areas nearly doubled in population—a 100% increase—while unincorporated areas grew by nearly 60%.

Figure 2. Historical Population (1970–2010): Incorporated vs Unincorporated



Source: U.S. Census Bureau via Iowa State Data Center (1970–2010)

Table 1 details the population changes of each community within Johnson County from 1970 to 2010. Iowa City, North Liberty, and Coralville ranked at the top with the greatest number of new residents over this 40-year period. However, the cities of North Liberty, Tiffin, and Shueyville saw the highest rates, or percent, of new population, each at least doubling in population over this 40-year period. Only the land locked city of University Heights saw an overall decrease in population since 1970; however, its population appears to be increasing again.

Table 1. Population Trends (1970–2010)

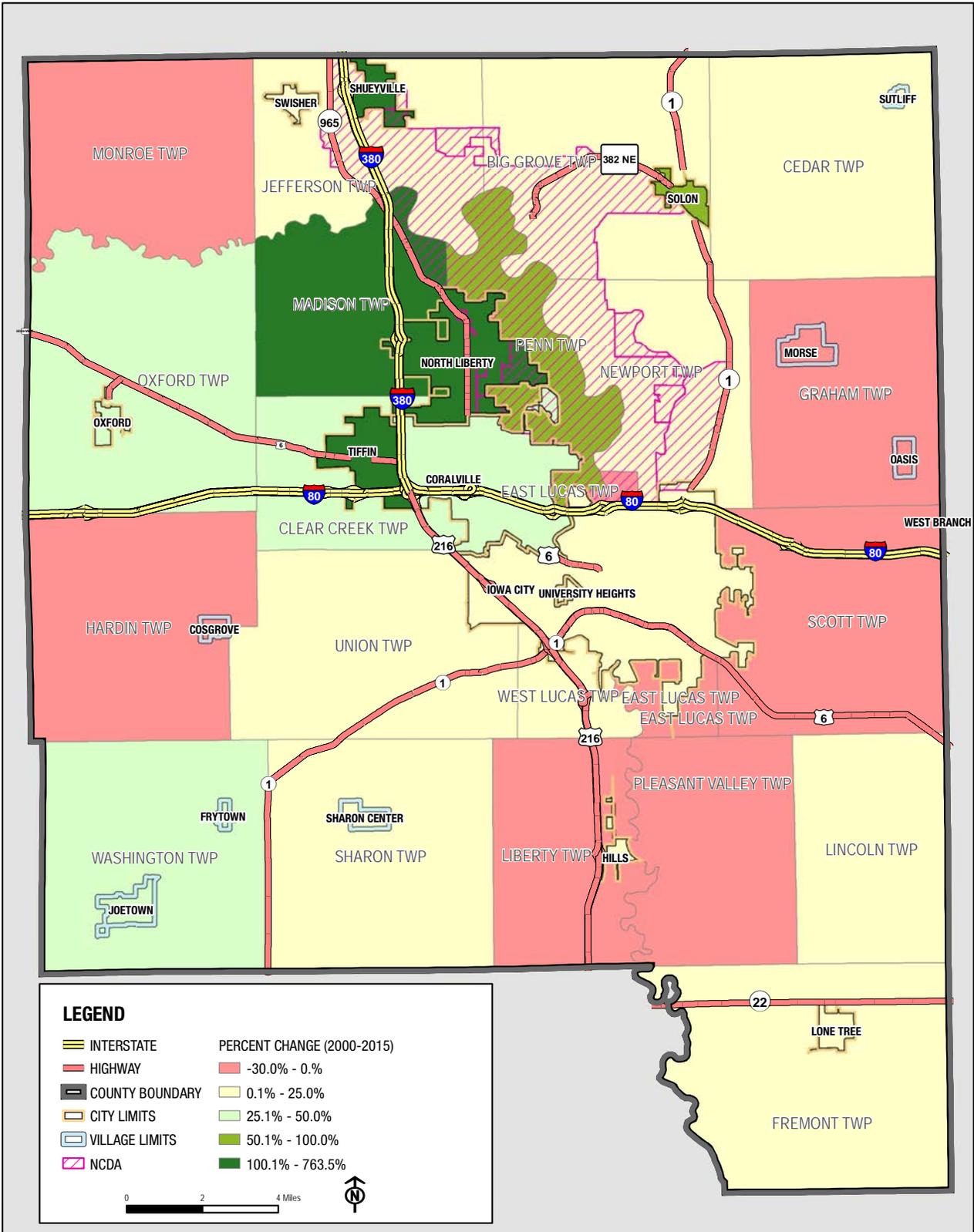
	Total Population by Area					Population Change (1970–2010)	
	1970	1980	1990	2000	2010	Number	Percent
Coralville	6,130	7,687	10,347	15,123	18,907	12,777	208.4%
Hills	507	547	662	679	703	196	38.7%
Iowa City	46,850	50,508	59,738	62,220	67,862	21,012	44.8%
Lone Tree	834	1,014	979	1,151	1,300	466	55.9%
North Liberty	1,055	2,046	2,926	5,367	13,374	12,319	1167.7%
Oxford	666	676	663	705	807	141	21.2%
Shueyville	154	287	223	250	577	423	274.7%
Solon	837	969	1,050	1,177	2,037	1,200	143.4%
Swisher	417	654	645	813	879	462	110.8%
Tiffin	299	413	460	975	1,947	1,648	551.2%
University Heights	1,265	1,069	1,042	987	1,051	-214	-16.9%
Incorporated Areas	59,014	65,870	78,735	89,447	109,444	50,430	85.5%
Unincorporated	13,113	15,847	17,384	21,559	21,438	8,325	63.5%
Johnson County	72,127	81,717	96,119	111,006	130,882	58,755	81.5%

Source: U.S. Census Bureau via Iowa State Data Center

Focusing on more recent years, from 2000 to 2015, all communities within Johnson County have experienced growth. Iowa City, North Liberty, and Coralville ranked at the top with the greatest number of new residents. However, North Liberty, Tiffin, and Shueyville, along with Solon, again saw the highest growth rates, each at least doubling in population over this 15-year period. In contrast, the unincorporated areas of Johnson County saw only a 4% increase in population. This limited growth can be attributed to rural areas being annexed to cities as well as recent county policies put in place to limit non-agricultural growth in the unincorporated parts of the county.

Figure 3 further highlights the areas of growth and decline from 2000 through 2015. The areas with the greatest percentage of growth over this 15-year period are centered on the I-380 corridor within Madison Township and the cities of North Liberty and Tiffin. Penn Township within the North Corridor Development Area gained 2,065 people, an 80% increase, during this time. Areas of decline are primarily located on the east/southeast of the Iowa City metro area (i.e. townships of Graham, Scott, Liberty, Pleasant, West Lucas, and East Lucas) and west (i.e. townships of Monroe and Hardin).

Figure 3. Population Growth: Cities & Townships (2000-2015)



Source: United States Decennial Census (2000)
 American Community Survey, Five-Year Estimates (2011–2015)

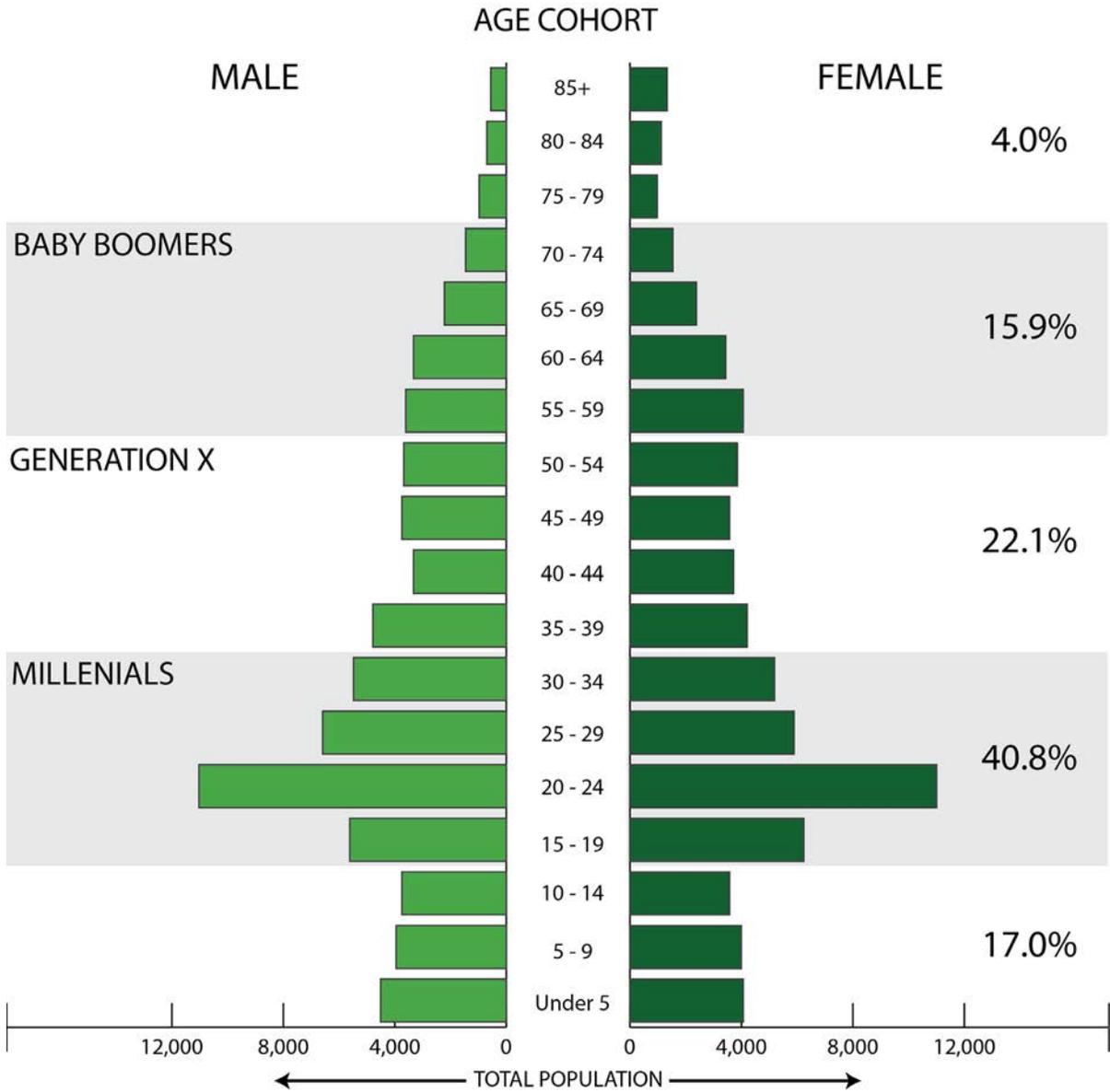
AGE CHARACTERISTICS

While population trends illustrate where and how much growth occurs, analysis of age groups reveals the county's population composition. The U.S. Census assesses populations within five-year age increments, or age cohorts, simplifying a complex process and providing a snapshot of age groups within communities.

Due to the presence of the University of Iowa and Kirkwood Community College, a large portion of the population consists of young adults born between 1980 and the early 2000s (Figure 4). Another key indicator of a growing population is the number of people within the age 24 to 44 demographic group, typically considered the child-rearing age group, which accounts for 43.8% of Johnson County's total population.

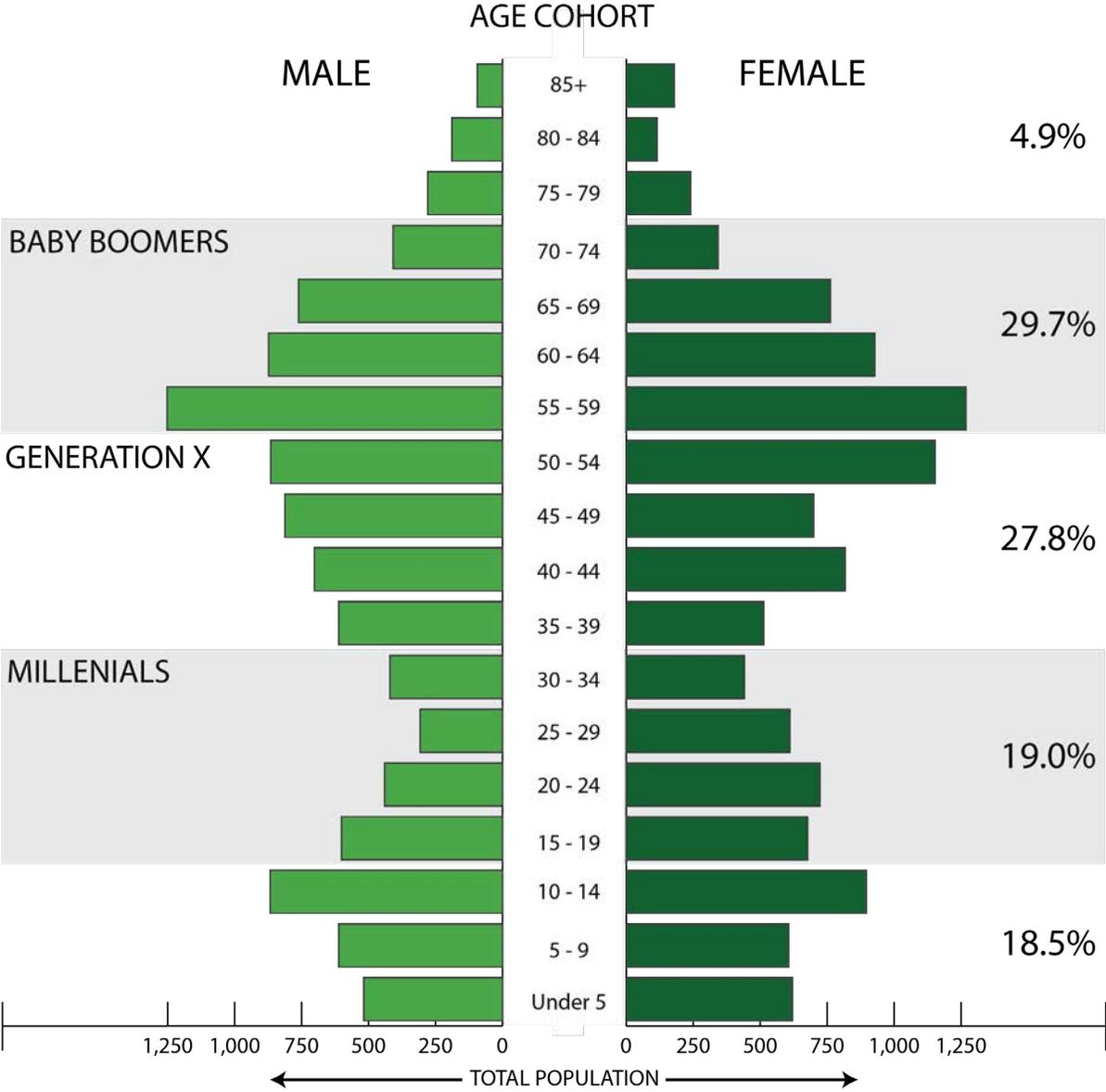
Figure 5 displays only the population of the unincorporated areas, or areas outside of city limits. The population in these areas of Johnson County account for 22,201 people, or just under 16% of the overall total. The two largest cohorts in the 2011–2015 estimates are the Baby Boomers (age 55 to 74), representing 29.7% of the population, and Generation X (age 35 to 54) at 27.8%. Both cohorts are further along in their careers and likely have higher incomes compared to Millennials (age 15 to 34), a difference that gives them the ability to afford housing in the rural areas of Johnson County. In addition, the average age of farmers in Johnson County is 58 years, slightly higher than the state average of 57 years (2012 USDA Ag Census).

Figure 4. Population Pyramid: Incorporated & Unincorporated Areas (2015 ACS)



Source: American Community Survey, Five-Year Estimates (2011–2015)

Figure 5. Population Pyramid: Unincorporated Areas Only (2015 ACS)



Source: American Community Survey, Five-Year Estimates (2011–2015)

EDUCATIONAL ATTAINMENT & INCOME

Educational attainment, defined as the highest degree or level of schooling completed by an individual, can be used to assess a community's or region's labor force potential. Higher educational attainment is typically an indicator of higher income levels and a greater ability to choose where to live. According to the 2015 American Community Survey, 94.8% of the overall county population age 25 and older had attained a high school level education. This slightly exceeds the 91.5% rate seen at the state level. More Johnson County residents (51.4%) attained a college-level education (bachelor's degree or higher) compared to the overall state population (26.7%). This difference can likely be attributed to the presence of the University of Iowa and its many medical and professional degree programs.

Within Johnson County, the higher education rate is 54.3% for the urban areas and 38.5% for rural areas. While nearly all communities in Johnson County exceed the educational attainment seen at the state level, residents with the highest rates of education attainment reside in University Heights, Iowa City, and Coralville.

Table 2. Educational Attainment

City/Area	High School or Higher	Bachelor's or Higher
Coralville	95.3%	56.0%
Hills	93.1%	24.8%
Iowa City	95.2%	58.6%
Lone Tree	95.0%	22.6%
North Liberty	97.3%	47.2%
Oxford	90.8%	20.0%
Shueyville	97.6%	47.7%
Solon	97.9%	43.0%
Swisher	97.9%	34.5%
Tiffin	97.4%	33.0%
University Heights	100.0%	82.1%
Johnson County	94.8%	51.4%
Incorporated Areas	95.6%	54.3%
Unincorporated Areas	91.6%	38.5%
State of Iowa	91.5%	26.7%

Source: American Community Survey, Five-Year Estimates (2011–2015)

Educational attainment rates and annual median income are typically correlated—the higher the educational attainment, the higher the median income level. This is generally true for Johnson County and its communities. Of note, among all Johnson County communities, Iowa City has the lowest median household income, which can be attributed to a larger, more diverse population than in the other communities.

In some Johnson County cities, the average household income is nearly double the county and state median. A family household is defined as a household with two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Non-family households consist of people who live alone or who share their residence with unrelated individuals.

Shueyville has educational rates slightly below the county average, but has the highest overall and family median household income of any other community in the county. A closer look at the total household income shows that over half of Shueyville residents have an income of greater than \$100,000, and only 7.3% have incomes less than \$35,000. This could indicate that cities such as Shueyville, Solon, and North Liberty are communities people chose to live in due to the mix of housing options and access to amenities and services that attract higher income households.

Table 3. Median Household Income

City/Area	Median HH Income-Family & Non-family	Median HH Income-Family Only	Total Household Income		
			Less than \$35,000	\$35,000 to \$100,000	Greater than \$100,000
Coralville	\$58,744	\$84,990	30.5%	41.9%	27.6%
Hills	\$50,417	\$57,335	36.2%	46.7%	17.2%
Iowa City	\$42,375	\$64,656	42.4%	38.3%	19.5%
Lone Tree	\$61,667	\$63,061	37.4%	42.8%	19.7%
North Liberty	\$72,451	\$82,633	21.9%	47.4%	30.7%
Oxford	\$60,441	\$70,243	28.7%	53.0%	18.4%
Shueyville	\$111,875	\$130,029	7.3%	39.4%	53.4%
Solon	\$75,833	\$88,876	17.5%	46.3%	36.3%
Swisher	\$74,615	\$85,036	9.0%	61.2%	29.8%
Tiffin	\$57,125	\$69,083	13.4%	70.4%	16.4%
University Heights	\$52,386	\$83,408	39.6%	31.1%	29.3%
Johnson County	\$55,700	\$77,010	32.9%	42.2%	24.9%
State of Iowa	\$53,183	\$68,446	32.4%	48.1%	19.4%

Source: American Community Survey, Five-Year Estimates (2011–2015)

Table 4 details the difference between the household incomes of urban and rural populations. The household incomes of residents in unincorporated areas are in line with the higher income communities, with a higher-than-average portion of households earning more than \$100,000 a year. This may indicate that the unincorporated areas and those higher-income communities have a higher cost of living, offer fewer social services, and have residents who choose to live in those locations. This living choice is probably due to more desirable housing options with larger lots sizes as well as access to the parks and other scenic open space areas abundant across Johnson County.

Table 4. Annual Household Income: Incorporated vs Unincorporated

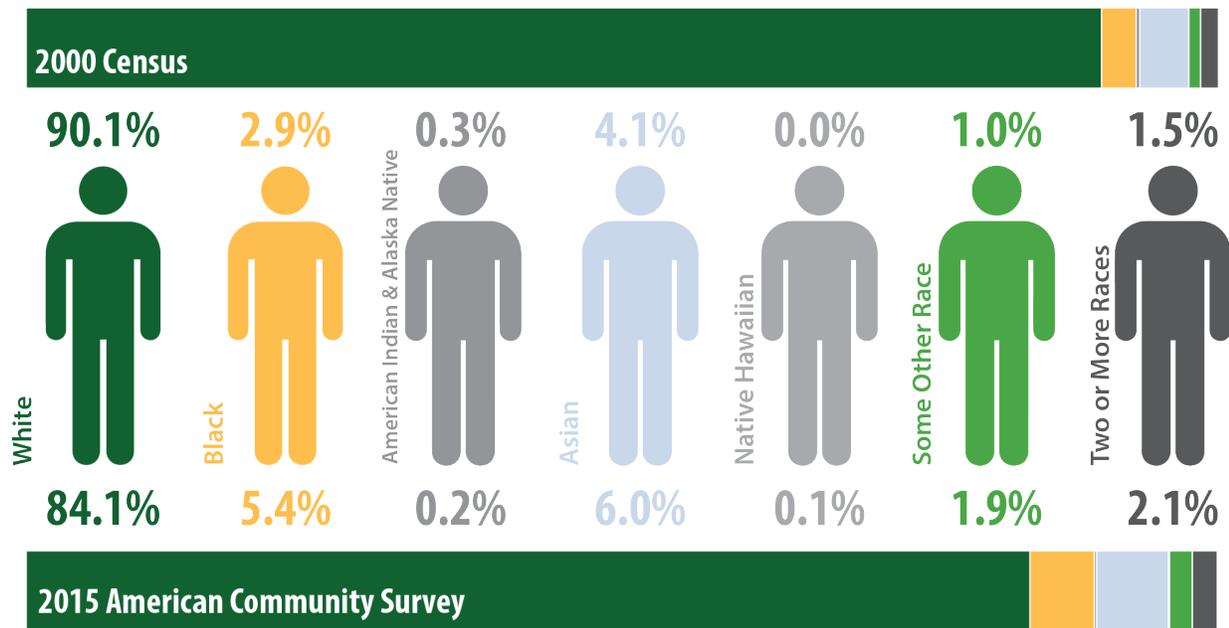
Annual Income & Benefits	Incorporated Areas		Unincorporated Areas	
	Number	Percent	Number	Percent
Less than \$35,000	16,895	36.1%	1,323	15.4%
\$35,000 to \$100,000	19,294	41.2%	4,097	47.7%
Greater than \$100,000	10,652	22.7%	3,165	36.9%
TOTAL HOUSEHOLDS	46,841	100.0%	8,585	100.0%

Source: American Community Survey, Five-Year Estimates (2011–2015)

ETHNIC & RACIAL DIVERSITY

While Johnson County predominantly includes Caucasian or white residents (84.1%), the population has diversified since 2000 (Figure 6). The 2015 American Community Survey (ACS) shows that from 2000 to 2015, Blacks as well as the Asian demographic group both saw substantial growth and combined now make up 11.4% of the overall population. Demographic groups categorized as “Some Other Race” and “Two or More Races” both experienced a slight increase during this period. Residents identifying as Hispanic or Latino also doubled from 2.5% of the overall population in 2000 to 5.2% in 2015 (see Figure 7 on the following page).

Figure 6. Demographic Trends (2000, 2015): Race & Ethnicity

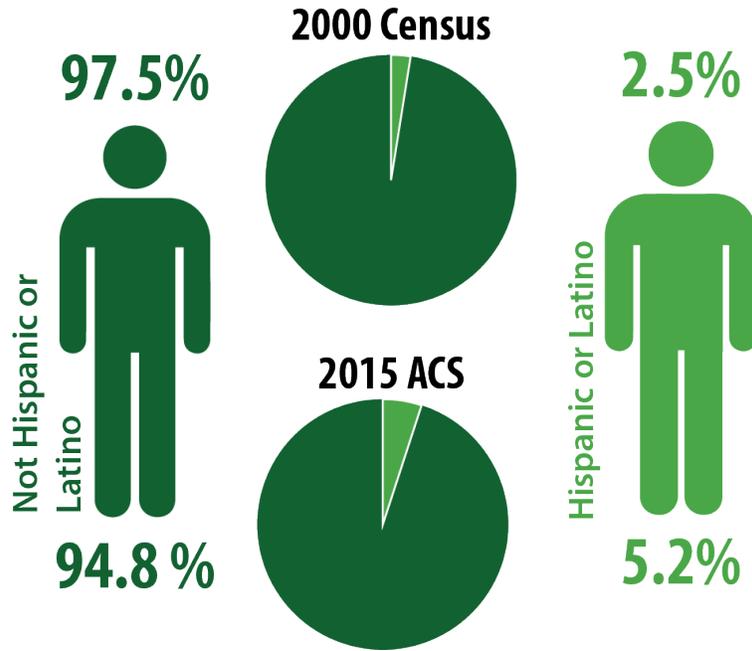


Source: US Census Bureau, Decennial Census (2000) American Community Survey, Five-Year Estimates (2011–2015)

DEFINITION The U.S. Census Bureau must adhere to the 1997 Office of Management and Budget (OMB) standards on race and ethnicity, which guide the Census Bureau in classifying how people identify themselves on the Census. The table describes the origin of these categories:

White	A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
Black or African American	A person having origins in any of the Black racial groups of Africa.
American Indian/ Alaska Native	A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.
Asian	A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
Native Hawaiian or Other Pacific Islander	A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

Figure 7. Demographic Trends (2000, 2015): Hispanic/Latino Population

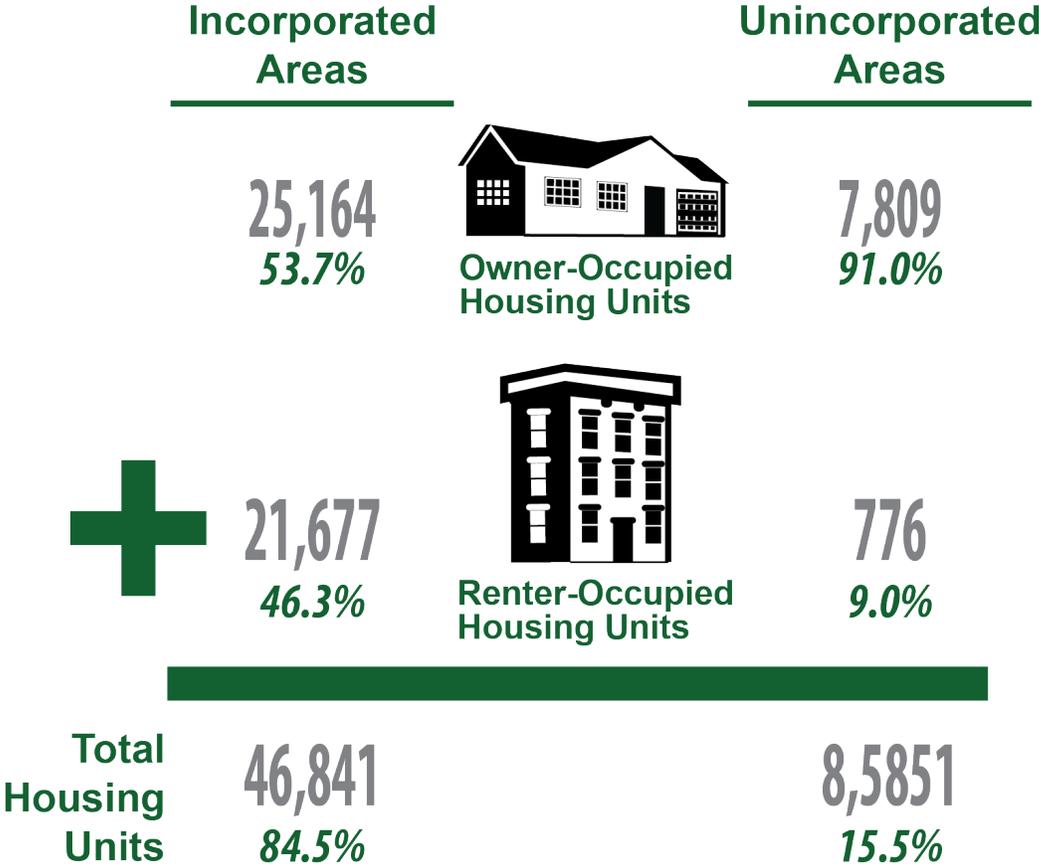


Source: US Census Bureau, Decennial Census (2000)
American Community Survey, Five-Year Estimates (2011–2015)

HOUSING CHARACTERISTICS

As shown in Figure 8, owner-occupied housing is much less common in the urban (incorporated areas) at 54% than in the rural (unincorporated areas) at 91%. This figure also shows the majority of all housing units (84.5%) are within the incorporated cities, and only 15.5% of housing is in the unincorporated areas.

Figure 8. Housing Tenure: Incorporated & Unincorporated Areas (ACS 2015)



Source: American Community Survey, Five-Year Estimates (2011–2015)

As shown in Figure 9, for both urban and rural areas, over half of all housing units in the county were built after 1980. Of all homes built in the incorporated areas of Johnson County, one in four was built between 2000 and 2016, out-pacing rural housing during this 16-year period. For rural areas, one in every four homes was built in the 1990s, but this trend saw a decline in the 2000s. Just over one in four housing units in the unincorporated areas was built prior to 1960.

Figure 9. Age of Housing: Incorporated & Unincorporated Areas (ACS 2015)



Source: American Community Survey, Five-Year Estimates (2011–2015)

Table 5 below compares the change in household types from 2000 (U.S. Census) to 2015 (ACS) for unincorporated areas only. The overall number of households grew by 15.1% from 7,458 households to 8,585 households during this 15-year period. Non-family households grew at a higher rate than family households with an increase of 18.6%, adding 302 households.

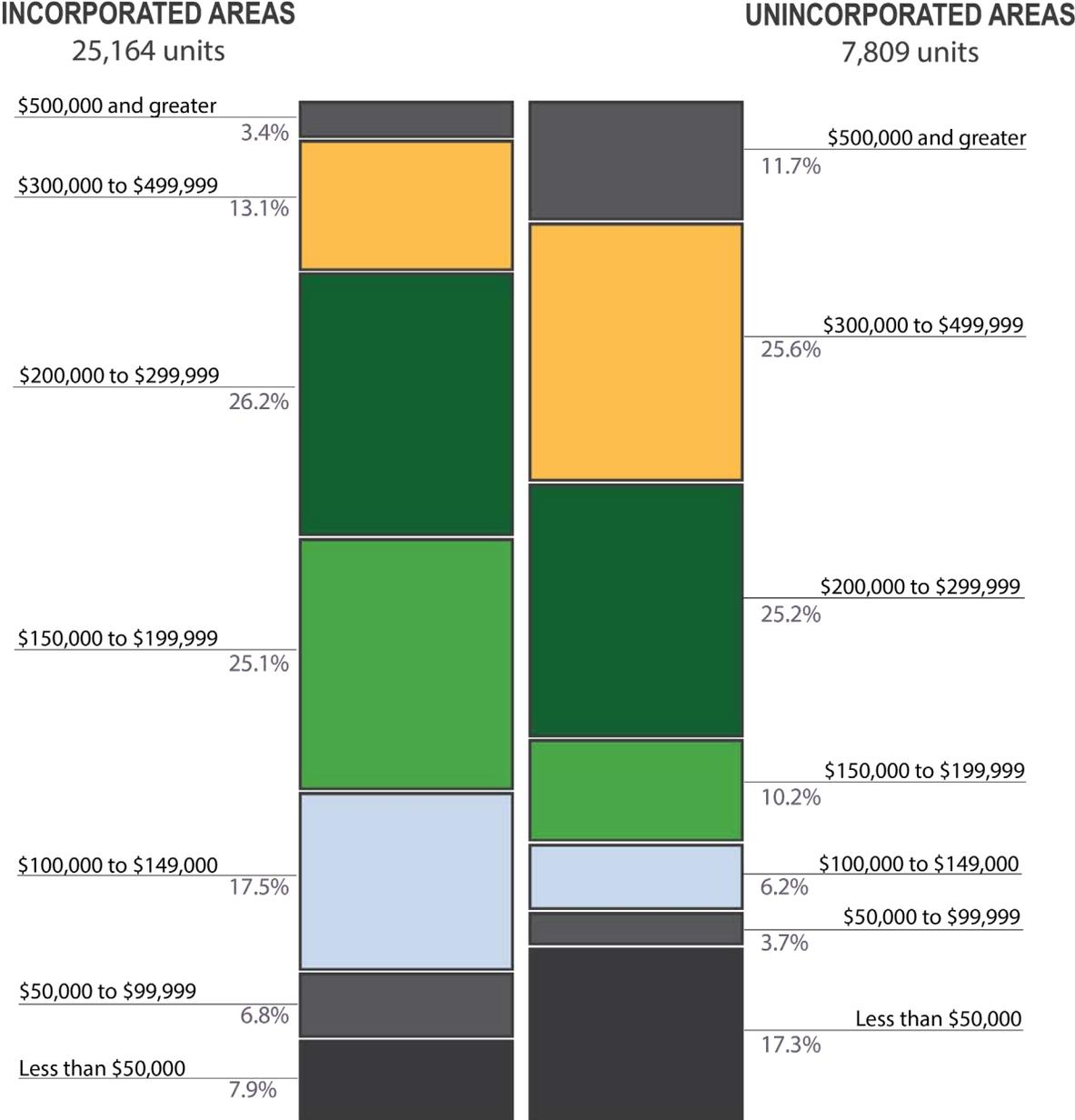
Table 5. Housing Trend: Household by Family Type (Unincorporated Areas)

Household Type	2000 Census	2015 ACS	Change (2000–2015)	% Change (2000–2015)
<i>FAMILY HOUSEHOLDS</i>	5,835	6,660	825	14.1%
Married couples	5,339	5,961	622	11.7%
With related children under age 18	2,379	2,201	(178)	-7.5%
<i>NON-FAMILY HOUSEHOLDS</i>	1,623	1,925	302	18.6%
Living Alone	1,238	1,517	279	22.5%
TOTAL HOUSEHOLDS	7,458	8,585	1,127	15.1%

Source: U.S. Census Bureau (2000); American Community Survey, Five-Year Estimates (2015)

As shown in the Figure 10, owner-occupied housing valued at \$300,000 or more represents nearly 37.3% of all housing in the unincorporated areas compared to 16.4% in the incorporated areas. At the same time, 17.3% of the owner-occupied housing stock in the unincorporated areas is valued at \$50,000 or less compared to only 7.9% of similar housing in the incorporated areas. One in four owner-occupied units in rural and urban areas is valued within the \$200,000 to \$299,000 range.

Figure 10. Value of Owner-Occupied Units: Incorporated & Unincorporated Areas



Source: American Community Survey, Five-Year Estimates (2011–2015)

The housing costs for rental units are largely the same across Johnson County. Table 6 shows that nearly 55% of both incorporated and unincorporated rental units charge a range of \$500 to \$999 per month. Another quarter of the rental units fall into the \$1,000 to \$1,499 price range. The only major difference between the rural and urban rents is at the \$2,000 and above price range: No rental units in the rural areas exceed \$2,000, while 4.7% of urban rentals do.

Table 6. Gross Monthly Rental Cost: Incorporated & Unincorporated (2015)

Gross Rent	INCORPORATED AREAS		UNINCORPORATED AREAS	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Less than \$500	1,582	7.5%	68	10.6%
\$500 to \$999	11,755	55.4%	351	54.8%
\$1,000 to \$1,499	5,377	25.4%	159	24.8%
\$1,500 to \$1,999	1,481	7.0%	63	9.8%
\$2,000 to \$2,499	742	3.5%	0	0.0%
\$2,500 to \$2,999	190	0.9%	0	0.0%
\$3,000 or more	74	0.3%	0	0.0%
TOTAL UNITS	21,201	100.0%	641	100.0%

Source: American Community Survey, Five-Year Estimates (2015)

Table 7 highlights the housing cost burden for renters in the incorporated and unincorporated areas of the county. Cost-burdened households are those paying 30% or more of their income toward housing. Johnson County has a significant proportion of households in the house-burdened category: 57% of urban renters and 30.6% of rural renters. In contrast, about half of all rural renters put 20% or less of their income towards housing. Significantly, almost half of all urban renters use 35% or more of their income for housing, compared to nearly 19% of rural dwellers—part of this difference is due to more households with lower incomes living in urban areas, closer to services and employment.

Table 7. Housing Cost Burden for Renters: Incorporated & Unincorporated (2015)

Percent of Household Income	INCORPORATED AREAS		UNINCORPORATED AREAS	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Less than 15.0%	2,025	10.0%	196	30.6%
15.0% to 19.9 %	2,290	11.3%	118	18.4%
20.0% to 24.9%	2,570	12.7%	50	7.8%
25.0% to 29.9%	1,848	9.1%	81	12.6%
30.0% to 34.9%	1,569	7.7%	76	11.9%
35.0% or more	9,998	49.3%	120	18.7%
TOTAL UNITS	20,300	100.0%	641	100.0%

Source: American Community Survey, Five-Year Estimates (2015)

POPULATION PROJECTIONS

Projecting population growth is vital in managing growth and development and determining future infrastructure and services needs. The projections below utilize historic population growth rates to estimate population growth up to 2040. By examining longer periods of growth, population projections ignore short-term peaks and valleys in historic population growth, an approach that creates a more stable model. Shorter-term models better account for recent trends, but are more impacted by short-term increases or declines in population. Tables 8 and 9 below show two different population projections for both the incorporated and unincorporated areas of Johnson County:

- Long-Term Trend: 40-year trend (1970–2010)
- Short-Term Trend: 10-year trend (2000–2010)

Using Census Bureau data, an annual growth rate was calculated and assumed to continue into the future. The rate was applied to the 2010 base year population to determine a population projection figure for every five years until 2040.

Table 8 shows the Long-Term Trend for both incorporated and unincorporated areas. Both the urban and rural areas of Johnson County are projected to experience a positive annual population growth over this 40-year period resulting in average annual growth rates of 1.54% and 1.23%, respectively. When applied to the 2010 base year population, the 2040 projected population shows an increase of 63,865 people residing in the urban areas and an increase of 9,452 people residing in the rural areas. The population share gap slightly widens to 84.9% urban and 15.1% rural, from 83.6% urban and 16.4% rural in 2010 (Figure 2).

Table 8. Population Projection Through 2040: Long-Term Trend (1970–2010)

Year	Incorporated Areas		Unincorporated Areas		Total Population	Total Population Change
	Annual Rate 1.54%	Population Change	Annual Rate 1.23%	Population Change		
2015	118,158	8,714	22,784	1,346	140,942	10,060
2020	127,566	9,408	24,214	1,430	151,780	10,838
2025	137,723	10,157	25,734	1,520	163,456	11,677
2030	148,688	10,966	27,349	1,615	176,037	12,581
2035	160,527	11,839	29,066	1,717	189,593	13,555
2040	173,309	12,781	30,890	1,824	204,199	14,606
TOTAL		63,865		9,452		73,317
Population Share	84.9%		15.1%			

Source: U.S. Census Bureau (1970–2010)

Due to increased urbanization in Johnson County since 2000, the Short-Term Trend yields a different outcome than the Long-Term Trend. The incorporated areas are projected to experience a 2.02% annual growth using the short Short-Term Trend, but the population in the unincorporated areas will experience an annual decline of 0.06%. This scenario results in a 2040 projected population increase of 89,827 people in the urban areas of Johnson County and a decline of 359 people in the rural areas. The population share gap widens even further between urban and rural, to 90.4% and 9.6%, respectively.

Table 9. Population Projection Through 2040: Short-Term Trend (2000–2010)

Year	Incorporated Areas		Unincorporated Areas		Total Population	Total Population Change
	Annual Rate 2.02%	Population Change	Annual Rate -0.06%	Population Change		
2015	120,939	11,495	21,378	-60	142,317	11,435
2020	133,642	12,703	21,318	-60	154,960	12,643
2025	147,679	14,037	21,258	-60	168,937	13,977
2030	163,190	15,511	21,198	-60	184,388	15,451
2035	180,331	17,140	21,138	-60	201,469	17,081
2040	199,271	18,941	21,079	-59	220,350	18,881
TOTAL		89,827		-359		89,468
Population Share	90.4%		9.6%			

Source: U.S. Census Bureau (2000–2010)

Other Population Projection Resources

The Iowa State Data Center provides population projections benchmarked by the 2010 Decennial Census from Woods and Poole Economics, Inc., an experienced independent firm that specializes, since 1983, in long-term county economic and demographic projections. The Woods and Poole report estimated an overall annual growth of 1.53% for Johnson County, equating to an increase of nearly 99,234 people by 2040. Woods and Poole does not provide a breakdown between urban and rural population; however, as both rural and urban populations grow, county infrastructure and resources will be affected.

Table 10. Population Projection 2040: Short-Term Trend (2000–2010), Woods and Poole

Year	Annual Rate 1.53%	Population Change
2015	145,645	12,574
2020	158,456	12,811
2025	171,417	12,961
2030	184,445	13,028
2035	197,529	13,084
2040	210,695	13,166
TOTAL		99,234

Source: Woods and Poole via Iowa State Data Center

HOUSING NEEDS ASSESSMENT

The number of housing units required to serve Johnson County’s projected population growth is based on the current occupancy rate and the number of persons per household, for each form of housing tenure, or utilization. Owner-occupied and renter-occupied units are the two primary forms of housing tenure. Figure 8, referenced earlier, exhibits the difference between tenure in incorporated and unincorporated areas of Johnson County. While incorporated areas have a nearly 50/50 split between owner-occupied and rental-occupied units, 91% of occupied housing in the unincorporated areas are owner-occupied with only 9% renter-occupied. These ratios of owner versus renter units, combined with the average household size for each form of tenure, equate to the total number of owner and renter housing units required to serve Johnson County’s projected population.

The Short-Term Trend yields a net loss in population for unincorporated areas, which means there would be few or no new housing units needed. However, to accommodate the growth demands of the Long-Term Trend for the unincorporated areas, approximately 3,000 owner-occupied units and 330 renter-occupied units would need to be constructed in these rural areas of Johnson County (See Figure 11).

Figure 11. Unincorporated Area New Housing Forecast: Long-Term Trend

Projection Year	Projected Population Growth	 Owner-Occupied Housing Units	 Renter-Occupied Housing Units
2020	1,430	525	58
2025	1,520	558	62
2030	1,615	593	66
2035	1,717	630	70
2040	1,824	669	74
TOTAL	8,106	2,974	330

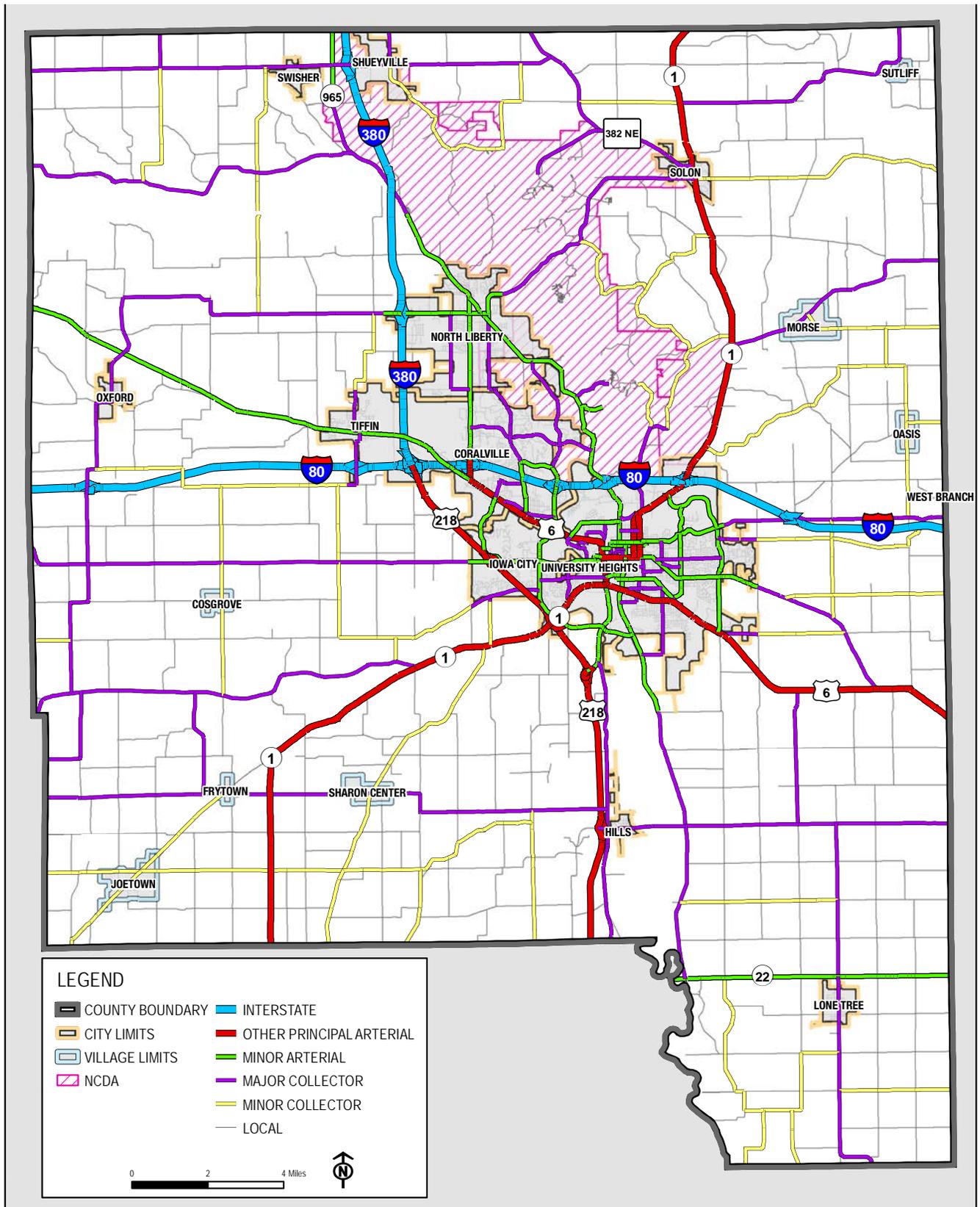
Source: Projection based on U.S. Census Bureau (1970–2010)

ROAD INFRASTRUCTURE FEDERAL FUNCTIONAL CLASSIFICATIONS

The federal functional classification is the process that categorizes streets and highways into classes based on the type of service they are intended to provide. The federal functional classifications include these six classes (see Map 1):

- **Interstate (e.g. I-80, I-380):** A divided, limited-access facility with no direct land access and no at-grade crossing or intersections. Interstates are intended to provide the highest degree of mobility, serving higher traffic volumes and longer trip lengths.
- **Other Arterial (e.g. US 218, US 6, Iowa 1):** Provide a high degree of mobility, similar to interstates. However, freeways provide access only at grade-separated interchanges, while expressways also provide limited at-grade access to intersecting major streets.
- **Minor Arterial (e.g. US 6 west of Coralville, Dubuque St, Iowa 22):** Collect and distribute traffic flow through urban areas and between major destinations. Minor arterials carry a high share of urban travel and focus on movement as the primary function, not necessarily localized access.
- **Major Collector (e.g. Prairie du Chien Road, Mehaffey Bridge Road, Sand Road SE):** Provide for land access and traffic circulation within and between residential neighborhoods and commercial and industry areas, as well as distribute traffic movements from these areas to arterial streets. Collectors do not typically accommodate long through trips and are not continuous for long distances.
- **Minor Collector (e.g. Sharon Center Road, Sugar Bottom Road, Sandy Beach Road):** Similar to a major collector road, but with more land access, slower speed limits, and lower traffic volumes.
- **Local Road:** Offer the lowest level of mobility and highest level of local property access. Local roads typically make up the largest percentage of street mileage and provide direct access to adjacent land uses.

Map 1. Federal Functional Classification (2015)



Data Source: Iowa Department of Transportation

PARKS & RECREATION AREAS

Note: The numbers following the park titles correlate to identifiers on Map 2.

F.W. Kent Park (1)

The park is located three miles west of Tiffin on Highway 6. The Johnson County Conservation Board Headquarters and the Conservation Education Center are located on the 1,052-acre property. Numerous recreational opportunities include hiking trails, fishing ponds, and modern campsites.

Lake Macbride State Park (2)

Located 4 miles west of Solon, Lake Macbride State Park is Iowa's largest state park, where 2,180 acres support outdoor activities including fishing, boating, swimming, camping, hiking, and picnicking. A portion of the park borders Coralville Lake, one of Iowa's largest artificial lakes, constructed by the U.S. Army Corps of Engineers.

Macbride Nature Recreation Area (3)

The Macbride Nature Recreation Area (MNRA) is a 485-acre peninsula leased by the U.S. Army Corps of Engineers to the University of Iowa since 1969. UI Recreational Services has managed the property since 1984. Hiking and cross-country skiing trails total 10 kilometers. MNRA is also the home of the environmental education programs: School of the Wild, Wildlife Camps, and Iowa Raptor Project. MNRA is located 15 miles north of Iowa City on Mehaffey Bridge Road, near Solon.

Coralville Lake & Reservoir (4)

Coralville Lake, one of Iowa's largest artificial lakes, was constructed by the U.S. Army Corps of Engineers. The Coralville Dam was built in 1949 to provide flood control down river to Coralville and Iowa City. Amenities include fishing, boating, swimming, camping, hiking, and picnicking.

Cedar River Crossing (5)

This 407-acre tract is located 6 miles northeast of Solon. Approximately 200 acres are in the Cedar River floodplain. This land, which is a federally designated Wetland Reserve Program Project, includes shoreline and is maintained as a wildlife area with public hunting, fishing, and hiking.

Frytown Conservation Area (6)

This 94-acre tract is located 10 miles southwest of Iowa City just off Highway 1. Nearly 30 acres of former pasture land are planted in a variety of hardwood trees and shrubs. This area is also one of the few remaining forested areas in this quadrant of the county.

Ciha Fen Preserve (7)

Located 1.25 miles southeast of Sutliff, the preserve is a sand prairie and savanna complex on a wind-deposited sand ridge. The Ciha Fen is one of the only two documented remaining nutrient-poor fens known in the state of Iowa. The fen has numerous rare plant and animals species.

Clear Creek Area (8)

Located south of highway 6 on Half Moon Avenue and due West of Tiffin on the south side of the railroad tracks, this area features riparian timber along Clear Creek. Hunting, hiking, and bird watching can all be enjoyed at the Clear Creek Area.

Hills Access (9)

Acquired in 1973, this popular 40-acre river access park is adjacent to the Iowa River and .5 miles east of the town of Hills. Substantial river shoreline provides good fishing access to the Iowa River. Facilities include a boat ramp, picnic tables, latrines and potable water, and electric camping sites.

A

Williams Prairie State Preserve (10)

The 21-acre Williams Prairie State Preserve is located north of Oxford, Iowa. Better classified as a sedge meadow, the preserve is known to contain nearly 315 species of vascular plants and eight bryophytes (mosses and liverworts). The wet conditions of the site likely saved it from more intensive agricultural activity, but the site has been hayed and possibly grazed by earlier owners.

River Junction Access (11)

This 12-acre area located 3 miles west of Lone Tree and .5 mile south of Highway 22 was acquired in 1971. The Iowa River bounds the area on the west. The English River flows into the Iowa just a few hundred feet south of the boat ramp.

Walker Park (12)

This little park is located 6 miles west of Lone Tree and .5 mile south of Highway 22 in the Village of River Junction. The park actually predates the existence of the Conservation Board in Johnson County by more than fifty years. It is named in honor of Henry Walker, an early settler of the county. Walker donated the land for the site of the former River Junction Methodist Chapel and the adjoining 3 acres for a park. The church building was removed many years ago.

Sutliff Access (13)

This river access, slightly less than a half-acre, is located in the tiny settlement of Sutliff in Cedar Township. It is owned by the Iowa Department of Natural Resources and has been operated under the Johnson County Conservation Board since 1986.

Pechman Creek Delta (14)

This 380-acre property along the Iowa River provides 2.3 miles of access to the Iowa River and another 1.7 miles of stream and wetland-slough access. The project site is a delta formation wetland complex, where Pechman Creek has cut through an intact bottomland oak savanna. The site provides excellent habitat for a wide variety of wildlife species and for people to learn more about the diverse Iowa landscape.

Solon Prairie (15)

The Solon Prairie, located within the city limits of Solon, is a 3-acre tract of wet-mesic prairie. The area is reputed to be a virgin prairie that has apparently never been plowed. In 1966 the Solon Gun Club acquired the property from the Kessler family who had owned it since 1876. For the next 17 years the land was used for a trapshooting range, and a small clubhouse was located there. In 1983, the Solon Gun Club conveyed ownership to the Johnson County Conservation Board. The area is preserved as a natural prairie and is available for public use as a botanical study area. A prairie management plan was developed for it in 1984.

Scott Church Park (16)

This 5-acre roadside park is located 6 miles southeast of Iowa City at the junction of American Legion Road and Highway 6. Scott Church has the distinction of being the "first" county park. It was acquired and developed by the fledgling Johnson County Conservation Board in 1965 under a sponsoring agreement from the Iowa Highway Commission for the development of a highway safety rest area. Facilities include a picnic area, picnic shelter, picnic tables, a swing set, a mowed play area, potable water supply, and a pit toilet.

Wildlife Management Areas

Below is a list of the major WMAs in Johnson County (letters to correspond to Map 2) :

- Hawkeye WMA 13,708 acres (AA)
- Redbird Farms WMA 464 acres (BB)
- Jerry Quinlan WMA 118 acres (CC)
- Larry Quinlan WMA 72 acres (DD)
- Hanging Rock Ridge WMA 41 acres (EE)
- Swan Lake WMA 36 acres (FF)

OTHER PROTECTED AREAS

In addition to the public parks, recreation areas, and wildlife management areas, there are several organizations that hold private conservation on areas within the county.

Bicycle and Pedestrian Facilities

The list below highlights the larger recreational trails located in the unincorporated areas of Johnson County. The letters correlate to identifier markers on Map 2:

Sugar Bottom Trails (A)

More than 11 miles of mountain bike trails within the Sugar Bottom Recreation Area.

Herbert Hoover Trail (B)

Completion of this trail (slated for 2018) will create a connection to a larger system of trails from Iowa City to Cedar Falls via the Cedar River Trail (Cedar Rapids) and Cedar Valley Nature Trail.

F.W. Kent Park (C)

More than 2 miles of crushed limestone trails and 7.7 miles of grass nature trails.

Iowa River Corridor Trail (D)

Nearly 16 miles of paved trail running from North Liberty, through the North Corridor Development Area, and down through Iowa City.

Lake MacBride State Park Trails (E)

Over 4 miles of crushed limestone trail starting at the western edge of Solon and running along the North side of the lake, and nearly 8.5 miles of dirt trails throughout the park.

Squire Point Trail (F) & Woodpecker Trail (G)

Contiguous trails encompassing more than 4 miles of hiking trails along the Iowa River.

Iowa River Water Trail (not shown on map)

72 miles of unobstructed paddling from Iowa City to the Mississippi River. A total of 23 miles is within Johnson County, starting in Iowa City.

NATURAL & ENVIRONMENTAL CONDITIONS

This section reviews environmental and natural resource issues in order to identify opportunities and natural barriers to future development in Johnson County. The results help identify appropriate growth areas on the Future Land Use Map while avoiding slope, floodplain, woodlands, and wetlands. Areas that limit development or are deemed to have high environmental value should be preserved or developed in a way to minimize damage to the existing environment. This section references three maps that appear on the subsequent pages.

Slope

Map 3 on page 32 highlights the variety of Johnson County terrains: rolling hills around the Iowa River and major tributaries, and very flat farmlands, especially in the southeast quadrant of the county. Generally, slopes in the 6% to 15% category are viewed as having a significant impact on development. Development in these areas should execute erosion management plans, and development on slopes over 15% should generally be discouraged. While flatter areas of the North Corridor Development Area (NCDA) have been highly sought after by developers, the desire for rural residential housing in this area has provided home builders the motivation to invest more money in site preparation and grading to meet demand.

Flood Hazard Areas

Map 4 on page 33 displays the areas of Johnson County designated as Special Flood Hazard Areas. The Iowa River running north to south and Clear Creek running east to west pose the greatest risk of flooding with the heaviest impacted area located south of Iowa City to the county boundary. The southern portion of the NCDA also has potential to be heavily impacted by flooding although flows can largely be controlled by the Coralville Dam. On occasion the Cedar River impacts the Village of Sutliff as a result of its low-lying elevation along the river.

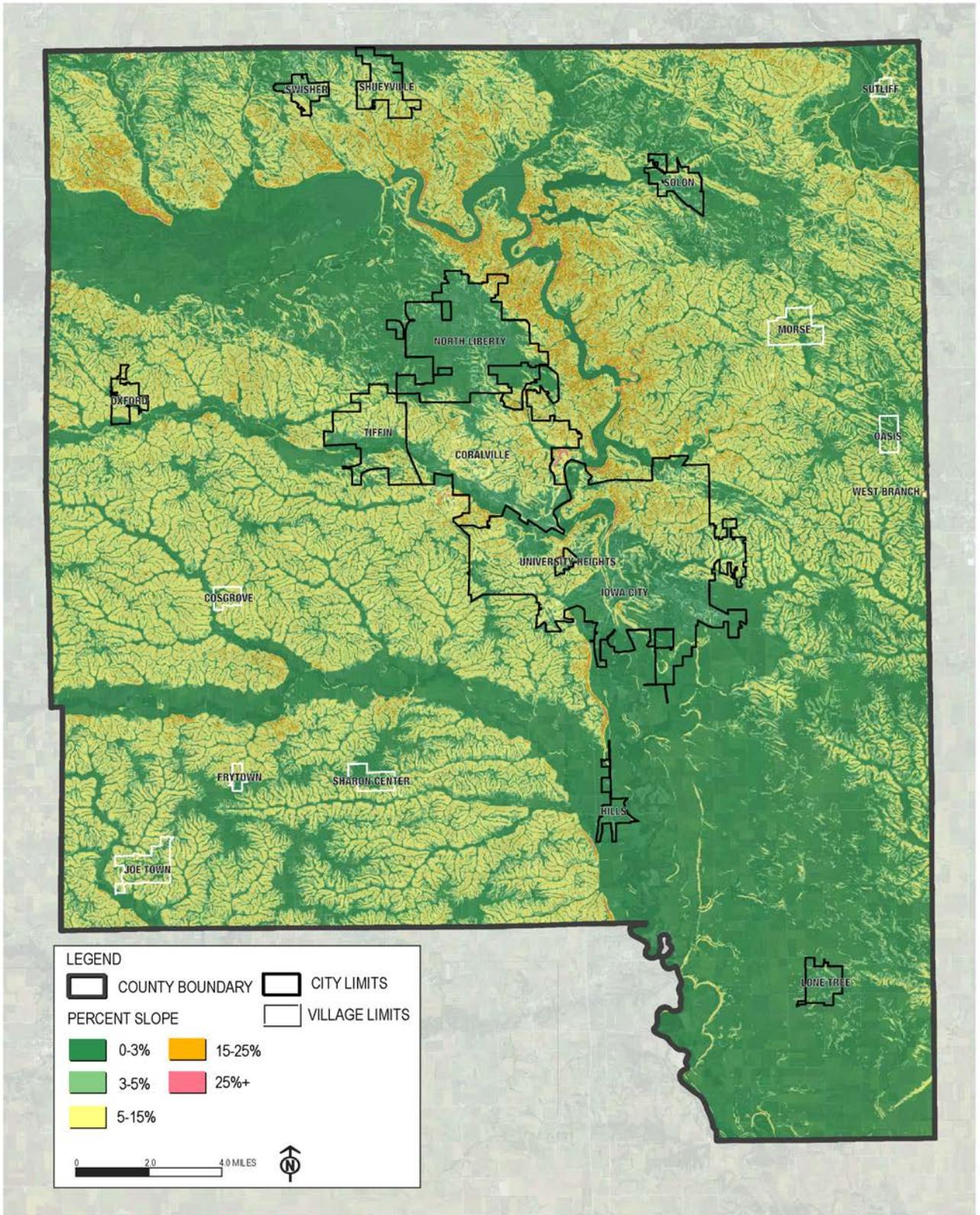
Soil Infiltration Rates

Map 5 on page 34 illustrates that the vast majority of the soil profiles in Johnson County exhibit a moderate infiltration rate, according to the Soil Survey Geographic Database (SSURGO) provided by the U.S. Department of Agriculture Natural Resource Conservation Service division. As a result, the ability to develop a site, either residentially or nonresidentially, is rarely limited by surface water infiltration ability.

Woodlands

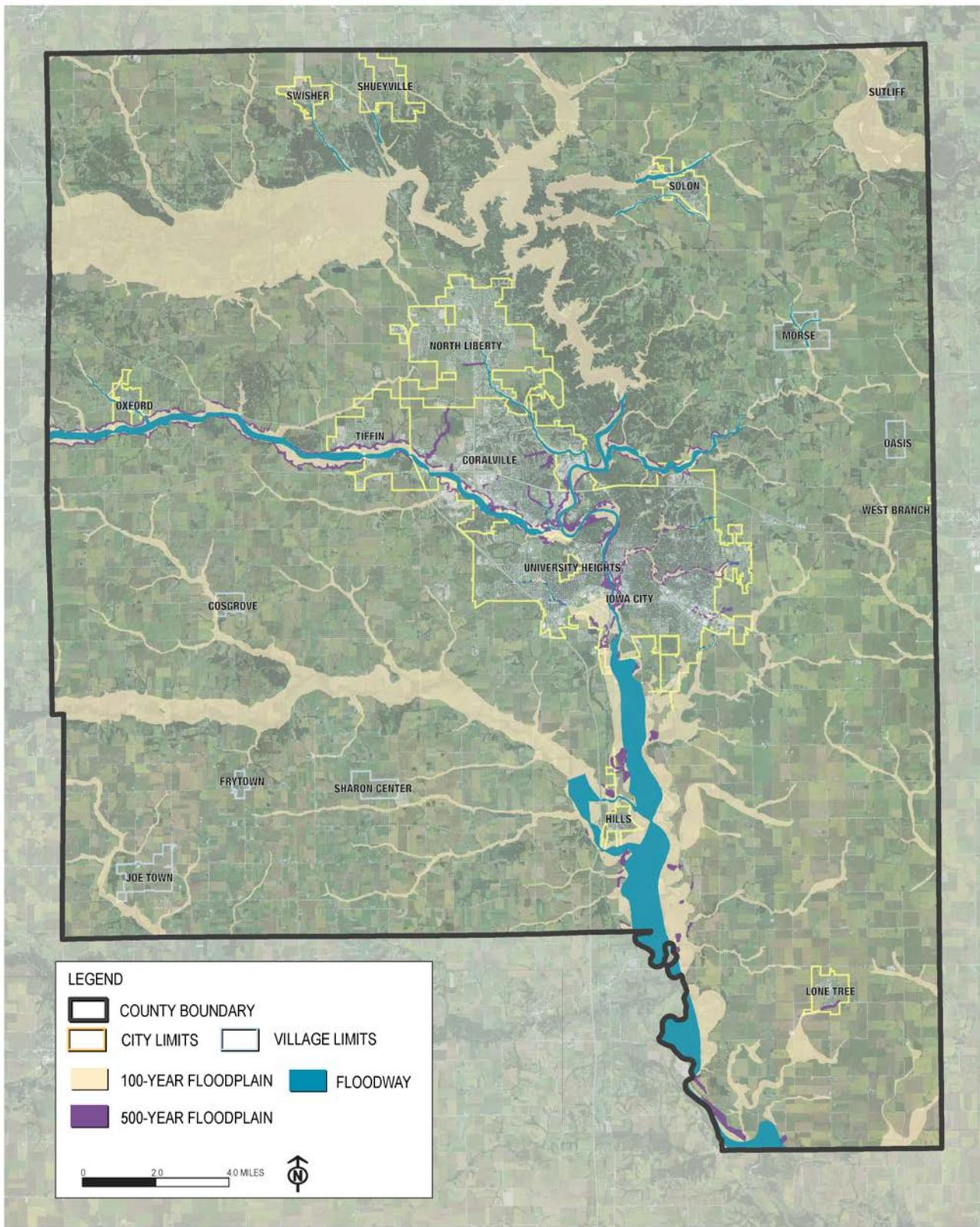
Map 6 on page 35 highlights the area along the Iowa River and Coralville Reservoir north of Iowa City as the most concentrated forest area in the county. This area is also home to Lake Macbride State Park, Macbride Nature Recreation Area, and the Sugar Bottom Recreational Area.

Map 3. Slope Analysis: Percent Slope



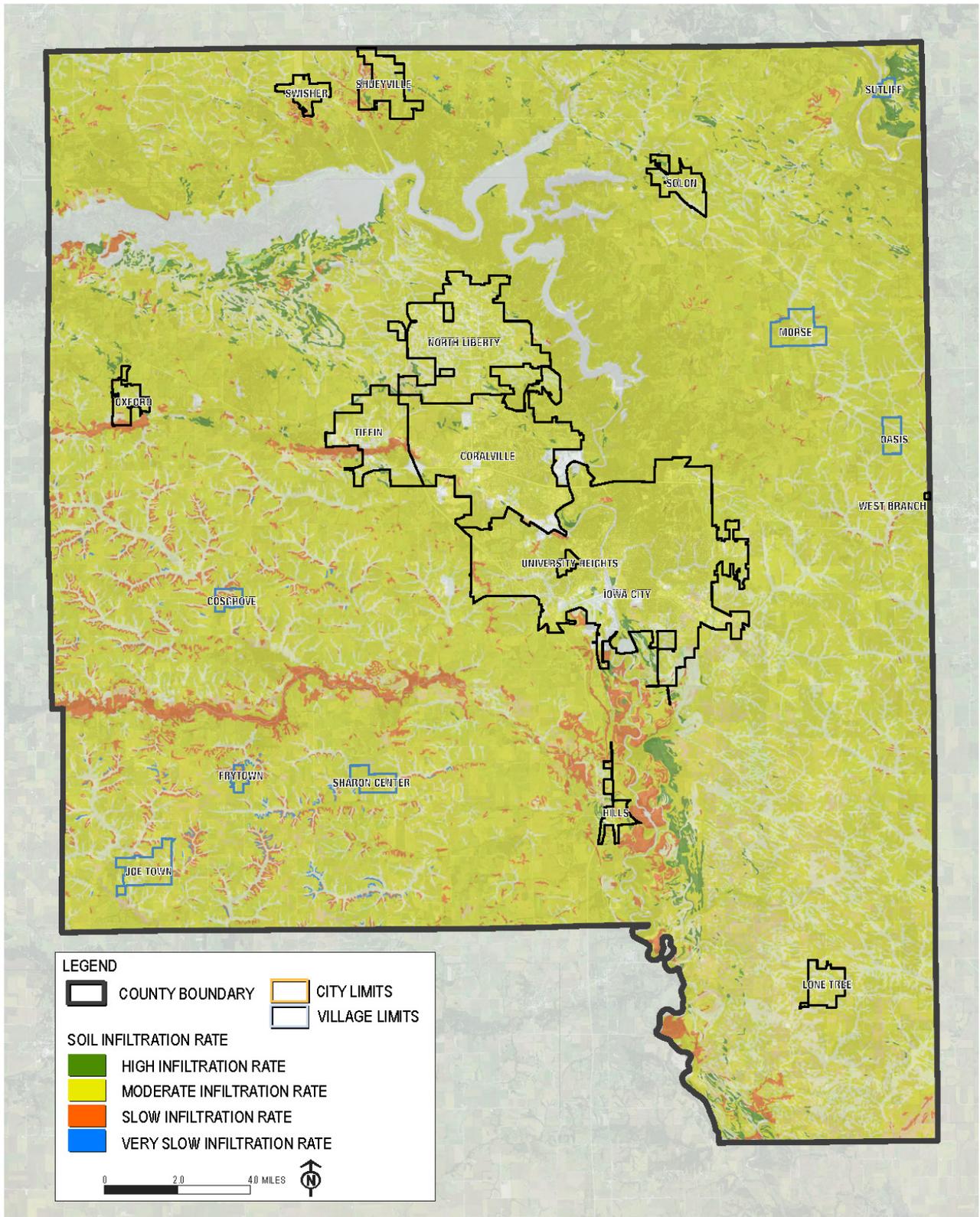
Data Source: Iowa Department of Natural Resources

Map 4. Flood Hazard Areas of Johnson County



Data Source: Iowa Department of Natural Resources

Map 5. Soil Infiltration Rate in Johnson County



Data Source: Iowa Department of Natural Resources

FRINGE AREA AGREEMENTS

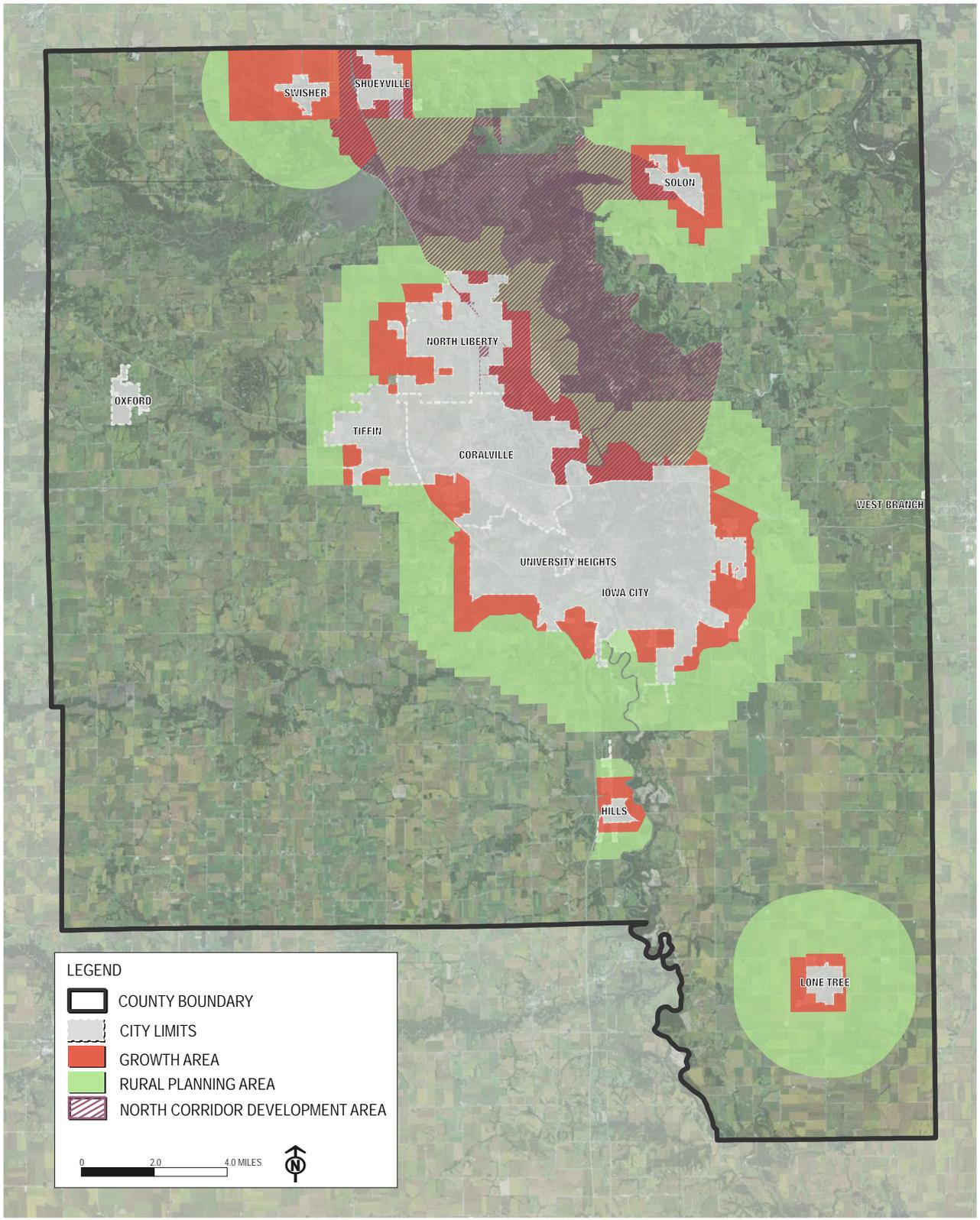
Many issues related to planning and zoning are regional in nature and cross municipal boundaries. The State Code of Iowa grants "extraterritorial jurisdiction" to incorporated cities, in which the cities have the authority to review all land uses within two miles of city limits. In these "fringe areas," Johnson County and its incorporated cities have entered into cooperative agreements addressing mutual concerns about land use planning. See Table 11 below for an overview of the active Fringe Area Agreements between Johnson County and various incorporated cities. Map 7 highlights the fringe areas where an incorporated city has identified the location of future growth (i.e. "Growth Areas") and the areas to remain under Johnson County jurisdiction (i.e. "Rural Planning Area").

Table 11. Fringe Area Agreement Schedule (November 2017)

Municipality	Date of Current Agreement	Next Review Date	Expire Date	Other Information
Cedar Rapids & Swisher	8/11/2004	-	8/11/2019	Review upon request from any party.
Coralville	4/9/1999	4/9/2017	4/9/2019	Three-year review period.
Ely	5/21/2009	5/21/2019	5/21/2029	Five-year review period.
Hills	4/19/2010	4/19/2016	4/19/2030	Three-year review period.
Iowa City	10/13/2006	10/13/2016	10/13/2016	Review upon request from any party. Auto renew every five years, unless one party objects.
Lone Tree	7/11/2002	-	7/11/2022	Review upon request from any party.
North Liberty	3/25/2014	3/25/2017	3/25/2034	Three-year review period.
Oxford	N/A	N/A	N/A	No fringe area agreement.
Shueyville	7/23/2002	7/23/2017	7/23/2017	Review upon request from any party. Auto renew every five years, unless one party objects.
Solon	9/11/2008	9/11/2017	9/11/2028	Three-year review period.
Swisher	7/15/2015	7/15/2018	7/15/2035	Three-year review period.
Tiffin	6/6/1997	N/A	6/30/2006	Agreement has expired.
West Branch	N/A	N/A	N/A	No fringe area agreement.

Source: Johnson County Planning, Development and Sustainability Department (2017)

Map 7. Fringe Area Agreements (November 2017)

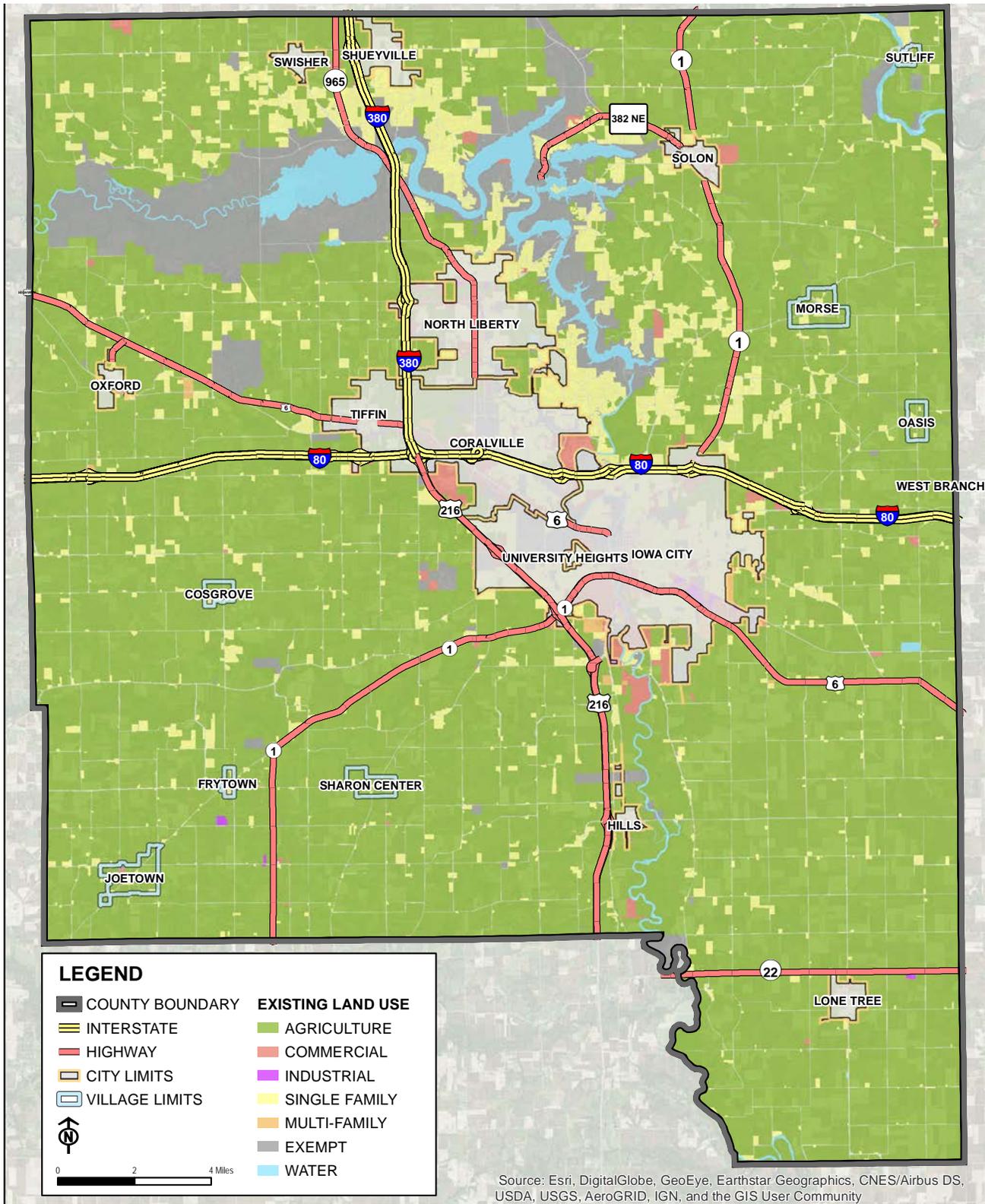


ASSESSOR PROPERTY CLASS

Figure 12. Existing Land Use Categories Based on Accessors Property Class (2017)

AGRICULTURE	Typical uses include land devoted to agricultural use or crop production and very low-density residential development. Residential dwellings should be limited to no more than one dwelling unit per 40 acres. 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.
RESIDENTIAL	This land use category is made of up of single-family detached dwellings with a typical density of one home per 3.5 acres. Areas zoned for residential shall be limited to locations that can support and accommodate the designated residential densities. Lots should include public or private street frontage and driveway access.
EXEMPT	Exempt parcels are owned by a city, county, utility provider, charitable organizations, or some other entity claiming partial or full exemption from property taxes. Parks and other recreational properties owned by the county or some other governmental agency is included in this category.
COMMERCIAL	This land use category is for retail and office uses and restricted to areas that have the infrastructure to support the traffic and utility demands of these uses. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic and accommodate pedestrian and bicycle circulation as well as vehicular access.
INDUSTRIAL	This land use category allows for research and development and testing facilities; manufacturing and assembly; and warehousing, shipping, distribution facilities with outdoor storage. Site sizes can range from small single user building lots to large facilities. Industrial uses are generally located away from urban residential areas although light industrial uses may be present near residential areas.
MULTI-FAMILY RESIDENTIAL	A parcel of land with a structure being utilized by two or more families within a semi-detached structure. The primary use of this land use category is parcels with multiple lots available for lease to manufactured housing units. This category may also include single-family dwelling units that are attached horizontally to one or more units, typically referred to as duplexes, cottage homes, townhomes, and row-houses and multifamily dwelling units attached both horizontally and vertically with two or more dwelling units, typically referred to as apartments or condominiums.
WATER	A parcel completely covered by water.

Map 8. Existing Land Use: Assessor's Property Class (2016)





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Appendix

PUBLIC PARTICIPATION

APPENDIX B

PUBLIC INPUT OVERVIEW

Public participation included events, interviews, surveys and ongoing email input opportunities between late 2016 and early 2018. Some activities were led by the JEO/Confluence consulting team, and some were led by Johnson County Department of Planning, Development and Sustainability (PDS).

Residents of both the unincorporated areas and cities participated as part of the 21-person **Comprehensive Planning Committee (CPC)**, beginning in fall 2016. The complete list of CPC members can be found in the preface of this plan. JEO/Confluence led the CPC meetings from November 2016 to July 2017 (meetings 1 through 6), with PDS leading the remaining meetings in August and November 2017.

From February to March 2017, the JEO/Confluence consulting team conducted **focus group meetings** on a variety of topics, held personal **interviews with key stakeholders**, and with County PDS staff, hosted well-attended **open house public input sessions**, with an average 40 attendees at each open house, and a related survey (#1). Detailed findings of the focus group and stakeholder discussions are included in the “Envision” section of each respective chapter of the Comprehensive Plan.

Board of Supervisors work sessions and a special **listening post** on October 9, 2017, also provided additional opportunities for public input.

PDS staff hosted an **open house** on December 5, 2017, with a **two-week comment period/survey #2** for plan input. **Public hearings** were held in early 2018, after all input was incorporated into the plan.

Audio recordings, and where applicable, meetings notes, for the CPC meetings, Public Hearings and Board of Supervisors work sessions can be found online at <http://johnsoncountyaia.iqm2.com/citizens/default.aspx> (Select the meeting group from drop-down box and then select the meeting date of interest.)

Both **surveys**—the one offered in early 2017 and the final public input survey in December 2017—were available online. Through the first survey, which used Survey Monkey, 79 participants provided feedback on topics that followed the format of the interactive stations used at the public input sessions. The second survey used Google forms and was also used at the open house on December 5, 2017.

Early in the plan process, JEO/Confluence established a **website**, www.jocoplan.com, which the consulting staff and PDS updated throughout the plan process. **Media outreach and publicity** efforts were led by Johnson County and included these tools and efforts:

- Postcard mailing and posters
- News releases
- Media/radio interviews
- Guest column in multiple newspapers
- Direct email alerts and though others' listservs

COMPREHENSIVE PLAN COMMITTEE

The 21-person Comprehensive Plan Committee (CPC) provided insight into the development of all parts of the comprehensive plan. With expertise in different areas, these CPC members from across Johnson County participated in meetings throughout the 16-month process. The public was given the opportunity to provide input at the end of each meeting

Meeting 1: Kickoff & Planning 101

November 29, 2016: The consultant team introduced the planning process to the committee members and gathered some introductory feedback on what the committee felt were the county's top issues and opportunities.

Meeting 2: Profile

January 26, 2017: The consultant team presented research about population and demographic trends, and reviewed the county's current social and economic conditions.

Meeting 3: Achieve I: Goal Setting

April 27, 2017: The CPC discussed priorities, issues, and opportunities faced by Johnson County to establish the plan goals.

Meeting 4: Achieve II: Policy review

June 8, 2017: This meeting continued the discussion from meeting three.

Meeting 5: Achieve III: Policy Refinement

June 15, 2017: The CPC completed the policy revision discussion and reviewed an exercise to help develop the Future Land Use Map. Each member was provided instructions and materials to identify how they believe rural Johnson County should be developed or preserved over the next 20 years.

Meeting 6: Future Land Use Map

July 27, 2017: CPC members shared their thoughts on how the unincorporated areas of Johnson County should be developed for residential, commercial, industrial, and park space and/or preserved from future development.

Meeting 7: Implement-Development Guidelines

August 31, 2017: The CPC discussed the draft Future Land Use Development Guidelines and submitted their input on the "60% draft" Comprehensive Plan.

Meeting 8: Implement/Final Review

November 2, 2017: CPC members shared their comments on the "90% draft" of the Comprehensive Plan, which included the Future Land Use Development Guidelines and the Future Land Use Map. Recommended changes were discussed with the Board of Supervisors before the final Comprehensive Plan was made available for a public comment period and open house in early December.

BOARD OF SUPERVISORS

The Johnson County Board of Supervisors took an active role in forming the Comprehensive Plan through nine work sessions and one listening post. PDS staff helped facilitate discussion at the work sessions. All meeting materials and audio recordings can be accessed from the Johnson County's meetings page: <http://johnsoncountya.iqm2.com/citizens/default.aspx>

The following summary highlights the topic of each meeting.

Work Session 1: Goals & Strategies Review #1

June 26, 2017: The supervisors discussed draft plan goals and strategies. Six members of the public attended.

Work Session 2: Goals & Strategies Review #2

July 13, 2017: The supervisors completed review and discussion on the draft goals, strategies, and action steps.

Work Session 3: Review of Future Land Use Map

September 5, 2017: The supervisors discussed and reviewed the Future Land Use Map (FLUM).

Work Session 4: Review of FLUDG #1

September 8, 2017: The supervisors discussed and reviewed the Future Land Use Development Guidelines (FLUDG).

Work Session 5: Review of FLUDG #2

September 13, 2017: The supervisors met during their regular weekly work session to continue the discussion held at the September 8th work session.

Work Session 6: Future Land Use Review

September 25, 2017: The supervisors met to review the updated and revised Future Land Use Map (FLUM) and Future Land Use Development Guidelines (FLUDG).

Work Session 7: Draft Comprehensive Plan Discussion

September 25, 2017: The supervisors reviewed the updated and revised Future Land Use Map (FLUM) and Future Land Use Development Guidelines (FLUDG).

Public Listening Post:

October 9, 2017: The supervisors held a two-hour public listening post. Approximately 25 individuals spoke during the event and nearly 70 people were in attendance.

Work Session 8: 90% Draft Comprehensive Plan Discussion

November 16, 2017: The Supervisors reviewed the draft based on the input from the prior CPC meeting. Then the draft was shown to the public in an open house on December 5, 2017, and included a more than two-week public input period for comment on the draft Comprehensive Plan and Future Land Use Map.

Work Session 9: Public Input Review

January 18, 2018: The Supervisors reviewed the draft based on the input from the open house held on December 5, 2017, and the second survey.

PUBLIC INPUT SESSIONS

The consultant team and County staff held multiple public input sessions throughout the plan development process. The first five meetings were general input sessions. The final meeting was held in December 2017, and was an open house to provide an overview and collect feedback on a near-final draft of the plan.

- Public Input Session 1: Lone Tree Community Center, February 7, 2017
- Public Input Session 2: Kent Park Education Center, February 16, 2017
- Public Input Session 3: Solon High School, February 22, 2017
- Public Input Session 4: Stringtown Produce Barn, February 28, 2017
- Public Input Session 5: Iowa City Public Library, March 6, 2017
- Plan Draft Open House: Johnson County Administration Building, December 5, 2017

PUBLIC INPUT SUMMARY (ENVISION)

The following eight sections detail the comments received throughout the plan development process. Input was collected through key stakeholder interviews, focus groups, public input sessions, two online surveys, and a plan email address. The feedback is broken out into these sections:

- (1) Overview of Feedback from:
 - stakeholder interviews
 - focus groups
 - emails received
- (2) Input and Materials from Public Input Sessions
- (3) Input Summary: Sustainability
- (4) Input Summary: Local Economy
- (5) Input Summary: Infrastructure and Amenities
- (6) Input Summary: Land Use
- (7) Early Spring 2017 Survey Results
- (8) Winter 2017 Survey Results

Please keep in mind, much of the feedback collected applies to multiple chapters, so there is repetition between sections.

(1) OVERVIEW OF FEEDBACK

INTERVIEWS

A series of interviews were conducted in early 2017 by JEO/Confluence. Interviewees included all five Board of Supervisors members; the Farm Bureau president and executive director; a representative from the Iowa City Area Development Group; the executive director of the Housing Trust Fund of Johnson County; and leaders and staff from several County departments: Secondary Roads, Public Health, and Conservation. The opinions below are a general reflection of what was collected through these conversations.

North Corridor Development Area

- Some interviewees were conflicted on future growth within this area. While this has been identified as a primary residential growth area for Johnson County there is concern there is already too much traffic on the roads within the corridor contributing to unsafe traffic patterns. Furthermore, there is concern that continued development will negatively impact this highly environmentally sensitive area.

AgriTourism

- Interviewees want to encourage these types of businesses, but there is a need to identify best practices to prevent unintended consequences (i.e. too much traffic, conflicting neighboring land uses).

40-Acre Farm Definition

- Many have identified this as a challenge for growing the local food production businesses that typically use less than the 40-acre minimum. However, it is widely acknowledged this rule has helped prevent sprawl. Current proposals are looking at defining a farm by “use” instead of acreage size.
- An ag-exemption process license where all farm operators must submit minimal documentation of farm income has also been discussed.

Fringe Area Agreements

- Interest in reevaluating these agreements between each city and the County to better define immediate growth areas and preserve rural farmland.

Concentrated Animal Feeding Operation (CAFO)

- Many interviewees expressed concern about CAFOs in Johnson County. CAFOs are currently allowed in areas zoned agricultural and regulated at the state level. A few interviewees saw opposition to CAFOs as a loss of potential economic opportunities for the county.

Trails/Bicycle Facilities

- Many interviewees identified trails as very important to the residents of Johnson County for both recreational use as well as providing alternative modes of transportation for commuters. Widened shoulders on improved highways were also highlighted as a great alternative for bicyclists.
- Creating greater connectivity among existing trails and communities was deemed a high priority among many interviewees.

FOCUS GROUPS

These focus groups interviews were led and responses recorded by JEO/Confluence.

Farm Bureau Members

Agricultural Exemption

- Has helped to protect farmland from rural development
- Unintended consequence of negatively impacting small farm operations
 - Example: livestock not allowed on residential (less than 40 acres)
- Must define ag-exemption by use, not size of operation
 - Challenge defining who qualify for agricultural exemption
 - Challenge of enforcement thereafter
 - Cautioned against using USDA definition: minimum \$1,000 annual profit in farming
 - Would rather see gross income used
- Also, establish explicit list of permitted uses on agricultural land

Farmstead Splits

- Should not have minimum lot size: takes too much land out of production

Infrastructure Challenges

- Competition between farmer and rural residents
- County cannot stop fringe area growth; want to see State code changed

Magic Wand

- Remove restrictions on small farms from building/permitting
- No regulations of agricultural land—state rules (uniform)
- Contain growth to NCDA
- Keep one-time farmstead split to limit future rural residential development
- Don't allow adjoining use to reduce value of property – CAFO
- Keep bicyclists off public roads—safety issues
 - Roads without shoulders
- Lower property taxes: funds inappropriately spent (ex. \$14 million EMT barn)
- Respect all types of agricultural, stewardship

Sustainability

Cities/County Dedicated to Applying Sustainable practices

- Iowa City Climate Action Plan underway
- Utilizing renewables for government facilities
- Some communities applying LEED standards to municipal/government projects, but not certifying

Regional perspective

- MPO—county wide transportation
- Wetland mitigation reporting—collaborate with county
- Flood resiliency
- Local foods
- School districts—facilities

Sustainability Makes Fiscal Sense

- Public and Private entities considering long term financial benefits as well as environmental benefits

Encourage alternative modes of transportation

- Trails for recreation and commuting
- Commuter routes in outside core available, but not well utilized

Idea for Incentives

- Tax Increment Financing (TIF)- require sustainable practices, greater energy efficiency
 - See Chicago for best practice; limited applicability

Magic Wand

- Free, highly connected transportation- bus and rail
 - Many jobs available, but can't get workers to the jobs
- See Ann Arbor greenbelt- connectivity and walkability
 - Higher density; greater access to nature
 - Greater interaction with people
- Walkable with services and employment
- Clean water, rivers
- Connectivity to river- presently lacking
 - See Iowa River Trails- not yet into city

Food Policy Council

Agritourism

- People need to realize farmers need to expand their function to make ends meet through value-added products/experience

Barriers/Challenges

- Johnson County government not seen as “farmer friendly”
- Small vegetable farms are only way for new farmers to get into farming
- \$300k USDA loan limit- not enough for high price land in Johnson County
- Challenge for local food farmers to find land, especially organic
- Need food hub entity to help with wholesale distribution, marketing, labeling

Agricultural Exemption

- Need to create separate rule to limit sprawl outside of ag-exemption
- State ag-exemption regulated by “use”- County illegally applying
- See Linn County- case-by-case basis
 - 38-acre min; full ag-exemption
- Opportunity for small farm operations near villages
 - Starting point to add new small farm operators
 - Ultimately want small farms to be treated the same as large conventional farming operation
- Currently not allowed to build house on small parcel farms (less than 40 acres)

Local Foods License- tool to allow small farm operations and prevent sprawl

- Use tax assessor to make sure land is being used properly (i.e. farm use)
- Combine with schedule F tax form
- USDA: requires three years of proven experience to obtain loan
- Suggest oversight by “farmer” led committee

Meat Processing

- Can't sell cuts; must sell half or whole animal
- Would like to establish a meat processing co-op

Magic Wand

- Find mostly local products at Johnson County retail stores
- County to give agricultural exemptions on case-by-case basis
- All decisions geared toward environmental protection
- Greater control of water erosion and runoff
- Start wholesale distribution for local foods- need greater access to land to expand small farm operators
- Johnson County Poor Farm to become hub for local food, co-housing, conservation, and more
- Allow farm activities on small farms same as 40+ acre- equity
- Want to see local institutions buy-in to local foods through direct contracts
- Want to see policies to incentivize a diversified crop
- To have their farm in a different county.

Building and Development***Strengths***

- Strong local economy- University of Iowa
- Johnson County seen as highly desirable place to live, work

Barriers/Challenges

- Lack of newly developable land to develop
- Very restrictive zoning
- High cost of development
 - Regulations require high upfront investment- i.e. detention areas, trails, parks/open space- more applicable to development in cities
 - Buyers demand drives type/style- i.e. three car garage lot costs limit density
- Workforce development challenges- not enough qualified workers
 - Local and national issue
 - Skilled trades discouraged as career option in 1990s-early 2000s
- Need more commercially zoned parcels along major highways, paved roads

North Corridor Development Area

- Newport Road should be improved
 - Landowners don't want to give up ROW
 - NIMBYism/"Last one in"
- Developers choose to work in town to avoid challenges with road improvements
- Support rural developments adjacent to paved roads
 - County's require to pave from "node to node"- too onerous
 - NOTE: Board of Supervisors can negotiate a different deal if they see fit.

Subdivision Regulations

- Want land owner to have ability to make their own decision
 - "Just because there is open/available land, it doesn't mean it's going to be developed."

Future Development Opportunities

- By reservoir- buyers interested
- Shueyville- Sandy Beach Road, with road improvements
- Non-prime farming area- steep slopes, sandy soil, poor CSR, woodlands
 - Last 15 years, new environmental regulations limiting opportunity for development
 - Advocate for happy, reasonable restrictions to allow for growth

Affordable Housing

- Market driven- people demand higher-end product limiting affordability
- Manufactured homes/trailers not deemed “suitable” affordable housing
- Developers would build ranch on slab- duplex with 1,200-1,400 sq ft- high demand
 - Currently not allowed by County

Conservation/Environmental

Top Priorities/Challenges

- Conservation is in the “defensive position” with state legislature
- Impaired waterways- Iowa River
 - Rapid Creek improvements model for county
- North Dubuque Street expansion
 - Increased road traffic; loss of forest stand
- Air quality issues
- Environmentally Sensitive Areas ordinance- “doesn’t have any teeth”
- Need long range forestry plan
- Non-native invasive species- taking over environmentally sensitive areas

Opportunities

- Use green infrastructure to create destination- see West Union streetscapes with rain gardens/bioswales
- Mass transit on N Dubuque would help relieve traffic for new subdivision by high school
- Create greater access to river and stream for recreation, economic development

Future Development Opportunities

- Focus development within cities- “Build up, not out”
- Light rail corridor between Iowa City/Coralville and Cedar Rapids
 - Help alleviate rural growth pressures, open new infill sites along corridor
- Rural residential development should be limited to farmers
- Redefine minimum farm size to 80-acres
- NCDA- restrict in heavy forested areas; limit removal of trees
 - Limit in areas with Highly Erodible Land (HEL)- 4% slope or greater

Magic Wand

- Greater promotion of solar panels on rooftops.
- Limit develop to areas where paved roads and infrastructure is available.

AgriTourism/Rural Businesses (3/01)

Challenges/Barriers

- Want County to be an advocate/partner, not adversary
- Need to right size rules and regulations- too burdensome
 - i.e. road improvements, parking requirements, dust control
- Inability to live on small farms limiting young farmers
- Need to be more open to a variety of businesses
- Sprinkler costs- too expensive; consider on case-by-case basis
- Don't believe BOS consider agritourism as tax revenue generator

Opportunities

- Establish “ag-commercial” zone with less regulations
- People want to “experience” farming, buy “local”
- Appoint Agritourism/Local Food Liaison- help through the zoning, permitting process
 - Help identify what needs to be done, provide general guidance through process
- Agritourism is tied to “quality of life” which attracts the desirable “young professionals”, Millennials
- Smaller farms provide opportunity for more people
- BOS could provide grants or other resources to incentivize agritourism
- Need to adopt goal to grow agritourism; currently being paid lip service

EMAILS RECEIVED

Fourteen substantive emails were received through jocoplan@co.johnson.ia.us

- One email from a resident asking how to get involved in public input sessions.
- One email from a local reporter asking for clarification on an article he was writing about the plan.
- Two emails requesting the contact information of the CPC members.
- One email asking for help finding the online version of the paper survey distributed at the public input sessions.
- One email from a resident asking to be placed on an upcoming CPC agenda.
- One email expressing opposition to CAFOs.
- Two emails expressing support for CAFOs.
- One email asking for the inclusion of privately-held conservation ground to be added to the totals for conservation land in Johnson County.
- Two emails (one original, one correction to that original) proposing an application process and easement procedure for granting agricultural exemptions.
- An email that sent by 6 different people during the November 28–December 15, 2017 Open Comment Period.

(2) PUBLIC INPUT SESSIONS

LONE TREE: TUESDAY, FEBRUARY 7, 2017

The first meeting of the comprehensive plan process was held at the local community building and was well attended by Lone Tree residents and residents across Johnson County. Most participants identified themselves as farmers or worked in an agriculture-related industry. For this reason, much of the feedback was focused on the preservation of the prime farmland throughout the county.

Land Use + Residential

- Many emphasized new development to be located within cities to preserve prime farmland- “No more concrete”
- Lone Tree Community School District- enrollment on the decline
 - Need new housing options to attract families
 - One person suggested siting rural residential outside of NCDA on case-by-case basis
- Concern that Farmstead Split mechanism is taking out too much land from farm production
- One person noted that Johnson County should “consider [preservation of] historic buildings”
- One person suggested small farm operators to locate in NCDA

Infrastructure: Roads + Trails

- Many had concerns regarding a lack of gravel road maintenance and improvements, especially in the southeast quadrant of the county
- Some participants feel bike trails are underutilized and see new trails as a threat to preserving farmland
- Some would like to see some highways limit bicyclists due to safety concerns regarding heavy traffic and poor visibility (i.e. hills)
 - Example- F62-South to Hwy 2, Newport Road
- One person suggested bicyclists to use level B roads as bike friendly; less traffic

Agriculture/Econ Dev

- Many concerned with urban growth on areas with high quality farmland (i.e. Tiffin, North Liberty)
- Some concerned with access from farms to market and co-ops through new developed areas
- Many want to keep definition of ag-exemption (40-acre rule)
- Many want to keep the 40-acre ag-exemption rule, but small farm operators would like to see changes made to support their operations.
 - Concerns expressed with removing 40-acre rule and how that might encourage sprawl

KENT PARK: THURSDAY, FEBRUARY 16, 2017

The second meeting was held at the Johnson County Conservation Education Center at Kent Park. Residents from the Oxford, Tiffin, and North Liberty areas made up half of the attendees at this meeting, which also had a heavy focus on agriculture. It should be noted, a handful of participants from the first meeting also attended this meeting as well.

This second meeting introduced a more expansive experience with updates to the interactive stations, including two new topics, Sustainability and Economic Opportunity, as well as improved maps.

Land Use + Residential

- Overarching question: Where to locate non-agricultural development?
- Many want to see all new non-agricultural related development within cities and their immediate fringe areas
 - Many concerned with fringe areas
- Many agreed to continue residential development should continue to be encouraged in the North Corridor Development Area (NCDA)
- Some concerned with encouraging too much growth in NCDA due to the negative impacts on the woodlands and compounding the current transportation issues
- One person suggested eliminating the NCDA all together and evaluate land for development on case by case with criteria based on topography and land use.
- One person suggested improvements to Sandy Beach Road to promote infill development in this existing residential corridor.

Infrastructure: Roads + Trails

- Many saw a greater need to improve/maintain roads and bridges instead of building new trails.
- Many expressed concerns over conflict between bicyclists using gravel roads and farming equipment.
- Some voiced concern for greater shoulder maintenance to encourage bicyclists to use opposed to riding in the lane.
- Few highlighted the need to post speed limits on Newport Road.
- One person suggested connecting Johnson County's trail plans to neighboring Washington County.
- One person suggested a more horse trails and camping opportunities.
 - Example- DNR reservoir land
- One person suggested a greater need for water trails and designated wildlife corridors.

Land + Water Conservation

- Majority of participants voiced concern regarding water quality and a need to better protect the water table/aquifer from agricultural related runoff.
- Few suggested measures to protect county and state parks viewsheds with setbacks, buffers and screening based on development type.
- Few suggested the use of Corn Suitability Rating to protect prime farmland (high) and limited rural development (low rating). Allow development
- One person suggested the need to identify and protect corridors along blue line streams to provide connection of natural areas.
- One person suggested the county to expand the use of incentives to promote conservation practices.

Agricultural + Food Production

- Many participants were concerned with the small farm operators' ability to gain agriculture exemption to support and expand these businesses in Johnson County.
- Few suggested ag-exemptions based on land use opposed to size of farm operation.
- Few suggested the need for less regulation to allow on-farm processing.
- One person suggested incentives- property tax or other- to support certified organic operations.
- One person suggested the county recognize and understand the new family farmer of today and how value-added products or experiences are a way of life.
- One person suggested the ability to sell raw milk to support small farm operators.

Economic Opportunity + Agritourism

- Many highlighted the need for greater telecommunication infrastructure for the villages and surrounding rural areas. (i.e. high speed Internet)
- Few suggested villages were appropriate site for rural business operations of all types.
- Few suggested keep commercial and ag-related industries near hard surface roads and/or near population centers.
- One person suggested the need for a “Agritourism” district in lieu of conditional use permits.
- One person highlighted the need to make it easier to have live/work businesses in rural areas.

Sustainability

- Few suggested greater public environmental education for all ages.
- Few suggested a need for more expand village plans to incorporate what small villages need and help them implement.
- Few highlighted the need for greater development control in environmentally sensitive areas, including floodplain.
- One person suggested the use of taxes/fee structure to reward people for implementing sustainability practices.
- One person suggested the use of Corn Suitability Rating to protect prime farmland (high) and limited rural development (low rating) in Fringe Areas.
- One person had a stormwater concern regarding agritourism and the need to pave parking.

SOLON: WEDNESDAY, FEBRUARY 22, 2017

The third public input meeting was held at the Solon Community School District’s High School Media Room. Of the 38 attendees, an overwhelming majority were from in and around Solon. A handful attended from Iowa City and another handful identified themselves as “rural.” Residents from Coralville, North Liberty, and Swisher also attended.

Land Use + Residential

- Overarching question: Where to locate non-agricultural development?
- Many want to see all new non-agricultural related development within cities and their immediate fringe areas- “grow up, not out”; “higher density”; “infill existing development”
- Few agreed to continue residential development should continue to be encouraged in the North Corridor Development Area (NCDA)
 - One person highlighted the need to preserve the natural environment within the NCDA.
- Conflicting views on use of Farmstead Split.
 - One person wanted to increase minimum to 80 acres.
 - Another person suggested removing it altogether- “let farmer make decision”
- One person suggested current Road Performance Standards were outdated (i.e. car count).
- One person highlighted need for greater variety in housing- less than \$200K.
- One person highlighted the need to preserve the natural environment within the NCDA.

Infrastructure: Roads + Trails

- Many expressed concerns about the maintenance of gravel roads- “losing crown”
- Many expressed concerns regarding speed limits- Dubuque Street, Ely Road, Mehaffey Bridge.
- Few expressed road safety concerns- “add guard rails”; “bicyclists on busy highways”
- One person suggested commuter bus service to job centers in Cedar Rapids.
- One person suggested year-round commuter trail use.
- List of specific improvements:
 - Upgrade Sandy Beach Road
 - Maintenance 180th Street NE, paved and gravel portions
 - Pave Club Road, including the portion within Shueyville
 - Add trail between Swisher and Shueyville, continue to Ely
 - Pave Swisher View Drive
 - Finish trail from Solon to Morse, continue to West Branch

Land + Water Conservation

- Many people highlighted the need to preserve productive farmland across Johnson County.
- Many people suggested the need to protect the groundwater in the Jordan aquifer with the growing population demands- “reconstruct prairies”; “require prairies in open spaces of developments; “require stream buffers”
- One person suggested greater financial incentives for conservation prairies- SWCD involvement.

Agricultural + Food Production

- Many participants were concerned with current 40-acre definition of a farm.
 - “Tax exemption”; “stifling entrepreneurs”
 - Require “50% of income from ag-related income”
- Few suggested ideas to implement greater environmental regulations regarding erosion control, water and air quality- “500’-1,000’ conservation buffer”
- One person expressed concern of breaking up farms into smaller operations.
- One person suggested using areas around villages for local food production.

Economic Opportunity + Agritourism

- Many shared idea for assisting small farmer operations (i.e. greater access to small parcels, near infrastructure)
- Few concerned about siting large hog confinement operations in Johnson County.
- Few suggested tying agriculture to tourism- bed and breakfast, agriculture education/ experience
- Few highlighted need for more food processing operations- produce and meat.
- Few highlighted need for more rural business operations- be less dependent on Iowa City.
- One person suggested warehousing/distribution centers near I-80/380.
- One person highlighted a need for job opportunity to attract and retain young people in the rural areas of Johnson County.

Sustainability

- Few suggested greater public environmental education for all ages.
- Few highlighted the need for greater development control in environmentally sensitive areas, including floodplain.
- Few suggested focusing future development in cities to preserve farmland.
- Few people emphasized the need for redeveloping/rehabbing existing homes- “improve energy efficiency”
- One person encouraged the use of cluster developments for greater conservation.
- One person suggested the development of more multifamily housing in cities- increased density, less treated lawn space.
- One person encouraged a focus on more CSA farm operations.
- One person suggested the idea to target growth/redevelopment in villages.
- One person would like to see greater emphasis on proper soil management to help ensure clean air and water.

STRINGTOWN: TUESDAY, FEBRUARY 28, 2017

The fourth public input meeting was a daytime meeting held at the Stringtown Produce Barn. Of the 38 attendees, an overwhelming majority were from the rural areas around Kalona. A handful attended from Lone Tree, Swisher, and Iowa City. A few residents from North Liberty, Solon and Washington also attended. The Amish community was well represented at this meeting, accounting for nearly half of the participants.

Land Use + Residential

- Overarching question: Where to locate non-agricultural development?
- Few people highlighted the need to preserve productive farmland across Johnson County.
- Few people suggested extending the auxiliary dwelling rights to include tiny homes/small structures for extended family- parents, grandparents.
- Few people would like to see farms less than 40 acres allowed.
- One person suggested siting rural residential outside of NCDA and fringe areas on case-by-case basis.

Infrastructure: Roads + Trails

- Many expressed concerns about the maintenance of gravel roads- “losing crown”; “grading”; “clean out culverts”; “steep ditches”
 - See Washington County’s efforts for “spot maintenance”
- Many expressed road safety concerns- increases in heavy truck traffic; speeding cars/ motorcycle; “bicyclists need to abide by rules”
- Few people expressed concern with dust control requirements- need greater public education.
- Few people suggested only rubber tires be allowed on chip seal roads- steel wheels tear up roads
- Few people would like to see the horse trails at Red Bird Acres reopened.
- Few people would like to waive the requirement to have 500-foot separation between driveways if there are good sight lines.
- One person expressed concern for poor sightlines at Kalona Creamery intersection
- List of specific improvements:
 - Improve gravel to chip seal – 500th Street through Frytown to Highway 1
 - Improve gravel to chip seal- Sharon Center south of Highway 1 to county line
 - Extend Sand Road shoulder widening west and along Highway 22 to Riverside to connect to 218 loop

Land + Water Conservation

- Many people expressed an interest in expanding recreation opportunities in southwest Johnson County- “more camping areas”; “greater canoe/kayak access along Iowa River, Kent Lake”
- Many people highlighted the need for greater conservation practices along basins and waterways- “create buffer”; “erosion management”; “keep development out of floodplain”
- One person highlighted the need to protect land outside city fringe areas from development.
- One person concerned about siting large hog confinement operations in Johnson County.

Agricultural + Food Production

- Many people suggested agricultural exemption requirement to be lowered to 10 acres with process for all farmers to request exemption.
 - Food production license tied to farm income
- Few people highlighted the need for large animal confinement operations; as long as they abide by current state regulations.
- One person suggested using land leases from LLC and Coop businesses to work within existing 40-acre agricultural exemption rule.
- One person suggested greater visibility for CSA programs.
- One person suggested designating certain parts of the county for smaller farms
 - Around villages; fringes areas near infrastructure, transportation

Economic Opportunity + Agritourism

- Many highlighted the need to promote agricultural businesses of all types- small farms and commodity crop farms.
- Few people emphasized the need for greater support of small/home-based businesses
- One person wanted to see fewer impediments for agriculture/ag-related businesses
 - “How can we do X” rather than “Here’s why you can’t do X”
- One person does not want to see more large manufactures in rural areas.

Sustainability

- Few people expressed an interested in expediting the solar panel approval process- hold one public meeting per month
- One person would like to see greater public education regarding solar power incentives or credits and greater assistance accessing resources.
- One person concerned about siting large hog confinement operations in Johnson County.
- One person would like the county to reduce the required right-of-way to promote more farm production.

IOWA CITY: MONDAY, MARCH 6, 2017

The fifth and final public input meeting in this series was held at the Iowa City Public Library. Of the 46 attendees, over half stated they resided in Iowa City. A handful identified themselves as rural residents, while additional residents from Lone Tree, North Liberty, Solon, Swisher, and Oxford attended.

Land Use + Residential

- Overarching question: Where to locate non-agricultural development?
- Many people suggested new development should be restricted to site with existing/adjacent infrastructure
 - “Build roads, then allow growth”; encourages “higher density [of users] to utilize infrastructure”
- Few people want to see all new non-agricultural related development within cities and their immediate fringe areas
- One person would like to slow/restrict development in NCDA- “preservation of natural areas/scenic vistas”

Infrastructure: Roads + Trails

- Few people identified a need for native plantings in right-of-way to decrease invasive species.
- Few people suggested increased bicycle amenities- “address signage on trail”; “repair stations”
- One person highlighted the need for greater coordination between Johnson County and cities and adjoining counties.
- One person highlighted the need to preserve Prairie du Chien as a scenic road- avoid too much development, traffic
- Trail Suggestions
 - West Branch (from Iowa City)
 - Crandic Park to dam (Coralville?)- existing foot path along Iowa River
 - Connect to Amana trail
- List of specific road improvements:
 - Chip seal Seneca Road
 - Improve Sandy Beach Road, James Avenue (chip seal or pave)

Land + Water Conservation

- Many expressed concern regarding future development in the NCDA
 - “Fill in vacant lots”; “no development in NCDA- [build in] practical areas”
- Many identified the need to improve water quality
 - “wetland preservation”; “prairie restoration”
- Few people highlighted the need for greater water trail access.
- Few people noted a need for greater collaboration between cities, villages and counties to improve/manage stormwater runoff.
- One person expressed concern for protecting mature tree stands- “provide essential ecosystem services”

Agricultural + Food Production

- Many participants would like to see 40-acre definition of a farm changed to support small farm operations.
 - Greater opportunity/support for “local food producers”
 - Allow housing on small farm operations

- Many highlighted the need for less restrictions of value-added/agritourism opportunities
 - Zoning, permitting requirements
- Many people suggested greater coordination among small/local food businesses
 - Food Chamber of Commerce
- Few identified a need to connect potential farmers with landowners.
- Few people would like to see city fringe areas reduced to one mile to encourage growth in the city, discourage development in rural areas- “focus on infill”
- Few people suggested working with the Sustainable Iowa Land Trust (SILT) to support small farm operations- “affordability”
- One person would like to see education opportunities for food production methods and technologies- create test kitchen
- One person would like to see more aquaponics operations.

Economic Opportunity + Agritourism

- Many highlighted the need more value-added/agritourism opportunities
 - “Multiple agricultural uses on single parcel”; “bed and breakfast”; “breweries/ wineries- grow [ingredients] on site”
- Few people suggested an improvement to the communication infrastructure
- Few people would like to see local and/or mobile slaughter/food process providers
- Few would like to see businesses focuses in the city core- all cities- opposed to rural areas.
- Few people suggested a garden center focused on organic/permaculture products
- Few people highlighted the need to promote/increase the number of women-owned businesses.

Sustainability

- Many people expressed concerns for the preservation of trees.
 - plant more trees to prevent runoff
- Many people encouraged future growth in cities to prevent sprawl.
- Few people suggested the need to incorporate sustainability in all activities- not left in its own “silo”.
- Few people suggested the use of sustainable farming practices and stricter development standards to improve waterway health.
- Few people noted the need for land preservation- farmland, prairies, wetlands
- One person highlighted alternative transportation to reduce impact of climate change.
- One person suggested creating workforce around re-purposing outdated products- “electronics, furniture/upholstery, etc.”
- One person wanted to see a pathway for small farmers to enter the market.

INTERACTIVE STATIONS

The following is an example of the large format posters used at the interactive stations during the Public Input Sessions in February and March 2017. Participants were first greeted with a welcome board that included instructions for how to navigate the stations and a demographics board highlighting key information that included trends in population, employment/economic, housing, and agriculture.



WELCOME!

JOHNSON COUNTY COMPREHENSIVE PLAN

STATION 1
Land Use + Residential



STATION 2
Infrastructure: Roads + Trails



STATION 3
Economic Opportunities + Ag Tourism



STATION 4
Agriculture + Food Production



STATION 5
Land and Water Conservation + Sustainability



Please **sign-in** at the front desk

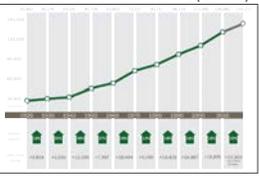
Explore the stations to hear more about the comprehensive planning process and to provide feedback for the plan!

There is no special order, pick any station to start!

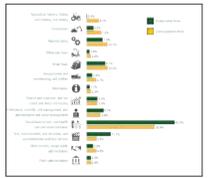
JOHNSON COUNTY COMPREHENSIVE PLAN
Public Input Sessions
JoCo 2.0 – Sustaining Success through 2028
CONFLUENCE

DEMOGRAPHICS

HISTORIC POPULATION GROWTH & DECLINE (1920-2015)



OCCUPATION BY INDUstry (2015 ACS)



AGRICULTURAL CENSUS: LIVESTOCK (USDA)



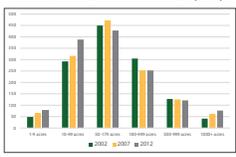
POPULATION COMPARISON: CITY VS RURAL (1970-2010)



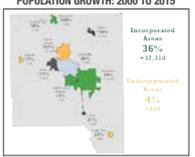
AGE OF HOUSING BY DECADE (PRE-1940 TO PRESENT)



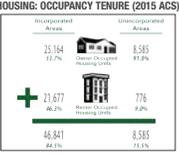
AGRICULTURAL CENSUS: FARMS BY SIZE (USDA)



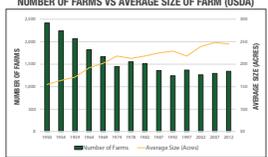
POPULATION GROWTH: 2000 TO 2015



HOUSING: OCCUPANCY TENURE (2015 ACS)



NUMBER OF FARMS VS AVERAGE SIZE OF FARM (USDA)



JOHNSON COUNTY COMPREHENSIVE PLAN
Public Input Sessions
JoCo 2.0 – Sustaining Success through 2028
CONFLUENCE

At the Land Use and Residential interactive station, participants were presented with information on housing development since 1990. Then they were asked to place a green dot next to the housing type they would like to see more of in the future and a red dot next to the housing type they least like. Participants were also encouraged to suggest additional housing types and provide general comments on the board.

LAND USE + RESIDENTIAL

What type of residential development is appropriate for rural areas of Johnson County?

● = PLACE A GREEN STICKER NEXT TO THE IMAGE TO INDICATE THE HOUSING TYPE YOU LIKE BEST

● = PLACE A RED STICKER NEXT TO THE IMAGE TO INDICATE THE HOUSING TYPE YOU LEAST LIKE

SINGLE FAMILY- 1-ACRE LOTS

- Gravel private roads
- Sidewalks connecting nearby neighbors
- Few amenities

SINGLE FAMILY- 3-5 ACRE LOTS

- Gravel private roads
- No sidewalks
- Few amenities

** Voted "harder to see outside of rural areas"*

** "Don't know how many half-acre lots"*

** "Enough, Missouri!"*

CLUSTER SUBDIVISION- 1/4 ACRE LOTS

- Paved private roads
- Sidewalks/pedestrian paths/trails
- Half of subdivision preserved as shared open space
- Potential for shared amenities

** "Ideal choice, recycling/landfills"*

** "If properties to farm from farm"*

** "Medium"*

NUMBER OF HOUSING UNITS BUILT (1990-2016)

PLACE	1990-1999	2000-2009	2010-2016	TOTAL
Cornville	1,751	1,986	636	4,373
Hills	32	61	113	244
Iowa City*	NA	1,270	1,172	2,442
Lone Tree	62	37	41	140
North Liberty	871	3,455	1,684	6,010
Oxford	36	66	10	112
Shelbyville	23	90	47	160
Solon	123	280	219	622
Swisher	60	32	159	351
Tiffin	254	357	587	1,198
University Heights	2	4	27	31
West Branch	27	45	27	99
INCORPORATED SUBTOTAL	3,240	7,687	4,780	15,707
UNINCORPORATED	1,439	921	462	2,822
TOTAL	4,679	8,608	5,242	18,529

*Iowa City Assessor only has data from 2003-2016.

INCORPORATED VS UNINCORPORATED:

TOTAL RESIDENTIAL STRUCTURES (1990-2016)

TOP GROWTH COMMUNITIES:**

TOTAL RESIDENTIAL STRUCTURES (1990-2016)

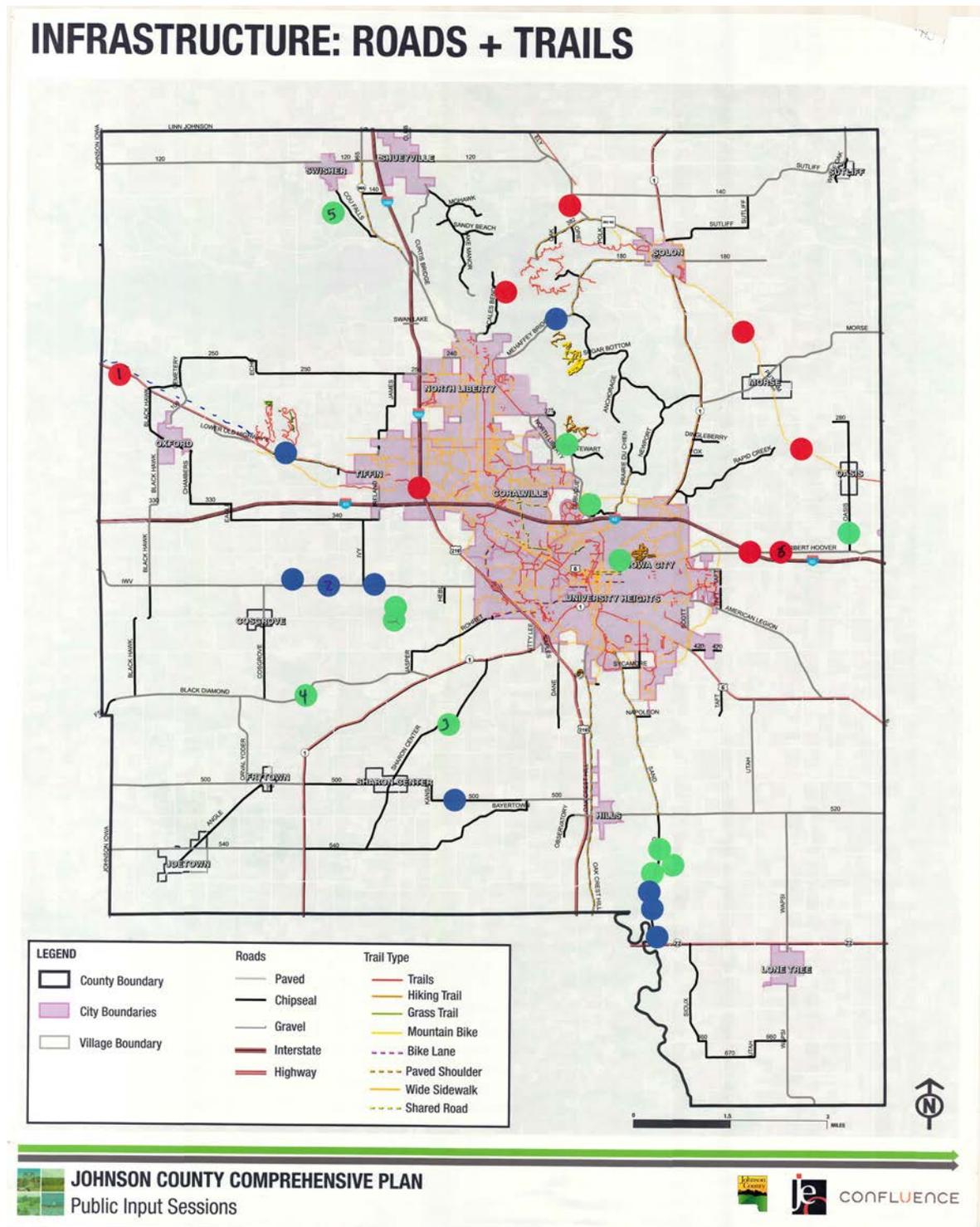
JOHNSON COUNTY COMPREHENSIVE PLAN

Public Input Sessions

JoCo 2.0 – Sustaining Success through 2028

CONFLUENCE

Participants were able to comment on road and trail infrastructure in the county using the map shown below.



At the Economic Issues station, participants could place dots next to the types of businesses they would like to see in Johnson County. Participants were also encouraged to suggest additional business types and provide general comments on the board.

What types of businesses would you like to see in Johnson County?

RESTAURANTS ●●●

EVENT SPACE ●●●●●

LOCAL FOOD ●●●●●

TRADITIONAL MANUFACTURING ●●●

WIND TURBINE FACTORY 

CEDAR RIDGE WINERY + DISTILLERY 

SMALL BUSINESSES ●●●●●

AG-RELATED INDUSTRIES ●●●●●

GREEN MANUFACTURING ●●●●●

WINERY/BREWERY/DISTILLERY ●●●●●

KALONA CREAMERY 

PRODUCTION CAFE 

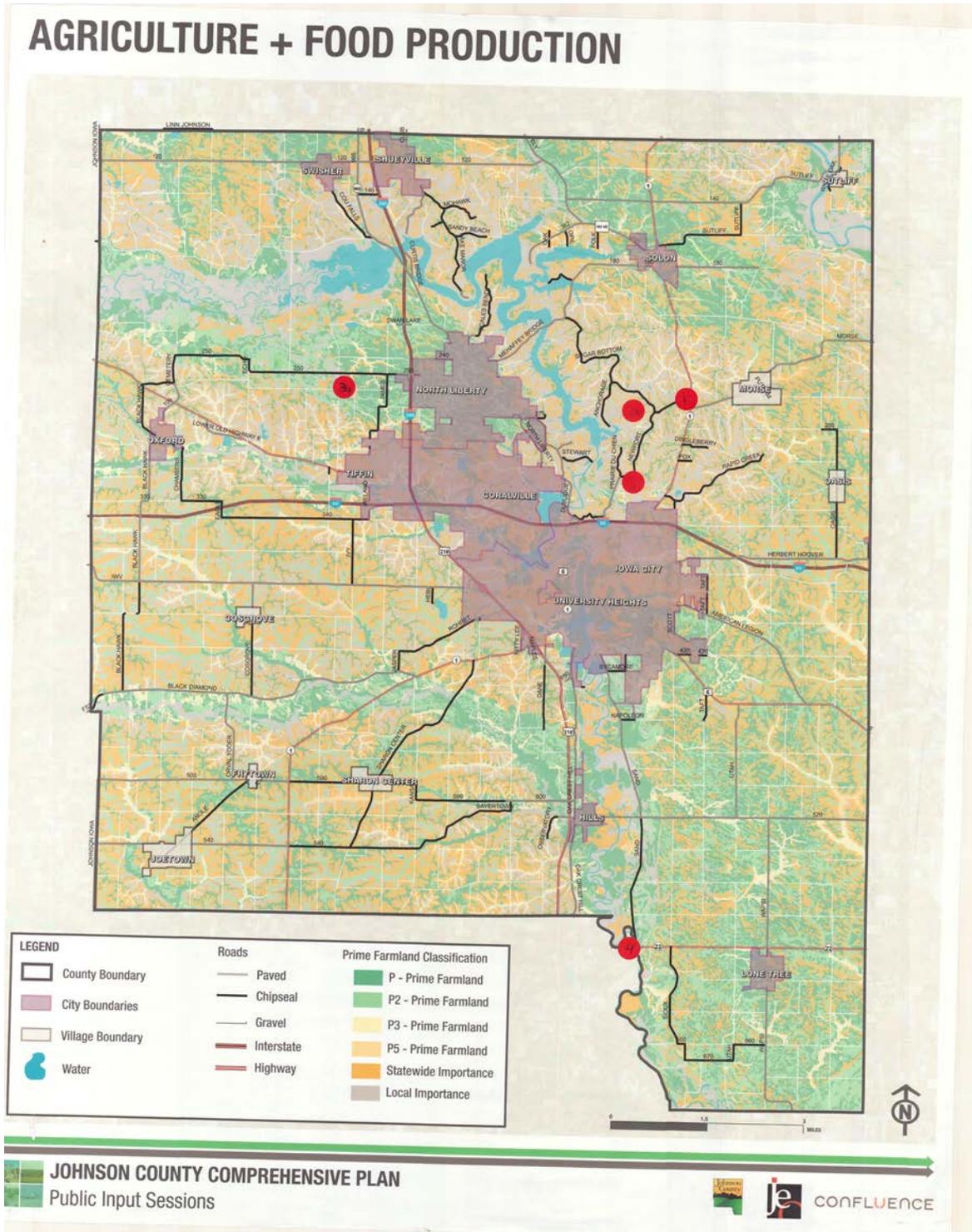
CELEBRATION FARM 

JOHNSON COUNTY COMPREHENSIVE PLAN
Public Input Sessions

JoCo 2.0 – Sustaining Success through 2028

  CONFLUENCE

At the Agriculture and Food Production station, participants were asked to answer the following question: "How can Johnson County better support different types and sizes of farms/farming?" Participants could add general comments to the board and/or place stickers on the map (shown below) with specific notes to highlight an issue or opportunity.



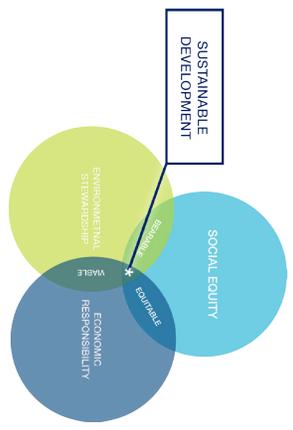
At the Sustainability station, participants were asked the following question: "How can Johnson County be more sustainable?" The picture board shown below was used to highlight different types of sustainability and served as a reference for participants to provide comments.

BUILT ENVIRONMENT



Ensure aspects of the built environment (land use, transportation, housing, energy and infrastructure) work together for sustainable, green living, working and recreation with a high quality of life.

EQUITY



Ensure fairness and equity in housing, services, health, safety and livelihood for all residents and groups.

HEALTHY COMMUNITIES



Meet public health needs through access to healthy foods, activity, health care and safety.

How can Johnson County be more sustainable?

NATURAL ENVIRONMENT



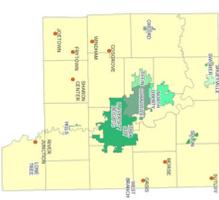
Ensure that we understand the benefits of natural resources and sustain them.

RESILIENT ECONOMY



Be ready to deal with positive and negative changes in the economy, use sustainable strategies that help businesses be sustainable and increase reliance on local assets.

LOCAL + REGIONAL COLLABORATION



Coordinate with existing plans (e.g. village plans) and plans of adjacent jurisdictions and the surrounding region, consider other ways to coordinate.

JOHNSON COUNTY COMPREHENSIVE PLAN
Public Input Sessions

JoCo 2.0 – Sustaining Success through 2028



[section 2.2]

(3) INPUT SUMMARY: SUSTAINABILITY

Below are the main themes and ideas regarding sustainability identified through the interviews, focus groups, and public input sessions held from February 7 through March 18, 2017.

PUBLIC INPUT SESSIONS

The consultant team and Johnson County staff collected input through the use of interactive stations with maps and poster boards to record comments. The comments below are a compilation of the main ideas and themes regarding to sustainability that were identified by participants at the five public input session events. For a full transcript of all ideas presented and recorded on the poster boards, please refer to pages 52-59.

Growth Directed Toward Cities/Villages

An overwhelming number of participants identified the need to target future residential growth toward the cities and the unincorporated villages throughout Johnson County. The primary purpose was to protect the rural character of Johnson County—agricultural lands and the natural landscape of rural Johnson County.

Higher Density Rural Housing

Another strategy identified for rural residential subdivision development was encouraging higher densities as seen in conservation subdivision developments (CSDs) to preserve more open space and farmland. For example, instead of a 40-acre development with 40 one-acre single-family lots, have 40 quarter-acres single-family lots and preserve the remaining 30 acres as open space. By applying the CSD model to a subdivision, new homes can be built in the desired rural environment while protecting environmentally sensitive areas.

North Corridor Development Area

The feedback was split between preserving the natural landscape of the North Corridor Development Area (NCDA) or allowing future residential development in this area. Additional concern was voiced regarding the need to preserve the mature tree stands within the NCDA.

Water Quality Concerns

Many participants identified the need to better protect waterways. Some examples include enhancing conservation practices such as prairie and wetland restoration and preserving existing open space areas to be used as natural buffers for streams, rivers, and lakes.

Public Education

Some participants felt there was a need for greater education on sustainability and conservation practices that could be applied in their daily lives. In addition, participants felt that the public needs to be made more aware of the services and programs available through the Johnson County Department of Planning, Development and Sustainability.

Greater Collaboration

Some participants identified the opportunity for greater collaboration between cities and the County, as well as other local organizations, in regards to sustainability initiatives.

INTERVIEWS

The consultant team conducted interviews with all members of the Board of Supervisors as well as other Johnson County staff and key stakeholders. The comments below are a compilation of those main ideas and themes identified through these conversations.

North Corridor Development Area

There was concern among some interviewees about siting future residential development in the NCDA. The primary concern was risking further degradation of the remaining environmentally sensitive areas.

Water Quality

Water quality issues were highlighted in regard to protecting waterways from agricultural runoff. It was noted there are conservation efforts currently in place to curb the impact of runoff, although more needs to be done through further land acquisitions and prairie and wetland restoration.

Farmland Preservation

Many interviewees agreed this was a high priority for Johnson County, and that current county regulations were already in place to see farm preservation continue.

FOCUS GROUPS

The Sustainability and Conservation/Environmental Focus Groups highlighted many areas for the comprehensive plan to address. Both groups highlighted several ways technology and practical conservation practices can be used to improve efficiency throughout Johnson County.

Sustainability Focus Group

Cities/County Dedicated to Applying Sustainable Practices

- Iowa City Climate Action Plan- currently being studied
- Utilize renewables for government facilities- the county is a leader in this area with new solar arrays powering the Administration Building and the Health and Human Services Building
- Some communities in Johnson County are applying LEED standards to municipal/ government projects, but did not apply for certification to save money

Regional Perspective

- Metropolitan Planning Organization of Johnson County- oversee federal transportation funding for the highways and interstate projects impacting the urban areas of Johnson County
- Wetland mitigation reporting- opportunity for greater collaboration among city and county
- Flood resiliency- cities and the county must work together to prepare for and rebuild after future flood occurrences
- Local Foods- products are coming from farms located in and around Johnson County
- School districts- many new and existing facilities are using energy efficient practices

Sustainability Makes Fiscal Sense

- Public and private entities are considering long-term financial benefits as well as environmental benefits
- Some communities in Johnson County are already applying LEED standards to municipal/government projects, but did not apply for certification to save money

Encourage Alternative Modes of Transportation

- Build trails for both recreation and commuting
- Some people stated that there are currently commuter routes available outside the Iowa City core, but are not very well utilized

Idea for Incentives

- Tax Increment Financing (TIF): developers and builders must apply sustainable practices and/or greater energy efficiency to receive this financial incentive
 - See Chicago for best practice; limited applicability for rural areas

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Free, highly connected public transportation (bus and rail)
 - Many jobs available, but workers are unable to get to these jobs because they're not accessible by existing transit
- Apply principles of Ann Arbor, Michigan's greenbelt to Johnson County to promote greater connectivity and walkability
 - Higher density development with greater access to nature
 - Result in greater interaction between people
- Become more walkable with greater access to services and employment
- Clean water- rivers, streams, and lakes
- Have greater connectivity to river for recreational activities- presently lacking

Conservation/Environmental Focus Group***Top Priorities/Challenges***

- Conservation is in the "defensive position" with state legislature
- Improve impaired waterways- specifically Iowa River
 - Rapid Creek improvements model for County
- North Dubuque Street expansion
 - Increased road traffic; loss of forest stand or a collection of well-established trees
- Air quality issues
- Environmentally Sensitive Areas ordinance "doesn't have any teeth"
- Need long range forestry plan to prevent further loss of forest stand
- Non-native invasive species are taking over environmentally sensitive areas

Opportunities

- Use green infrastructure to create destination for people to visit
 - See West Union streetscapes with rain gardens/bioswales
- Mass transit on N Dubuque would help relieve traffic for new subdivision by high school
- Create greater access to river and stream for recreation, economic development

Future Development Opportunities

- Focus development within cities- “build up, not out”
- Light rail corridor between Iowa City/Coralville and Cedar Rapids
 - Help alleviate rural growth pressures, open new infill sites along corridor
- Rural residential development should be limited to farmers
- Redefine minimum farm size to 80-acres
- NCDA- restrict in heavy forested areas; limit removal of trees
 - Limit in areas with Highly Erodible Land (HEL)- 4% slope or greater

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Greater promotion of solar panels on rooftops
- Limit development to areas where paved roads and infrastructure are available

Other Focus Group Comments

Local Food Focus Group

- Local Food Production- the group identified the need to change county regulations to allow farms below the 40-acre agricultural exemption threshold; current county regulations limit the number of local food producers able to locate in Johnson County
- Lack of Local Meat Processors- currently farmers must travel long distances to process meat, which is limiting the number of local farm operators who can make this a viable business

Farm Bureau Focus Group

- Livestock Limitations- small farm operations less than 40 acres are zoned residential and are not allowed to have livestock, which limits small farm operations

[section 3.2]

(4) INPUT SUMMARY: LOCAL ECONOMY

Maintaining a rural, agricultural economy in Johnson County was identified as a high priority by all participants. Much of the feedback noted the need to locate high-intensity and incompatible commercial and industrial development opportunities towards the cities and preserve the prime farmland, while providing options for agricultural-related industries to locate nearby and support the agricultural economy.

Below are the main themes and ideas identified through the interviews, focus groups, and public input sessions held from February 7 through March 18, 2017, with respect to the local economy.

PUBLIC INPUT SESSIONS

The consultant team and Johnson County staff collected input through the use of interactive stations with maps and poster boards to record comments. The comments below are a compilation of main ideas and themes regarding local economy that were identified by participants at the five public input session events. For a full transcript of all ideas presented and recorded on the poster boards, please refer to pages 52-59.

Support All Agricultural Business

Many participants highlighted the need to be supportive of both large commodity farming operations as well as smaller local food producers. Both are essential to the economic vitality of rural Johnson County.

Support for Local Food

Support for local foods in Johnson County is strong. Many participants partly attributed the current challenges faced by small farm operators to current county regulations limiting agricultural exemption to agricultural tracts of land 40 acres or greater. Solutions suggested included lowering the minimum acreage, classifying agriculture exemption status based on the use of the land, and creating a special permitting process for small farm operators.

Farmland Preservation

Many participants identified the need to preserve farmland to protect the agricultural economy of Johnson County. The current county regulations (i.e. 40-acre definition) have helped to protect farmland and curb excessive rural residential development.

Agritourism

Several participants highlighted the need for greater regulatory flexibility when it comes to these value-added agricultural activities. Participants also showed support for small and home-based businesses.

Concentrated Animal Feeding Operation (CAFO)

Participants expressed concern about siting Concentrated Animal Feeding Operations (CAFOs) in Johnson County due to their potential negative impact on air and water quality. CAFOs are currently allowed in areas zoned agricultural and regulated at the state level. Supporters saw opposition to CAFOs as a loss of potential economic opportunities for the county, and noted the importance of responsible operator practices as key to minimizing impact to neighboring properties.

Telecommunications

Businesses require greater and more efficient telecommunication capabilities such as high-speed Internet. Participants commented that technological upgrades need to be extended to villages and surrounding rural areas to promote both residential and commercial/industrial development.

INTERVIEWS

The consultant team conducted interviews with all members of the Board of Supervisors as well as other Johnson County staff and key stakeholders. The comments below are a compilation of the main ideas and themes identified through these conversations.

Agritourism

Interviewees want to encourage agritourism, but indicate a need to identify best practices to prevent unintended consequences (i.e. too much traffic, conflicting neighboring land uses).

Agricultural Exemption Rules

Many interviewees identified agricultural exemption rules as a challenge to local food production that typically use fewer than the 40-acres and are not agriculturally exempt from zoning and building permit requirements. However, it is widely acknowledged this rule has helped prevent sprawl.

Concentrated Animal Feeding Operation (CAFO)

Many of the interviewees expressed concern about siting Concentrated Animal Feeding Operations (CAFOs) in Johnson County. CAFOs are currently allowed in areas zoned agricultural and regulated at the state level. A few interviewees identified opposition to CAFOs as a loss of potential economic opportunities for the county.

Farmland Preservation

Many interviewees agreed this was a high priority for Johnson County, and that current county regulations were already in place to see this continue.

Local Food Hub

A few interviewees identified the need for a food hub to expand and support the local food industry. This center would include food processing, storage, and distribution for local food products to meet any increased demand.

FOCUS GROUPS

The Farm Bureau, Food Policy Council and agritourism/rural business focus groups highlighted many areas for this comprehensive plan to address. All groups highlighted the need to support small farm operators, but suggested different means to achieve this goal.

Farm Bureau Members

Agricultural Exemption

- Has helped protect farmland from rural development
 - Unintended consequence of negatively impacting small farm operations
 - Example- livestock not allowed on residential (less than 40 acres)
- Want to see agricultural exemption defined by use, not size of operation
 - Challenge of defining who qualifies for agricultural exemption
 - Challenge of enforcement thereafter
 - Cautioned against using USDA definition- minimum \$1,000 annual profit in farming. Would rather see gross income used.
 - Establish explicit list of permitted uses on agricultural land to prevent misuse of agricultural exemption

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Remove restrictions on small farms from building/permitting
- No regulations of agriculture land- state rules (uniform)
- Keep one-time farmstead split to limit future rural residential development
- Don't allow adjoining use to reduce value of property (e.g. CAFOs)
- Respect all types of agricultural stewardship

Food Policy Council

Agritourism

- Communicated that farmers need to expand their function to make ends meet through value-added products/experience

Barriers/Challenges

- Johnson County government not seen as "farmer friendly"
- Small vegetable farms are the only way for new farmers to get into farming
- \$300k USDA loan limit— not enough for high price land in Johnson County
- Challenge for local food farmers to find affordable, available land to lease, especially for organic farming
- Need food hub entity to help with wholesale distribution, marketing, and labeling

Agricultural Exemption

- Need to create separate rule to limit sprawl outside of agricultural exemption
- State code regulates agricultural exemption by "use"
- Opportunity for small farm operations near villages
 - Starting point to add new small farm operators
 - Ultimately want small farms to be treated the same as large conventional farming operation

- Currently not allowed to build house on small parcel farms (less than 40 acres)
- Local Foods License as possible solution
 - Tool to allow small farm operations and prevent sprawl
 - Use tax assessor to make sure land is being used properly (i.e. farm use)
 - Combine with schedule F tax form
 - USDA: requires three years of proven experience to obtain loan
 - Suggest oversight by farmer-led committee

Meat Processing

- Lack of local processors limits ability to process and sell cuts of meat; must sell half or whole animal
- Would like to establish a meat processing co-op

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- To find mostly local products at Johnson County retail stores
- County to give agricultural exemptions on case-by-case basis
- Start wholesale distribution for local foods
 - Need greater access to land to expand small farm operators
- Johnson County Poor Farm to become hub for local food, co-housing, conservation, and more
- Allow farm activities on small farms same as 40+ acre farm operations
- Want to see local institutions buy-in to local foods through direct contracts
- Want to see policies to incentivize a diversified crop

Agritourism/Rural Businesses

Agritourism

- Need to be more open to a variety of different businesses
- People want to “experience” farming
 - Market connection to “local food”
- Public identify Iowa as ag-related and expect to see it
- Promote event space

Challenges/Barriers (compared to other counties)

- Want to create new zone for event space- zoned “agricultural commercial” with less regulation
- Requirement to pave the road and maintain is too much for businesses
- Current regulations are stopping young farmers
 - Inability to live on farms
 - Cost of dust control
 - Impact on neighbors



County Assistance

- Need to right-size rules and regulations
 - Linn and Johnson County- both have a lot of regulations
 - Iowa and Cedar Counties have fewer regulations
- Want County to be an advocate/partner, not adversary
- Temporary housing for workers/migrants
 - Allowed, but must get proper permits and provide humane living conditions

Ag-Tourism/Local Food Liaison

- Suggest new position to help through the zoning and permitting process
 - Help identify what steps need to be completed to obtain permit
- Provide guidance documents
 - Example: How to build bathrooms with diagrams for ADA compliance and other considerations

[section 4.2]

(5) INPUT SUMMARY: INFRASTRUCTURE & AMENITIES

Below are the main themes and ideas regarding infrastructure and amenities identified through the interviews, focus groups, and public input sessions held from February 7 through March 18, 2017.

PUBLIC INPUT SESSIONS

The consultant team and Johnson County staff collected input through the use of interactive stations with maps and poster boards to record comments. The comments below are a compilation of the main ideas and themes regarding infrastructure and amenities that were identified by participants at the five public input session events. For a full transcript of all ideas presented and recorded on the poster boards, please refer to pages 52-59.

Bicyclists & Trails

Much of the conversation around bicyclists and trails focused on safety and cost of building trails. Some participants shared their concern with sharing the road with bicyclists on busy highways which pose a safety risk due to heavy traffic and poor visibility, especially over hills. Those in favor of sharing the road would like to see greater maintenance to clear the shoulder of debris.

In regards to the cost of building trails, some participants saw a greater need to improve and maintain Johnson County's roads and bridges instead of building new trails. Some felt existing bike trails are underutilized and see new trails as a threat to preserving farmland.

For those in favor of bicycle trails, suggestions were made to provide snow removal and other maintenance for commuter trails to better serve year-round access.

Other Trails

Aside from trails for bicycling, a few participants were interested in more horse trails such as reopening the trail at Red Bird Farm, a small wildlife management area eight miles southwest of Iowa City. Additional support was voiced for greater access to water trails on the Iowa River.

Traffic in the North Corridor Development Area

Increasing traffic and speed limits were the primary concern of many participants, especially on Dubuque Street, Ely Road, Newport Road, and Mehaffey Bridge Road. The speed limit also impacts regulations regarding access to driveways and subdivisions. Under the current speed limit, access points for driveways and subdivisions must be at least 500 feet apart. Few participants suggested this requirement to be waived if good sight lines were available.

Rural Road Maintenance

Many participants, especially farmers, voiced their concern regarding a lack of gravel road maintenance and improvements, especially in the southern half of the county. Of primary concern was gravel roads losing crown, lack of grading, need to clean out culverts, and addressing steep ditches. A suggestion was made to look at neighboring Washington County's effort to perform spot maintenance.

Suggested Improvements

Roads

- Improve gravel to chip seal – 500th Street through Frytown to Highway 1
- Improve gravel to chip seal- Sharon Center south of Highway 1 to county line
- Maintenance 180th Street NE, paved and gravel portions
- Pave Club Road, including the portion within Shueyville
- Pave Swisher View Drive
- Chip seal or pave Sandy Beach Road and James Avenue
- Chip seal Seneca Road

Trail Suggestions

- Extend Sand Road shoulder widening west and along Highway 22 to Riverside to connect to 218 loop
- Finish trail from Solon to Morse, continue to West Branch
- Iowa City to West Branch
- Pave existing footpath from Crandic Park (Iowa City) to the Coralville Dam
- Add trail between Swisher and Shueyville, continue to Ely
- Connect to Amana trail

INTERVIEWS

The consultant team conducted interviews with all members of the Board of Supervisors as well as other Johnson County staff and key stakeholders. The comments below are a compilation of the main ideas and themes identified through these conversations.

Road Performance Standards

Many interviewees identified the need to review and potentially revise the Road Performance Standards, especially in regards to the North Corridor Development Area. The current 2,000 daily vehicular trip limit on oiled chip seal roads is the primary concern. The current standard attributes 8 trips per household, including vacant or underutilized lots. Once an area has a projected 2,000 daily vehicular trips then no new subdivision can be allowed on that road “unless improvement of said road is scheduled within the next two years of the adopted Johnson County Five-Year Road Improvement Plan.”

First, some of the interviewees believe including vacant or underutilized lots in the daily vehicular calculation is an inaccurate way to conduct this measurement. Second, these improvements would require an oiled chip seal road to be upgraded to a paved concrete or asphalt road which would primarily be paid for by the county. Lastly, there is concern that making improvements would lead to further development and higher traffic counts resulting in dangerous driving environments.

Bike and Pedestrian Trails

Many interviewees identified trails as very important to the residents of Johnson County for both recreational use as well as providing alternative modes of transportation for commuters. Widened shoulders on improved highways were also highlighted as a great alternative for bicyclists.

Creating greater connectivity among existing trails and communities was a high priority for many interviewees. Other trail supporters expressed difficulty accessing the existing trails, and suggested that the system should be improved to increase access.

North Corridor Development Area (NCDA)

Safety along the roads in the NCDA was the primary concern of interviewees. Many see heavy traffic and speeding vehicles on Dubuque Street and Prairie du Chien Road north of Newport Road as their top concern. Oiled chip seal roads do not allow for lane stripping to help keep on-coming traffic in its own lane and prevent head-on collisions. Road Performance Standards also play a role in these safety concerns based on the road improvements welcoming a greater volume of traffic in an area with hills and windy roads.

Few suggested the need for a traffic circulation plan for the NCDA as well as the fringe areas of the incorporated cities to help identify future roads and access points for development opportunities.

FOCUS GROUPS

The Farm Bureau, Sustainability, and Building and Development Focus Groups highlighted many areas for the comprehensive plan to address. Traffic concerns and road safety were a few of the main topics highlighted during these discussions. An interest in expanding mass transit was also noted in two of the meetings.

Farm Bureau Focus Group

Infrastructure challenges

- Competition between farmer and rural residents. Who gets road improvements first?

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Keep bicyclists off public roads without shoulders for safety reasons

Sustainability Focus Group

Encourage alternative modes of transportation

- Trails for recreation and commuting
- Commuter routes in outside core available, but not well utilized

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Free, highly connected transportation- bus and rail
 - Many jobs available, but can't get workers to the jobs
- Connectivity to river- presently lacking
 - See Iowa River Trails- currently no access within any city

Building & Development focus Group

Newport Road should be improved

- Landowners don't want to give up right-of-way; retain existing rural environment

Support rural developments adjacent to paved roads

- County's requirement to pave from "node to node" is too onerous
 - NOTE: Board of Supervisors can negotiate a different deal if they see fit

Mass transit

- Mass transit on North Dubuque Street could help relieve traffic for the new subdivision and Liberty High School facility

[section 5.2]

(6) INPUT SUMMARY: LAND USE

Below are the main themes and ideas regarding land use development and housing identified through the interviews, focus groups, and public input sessions held February 7 to March 18, 2017.

PUBLIC INPUT SESSIONS

The consultant team and Johnson County staff collected input through the use of interactive stations with maps and poster boards to record comments. The comments below are a compilation of the main ideas and themes regarding land use development and housing that were identified by participants at the five public input session events. For a full transcript of all ideas presented and recorded on the poster boards, please refer to pages 52-59.

Growth in Cities

Many of the participants at these meetings emphasized the need to continue to focus new non-agricultural development towards the cities. Comments like “grow upward, not outward” and an emphasis on infill development were common at all meetings. Many wanted to see a focus on keeping the development contiguous to existing development along the cities’ jurisdictional boundaries within the fringe areas and preventing leap-frog development. The intended result would be the continued preservation of prime agricultural land and environmentally sensitive areas throughout Johnson County.

Preserve Agricultural Land

Much of the conversation regarding land use was framed in the context of protecting Johnson County’s agricultural land and heritage. Current regulations have helped to do this; however, they have also inadvertently impacted the ability of small farm operators to build a single-family home on their property.

North Corridor Development Area

There generally was consensus to continue residential development within the area currently identified as the North Corridor Development Area. However, there was concern for the negative impacts of this growth on the woodlands and compounding of current transportation issues. Greater growth management and road improvements to increase infill development opportunities were highlighted as potential tools to alleviate these concerns.

Farmstead Split

The Farmstead Split rule allows a farm owner to subdivide a single buildable lot from a parent farm. This lot remains agriculturally zoned but can be developed and sold residentially. The general intent for this provision when it was adopted was for a family member be able to move back to the family farm and have their own residential lot separate from the existing farm. Some participants had conflicting views on use of the Farmstead Split. Several individuals felt the 40-acre minimum should be doubled to 80 acres to further limit the property owner’s ability to parcel off their land. A few others were concerned with imposing too many regulations on a property owner, who should be able to sell their land as they see fit.

Rural Residential Development

Rural residential development (at the time of the spring 2017 input sessions) was limited to the unincorporated villages and the North Corridor Development Area (NCDA), along with farmstead splits used for individual lots. While this has proven to be a generally effective way to protect the most productive farmland and reduce the impacts of urban sprawl, a few people would like to see this regulation changed to open more rural areas to review and development on a case-by-case basis. The intent would be to alleviate some of the development pressure in the current NCDA and encourage rural development in the southern parts of the county. Common regulation suggestions included new development restrictions to sites adjacent to paved roads and/or accessible to existing city infrastructure (i.e. water, sewer). Others commented that all residential development should be located in city limits.

INTERVIEWS

The consultant team conducted interviews with all members of the Board of Supervisors as well as other Johnson County staff and key stakeholders representing different interests in the community. The comments below are a compilation of the main ideas and themes identified through these conversations.

North Corridor Development Area

Some interviewees were conflicted on future growth within this area. While this has been identified as a primary residential growth area for Johnson County for the past 20 years, there is concern that there is already too much traffic on the roads within the NCDA contributing to unsafe traffic patterns. Furthermore, there is concern that continued development will negatively impact this highly environmentally sensitive area. Other interviewees did not express these concerns.

Agricultural Exemption Minimum Lot Size

It was widely acknowledged this regulation has helped to preserve agricultural land and prevent sprawl in the rural areas of Johnson County. However, this rule also poses a challenge for growing the local food production sector of the economy. These farms typically use less than 40 acres to support their operation, which does not allow a farmer to build a home on the property and potentially limits the use of the property. Proposals are focused on looking at defining a farm by use instead of acreage size.

Fringe Area Agreements

Many interviewees expressed an interest for the County reevaluate these agreements with individual cities to better define immediate growth areas and preserve rural farmland. Many of these existing agreements have expired or are nearing the end of their term.

FOCUS GROUPS

The land use topic was discussed during most of the focus groups sessions. Below are excerpts from these meetings referencing land use. The “40-acre” definition was one of the most discussed topics in these meetings as well as varying opinions on how much development should be directed toward the current North Corridor Development Area.

Farm Bureau Members

Agricultural Exemption

- Has helped to protect farmland from rural development
- Unintended consequence of negatively impacting small farm operations
 - Ex: livestock not allowed on residential (less than 40 acres)

Farmstead Splits

- Should not have minimum lot size- takes too much land out of production

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Remove restrictions on small farms from building/permitting
- Follow state agricultural exemption rules
- Contain growth to NCDA
- Keep one-time farmstead split to limit future rural residential development

Sustainability

Idea for Incentives

- Tax Increment Financing (TIF)- require sustainable practices, greater energy efficiency
 - See City of Chicago for best practice, although limited applicability in Johnson County

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- See Ann Arbor greenbelt project
 - The public agreed to levy tax to purchase open space for parkland and protect agricultural and open space land outside the Ann Arbor city limits
- Walkable neighborhoods with services and employment opportunities
 - Higher density; greater access to nature
 - Provides greater opportunity for interaction with people

Building and Development

Barriers/Challenges

- Lack of newly developable land to develop
- Very restrictive zoning
- High cost of development
 - Regulations require high upfront investment - i.e. detention areas, trails, parks/open space- more applicable to development in cities
 - Buyers demand drives type/style- i.e. three car garage lot costs limit density
- Need more commercially zoned parcels along major highways, paved roads

North Corridor Development Area

- Newport Road should be improved to support more development
 - Challenge: landowners don't want to give up right-of-way
 - "Not in my back yard" or NIMBYism/"Last one in"
- Developers choose to work in town to avoid challenges with road improvements
- Support rural developments adjacent to paved roads

Future Development Opportunities

- Buyers are interested by properties adjacent to reservoir
- Shueyville- Sandy Beach Road, with road improvements
- Non-prime farming area- steep slopes, sandy soil, poor CSR, woodlands
 - Last 15 years- new environmental regulations limiting opportunity for development
 - Advocate for reasonable restrictions to allow for growth

Affordable Housing

- Market driven- people demand higher-end product limiting affordability in rural areas
- Manufactured homes/trailers not deemed "suitable" affordable housing
- Developers would build ranch on slab- duplex with 1,200-1,400 sq ft- high demand
 - Current zoning code does not allow

Conservation/Environmental

Top Priorities/Challenges

- Conservation is in the defensive position with state legislature
- Environmentally Sensitive Areas ordinance- "doesn't have any teeth"
- Need long range forestry plan
- Non-native invasive species- taking over environmentally sensitive areas

Opportunities

- Mass transit on N Dubuque would help relieve traffic for new subdivision by high school

Future Development Opportunities

- Focus development within cities- "build up, not out"
- Rural residential development should be limited to farmers
- Redefine minimum farm size to 80-acres
- NCDA- restrict development in heavy forested areas; limit removal of trees
 - Limit in areas with Highly Erodible Land (HEL)- 4% slope or greater

Magic Wand: If you had a magic wand and could change one thing about Johnson County, what would it be and why?

- Limit development to areas where paved roads and infrastructure are available

Ag Tourism/Rural Businesses (3/01)

Challenges/Barriers

- Need to “right-size” rules and regulations- too burdensome for agritourism business to startup
 - i.e. road improvements, parking requirements, dust control
- The inability to live on small farms is limiting young farmers

Opportunities

- Establish “agricultural commercial” zone with fewer regulations when compared to “commercial” zone

(7) EARLY SPRING 2017 SURVEY

Q1 What are some of your favorite places in Johnson County? It can be a location or event. We'd like to hear your thoughts on the best places to be in Johnson County.

Answered: 72 Skipped: 7

#	RESPONSES	DATE
1	I like it back in the sticks	4/6/2017 7:20 AM
2	Farmer's Markets, Hickory Hill Park, ICPL, Terry Trueblood, Wetherby Park, bike trails, ped mall	3/28/2017 7:04 PM
3	Kent Park. Coralville Lake.	3/26/2017 7:23 PM
4	Coralville Lake, Hawkeye Wildlife Management Area	3/25/2017 12:54 PM
5	Scenic views from rural highways and roadways. For example the vies along Highway 1 going west to Kolona.	3/23/2017 10:01 AM
6	Johnson County Fair	3/20/2017 3:41 PM
7	Johnson Fair	3/20/2017 3:30 PM
8	Ped Mall in Iowa City Lake Macbride Redbird Farm Bike trails along Iowa River	3/18/2017 6:10 AM
9	The Saturday Iowa City Farmers Market, Johnson County parks, abundance of live music at locations everywhere, Iowa City pedestrian mall, art & cultural places such as Riverside Theatre and The Englert, Coralville Lake	3/17/2017 2:27 PM
10	Ag related tourism	3/17/2017 12:42 PM
11	Farmer's Market- place to meet people & have access to local, healthy food. Wetherby Edible Forest and Gaia's Peace Garden Hickory Hill Park & Ryersons's (Woodland Park); University Field Campus/Raptor Center/Squire Point/Linder Point Downtown Ped Mall/Friday Night Concert Series and Art Festival	3/17/2017 12:01 PM
12	Juneteenth, souper bowl supper, soul fest, jazz fest, artsfest	3/17/2017 9:31 AM
13	open spaces in general, whether in or near Iowa City, such as Reyerson Woods or Terry Trueblood, or the undeveloped area around Lake McBride or Coralville Reservoir	3/16/2017 9:20 PM
14	The more rural roads that still have beautiful countryside along them, like parts of Hwy 1 or Prairie du Chien. Riding bikes along these roads with the bucolic scenery and peacefulness is such a gift to still have in rapidly developing places like JoCo. Let's value it as a gift and design a future where we get to keep places like that.	3/16/2017 4:47 PM
15	Lake MacBride	3/16/2017 7:27 AM
16	Coralville Lake trails, Lake MacBride Nature area	3/13/2017 5:57 PM
17	I love the historic neighborhoods and places	3/13/2017 5:27 PM
18	Sutliff bridge and tavern Solon Beef Days North Liberty Blues & BBQ	3/13/2017 12:58 PM
19	Kent Park, State parks, IC Public Library, Coralville Public Library, Old Capitol, Hancher	3/13/2017 11:24 AM
20	Kent Park. Squire Point Trail. Coralville Dam Area. Devonian Fossil Gorge. Iowa river. City Park	3/13/2017 11:01 AM
21	Senior center; U of IA senior college	3/13/2017 10:07 AM
22	Newport Road	3/13/2017 10:03 AM
23	JC fairgrounds; X Mountain like race; Kent Park; Raptor Center- Iowa City	3/13/2017 9:56 AM
24	McBride Nahne area, Sugar Bottom/Newport Rd, Kent Park, Coralville Lake, downtown Iowa City/ped mall, Sand Lake, New Pioneer Co-op, Harvest Preserve	3/13/2017 9:29 AM
25	Terry Trueblood Recreation Center, MacBride Hall, Coralville Reservoir, Linder Point, Jimmy Jack's Rib Shack, Iowa Art's Fest, Iowa City Public Library, University of Iowa	3/12/2017 7:44 PM
26	Antique shows at the fairgrounds	3/12/2017 7:28 PM
27	North Corridor bicycle routes--Prairie du Chien, Newport, Sugar Bottom, etc.--to the Reservoir; Bike routes to the South toward Hills, Lone Tree, Wyndham, etc.	3/12/2017 7:18 PM
28	Iowa City Public Library, Kent Park, Iowa City Ped Mall, Sutliff Bridge, Kent Park, Friday Night Concerts in Iowa City, all the summer festivals	3/12/2017 5:25 PM
29	Lake McBride, Turkey Creek, Iowa City City Park, Sutliff bridge	3/12/2017 11:26 AM
30	Solon Main Street; Lake Macbride; Iowa City North Side Neighborhood.	3/11/2017 8:30 PM
31	Mirabitos, Blue Bird (North Liberty), New-Pi Co-op, UI Campus, North Liberty Blues Fest, Fry Fest, Brrr Fest, Coral Ridge mall.	3/11/2017 2:22 PM
32	Hickory hill park, the quiet areas around the coralville res	3/11/2017 1:06 PM
33	Downtown North Liberty Rec Center Coralville Coop	3/11/2017 12:50 PM
34	Any outdoor/natural area.	3/11/2017 9:07 AM
35	Terry Trueblood park, free downtown concerts	3/10/2017 5:44 PM
36	Issac Walton League; Oakland Cemetery; squire point trail.	3/10/2017 4:47 PM

37	Hickory Hill Park Trueblood park	3/10/2017 2:01 PM
38	Terry Trueblood Clear Creek Hickory Hill Park	3/10/2017 11:49 AM
39	Parks, trails... Children's museum. city of Hills.	3/10/2017 10:57 AM
40	Hickory Hill Park, McBride Recreation Area	3/10/2017 10:56 AM
41	Near Lake MacBride, Downtown, Riverfront, UI Campus	3/10/2017 10:48 AM
42	Lake McBride, downtown IC, Kava House-Swisher, Squires Point, bike trails, local IC parks, Hickory Hill Park, Summer of the Arts-Arts festival	3/8/2017 5:29 PM
43	County and state parks	3/8/2017 10:51 AM
44	rural farms	3/7/2017 7:42 PM
45	The reservoir and the park	3/6/2017 8:33 PM
46	golf course	3/6/2017 7:58 PM
47	Farmers Market Ped Mall	3/6/2017 4:26 PM
48	Picturesque Newport Township... I like driving/riding through...	3/6/2017 1:47 PM
49	Terry Trueblood Lake Kent Park Joetown Woods Coralville Res ICPL Downtown Ped Mall Wyndham Bar	3/6/2017 10:09 AM
50	Sugar Bottom mtn bike trails. Coralville ntm bike trails. Terry Trueblood. Kent Park.	3/5/2017 3:33 PM
51	Poor farm	3/3/2017 10:10 PM
52	rural areas in general	3/3/2017 12:38 PM
53	Kent park	3/3/2017 12:12 PM
54	places on my farm where I can't see another house	3/2/2017 3:07 PM
55	Ciha Fen, Kent Park	3/2/2017 2:07 PM
56	Walker Park	3/2/2017 2:03 PM
57	Squire Point Walking Trail	3/2/2017 1:59 PM
58	North Corridor, reservoir, etc.	3/2/2017 1:54 PM
59	Sutliff; Solon Beef Days; and, Iowa City Arts Fest.	3/2/2017 11:50 AM
60	Frytown Conservation area	3/2/2017 9:24 AM
61	Gaias Peace Garden, Riverside Park, New Pi, lake McBride, natural areas	3/1/2017 10:56 AM
62	university campus ped mall any greenspaces/parks	3/1/2017 10:05 AM
63	Historical events, old buildings that have been spared.	2/28/2017 6:19 PM
64	Kent Park, Downtown Iowa City during a fine arts fest.	2/28/2017 10:49 AM
65	Greencastle bridge	2/28/2017 10:11 AM
66	Away from everyone who tries to make it harder for the county residents to do anything without getting a permit to do something on their own property.	2/27/2017 12:12 PM
67	Lake Macbride	2/27/2017 9:37 AM
68	Lake MacBride, Sutliff, Mehaffey Bridge/Sugar Bottom area, Hancher Auditorium, downtown Iowa City.	2/24/2017 3:28 PM
69	My back yard!	2/24/2017 12:41 PM
70	our hill overlooking the iowa river valley	2/24/2017 9:43 AM
71	Village of Sutliff	2/23/2017 12:42 PM
72	Woodpecker Trail, Raptor Center, Coralville Lake, County Fair, Cedar Ridge Winery, Wilson Apple Orchard, Kent Park, ped mall, Trueblood park, Art Fair, Thieves Market, Jazz Fest	2/19/2017 7:39 PM

Q2 There have been many changes in Johnson County in recent years. What is the most surprising change you have seen in the last 20 years?

Answered: 71 Skipped: 8

#	RESPONSES	DATE
1	drugs	4/6/2017 7:20 AM
2	So much destruction of historical properties in the name of development.	3/28/2017 7:04 PM
3	The number of new housing subdivisions and houses along rural roads.	3/26/2017 7:23 PM
4	Industrial Growth in the Corridor Area, Lack of concern by small municipalities on storm water control	3/25/2017 12:54 PM
5	County commitment to sustainability.	3/23/2017 10:01 AM
6	All the growth	3/20/2017 3:41 PM



7	Population explosion	3/20/2017 3:30 PM
8	Sprawling mass of plastic unaffordable homes being constructed.	3/18/2017 6:10 AM
9	Our impressive network of trails; the popularity of "green" and sustainable building and practices.	3/17/2017 2:27 PM
10	Still keeping minimum 40 acre for definition of farm and ag exemption.	3/17/2017 12:42 PM
11	So many trees have needlessly been chopped down ie Gilbert St; along the Iowa River, increasing erosion. The number of high rises...disappointed by the lack of attractive affordable housing in favor of luxury housing; increasing traffic.	3/17/2017 12:01 PM
12	the decline in schools	3/17/2017 9:31 AM
13	the most surprising in an extremely negative way is the development in North Liberty; what a total mess that shows a complete lack of planning to create a livable environment	3/16/2017 9:20 PM
14	The massive development in North Liberty. I personally do not like it. It is the worst kind of development--no center, no walkability. It is all about cars, sprawl and roads/traffic. This is not the kind of development I want to see here or anywhere.	3/16/2017 4:47 PM
15	The continual demand for increased government regulation	3/16/2017 7:27 AM
16	That the region has become a more unified region	3/13/2017 5:27 PM
17	Lack of growth in Oxford	3/13/2017 12:58 PM
18	Old Capital Shopping center and its recovery. The ped mall. The potential changes on south east of the river.	3/13/2017 11:24 AM
19	Love the increase in minimum hourly pay to keep upwith inflation & cost of living.	3/13/2017 11:01 AM
20	growth	3/13/2017 10:07 AM
21	Increase in population	3/13/2017 10:03 AM
22	High rise towers in Iowa City; flyover/underpass on 1st Ave in Iowa City; loss of small farms (veggie/fruit produces)	3/13/2017 9:56 AM
23	High rises downtown Iowa City- thrilled!; Coral Ridge Mall- destroyed 120 acres of prime farmland and \$29 million in corporate welfare	3/13/2017 9:29 AM
24	Good teachers either leaving or becoming disgruntled because funding is always decreasing for public schools. Now collective bargaining rights are gone so I foresee it only getting worse.	3/12/2017 7:44 PM
25	Bike trails along Sand Rd and Oak Crest Hill. Glad to see it. Hope Riverside Dr along the fairgrounds gets them, too.	3/12/2017 7:28 PM
26	Rapid growth in North Liberty and Coralville--not well planned. Houses and apartments are cookie cutter and not attractive. Some creeping urban sprawl into North Corridor area; attempt to pave Prairie du Chien, Sugar Bottom, and Newport was not thought through, only encouraged sprawl in part of County that needs protection; fruitless to chase development because tax income does not pay for itself in rural areas.	3/12/2017 7:18 PM
27	The repurposing of the Old Capital and Sycamore malls in Iowa City, the Iowa City downtown towers, the rapid growth of Coralville and North Liberty, the decline in mental health funding, the increasing lack of affordable housing.	3/12/2017 5:25 PM
28	Terry Trueblood	3/12/2017 11:26 AM
29	Growth and build-out north of I-80	3/11/2017 8:30 PM
30	Probably a tie between the speed in which North Liberty has grown and the work Coralville has done on the Iowa River Landing area.	3/11/2017 2:22 PM
31	The downtown area with al the gal buildings	3/11/2017 1:06 PM
32	Near us is the development along Camp Cardinal Blvd.	3/11/2017 12:50 PM
33	Extensiveness of trails.	3/11/2017 9:07 AM
34	I guess it would be no change. Bicycling downtown is still very dangerous.	3/10/2017 5:44 PM
35	The proliferation of high rises in downtown ic	3/10/2017 4:47 PM
36	The building of large apts and condo buildings on busy roads - i.e. First Ave.	3/10/2017 2:01 PM
37	Increase in recreational facilities	3/10/2017 11:49 AM
38	I have only lived in Johnson county for 3 years, not a whole lot of changing that I can tell.	3/10/2017 10:57 AM
39	Shall issue gun permits	3/10/2017 10:56 AM
40	Exploding growth in housing and businesses; high rise structures in downtown	3/10/2017 10:48 AM
41	I don't really notice much except for all the money on the new buildings and demolishing all the flooded areas to make way for a Riverfront Crossings area, which I would rather see less development of apartments and businesses on the bottom. We have too many of those that are empty and a non-student can't afford the apartments! Plus there is no requirement to provide parking, which is horrendous considering the tax breaks the developers get and the millions they rake in, they can afford to supply parking. 1 spot per bedroom.	3/8/2017 5:29 PM
42	increase in livestock confinement buildings	3/7/2017 7:42 PM
43	I can't think of anything right now	3/6/2017 8:33 PM
44	deteriorating county roads and bridges, more rules/regulations	3/6/2017 7:58 PM



45	Noise Over the last few years, there's been a concerted effort by health professionals as well as outdoor enthusiasts to encourage young people and everybody else to get outdoors. That's great advise, but, more and more these days getting outdoors on those wonderful summer days, whether it's taking a walk, riding a bike, picnicking in a park, sitting in your backyard, or seeking a little peace and quiet in a natural area of Johnson County, and every county everywhere for that matter, also means being subjected to intensely disturbing intentional internal combustion engine explosions coming from illegally modified motorcycle exhaust systems that literally can be heard from miles away. In fact, on most perfectly wonderful weather-wise days, I don't even use my backyard, because of the modified exhaust system noise that is so pervasive in my yard from the recreational dam loop road a half mile away. It's frankly, more pleasant to stay indoors, though I have always been an outdoors person. Most people dislike the noise made by such a small and inconsiderate group of people that have a need to draw attention to themselves by revving their engines, but no one is willing to take a stand. While we have made great strides in quieting our busses, our OTR trucks, even our tires and our dishwashers, and even as we erect sound barriers along freeways to quiet entire neighborhoods, we are supposed to put up with the pervasive cacophony of engine exhaust noise in the name of recreation for a few, even as our parks are intended to be the one place we might go to get a little reprieve from the rat race and bustle of city streets. Yet, those parks are the very places the noise producing motorcyclists go to enjoy what little nature can be obtained from the seat of their cycle while spewing their unwanted raucous noise pollution onto people seeking a little tranquility. And they do this all the while with earplugs in their own ears so they don't have to listen to the very noise they subject the rest of us to. This is insanity. Something should be done. Short of enforcing decibel limits, which have pretty much been impossible because of the technical difficulty in demonstrating a violation, not much can be done. There is, however, one thing we could do. It's a small step that will make only a small dent in the problem, but it is a first logical and justifiably legal restriction that could be placed on all these obnoxious bikes and other vehicles with modified exhausts. And it would be an important statement to these noise polluters that frankly some of us are just sick and tired of. We can ban them from our parks and natural areas. Parks already have the authority to regulate what kinds of vehicles are allowed and establish rules for the benefit of all users. They have the authority, indeed the obligation to protect the majority of park users from excessive noise that is incompatible with most park users enjoyment of the park. Let's start by just putting up some signs to notify these noise polluters that they are not welcome. Let's take back a little peace and quiet at least in our parks where it belongs. Let's start saying enough is enough. We must begin somewhere. Please end this intrusive and unnecessary intrusion in our parks as a first step to taking back some peace and quiet that is essential for humans to be happy. No it's not thunder, its un-muted internal combustion engines. Why must we listen to it everywhere?	3/6/2017 5:20 PM
46	Only lived here one year.	3/6/2017 4:26 PM
47	The sprawling development of Coralville and North Liberty.	3/6/2017 1:47 PM
48	Creation of Terry Trueblood Lake Addition of roads to connect Riverside Dr and Gilbert Rd Grading of Coralville south of 965 exit	3/6/2017 10:09 AM
49	more and more houses, fewer trees	3/5/2017 3:33 PM
50	Poorly designed developments on edges of town	3/3/2017 10:10 PM
51	The rapid increase of rural housing developments.	3/3/2017 12:38 PM
52	Urban sprawl	3/3/2017 12:12 PM
53	the growth of the towns	3/2/2017 3:07 PM
54	Urban sprawl and increased crop rotation	3/2/2017 2:07 PM
55	Better control of reservoir to help prevent flooding after 2008	3/2/2017 2:03 PM
56	New schools	3/2/2017 1:59 PM
57	Housing expansion in North Liberty, Solon	3/2/2017 1:54 PM
58	The uncontrolled growth of N. Liberty.	3/2/2017 11:50 AM
59	population growth	3/2/2017 9:24 AM
60	Population growth, sprawl and loss of natural areas and protection of nature	3/1/2017 10:56 AM
61	high-rise ugly buildings downtown	3/1/2017 10:05 AM
62	Multiple story buildings downtown Iowa City. Huge retirement villages. Large housing developments with large houses and no people walking around.	2/28/2017 6:19 PM
63	Coralville boom and Iowa City dwindle, like there is no interest in Iowa City except housing the University.	2/28/2017 10:49 AM
64	Poorly planned growth in corridor North Liberty area	2/28/2017 10:11 AM
65	Way to much urban sprawl into what was once the best farmland in the county. Let's keep that type of development where it won't take out valueable farmland out of farm production.	2/27/2017 12:12 PM
66	Way to much urban sprawl into what was once the best farmland in the county. Let's keep that type of development where it won't take out valueable farmland out of farm production.	2/27/2017 11:46 AM
67	Influx of development and people.	2/27/2017 9:37 AM
68	The explosive growth of North Liberty, Solon, Tiffin, etc.	2/24/2017 3:28 PM
69	Gravel roads are terrible. Highways have been neglected. Ditches are becoming overgrown with cedar trees, shrubs, tall weeds and noxious weeds like thistles and not being taken care of.	2/24/2017 12:41 PM
70	the amount of traffic on these rural roads and the north liberty sprawl	2/24/2017 9:43 AM
71	The commitment to sidewalks & bike lanes to make our community bicycle friendly.	2/19/2017 7:39 PM

Q3 What is one thing you hope doesn't change as a result of this planning process? Or in other words, what would you like to see remain unchanged in the next 20 years?

Answered: 73 Skipped: 6

#	RESPONSES	DATE
1	gas price	4/6/2017 7:20 AM
2	The parks.	3/28/2017 7:04 PM
3	The tranquil beauty of rural Johnson County / rural Johnson County becoming over populated.	3/26/2017 7:23 PM
4	emphasis on retaining Ag Land	3/25/2017 12:54 PM
5	Continue to discourage urban sprawl. Suburban housing development should occur in the towns and cities - not in the countryside.	3/23/2017 10:01 AM
6	Keep farm and development separate	3/20/2017 3:41 PM
7	Extension of ag in county	3/20/2017 3:30 PM
8	Continue funding for Park acquisition	3/18/2017 6:10 AM
9	I do not want to lose the requirement that you must have 40 acres to build a house. However, I support the idea that small non-traditional farmers should be able to come together to form a "co-op" (or something similar), just don't want that to be an opening to have multiple housing on small parcels of land.	3/17/2017 2:27 PM
10	More support from the county for small scale farming in the county and better planning/zoning policy to help protect farming in this county	3/17/2017 12:42 PM
11	Walking paths.... especially Hickory Hill Park Accessibility to public spaces for everyone to enjoy. Preserve historic neighborhood. (No ugly Kinnick House in Manville Heights.	3/17/2017 12:01 PM
12	a commitment to every person and every family having a real chance at creating the life they want	3/17/2017 9:31 AM
13	presence of farmland to grow human food, open spaces, and tree canopy	3/16/2017 9:20 PM
14	Keep our tree canopy. We typically develop land by clearing the "timber" as if our tree canopy had no value to our community. We don't seem to measure or prioritize the benefits to stormwater management, flood mitigation, clean air, climate resilience and human health that an abundant tree canopy provides the community. If we can develop and keep the same or grow our tree canopy, we can go a long way toward preserving a place that feels livable, healthy and beautiful even with more building.	3/16/2017 4:47 PM
15	The tax rate	3/16/2017 7:27 AM
16	I hope one more tree does not get cut down. How many have been cut down in the past 5 years -- thousands I would bet. While more progressive areas are "depaving" their paradise we are still regressing.	3/14/2017 11:54 AM
17	Save some lovely farms and preserve the rural landscape.	3/13/2017 5:57 PM
18	I hope the north corridor plan doesn't get altered. Development outside the city should be there. Not great farmland. Developing already happening.	3/13/2017 5:27 PM
19	Keep development restricted; protect natural areas and farms; represent unincorporated residents	3/13/2017 12:58 PM
20	Bicycle access. No more downtown high rises!	3/13/2017 11:24 AM
21	The Supervisors: Kurt, Rod & Mike. They're visionaries. Sustainability: preserve from over development of farms and create density.	3/13/2017 11:01 AM
22	Don't allow CAFO's	3/13/2017 11:01 AM
23	destruction of farmland	3/13/2017 10:07 AM
24	countryside around Iowa City	3/13/2017 10:03 AM
25	parks, keep growth in cities	3/13/2017 9:56 AM
26	Urban growth- high rises; Farmland (underlined)	3/13/2017 9:29 AM
27	I would like to remain unchanged Johnson County's refusal to cooperate with ICE so that Iowa City can remain a sanctuary city for immigrants.	3/12/2017 7:44 PM
28	Current plans guide for ag ground.	3/12/2017 7:28 PM
29	Preserve Scenic North Corridor areas leading to the Reservoir; no residential housing sprawl into NCDA.	3/12/2017 7:18 PM
30	Leadership that is guided by progressive values like social and economic justice and the celebration of diversity.	3/12/2017 5:25 PM
31	Favorite places listed above.	3/12/2017 11:26 AM
32	Water quality and availability	3/11/2017 8:30 PM

33	Johnson county is a small county in term of overall population, and yet we remain one of the most diverse regions in terms of the overall culture we attract in our restaurants, shopping centers, attractions, et cetera. We are smaller than Linn county and yet we have businesses (restaurants and retailers) that they do not have are are unlikely to be able to support if they did attract these businesses. I want this growth to continue, however we must do it I advocate for us to strive to continue to pull in a diverse mix of businesses both large and small.	3/11/2017 2:22 PM
34	The pedmall, and the festivals and events downtown.	3/11/2017 12:50 PM
35	Our commitment to natural resources and human rights.	3/11/2017 9:07 AM
36	Preservation of historic buildings, structures, and sites throughout the county. Historic preservation is crucial to our culture, heritage, and identity. The distinction between incorporated/urban areas near the cities and rural areas in unincorporated county. Large scale development should be limited in the county and urban areas should be developed more densely.	3/10/2017 6:04 PM
37	Parks and open spaces	3/10/2017 5:44 PM
38	Standing trees, forest land, access to the river, bike trails	3/10/2017 4:47 PM
39	While Hlckory Hill needs work - i.e. bridges; better drainage due to Regina and apt building by it - I hope it remains a natural park.	3/10/2017 2:01 PM
40	Amount of services agencies available to community citizens	3/10/2017 11:49 AM
41	There is always room for impovement.	3/10/2017 10:57 AM
42	Unchanged - number of trees NOT felled, amount of land NOT paved over for development	3/10/2017 10:56 AM
43	That we lose too much greenspace in the process of urban sprawl; and that taxes become any higher than they already are	3/10/2017 10:48 AM
44	Keeping more natural space and providing more oppourtunities for low cost/no cost events for families to keep things accessible to all.	3/8/2017 5:29 PM
45	good rural roadways	3/7/2017 7:42 PM
46	Maintaining parks and recreation areas	3/6/2017 8:33 PM
47	less hard surfaced roads	3/6/2017 7:58 PM
48	I hope the Iowa City/Coralville/North Liberty can remain within there current limits without sprawling too much out into the countryside. I like the small geographical size of these cities, especially since I bike everywhere.	3/6/2017 4:26 PM
49	I'd like the amount of farmland to AT LEAST stay fixed, but better if we reclaim some of it from developed areas.	3/6/2017 1:47 PM
50	My property line vis a vis county road W66 (south Sand Rd). Keep South Sand Rd rural, as it is a flood plain and drainage area.	3/6/2017 10:09 AM
51	Poor Farm as Johnson County Property	3/5/2017 3:33 PM
52	No more trees cut down?	3/3/2017 10:10 PM
53	Saving the rural areas we have from large housing developement	3/3/2017 12:38 PM
54	I'd like to see more natural spaces to take walks and enjoy being outdoorsmore	3/3/2017 12:12 PM
55	no more traffic on F28	3/2/2017 3:07 PM
56	No loss of historic sites	3/2/2017 2:07 PM
57	concern for farm ground	3/2/2017 2:03 PM
58	promote public transportation North Liberty-Iowa City-Coralville	3/2/2017 1:59 PM
59	Rural atmosphere	3/2/2017 1:54 PM
60	Work to keep the feel of a rural area.	3/2/2017 11:50 AM
61	Increased rural rules	3/2/2017 9:24 AM
62	Limits on development, emphasis on protecting nature, sustainability. Save the earth so we have a livable community and planet!!!	3/1/2017 10:56 AM
63	greenspaces	3/1/2017 10:05 AM
64	I hope no more historic buildings are destroyed to make room for something new that probably won't last very long.	2/28/2017 6:19 PM
65	Small confinements, not large, and inspections for where those confinements are. No more manure pits would be wonderful but not likely, so just really control placement and maintenance.	2/28/2017 10:49 AM
66	Johnson county needs to quit trying to run into the state jurisdiction and worry about county level	2/28/2017 10:11 AM
67	That was is considered a farm. With the big machinery and semi tractor and trailers any small areas are just too hard to farm selling a small acreage smaller than 40 acres should be prohibited.	2/27/2017 12:12 PM
68	That was is considered a farm. With the big machinery and semi tractor and trailers any small areas are just too hard to farm selling a small acreage smaller than 40 acres should be prohibited.	2/27/2017 11:46 AM
69	Farmland preservation	2/27/2017 9:37 AM
70	We hope that we still have quiet RURAL areas available - that the growth can be contained. Keep high motor boats OFF Lake MacBride.	2/24/2017 3:28 PM
71	I do not want any agricultural ground paved over for the public good or any other reason. No new housing developments in the country.	2/24/2017 12:41 PM



72	I don't want to see any more of this county's most productive land used for development.	2/24/2017 9:43 AM
73	There is a strong desire to create community, I want to see that continue and expand. The more we can know our neighbors, the better our lives become.	2/19/2017 7:39 PM

Q4 If you had a magic wand, what one thing would you like to see changed in Johnson County that would make it a better place to live? It could be anything that you feel that the county can plan for in the future.

Answered: 73 Skipped: 6

#	RESPONSES	DATE
1	a walmart	4/6/2017 7:20 AM
2	Tiny houses. Let's make housing affordable and attainable for all!	3/28/2017 7:04 PM
3	Solving homelessness.	3/26/2017 7:23 PM
4	emphasis on changing crops grown to human food away from a strictly corn / soybean complex	3/25/2017 12:54 PM
5	Extension of bike trails (separated from vehicle roadways) especially along the Iowa River.	3/23/2017 10:01 AM
6	Make it easy for farmers to farm by not developing on good ag land	3/20/2017 3:41 PM
7	keep development out of prime ag land	3/20/2017 3:30 PM
8	affordable housing opportunities	3/18/2017 6:10 AM
9	Fewer CAFOs - more limits at the local level on CAFOs (I know the County's hands are tied now, but is there anything more we can do?). I understand the past JC comp plan philosophy of protecting and prioritizing ag land (large-scale monoculture farming), but as more farmers are reaching retirement age, fewer and fewer of their kids choose to take over the farming operations, or can't afford to, so many farms are being bought up by large corporations who do not reside here and want to make a profit off large confinement operations that house huge amounts of animals. This does not benefit Johnson County, especially our water and land quality.	3/17/2017 2:27 PM
10	40 acres is too large to define a farm, small scale farming supports our community and county and it should be defined on what's produced on the land not number of acres.	3/17/2017 12:42 PM
11	Neighborhood grocery stores and cafes(to reduce auto traffic; make healthy food and cafes more accessible within walking distance) to increase the feeling of community within neighborhoods.	3/17/2017 12:01 PM
12	We all take training on cultural competency, inequity and privilege, regularly, together.	3/17/2017 9:31 AM
13	remove all the development in North Liberty and redesign with urban centers and walkable neighborhoods in mind	3/16/2017 9:20 PM
14	Viable public transit system for the whole county, something like light rail that connects all places people want to go in a timely and convenient way so that cars aren't needed nearly so much to get around.	3/16/2017 4:47 PM
15	Less regulation, more individual liberty	3/16/2017 7:27 AM
16	Bring back all the old trees that have been cut down. Reduce all the 20 foot sidewalks to 3 or 4 feet.	3/14/2017 11:54 AM
17	Greater commitment to historic preservation	3/13/2017 5:57 PM
18	More people of color. Be an attractive place to diverse communities.	3/13/2017 5:27 PM
19	Fix the courthouse and jail needs	3/13/2017 12:58 PM
20	Better county wide bus service.	3/13/2017 11:24 AM
21	Use round-abouts and create walkability and bike-ability. Bike lanes and bike villages; like skateboard parks, but for bikes. Bike through restaurants. Use emerging technologies like R&D from UI. Emphasis on sustainability.	3/13/2017 11:01 AM
22	Our rural areas are dotted with abandoned farmhouses-many are beyond the pale, but others could still have some life. Iowa City buys up and restores and then sells old houses to qualified buyers at low interest rates. I'd like to see the County embark on restoring these abandoned houses and made suitable for minorities, immigrants and others who only need a hand up.	3/13/2017 11:01 AM
23	more phoning	3/13/2017 10:07 AM
24	rural development in keeping with agriculture	3/13/2017 10:03 AM
25	more trails; parks, prairies	3/13/2017 9:56 AM
26	Bring back Iowa City urban vitality; Coral Ridge Mall- GONE; Walmart- GONE; Urban Sprawl- GONE; Intentional growth and community; North Liberty sprawl- GONE; More public land- shrink growth boundaries	3/13/2017 9:29 AM
27	A recommitment from government to properly fund public education so the quality can remain high from Kindergarten to college and professional programs.	3/12/2017 7:44 PM
28	Chip sealing or paving the gravel roads.	3/12/2017 7:28 PM



29	Shrink or eliminate North Corridor Development Area. It only encourages sprawl; the areas should be preserved for agriculture uses with growth directed toward cities and their infill areas.	3/12/2017 7:18 PM
30	More affordable housing.	3/12/2017 5:25 PM
31	Better transportation!	3/12/2017 11:26 AM
32	Reduction in reliance on fossil fuels.	3/11/2017 8:30 PM
33	More resources for our county's most vulnerable populations. We are only as healthy as our neighbors, and thus must help those who cannot help themselves even more than we have.	3/11/2017 2:22 PM
34	While I think the development around Alexander elem is fantastic, these houses are not affordable for the average middle class family with small children. Our school frl percentage is 75%. We can't even that out if we don't have affordable housing in our area.	3/11/2017 1:06 PM
35	Better roads, more public transit. I would like more frequent, smaller busses. Even though roads only breed more cars, the roads need to be better designed and better maintained.	3/11/2017 12:50 PM
36	Better access to fresh, organic food for low income people.	3/11/2017 9:07 AM
37	A more unified public transit system - 3 separate bus systems is not user-friendly, inefficient, and limits the ease of using public transit to get across the metro area.	3/10/2017 6:04 PM
38	Better mass transit	3/10/2017 5:44 PM
39	Less apartment and commercial development; more open and green space.	3/10/2017 4:47 PM
40	More museums - do we even have an art museum? Bike share program. Better roads - some roads are very dangerous for bikers.	3/10/2017 2:01 PM
41	Less expensive. It is one of the most expensive places to live in Iowa!	3/10/2017 11:49 AM
42	Better laid out streets. There seems to be no direct route from one place to another.	3/10/2017 10:57 AM
43	Lower property taxes	3/10/2017 10:56 AM
44	more concert venues, wildlife preserves and other nature areas	3/10/2017 10:48 AM
45	Getting rid of the smugness that is in our progressive leaders. It doesn't make those that disagree like you anymore and it lessens your voice and the respect you deserve when you in turn don't offer that same respect to others. I have heard countless times this kind of talk from the Supervisors and it creates more division, lets just be nice and honest and show the good without rubbing people's faces in it. Also, stop subsidizing businesses with tax breaks, why not the actual homeowner? I don't have money to spend at any of these businesses and the area takes for granted the foreign and out of state money coming from the students that it forgets how incredibly expensive it is to live here. I have seriously thought about moving based on the taxes and home prices, some of, if not the highest in the state. Work more at bridging the rural and urban communities, the biggest complaint is that it is all focused on Iowa City and no where else, which is valid, highlight events in other towns but also educate each side in what is important to the other and potential areas for improvement.	3/8/2017 5:29 PM
46	Allow young families to own less than a 40 acre farmstead so they can support their family by growing and selling fresh local food. In other words, allow less than 40 acre farmsteads for the purpose of growing locally raised food right here in Johnson county.	3/7/2017 7:42 PM
47	more hard surfaced roads, bridge repair	3/6/2017 7:58 PM
48	More small vegetable farms growing food for the people of Johnson County.	3/6/2017 4:26 PM
49	A cannery... probably best if it's a farmers co-operative, county-run would be next best, but private would be better than none. Plus other market incentives for local farmers to convert to local-marketed, regenerative agriculture.	3/6/2017 1:47 PM
50	While I prefer fewer regulations, I would like to see developers be sensitive to aesthetics from the road, designing their properties to harmonize with landscapes.	3/6/2017 10:09 AM
51	More green space	3/5/2017 3:33 PM
52	Provide large areas for community gardens and common areas within them for social community building events....	3/3/2017 10:10 PM
53	More diversity in our population, walking and bike riding option in rural Areas.	3/3/2017 12:12 PM
54	a conservative government	3/2/2017 3:07 PM
55	lower property taxes	3/2/2017 2:07 PM
56	no pipelines	3/2/2017 2:03 PM
57	- build up, don't cover ground with concrete - help farmers protect water quality	3/2/2017 1:59 PM
58	Better roads with bike trails	3/2/2017 1:54 PM
59	- Protect ag land from non-ag development - Support all types of ag production regardless of model from small to large, produce farm to traditional, pasture to CAFOs - Don't violate state code when defining agriculture	3/2/2017 1:28 PM
60	Allow growth of business and residential to the south. It is hurting our school district.	3/2/2017 1:20 PM
61	Make enhancements to the Johnson County Fairground and make the fair a destination annual event.	3/2/2017 11:50 AM
62	less county rules and regulations	3/2/2017 9:24 AM
63	Have an abundance of beautiful natural areas, lots of local food growing, renewable energy, commitment to reversing carbon emissions, local business rather than corporate control, everyone with safe, affordable housing, healthy food and basic needs met!	3/1/2017 10:56 AM



64	more green spaces throughout city get rid of smokestacks on river	3/1/2017 10:05 AM
65	better public transportation for handicapped or disabled.	2/28/2017 6:19 PM
66	Supervisors from every quarter of the county, 4 of them, not all city dwellers.	2/28/2017 10:49 AM
67	Leverage rivers and streams for recreation without over developing commercially or government still with private control balanced with public over site.	2/28/2017 10:11 AM
68	Teaching the bike users to use the bike lanes on roads. They do not obey any stop, yield etc signs and the deputies do not cite them like they would a motorist. Makes you wonder if they are exempt from all the laws.	2/27/2017 12:12 PM
69	Fewer developments and people	2/27/2017 9:37 AM
70	More outdoor recreational opportunities.	2/24/2017 3:28 PM
71	Lower property taxes, less government	2/24/2017 12:41 PM
72	green space needs to wiped off the books and start over. This county has way too much land that is off the tax rolls and putting a tax burden on the remaining acres	2/24/2017 9:43 AM
73	More affordable housing, more options for senior housing. Extend Forevergreen Road to Dubuque St.	2/19/2017 7:39 PM

Q5 What areas of Johnson County are the best suited for non-agricultural development? Please use the attached map to make comment and identify areas.

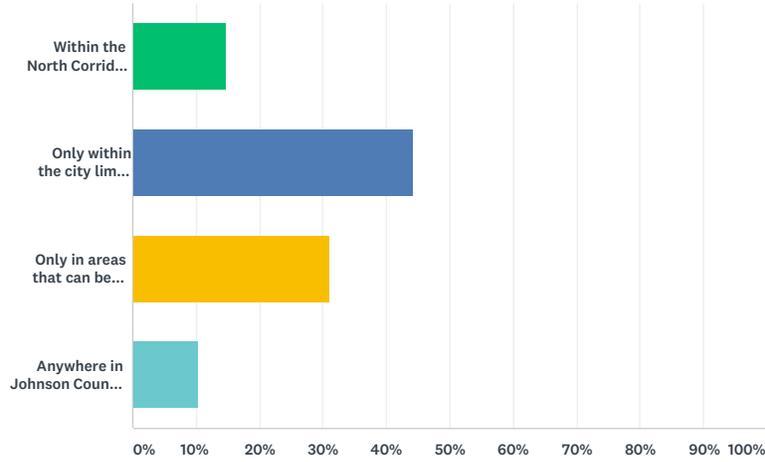
Answered: 55 Skipped: 24

#	RESPONSES	DATE
1	tiffin	4/6/2017 7:23 AM
2	Hills and Lone Tree	3/28/2017 7:06 PM
3	Areas surrounding existing incorporated areas.	3/26/2017 7:25 PM
4	under utilized urban areas	3/25/2017 12:56 PM
5	Really none. Urban and suburban development should occur in towns and cities.	3/23/2017 10:04 AM
6	North Corridor on land not good for farming and close to IC	3/20/2017 3:43 PM
7	North Corridor Development	3/20/2017 3:30 PM
8	Obviously, areas within growth and fringe areas of contiguous urbanized area.	3/18/2017 6:13 AM
9	"agri-tourism" type of places (restaurants, event space, local food, winery) could be scattered throughout unincorporated JC. Residential development should be limited to areas that already have multiple houses close together.	3/17/2017 2:35 PM
10	within village/city boundaries. Grow UP NOT OUT!	3/17/2017 12:46 PM
11	an essential thing is regular public transportation to and from metro centers/jobs/schools	3/17/2017 9:35 AM
12	increase urban density and redevelop under utilized spaces within urban areas; develop only along the urban fringes	3/16/2017 9:25 PM
13	In existing cities/towns and on edges of these existing areas of development. Keep development more concentrated rather than sprawling it out.	3/16/2017 4:53 PM
14	This is not the job of government!	3/16/2017 7:29 AM
15	Let's get ride of these greedy developers.	3/14/2017 11:56 AM
16	North corridor. Fringe areas. Those along transportation hubs-between Hills and Southern IC; between IC and West Branch; NL up to Swisher and Shueyville; Oxford to I80	3/13/2017 5:32 PM
17	municipal fringe areas, highway corridors	3/13/2017 1:02 PM
18	Fringe areas	3/13/2017 11:03 AM
19	in city limits	3/13/2017 10:04 AM
20	in cities and fringe areas, if needed	3/13/2017 9:57 AM
21	Urban- deep inside city limits	3/13/2017 9:31 AM
22	I would like to see the current guidelines continued. Residential to the north, ag and industrial to the south.	3/12/2017 7:31 PM
23	Existing cities, fringe areas, infill areas. NOT the NCDA, which does not qualify on any of those accounts.	3/12/2017 7:21 PM
24	Hwy 1/ Hwy 218 area	3/12/2017 5:32 PM
25	No comment	3/12/2017 11:27 AM
26	Buildout of existing lots, property within existing cities, subdivisions	3/11/2017 8:34 PM

27	Towns and cities. Keep the residents in towns, but maintain nice parks so people feel closer to nature.	3/11/2017 12:54 PM
28	South of town toward Hills.	3/11/2017 9:10 AM
29	in city fringe areas adjacent to existing urbanized/developed areas	3/10/2017 6:07 PM
30	Far East side, by Herbert Hoover hwy	3/10/2017 4:48 PM
31	Hills	3/10/2017 2:09 PM
32	Along Herbert Hoover Highway	3/10/2017 11:52 AM
33	Areas that are already urban. Urban infill, buildings that are taller (without being absurdly tall).	3/10/2017 11:00 AM
34	North Liberty!	3/10/2017 10:58 AM
35	Iowa City, Coralville, University Heights	3/10/2017 10:55 AM
36	Sorry this map is not easy to use and I can't decipher what to do. It isn't marked in a grid with numbers which would be more logical. I'd say between Tiffin and Oxford or between Cosgrove and Frytown.	3/8/2017 5:32 PM
37	Within the current urban area. Plan accordingly for future growth, but do not take up any more ag land and conservation areas than necessary.	3/8/2017 10:51 AM
38	I would like to see some exceptions to the rule to non-growth areas. I live in a fringe area (1506 Seneca Rd, Swisher). The road goes through my property. I would like site by site consideration to re-zone.	3/6/2017 8:38 PM
39	any small parcel anywhere that can support well/septic systems	3/6/2017 8:04 PM
40	None. If we're talking areas that can help us develop a robust local food economy, though, I think much can be done on Highway 6, west side of Coralville, where US Foods is currently. That whole area is ideal for conversion into a county or even regional food hub.	3/6/2017 2:05 PM
41	radiating from city centers	3/6/2017 10:13 AM
42	Are you talking agricultural as in agribusiness with spraying the food or organic urban and small farm rural areas?	3/3/2017 10:13 PM
43	City fringe areas with development systematically growing from the city center out as proper support infrastructure is available and can be afforded	3/3/2017 12:45 PM
44	Areas within city boundaries	3/2/2017 2:07 PM
45	North liberty and Tiffin	3/2/2017 9:33 AM
46	Existing urban areas. Protect our natural areas and places for growing local food!!	3/1/2017 10:59 AM
47	northeast tiffin area	3/1/2017 10:10 AM
48	Of course where there is already growth and where the land does not allow great agriculture, extreme hills etc.	2/28/2017 10:55 AM
49	Anything with hills or ravines. This should be done at home owners expense passed on from developer not green space tax dollars zone x amount of green space in your residential areas. The green space should include water retention and wildlife value point system minimums.	2/28/2017 10:21 AM
50	Any area that as a CSR rating of 45 or less is suitable for development. Any highly erodible ground is also highly recommended for development as farming that type of ground is time consuming and costly. The best farm ground is still found south of Iowa City so let's keep that totally farmland and off of development potential. The corridor is the best place to keep housing developments.	2/27/2017 12:23 PM
51	Over developed now in all areas.	2/27/2017 9:38 AM
52	The ones adjacent to existing residential. Communities should grow organically outward from existing areas.	2/24/2017 3:31 PM
53	Inside city limits	2/24/2017 12:45 PM
54	That is hard to say but csr and percent of slope should have some impact on a location decision.	2/24/2017 9:52 AM
55	West of 380 and north toward Cedar Rapids	2/19/2017 7:47 PM

Q6 Which area do you feel is best suited for new residential development to be built in Johnson County? (only select one option)

Answered: 68 Skipped: 11

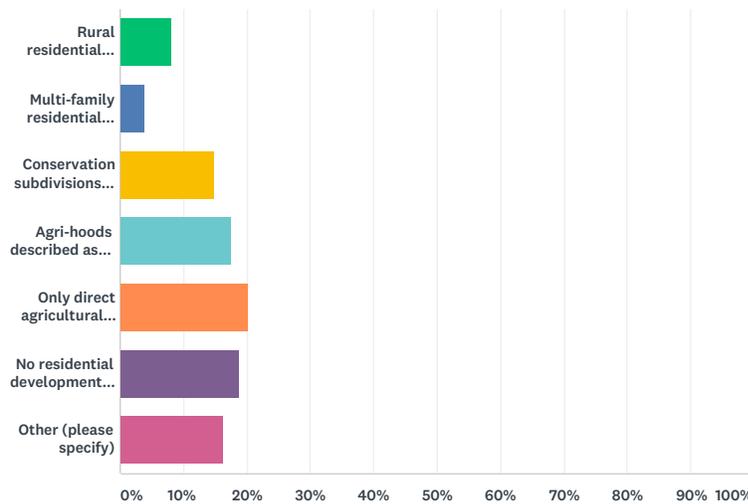


ANSWER CHOICES	RESPONSES
Within the North Corridor Development Area (see map).	14.71% 10
Only within the city limits and fringe areas of a community.	44.12% 30
Only in areas that can be served by existing infrastructure (i.e. water, sewer, electrical).	30.88% 21
Anywhere in Johnson County (i.e. within communities, fringe areas and rural areas).	10.29% 7
TOTAL	68

#	OTHER/EXPLAIN YOUR RESPONSE.	DATE
1	Concern about water supplies, providing essential services.	3/26/2017 7:25 PM
2	ideally development will be limited to where services are already available but I understand that this may not be possible	3/16/2017 9:25 PM
3	We don't need more residential development.	3/14/2017 11:56 AM
4	Along or between transportation hubs	3/13/2017 5:32 PM
5	Less Fringe than shown	3/13/2017 11:03 AM
6	Density!! Co-housing, small homes, urban infill, row homes, modular housing.	3/13/2017 11:02 AM
7	County receives same property tax for home and lot of same value. Rural residential development loses money for County.	3/12/2017 7:21 PM
8	The north corridor development area includes too many areas that should be rural.	3/11/2017 12:54 PM
9	There are already empty lots and buildings available for housing. No more natural area should be taken over by humans and concrete.	3/11/2017 9:10 AM
10	Within current city limits, and definitely NOT in the so-called "growth" area.	3/6/2017 2:05 PM
11	Stop sprawl	3/1/2017 10:59 AM
12	avoid urban sprawl that kills green spaces	3/1/2017 10:10 AM
13	Each situation needs it own evaluation, one size does not fit all.	2/28/2017 10:55 AM
14	Time to build in inner city.	2/27/2017 9:38 AM
15	Only in city limits	2/24/2017 12:45 PM
16	see answer to question 5	2/24/2017 9:52 AM

Q7 What kind of residential development (if any) would you prefer to be built in the rural areas of Johnson County?

Answered: 74 Skipped: 5



ANSWER CHOICES	RESPONSES
Rural residential acreage lots of 1 to 10 acres in size	8.11% 6
Multi-family residential (duplex, townhomes, etc.)	4.05% 3
Conservation subdivisions that set aside half of the land for preservation as a farm, park or other natural use while clustering housing in the remaining portion of the property (i.e. 20 acres for housing, 20 acres for preservation)	14.86% 11
Agri-hoods described as neighborhoods with agriculture as a central theme. (i.e. large community garden, green house)	17.57% 13
Only direct agricultural uses and farm houses	20.27% 15
No residential development should be encouraged in the County	18.92% 14
Other (please specify)	16.22% 12
TOTAL	74

#	OTHER (PLEASE SPECIFY)	DATE
1	No residential development... some people move into rural areas then complain about living there.	3/20/2017 3:43 PM
2	I am just not sure and would like to be part of a discussion before answering. However, I do not think that single family 3-5 acre lots is the best use of our rich farmland.	3/17/2017 9:35 AM
3	Whatever the property owner desires	3/16/2017 7:29 AM
4	Open to many of these ideas. Should feel different that the cities. Shouldn't be as dense should have open space. dense.	3/13/2017 5:32 PM
5	I like farm use but like the sound of agri-hood	3/13/2017 1:02 PM
6	Conservation subdivisions and Agri-hoods.	3/13/2017 11:25 AM
7	Conservation subdivisions and Agri Hood seem closely related.	3/13/2017 11:03 AM
8	Only direct ag uses, but also discouraging corporate/industrial ag and corporate/industrial scale CAFOs.	3/6/2017 2:05 PM
9	Rural residential building (out side fringe area) 10-20+ acres	3/3/2017 12:45 PM
10	It depends what is already in place as to what would coexist.	2/28/2017 10:55 AM
11	S	2/27/2017 12:23 PM
12	mixed residence subdivisions (single family, duplex/townhome & apartment) with senior housing & daycare options available	2/19/2017 7:47 PM



Q8 Do the current trails and roads meet your needs? What improvement(s) would you like to be made? Place your comments below and use the attached map to identify the location of your proposed improvement(s).

Answered: 59 Skipped: 20

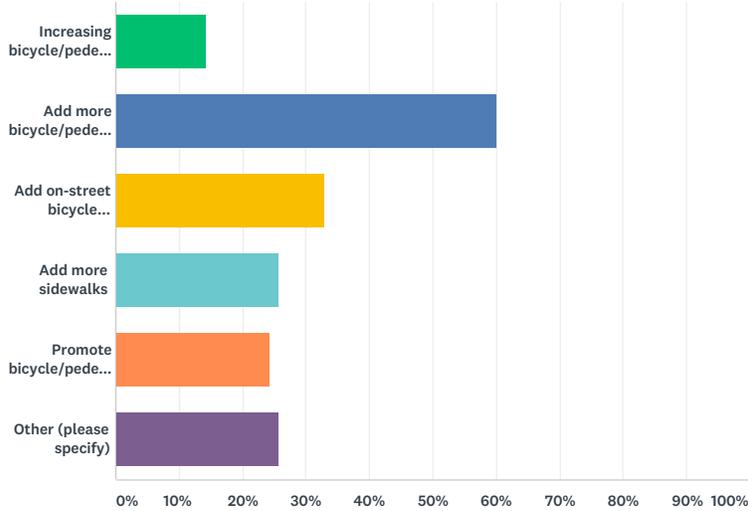
#	RESPONSES	DATE
1	Yes.	3/28/2017 7:06 PM
2	I'd like to see the trail from Tiffin connect with Iowa County.	3/26/2017 7:26 PM
3	current roads are okay but I would like to see an increase in trails for Bicycle use for both recreation and urban transportation.	3/25/2017 12:58 PM
4	More trails along the Iowa River.	3/23/2017 10:05 AM
5	Yes	3/20/2017 3:44 PM
6	Anything to keep bikers off highways	3/20/2017 3:31 PM
7	Connect the communities with a greenbelt around the metro area with a trail along the river as a connection.	3/18/2017 6:14 AM
8	TRAILS: Wish we had more separated bike trails (completely separate from car traffic, not just a small space next to a busy road). Off-road mountain bikes trails (such as Sugar Bottom) in the south part of the county. GRAVEL ROADS: Farmers and people using heavy equipment should have to pay more towards road maintenance while using heavy equipment (manure haulers, semis carrying milk and cattle, bulldozers, etc.). Maybe require a permit? The heavy things really tear up the roads	3/17/2017 2:43 PM
9	Public hunting grounds would be great.	3/17/2017 12:48 PM
10	The trails work well to bike around many places.	3/16/2017 9:32 PM
11	Trails are good--I'm impressed with the bike trail infrastructure. I lived in JoCo in 1990's and then moved back here recently after 20 yrs away. The amount of well-designed and maintained bike paths is impressive. Road infrastructure is more tricky. I can tell how congested the roads around North Liberty and the 380 corridor up to CR can get, yet I don't want to just respond with "make the roads bigger." I would much rather see less cars on the roads. Los Angeles should be a kind of lesson--if building bigger and more roads worked to solve traffic issues, then LA should be easy to drive around. But it remains congested no matter how many roads are built.	3/16/2017 5:01 PM
12	yes	3/16/2017 7:30 AM
13	More direct Hwy 1 to North Coralville/North Liberty connections. Roads and trails.	3/13/2017 5:35 PM
14	Complete Hoover Trail; complete Mehaffey Bridge Trail	3/13/2017 1:03 PM
15	Trail from Crandic to Coralville Dam @ Iowa Power Restaurant.	3/13/2017 11:05 AM
16	More trail connections leading to destinations.	3/13/2017 11:04 AM
17	Yes	3/13/2017 10:08 AM
18	Tiffin trail should be completed	3/13/2017 10:04 AM
19	Not enough bike trails	3/13/2017 9:58 AM
20	Thrilled with new trails along Dubuque Street Bridge; more public land for biking	3/13/2017 9:36 AM
21	I would like to see trails continue to be developed on existing county property.	3/12/2017 7:33 PM
22	Connect to Cedar Rapids and Cedar Valley Trail; Connect and complete the Hoover Trail; Trail alongside Rohret Road and south to Sharon Center area.	3/12/2017 7:24 PM
23	Hwy 6, by the VA, and 965 between Coralville and North Liberty are getting much too congested.	3/12/2017 5:34 PM
24	Yes	3/12/2017 11:27 AM
25	No specific comment. Develop 5 year road plan.	3/11/2017 8:36 PM
26	I would like to see trails connected to one another through out the county as much as possible. If residents can make large bike rides safely on trails throughout the county this will have immense health and safety benefits.	3/11/2017 2:28 PM
27	There can always be more trails that don't require crossing major thoroughfares.	3/11/2017 12:55 PM
28	Bypasses to help funnel traffic away from residential areas and downtown.	3/11/2017 9:12 AM
29	No, more designated bike lanes in town.	3/10/2017 5:46 PM
30	Inner city streets need repair. Extend bus service outside city limits and past 6 pm. More bike trails!	3/10/2017 4:49 PM
31	We need more and safer bike trails. Look at Prairie Du Chein as an example- it is very unsafe for bikers.	3/10/2017 2:11 PM
32	More bike and hiking trails south of town	3/10/2017 11:54 AM
33	I used to like Ryerson's Woods but unfortunately was stalked there by a lone guy more than once. Now I don't go there.	3/10/2017 11:01 AM

34	Roads suck around here, no matter where you are. They are too narrow in places, uncared for and maintained, poorly managed.	3/10/2017 10:59 AM
35	yes	3/10/2017 10:56 AM
36	Would like more trails with less breaking points for a longer bike ride. Better connection from the trail that ends on Muscatine to downtown, just not safe to ride with all the cars.	3/8/2017 5:33 PM
37	Yes. For the most part the county does a nice job with the roads. I feel there are a few level b maintenance roads that if brought up to gravel bed, would help the flow of traffic and possible reduce wear on surrounding roads. It appear Sioux ave may be in the works currently.	3/8/2017 10:51 AM
38	Seneca road has many potholes and gets very muddy when it rains due to inadequate gravel cover. I would like to see the road with a chip seal, like on Green Castle Avenue.	3/6/2017 8:41 PM
39	no, more hard surfaced roads	3/6/2017 8:06 PM
40	More bike trails. I commute almost everywhere on bike even in the winter. It would be nice if some of the busier streets in Iowa City had a designated bike lane such as Gilbert.	3/6/2017 4:31 PM
41	Current trails or fine. Improvements are fine, too, so long as they aren't done simply as an excuse for more excessive development.	3/6/2017 2:12 PM
42	The current bike trails are awesome!	3/6/2017 10:14 AM
43	Good start..... The future is less cars and more trails!	3/3/2017 10:15 PM
44	ok	3/3/2017 12:46 PM
45	I'd love to see a trail From Coralville thru Tiffin, on to Kent park and eventually connecting w Iowa co and the amana colonies.	3/3/2017 12:17 PM
46	Connectivity of all trails and greater publicity	3/2/2017 2:08 PM
47	Complete the trail from Ely to Solon. This has become a major hazard now that Solon is a destination for Cedar Rapids bicyclists.	3/2/2017 11:59 AM
48	Need to maintain gravel roads better	3/2/2017 9:33 AM
49	My needs are met with current infrastructure.	3/1/2017 11:01 AM
50	We need more trails along river banks and closer to residential areas along Scott Blvd	3/1/2017 10:12 AM
51	they meet our needs	2/28/2017 6:22 PM
52	All gravel should be blacktop.	2/28/2017 10:56 AM
53	The trail from Half Moon to Kent Park and to Iowa City after I-80 I-380 I-218 exit is completed and a few kayak canoe put in take out areas	2/28/2017 10:26 AM
54	It seems like money is available for trails etc but the roads are especially the gravel roads are in poor shape now. Fix the rural roads before we build any new trails for the bikers and runners etc as they have no idea what to do with them anyway. Years ago the slogan was get the county out of mud, we will be back their very soon at the rate. The gravel roads are being take care of.	2/27/2017 12:29 PM
55	They don't use the ones that are already built. No more trails.	2/27/2017 9:38 AM
56	Hoover trail completed through county.	2/24/2017 3:32 PM
57	NO TAXES that support the trail system. The people who use them should pay for them. I pay property taxes and yet the highways are just awful. The gravel roads do not have enough gravel on them to be called that. Why not fix the green castle bridge so people can drive across it instead of making trails that just bikes and walkers can use	2/24/2017 12:57 PM
58	our rural roads need better shoulders and more seal cote on roads that are gravel now	2/24/2017 9:58 AM
59	Extend Forevergreen Road to Dubuque St. Add bike lanes & walking paths or sidewalks on West Overlook.	2/19/2017 7:48 PM



Q9 What is the best way to increase bicycle/pedestrian trips in Johnson County? (select all that apply)

Answered: 70 Skipped: 9



ANSWER CHOICES	RESPONSES
Increasing bicycle/pedestrian trips is not needed	14.29% 10
Add more bicycle/pedestrian trails	60.00% 42
Add on-street bicycle facilities	32.86% 23
Add more sidewalks	25.71% 18
Promote bicycle/pedestrian activities	24.29% 17
Other (please specify)	25.71% 18
Total Respondents: 70	

#	OTHER (PLEASE SPECIFY)	DATE
1	Wide sidewalks is a great solution to providing opportunities for bicyclists.	3/26/2017 7:26 PM
2	Have bikes have lights for safety. Let bikes ride on sidewalks.	3/20/2017 3:44 PM
3	bicyclist should stick to trails provided rather than highways, ie Highway 1 between iowa city and solon.	3/17/2017 12:48 PM
4	Why is it important to do this? Why not focus on tourism that brings in dollars?	3/16/2017 7:30 AM
5	Protected bike lanes!	3/13/2017 5:35 PM
6	Along Riverside Drive across from the hospital (sidewalks). Cyclo Cross, Ragbrai and bicycle park	3/13/2017 11:05 AM
7	get rid of hills :) J/K; keep the scenic biking areas beautiful- don't turn them into ticky-tacky taupeville like Westcott Heights	3/13/2017 9:36 AM
8	Connect existing trails as mentioned above; Add a couple of separated alongside road trails to south.	3/12/2017 7:24 PM
9	Monetary incentives for dedicated bikers and public transport users.	3/11/2017 9:12 AM
10	checkout other cities, i.e. Amsterdam for bike lane design.	3/10/2017 2:11 PM
11	more hard surfaced roads	3/6/2017 8:06 PM
12	All the bike shops in Iowa City are clustered in the same area. I wish at least one of them would relocate to another part of the city.	3/6/2017 4:31 PM
13	Where there are already easements, make sure there are extra-wide sidewalks. Riding on the road is just too dangerous, and riding on a narrow sidewalk imperils pedestrians... wide sidewalks, integrated with the bike trail system, is the most obvious answer.	3/6/2017 2:12 PM
14	Block off more areas from cars!	3/3/2017 10:15 PM
15	we have enough already -time to focus spending on bridge and road repair	3/3/2017 12:46 PM

16	Bikers should wear highly reflective clothing or slow moving vehicles signs	3/2/2017 3:08 PM
17	None of the above	3/2/2017 2:04 PM
18	farm to market roads are not recreational bike paths.	2/24/2017 9:58 AM

Q10 How can Johnson County better support different types and sizes of farms/farming operations? Place your comments below and use the map as attached reference.

Answered: 52 Skipped: 27

#	RESPONSES	DATE
1	plenty of room	4/6/2017 7:24 AM
2	Rezoning to allow smaller producers breaks financially.	3/28/2017 7:07 PM
3	Encouraging crop diversity for small farmers.	3/26/2017 7:27 PM
4	encourage organization of private parties to market their products of healthy foods.	3/25/2017 1:05 PM
5	no comment	3/23/2017 10:06 AM
6	Keep housing away from good farmland	3/20/2017 3:44 PM
7	Do not allow building homes on less than 40 acres	3/20/2017 3:32 PM
8	Only support small locally owned organic producers.	3/18/2017 6:14 AM
9	I would love to see more organic farming and people growing multiple crops/small herds that supply the JC area (and the Midwest in general), not just corn and soybean crops and CAFOs. Is there any way the County could buy an acreage (similar to the Poor Farm idea, or something like "Community Garden Plots" on a large scale), could the County purchase, for example, 70 contiguous acres and rent out 5-acre (affordable) plots to start-up farmers? Or designate 40-acre tracts of land as "Small Scale Farming" (around the Lone Tree area?) where multiple small farmers could buy a portion of the 40 contiguous acres, but that land could only be used for farming, no residential use or long-term camping. I would not like to see people being able to build more than one house on 40 acres. We also need an organic meat processing center. We need to limit the size of pig, cattle, and poultry raised in confined CAFO type of situations. Is there anything we can do at the County level to limit the number of animals within an area? Overpopulated CAFOs are so detrimental to our water and air quality, etc.	3/17/2017 3:05 PM
10	protect farm land and make small scale farming a priority in our county	3/17/2017 12:49 PM
11	I don't know.	3/17/2017 9:36 AM
12	purchase ag land and subdivide it into 5-20 acres lots to lease to urban farms who will produce food for human consumption	3/16/2017 9:34 PM
13	I am not sure how to better support different types and sizes of farming because I am not well-versed in existing rules about that. But I can say that I support different types and sizes of farming and think it is wise and valuable to grow more of our food locally.	3/16/2017 5:04 PM
14	Leave the north Corridor for development. Encourage smaller farms. No hog lots.	3/13/2017 5:36 PM
15	continue to encourage diversity and alternate crops and farming	3/13/2017 1:04 PM
16	Organic only. No Monsanto run-off into water supply. Orchards. Green house gardens w/ adjunct kitchens for cooking classes and parties, like the restore & recycling facility, but for food. Canning Lessons, Cannery Restaurant.	3/13/2017 11:08 AM
17	Work with SILT(Sustainable Iowa Land Trust) to encourage young organic farmers on small family farms. Above all, keep out CAFO's.	3/13/2017 11:06 AM
18	farmer's markets	3/13/2017 10:05 AM
19	Preserve agricultural land through public ownership or land trust; then rent to young farmers who need under 40 acres for low rent	3/13/2017 9:58 AM
20	Stop throwing small family farmers under the bus; grow Poor Farm operation; continue local foods and farmers initiatives; stop sprawl, no more ag rezonings! Too many and very unnecessary.	3/13/2017 9:37 AM
21	The current system is working well. When you start messing with it you mess it up.	3/12/2017 7:35 PM
22	Small 10-acre or less, produce based farms or small livestock farms should be allowed in prescribed areas with a prescribed size home. We know what we want to allow and what we want to avoid (residential sprawl). A good attorney and a good committee can create such a list and the attorney can draw up an ordinance. These farms should be located outside fringe areas and not in NCDA (or a limited amount in that area). These farm lots need to also have codicils that they must be owner occupied and must produce a certain amount of agricultural produce.	3/12/2017 7:28 PM
23	I have no knowledge on this topic- sorry.	3/12/2017 5:35 PM
24	Decrease # of acres that defines a farm.	3/11/2017 8:37 PM
25	While I look for small 2-3 acre home and concentrated condo development within the county I do agree that as much as possible joint use conservation plans should be use to preserve our rich farmland. But, in North Liberty specifically, there is a lot of land that could be converted to commercial/residential development versus farming.	3/11/2017 2:30 PM



26	Encourage small farms with diverse types of food production. Favor anyone whose markets are local, but define local as 150 miles - fairly broad definition. Allow events on farms and farm-related small businesses on farms, so that farmers can market direct to consumers, and get town-dwellers involved and interested.	3/11/2017 12:58 PM
27	Subsidies to small/organic farmers who provide food to schools and shelters.	3/11/2017 9:13 AM
28	Promote gardening and green spaces.	3/10/2017 5:47 PM
29	Preserve high quality ag land by restricting development.	3/10/2017 4:50 PM
30	Allow smaller farmsteads to be developed so small farmers can live on the land they farm and not be forced to buy 40 acres in order to grow food.	3/10/2017 4:04 PM
31	Co-ops, programs to bring farmers to citizens (via restaurants, pantries, schools, non profits), programs to engage youth in growing locally	3/10/2017 11:54 AM
32	Be open to small, individually owned farms, and to more diverse crops and livestock.	3/10/2017 11:02 AM
33	cheaper co-ops for families who can't really afford to partake	3/10/2017 10:59 AM
34	Set strict boundaries for urban sprawl	3/10/2017 10:57 AM
35	lower taxes on farms that sell locally and require proof of them then having affordable local produce.	3/8/2017 5:34 PM
36	I am not fully informed/educated with the current regulations, but here are my thoughts based on what I think I know. Vegetable production and organic farming are on scales completely different from those of traditional agriculture. Although smaller on scale of acres in production, the need for infrastructure is similar if not more prevalent. For example, a facility to wash, package, and distribute produce is far more complex than a grain dryer and storage bin. I have to keep my produce clean and healthy while corn and soybeans storage can be home to rodents. I think this is how it should be. I am not saying vegetables for direct consumption should be shared with the mice. It is my understanding that if you currently have 40 acres you do not need the extensive building permits as someone under 40 acres would. In my opinion agriculture should be base more on production rather than acres. Mr. Smith with a large acreage, but no ag production should not be exempt from such building permitting and other regulations. While a person with a few acres growing market vegetables should be allowed to enjoy some of these benefits available to agriculture producers. I am not here to compare the amount of labor involved, amount of capital needed, or any other unnecessary point. The point I want to make, if promoting locally grown food there should be incentives for those attempting to do so. I am in the start-up stages of such a venture. I need to build a building to handle all of my goods. If I am able to produce over 10,000lbs of food on a couple acres is that not agriculture and food production? I am not interested in avoiding building requirements for a new house or anything like that. I am truly trying to develop my farm with the limited resources I have while providing the highest quality product to the people.	3/8/2017 10:51 AM
37	upgrade roads and bridges	3/6/2017 8:36 PM
38	Grants or loans for young people to buy land and get into small scale farming.	3/6/2017 4:32 PM
39	Supporting farms is about supporting the markets they participate in. If there's a strong market for local, regeneratively grown food, then those farmers will be supported. For small farmers who insist on conventional farming, making sure they have reasonably easy access to elevators and processors that can handle various commodities is key. Large operations that push out small operations or produce excessive pollution ought to be discouraged rather than supported.	3/6/2017 2:21 PM
40	Not sure how county can help. I am starting to grow vegetables for sale on 1/2 acre of my 4 acre property and I would like to be able to continue.	3/6/2017 10:18 AM
41	Make the Farmers Market a priority and allow many more vendors instead of it being so competitive and restrictive. Expand Grow Johnson County!	3/3/2017 10:16 PM
42	reduce rural residential developments and encourage small farming operations of 10+acres	3/3/2017 12:48 PM
43	recognize the diversity of crops; a vineyard, Christmas tree farm or produce/horticulture farm does not need 40 acres but is still a farm	3/2/2017 2:09 PM
44	Restrict size and location of developments.	3/2/2017 12:00 PM
45	Commit financial support!! Don't take our local food producers for granted. Help them have access to land and markets!!	3/1/2017 11:03 AM
46	BAN CAFOS and promote clean food, organic farming methods, Factory farming is turning Iowa into a toilet.	3/1/2017 10:14 AM
47	Limit ground use by outside entities, big corporate farms. Local should have an equal if not more influential impact.	2/28/2017 10:58 AM
48	I would assume one could give Ag credit if X amount of gross sales ispick a number and someone uses a schedule F for taxes	2/28/2017 10:33 AM
49	Don't regulate unnecessarily.	2/27/2017 9:40 AM
50	Don't know.	2/24/2017 3:33 PM
51	We must use the states definition of agriculture to define what we do. Not come up with the counties. There would be nothing wrong with a few more CSAs But there should be individual entrepreneurs that do this.	2/24/2017 1:05 PM
52	not sure	2/24/2017 10:09 AM

Q11 What types of natural features or specific places should Johnson County try to protect? Place your comments below and use the attached map to identify specific places you would like to see protected.

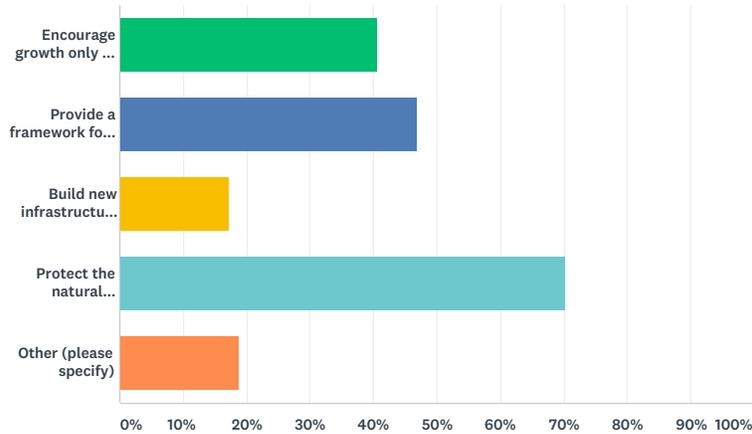
Answered: 51 Skipped: 28

#	RESPONSES	DATE
1	Prairies, wetlands	3/28/2017 7:11 PM
2	Protecting JC's waterways is important. Adding cover for upland game birds would benefit a certain type of tourism.	3/26/2017 7:33 PM
3	protect wild areas and ag land	3/25/2017 1:10 PM
4	Vies along highways including Highway 1 north to Mt. Vernon, west to Kolona and Highway 6 east to West Liberty. Herbert Hoover Highway to West Branch.	3/23/2017 10:09 AM
5	Protect soil erosion	3/20/2017 3:33 PM
6	Purchase floodplain land along waterways, protect sensitive areas and flyways and nesting areas.	3/18/2017 6:19 AM
7	Protect everything listed under the "Park Type" column of the attached map. Do not allow building in the 100 or 500 year floodplain.	3/17/2017 3:14 PM
8	our water: creeks, rivers, ponds, lakes. woods, marshes, habitat.	3/17/2017 9:40 AM
9	Area all around Lake McBride is best recreational and conservation feature in JoCo. Why this area is also the North Corridor Development Area for residential growth is such a contradiction to me. We should protect as much natural area as possible. Kent Park is an awesome example, yet as more people live in JoCo, the ratio of park to humans gets less and less. So to have more areas like that, with water, prairie, forest, wildlife habitat is critical to a livable JoCo future.	3/16/2017 5:21 PM
10	Anything the voters find worth buying. Don't try to "protect" private property!	3/16/2017 7:33 AM
11	Areas along the Iowa River.	3/13/2017 5:40 PM
12	Continue work with Sutliff; continue with conservation bond projects; keep doing what you're doing.	3/13/2017 1:08 PM
13	Iowa River	3/13/2017 11:27 AM
14	River and Woodlands: plant more trees and orchards.	3/13/2017 11:16 AM
15	Remaining prairies & some restoration for carbon sequestration. Keep permanent structures out of flood plains- use them for camping & parks.	3/13/2017 11:10 AM
16	forests and prairies, all good habitat, especially corridor along lake/reservoir	3/13/2017 10:00 AM
17	wetlands-riparian areas, lakes, rivers, forests, prairies and farmland	3/13/2017 9:41 AM
18	Ag ground should continue to be protected:	3/12/2017 7:43 PM
19	Wooded areas, wetlands, bicycle routes, scenic viewsheds (such as Newport, Prairie du Chien, and Sugar Bottom), prairie remnants,	3/12/2017 7:32 PM
20	All the current parks.	3/12/2017 5:59 PM
21	Lake McBride	3/12/2017 11:29 AM
22	Our waterways, parks, sites such as the raptor center, et cetera.	3/11/2017 2:33 PM
23	Waterways	3/11/2017 9:15 AM
24	All our parks and recreational areas.	3/10/2017 5:48 PM
25	Standing forests. Open fields. Water. Prairie.	3/10/2017 4:52 PM
26	protect all existing water ways and natural land - can't list them all here - but i.e. MacBride; Coralville, Hickory Hill, kent, Etc etc.	3/10/2017 2:14 PM
27	Natural wooded areas, wetlands, public parks, prairie lands	3/10/2017 11:57 AM
28	Everything possible. Re-prairie where possible, add trees.	3/10/2017 11:13 AM
29	Woodland areas	3/10/2017 11:01 AM
30	Areas around waterways, parks, and scenic areas	3/10/2017 11:00 AM
31	water & soil erosion	3/8/2017 5:35 PM
32	wetlands and timber. Tress take a while to become established. Eliminating trees is not good for the environment.	3/8/2017 10:51 AM
33	prime farmland	3/6/2017 8:51 PM
34	Parks and waterways	3/6/2017 8:45 PM
35	What's protected now is fine, so long as excessive development isn't allowed all around it. I wouldn't mind seeing more land dedicated to prairie protection or restoration, however, with no particular preference as to where it's done.	3/6/2017 2:29 PM
36	the more waterways that can be protected, the better.	3/6/2017 10:22 AM

37	All existing ones left! Alarming as to how many trees have been removed and drainage challenges due to developments with little permaculture water drainage experience. Have landscape designers and construction contractors and permaculture people gather regularly to learn from each other!!!	3/3/2017 10:21 PM
38	What is left of open rural Johnson county should be preserved and protected being farmed (large and small), reforested as appropriate to conserve wildlife, water quality, etc.	3/3/2017 12:55 PM
39	Native prairie and those appropriate fir restoration.	3/3/2017 12:55 PM
40	unique and sensitive areas, remnants	3/2/2017 2:10 PM
41	Our waterways.	3/2/2017 12:05 PM
42	Everywhere, for gosh sakes! In the cities, around housing areas, our existing parks and natural areas. Protect areas from development!!	3/1/2017 11:16 AM
43	Protect all of our existing parks and green spaces and develop more.	3/1/2017 10:20 AM
44	more bushes and trees along the roadside. Don't remove all the fences.	2/28/2017 6:24 PM
45	The reservoir, our water supplies.	2/28/2017 11:03 AM
46	threatened species	2/28/2017 10:48 AM
47	All productive farm land.	2/27/2017 9:42 AM
48	For as long as I can remember the woodland north of highway 6 on the west edge of Tiffin has been a natural and attractive timber. Now it is being invaded with new homes and future generations will never know what it once was.	2/26/2017 9:17 PM
49	PROTECT LAKE MACBRIDE! NO speed boats.	2/24/2017 3:34 PM
50	The places that are already protected are just fine. I already pay to many taxes for non productive places!	2/24/2017 1:19 PM
51	Waterways, fossil gorge	2/19/2017 7:53 PM

Q12 What is the County Government's role in protecting open space? (select all that apply)

Answered: 64 Skipped: 15



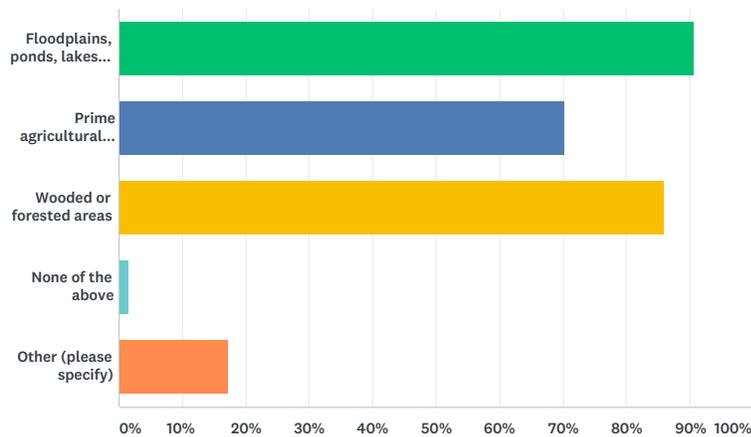
ANSWER CHOICES	RESPONSES
Encourage growth only in, and immediately adjacent to, the cities	40.63% 26
Provide a framework for limited development in open space areas (i.e. woodland, steep slopes, prairies, etc.)	46.88% 30
Build new infrastructure to support the agricultural practices in the county	17.19% 11
Protect the natural resources and conserve the open land	70.31% 45
Other (please specify)	18.75% 12
Total Respondents: 64	

#	OTHER (PLEASE SPECIFY)	DATE
1	Protect natural assets.	3/26/2017 7:33 PM
2	I realize it's not realistic to have zero growth, but we really, really need to protect the open land we now have.	3/17/2017 3:14 PM
3	It has a role, it would be offering tax credits in return for conservation easements	3/16/2017 7:33 AM

4	Protect smaller open spaces toward town. Larger ones away from the towns.	3/13/2017 5:40 PM
5	Envision futures.	3/13/2017 11:16 AM
6	plant trees; more public land; prairies	3/13/2017 9:41 AM
7	Develop responsibly, don't sprawl, and encourage small-farm local food economy.	3/6/2017 2:29 PM
8	Preservation	3/3/2017 12:55 PM
9	Protect water	3/2/2017 2:00 PM
10	Not sure what you mean by building new infrastructure to support agricultural practices	3/1/2017 11:16 AM
11	If it was a farm when you bought it, it should still be a farm when you sell it	2/26/2017 9:17 PM
12	Well for starters if county government thinks it should have a role in the open spaces then we need to have representation from all ares of the county. Right now there is not. Encourage growth only in the cities.	2/24/2017 1:19 PM

Q13 What areas or natural resources should be protected from development in Johnson County? (select all that apply)

Answered: 64 Skipped: 15



ANSWER CHOICES	RESPONSES	
Floodplains, ponds, lakes, rivers, and creeks	90.63%	58
Prime agricultural farmland	70.31%	45
Wooded or forested areas	85.94%	55
None of the above	1.56%	1
Other (please specify)	17.19%	11
Total Respondents: 64		

#	OTHER (PLEASE SPECIFY)	DATE
1	I'd like to see all the areas protected. But private ownership won't allow.	3/26/2017 7:33 PM
2	Prime ag land	3/20/2017 3:45 PM
3	No use of neonics, Roundup and chemicals containing 2-4-d and glysohates	3/17/2017 12:05 PM
4	structures of historic significance	3/13/2017 6:10 PM
5	Please don't use this to limit north corridor development.	3/13/2017 5:40 PM
6	Prairies	3/13/2017 11:16 AM
7	Prairies	3/13/2017 11:10 AM
8	prairies	3/13/2017 9:41 AM
9	Also protected FOR quality, water quality especially.	3/6/2017 2:29 PM
10	wetlands, prairie remnants, unique geological sites; old growth or highly diverse wooded areas only	3/2/2017 2:10 PM
11	rivers, streams lakes & ponds (all waterways)	2/19/2017 7:53 PM



Q14 How can Johnson County be more sustainable?

Answered: 47 Skipped: 32

#	RESPONSES	DATE
1	Explore different energy options (solar), make in-town biking safer and more user friendly, allowing tiny houses to be built	3/28/2017 7:11 PM
2	Cleaner waterways?	3/26/2017 7:33 PM
3	Discourage suburban sprawl.	3/23/2017 10:09 AM
4	Do not encourage development in ag areas	3/20/2017 3:33 PM
5	Plow up underused county roads so we don't have to waste money subsidizing the few that use them.	3/18/2017 6:19 AM
6	The County is doing a great job leading the way by installing solar panels and building green, by having a Sustainability Department, etc. Probably out of the County's purview, but I would like to see all electric companies in JC have net metering, where the company is required to purchase ALL the extra energy produced by the customer. Tax rebates/credits for installing sustainable items in your home?	3/17/2017 3:14 PM
7	encourage small scale farming in the county.	3/17/2017 12:52 PM
8	Roof top gardens, require/encourage solar panels	3/17/2017 12:05 PM
9	solar arrays and other sustainable energy sources. encourage local food production. Develop a ruling to ban fracking and drilling here. Ban nicotine sales and use in JoCo.	3/17/2017 9:40 AM
10	add mass transit options to get people out of their cars; encourage biking by providing more safe, separate on-street bike lanes	3/16/2017 9:36 PM
11	Limiting our development footprint to a core area (like establishing an urban growth boundary); creating alternative transportation infrastructure within that area (to reduce reliance on cars); encouraging or supporting green infrastructure and clean energy solutions	3/16/2017 5:21 PM
12	Become more free-market, free-enterprise oriented	3/16/2017 7:33 AM
13	Historic preservation is the ultimate recycling strategy!	3/13/2017 6:10 PM
14	Supporting recycling throughout.	3/13/2017 5:40 PM
15	More solar. You don't need LEED. Build smart. Wouldn't kill you to promote recycling more.	3/13/2017 1:08 PM
16	Make County Fairgrounds green	3/13/2017 11:27 AM
17	Emerging Technology. Recycling. Reduce the size of garbage cans and increase size of recycling bins.	3/13/2017 11:16 AM
18	Use permeable paving on driveways, alleyways etc. Set aside a trial road for repaving with the new solar modular systems- google for examples. If a trial has a good cost benefit ratio and provides energy, expand.	3/13/2017 11:10 AM
19	support local food producers and veggie/fruit farmers (non-commodity)	3/13/2017 10:00 AM
20	stop approving rezoning applications- ag to residential; climate initiatives- public/alternative transportation, alternative energy, fuel efficient fleet, promote local foods, stop sprawl (urban growth boundaries), and more public lands	3/13/2017 9:41 AM
21	Tax dollars should not be spent on business investments. Tax breaks can be given to desired business but our tax dollars should go to pay for necessary services not used for business startups.	3/12/2017 7:43 PM
22	Discourage residential development in NCDA and direct growth toward cities and fringe areas--this reduces carbon use by reducing commuting trips; Discourage incompatible uses by separating residential and agricultural uses more distinctly through zoning	3/12/2017 7:32 PM
23	bike rentals like Divvy in Chicago	3/12/2017 5:59 PM
24	Not sure	3/12/2017 11:29 AM
25	Composting programs, increased recycling programs, banning plastic bags at retailers, community gardens.	3/11/2017 2:33 PM
26	Partner with sustainability experts, support sustainable farming and alternative energy development.	3/11/2017 9:15 AM
27	compact, denser development with mixed land-uses, comprehensive public transit system, encourage historic preservation	3/10/2017 6:09 PM
28	Installation of more renewable energy	3/10/2017 5:48 PM
29	Extend bus service. Improve recycling options. Stop sprawl and unneeded commercial development.	3/10/2017 4:52 PM
30	locate recycling bins thru out the county. help small farmers with start-up costs with low interest loans and grants, small parcel development waivers and encouraging locally grown food. Encourage and fund the development of rural water districts in the county.	3/10/2017 4:16 PM
31	Composting	3/10/2017 11:57 AM
32	Encourage recycling and clean industries only; prioritize land use and not cave to developers;	3/10/2017 11:00 AM

33	Trash and recycling information and services available to rural homes.	3/8/2017 10:51 AM
34	downsize and become more efficient-eliminate waste-be more more receptive to development	3/6/2017 8:51 PM
35	Encourage the growth of our local food industry.	3/6/2017 4:34 PM
36	By using economic incentives to encourage local-marketed, regenerative agriculture.	3/6/2017 2:29 PM
37	The supervisors can learn about permaculture.	3/3/2017 10:21 PM
38	Allow fomore sustainable agriculture and CSAs. Compost more food waste	3/3/2017 12:55 PM
39	Green manufacturing and tourism	3/2/2017 2:10 PM
40	Keep growth within and near cities and towns.	3/2/2017 12:05 PM
41	More renewable energy, more local organic food and stop CAFOS and industrial agriculture , expanded mass transit, stop using pesticides, clean up our water, education on sustainability, support health rather than treatment of disease. Plant prairie, reward people who are living sustainably, be examples.	3/1/2017 11:16 AM
42	More greenspaces No more CAFOS or high rises Ban pesticides Promote organic farming Ban plastic bags Ban pesticides Carbon taxes	3/1/2017 10:20 AM
43	No more development and people.	2/27/2017 9:42 AM
44	Quit wasting taxpayers money on over spending. The new ambulance building for example. It could have been built for considerably less with more practical construction .	2/26/2017 9:17 PM
45	Limit residential development - we're putting strain on natural resources like water.	2/24/2017 3:34 PM
46	Lower property taxes would allow for the public to thrive and fund more of what they want. If they want a trail then the people who want it can fund raise for it. The idea of taxing people and property so that a county committee can spend the money on their idea is unsustainable. How about some accountability in what we are paying for now!!!	2/24/2017 1:19 PM
47	County-wide composting, add curbside pick up to our services (Minneapolis has this)	2/19/2017 7:53 PM

Q15 What recreational amenities are missing in Johnson County?

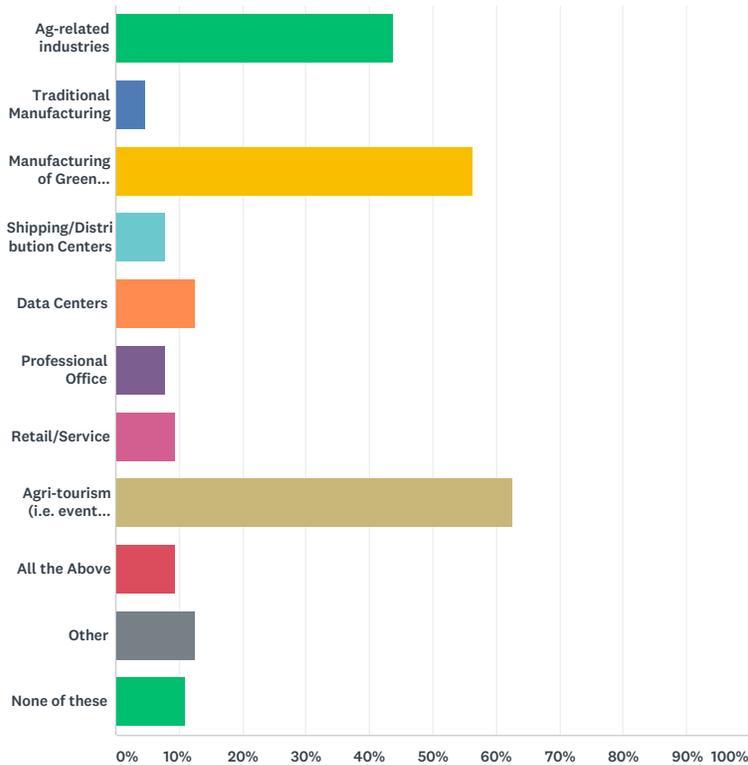
Answered: 41 Skipped: 38

#	RESPONSES	DATE
1	None.	3/28/2017 7:11 PM
2	Some would say we need more and better snow.	3/26/2017 7:33 PM
3	None	3/23/2017 10:09 AM
4	none	3/20/2017 3:33 PM
5	Downhill skiing ??	3/18/2017 6:19 AM
6	As mentioned before, it would be fun to have an off-road mountain bike trail in southern Johnson County (such as the trails at Sugar Bottom).	3/17/2017 3:14 PM
7	Butterfly gardens Clean swimming holes	3/17/2017 12:05 PM
8	Restored edges to rivers and streams. Waterways often have concrete and trash along them, like the sides of the waterways are unimportant. These could be huge amenities for recreation, wildlife and natural beauty.	3/16/2017 5:21 PM
9	Really utilizing the river.	3/13/2017 5:40 PM
10	You stumped me.	3/13/2017 1:08 PM
11	Bicycle park. River Walk dancing like Lincon Center. Place for live bands, strip of lights and a floating dancing venue. Recycle art supplies. U-cycle arts Center. Save materials from trash/landfill for artists to use. Arts & Craft Revivial: like Cranbrook Art Academy. Beautiful, planned intergrated landscape & buildings planned as a whole. Interconnected architecture and landscape.	3/13/2017 11:16 AM
12	curling	3/13/2017 10:08 AM
13	bike trails, cross-country trails	3/13/2017 10:00 AM
14	water recreation- it was sad the dam to white water proposal fell through- I'd love whitewater kayaking/rafting in JC!	3/13/2017 9:41 AM
15	Would like to see more family oriented outdoor spaces.	3/12/2017 7:43 PM
16	Long hiking trails	3/12/2017 7:32 PM
17	Something with the river- white water rafting or zip lining. Maybe a literature museum (like the soon-to-open American Writer's Museum in Chicago).	3/12/2017 5:59 PM
18	Not sure	3/12/2017 11:29 AM
19	Aside from the UI there are no mountain climbing facilities, mountain climbing facilities are great fun and good exercise.	3/11/2017 2:33 PM
20	None	3/11/2017 9:15 AM
21	Unsaved Hiking trails. Clean water to swim in.	3/10/2017 4:52 PM

22	man-made river rapids.	3/10/2017 4:16 PM
23	out door ice skating rink; roller rink; science mueseum	3/10/2017 2:14 PM
24	river activities; canoeing, tubing, kayaking	3/10/2017 11:57 AM
25	Concert venues	3/10/2017 11:00 AM
26	I think they are doing well on this issue.	3/8/2017 10:51 AM
27	atv-equestrian trails	3/6/2017 8:51 PM
28	I can't think of any.	3/6/2017 2:29 PM
29	Community gardens mixing with art and music areas like in Madison Wisconsin and Portland Oregon.	3/3/2017 10:21 PM
30	Winter sport areas	3/3/2017 12:55 PM
31	water	3/2/2017 3:09 PM
32	None	3/2/2017 2:10 PM
33	None I can think of.	3/2/2017 12:05 PM
34	Access by all to beautiful natural areas...within easy walking distance for everyone.	3/1/2017 11:16 AM
35	Clean lakes for swimming Neighborhood and pocket parks	3/1/2017 10:20 AM
36	Roller skating, kayaks for rent close to bodies of water(Iowa River, reservoir, Kent park)Stacy Trueblood	2/28/2017 11:03 AM
37	Plenty are available.	2/27/2017 9:42 AM
38	The Greencastle gun club. It was removed in the mid fifties and never replaced	2/26/2017 9:17 PM
39	None that I can think of off hand.	2/24/2017 3:34 PM
40	I think we are just fine.	2/24/2017 1:19 PM
41	zip lining	2/19/2017 7:53 PM

Q16 What types of business development should the County promote within unincorporated areas? (select up to three)

Answered: 64 Skipped: 15



ANSWER CHOICES	RESPONSES
Ag-related industries	43.75% 28

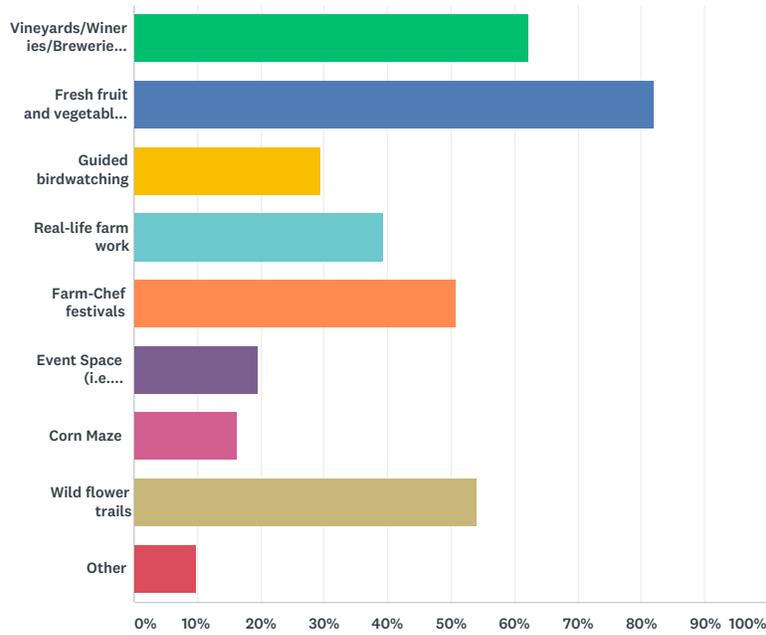
Traditional Manufacturing	4.69%	3
Manufacturing of Green Products (i.e. solar cells, wind turbines)	56.25%	36
Shipping/Distribution Centers	7.81%	5
Data Centers	12.50%	8
Professional Office	7.81%	5
Retail/Service	9.38%	6
Agri-tourism (i.e. event space, winery, brewery)	62.50%	40
All the Above	9.38%	6
Other	12.50%	8
None of these	10.94%	7
Total Respondents: 64		

#	SPACE TO EXPLAIN "OTHER" OR FOR ADDITIONAL COMMENTS	DATE
1	Let farm have business related to farming on farm like seed sales. Wife can have beauty shop in home.	3/20/2017 3:48 PM
2	SMALL scale ag-related industries	3/17/2017 3:23 PM
3	Not industries/manufacturing that make/use/generate toxic substances.	3/17/2017 9:42 AM
4	County's job is not pick winners/losers but to increase tax base and jobs	3/16/2017 7:35 AM
5	Would be open to others but only if there's a reason for them to be in the rural areas	3/13/2017 5:42 PM
6	Promote wellness. Retraining of the work force for shifting economy. Open cannery.	3/13/2017 11:20 AM
7	Professional offices in clusters in fringe areas. Small specialty businesses- clock & watch repair, knife & tool shrpeneing, leather works, aquaponic as examples	3/13/2017 11:14 AM
8	women and minority owned businesses	3/13/2017 9:43 AM
9	Why is the county promoting business development in what is currently ag ground	3/12/2017 7:52 PM
10	Villages are not big enough to support manufacturing, shipping, data centers, retail, or other commercial businesses. Agri-tourism should be limited in scope--hours of operation, size of building, number of guests, number of employees.	3/12/2017 7:37 PM
11	Anything that can provide jobs with a living wage that doesn't ruin the environment.	3/12/2017 6:07 PM
12	Local food and products	3/11/2017 9:16 AM
13	Outdoor music venue	3/10/2017 4:54 PM
14	small-businesses oriented towards local food, such as a small cannery.	3/6/2017 2:41 PM
15	Urban homesteads with interconnecting gardens along pathways and trails.	3/3/2017 10:25 PM
16	small in home businesses	3/3/2017 12:59 PM
17	(1) be careful to consider roads farmers use to haul crop to market; (2) business development should also consider affordable housing and public transportation	3/2/2017 2:02 PM
18	more resale shops in Coralville	2/28/2017 6:26 PM
19	too many small towns have lost their implement dealers etc.	2/26/2017 9:33 PM



Q17 What agri-tourism and local foods efforts should be promoted in Johnson County? (select your top three)

Answered: 61 Skipped: 18



ANSWER CHOICES	RESPONSES
Vineyards/Wineries/Breweries/Distilleries	62.30% 38
Fresh fruit and vegetable farms	81.97% 50
Guided birdwatching	29.51% 18
Real-life farm work	39.34% 24
Farm-Chef festivals	50.82% 31
Event Space (i.e. Celebration Barn)	19.67% 12
Corn Maze	16.39% 10
Wild flower trails	54.10% 33
Other	9.84% 6
Total Respondents: 61	

#	SPACE TO EXPLAIN "OTHER" OR FOR ADDITIONAL COMMENTS	DATE
1	Monarch pathways and more planting of pollinator-friendly green areas	3/28/2017 7:13 PM
2	ALL OF THE ABOVE	3/17/2017 3:23 PM
3	Green houses Nurseries	3/17/2017 12:54 PM
4	All of the above, see previous answer	3/16/2017 7:35 AM
5	All of this!	3/13/2017 5:42 PM
6	Historic trails and signage	3/13/2017 11:28 AM
7	Bird watching: pelican migration & eagles. A curriculum of Arts and Sciences associated w/ wild flower trails.	3/13/2017 11:20 AM
8	Promote current available space for private citizens to promote their products	3/12/2017 7:52 PM
9	Ordinances need to be enforced; operations need to be in proportion. Not overwhelm neighbors for incompatible uses; Limited in hours, size of building, etc.	3/12/2017 7:37 PM
10	know your farmer, know your food	3/10/2017 4:21 PM
11	Organic Gardens around every school and every hospital!	3/3/2017 10:25 PM
12	All of the above would get compatible with saving our remaining open ares in Johnson county	3/3/2017 12:59 PM
13	All sound appealing	3/2/2017 2:02 PM

14	Look at Minneapolis/St Paul	3/1/2017 10:26 AM
15	non gmo grain processors	2/26/2017 9:33 PM
16	Many of these are private business and promote themselves	2/24/2017 1:23 PM

Q18 What existing types of businesses would you like to see expanded or more of in Johnson County?

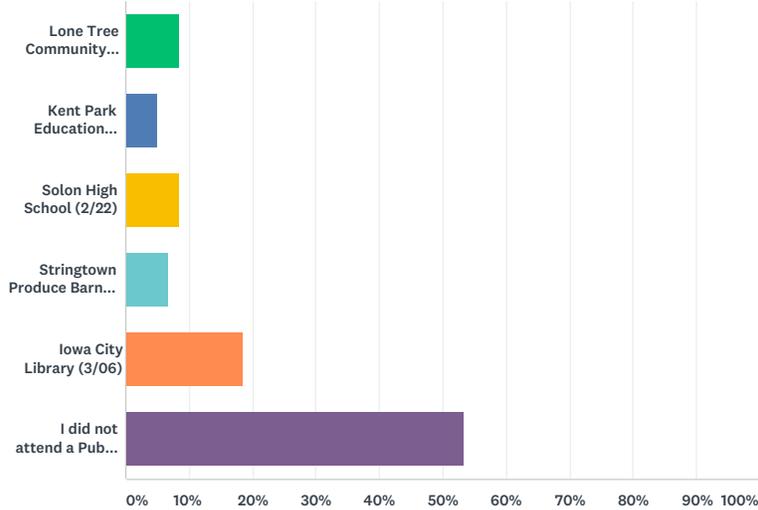
Answered: 37 Skipped: 42

#	RESPONSES	DATE
1	Small, local businesses.	3/28/2017 7:13 PM
2	Small business and food-related industry.	3/26/2017 7:35 PM
3	None	3/23/2017 10:10 AM
4	none	3/20/2017 3:34 PM
5	event spaces in the unincorporated area MISC. COMMENT: I am so proud to live in Johnson County, the BoS has been doing such a great job of promoting issues that matter (minimum wage, sustainable practices, human rights, etc. etc.). One thing we could do a better job at is promoting the County to the public. This area, this county is continually winning top rankings in health, best place for college, to retire, low crime, entrepreneurial, etc. - let's brag a little!	3/17/2017 3:23 PM
6	Locally owned, creative, entrepreneurial types of businesses (in contrast to corporately owned, generic chain businesses).	3/16/2017 5:40 PM
7	In the unincorporated areas more ag-tourism. In urban, living wage or better paying jobs	3/13/2017 5:42 PM
8	I love the regional fresh food movement.	3/13/2017 1:10 PM
9	Wellness. Language tutors. Arts & Culture. Dance Venues.	3/13/2017 11:20 AM
10	Non-polluting environmentally sensitive businesses-especially cooperatives owned by employees.	3/13/2017 11:14 AM
11	home businesses	3/13/2017 10:06 AM
12	green/renewable energy business; food producers (non-commodity)	3/13/2017 10:01 AM
13	Horseback riding opportunities and rock climbing; minority and women owned	3/13/2017 9:43 AM
14	Ag related business and it would be great to have a family type adventure park.	3/12/2017 7:52 PM
15	Fresh fruit and vegetable farms	3/12/2017 7:37 PM
16	Now that Trader Joe's is coming, all we need is an Ikea!	3/12/2017 6:07 PM
17	Cedar winery is growing but is crippled by state law that prevents them from selling their whiskey on site beyond as free sample. This law should be brought to modern times in line with current small beer brewery and winery regulations.	3/11/2017 2:35 PM
18	Conservationist agencies, wildlife restoration.	3/11/2017 9:16 AM
19	None	3/10/2017 5:49 PM
20	Flea market/pop up retail Music venues/ festivals	3/10/2017 4:54 PM
21	Bed and Breakfast	3/10/2017 4:21 PM
22	Local foods to service agencies	3/10/2017 12:00 PM
23	farm equipment dealers and suppliers, small service/repair shops	3/6/2017 8:52 PM
24	solar and wind power	3/6/2017 8:46 PM
25	Food Coop	3/6/2017 4:37 PM
26	Small and local, not just around food, but around any entrepreneurial idea people can come up with. Yes, we must have opportunities to buy and sell in global markets, but we must also see to it that our local economy is robust enough to weather the storms of globalism. There's a balance to be struck there, and that balance does involve a strong local economy, whose backbone is a strong local food economy.	3/6/2017 2:41 PM
27	inexpensive local fresh	3/6/2017 10:25 AM
28	Wellness centers that bring local organic produce to community tables with art and music encouraged!	3/3/2017 10:25 PM
29	small manufacturing	3/3/2017 12:59 PM
30	Music events venues.	3/2/2017 12:08 PM
31	Alternative healing businesses, local alternatives to chain and big box stores, small farmer owned organic food production, restaurants serving local organic food, businesses that produce products that do not have harmful chemicals in them.	3/1/2017 11:23 AM
32	Clean technology Locally owned and operated clean businesses	3/1/2017 10:26 AM
33	I feel we have a fairly good mix, now.	2/28/2017 11:05 AM
34	Small town businesses i.e. grocery, hardware, etc	2/27/2017 9:43 AM

35	Improved recycling so less scrap and rubble would remain in the landfill. We have way too many stream banks that need to be protected with rock type rubble.	2/26/2017 9:33 PM
36	Local grown food markets	2/24/2017 3:36 PM
37	It would be nice to have some type of agricultural processing. It would diversify the jobs available in the county.	2/24/2017 1:23 PM

Q19 Which Public Input Session did you attend?

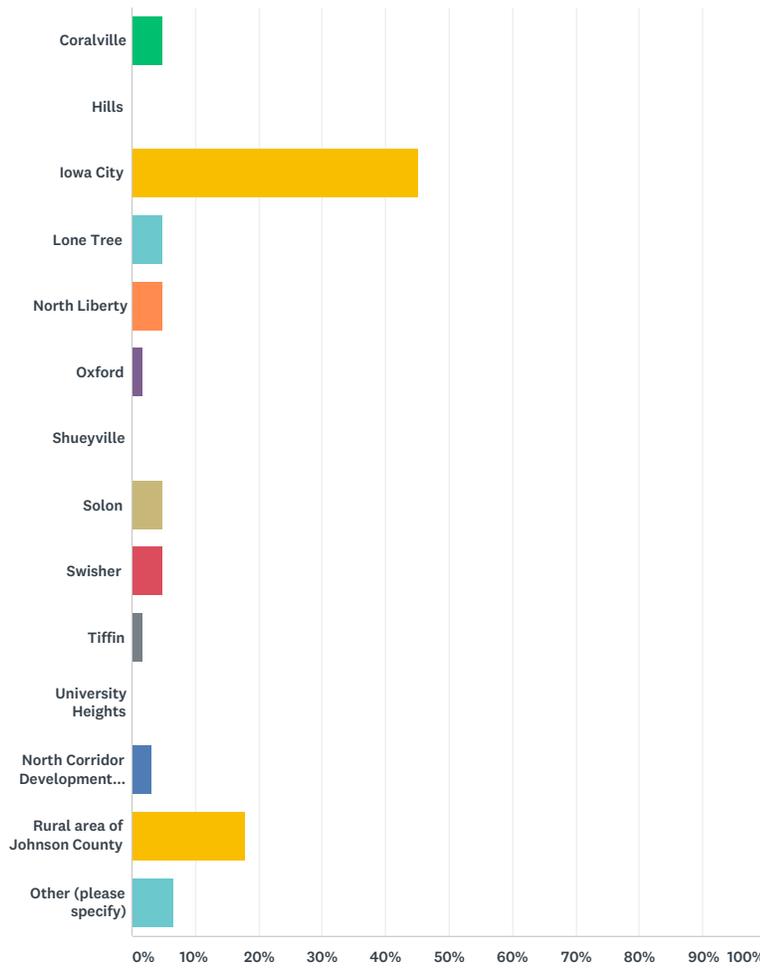
Answered: 60 Skipped: 19



ANSWER CHOICES	RESPONSES	
Lone Tree Community Center (2/07)	8.33%	5
Kent Park Education Center (2/16)	5.00%	3
Solon High School (2/22)	8.33%	5
Stringtown Produce Barn (2/28)	6.67%	4
Iowa City Library (3/06)	18.33%	11
I did not attend a Public Input Session.	53.33%	32
TOTAL		60

Q20 What area or community within Johnson County?

Answered: 62 Skipped: 17



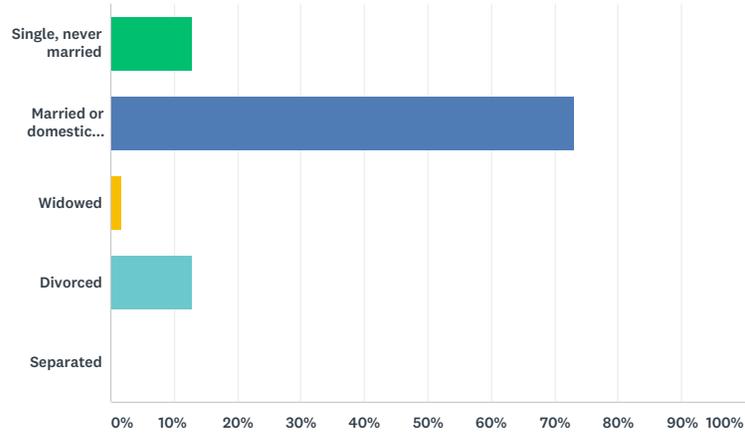
ANSWER CHOICES	RESPONSES	
Coralville	4.84%	3
Hills	0.00%	0
Iowa City	45.16%	28
Lone Tree	4.84%	3
North Liberty	4.84%	3
Oxford	1.61%	1
Shueyville	0.00%	0
Solon	4.84%	3
Swisher	4.84%	3
Tiffin	1.61%	1
University Heights	0.00%	0
North Corridor Development Area (NCDA)	3.23%	2
Rural area of Johnson County	17.74%	11
Other (please specify)	6.45%	4
TOTAL		62



#	OTHER (PLEASE SPECIFY)	DATE
1	Fremont Township	3/6/2017 10:26 AM
2	River Junction	3/2/2017 2:05 PM
3	Sharon Center	3/2/2017 9:36 AM
4	Frytown	2/28/2017 6:26 PM

Q21 Which would best describe your household?

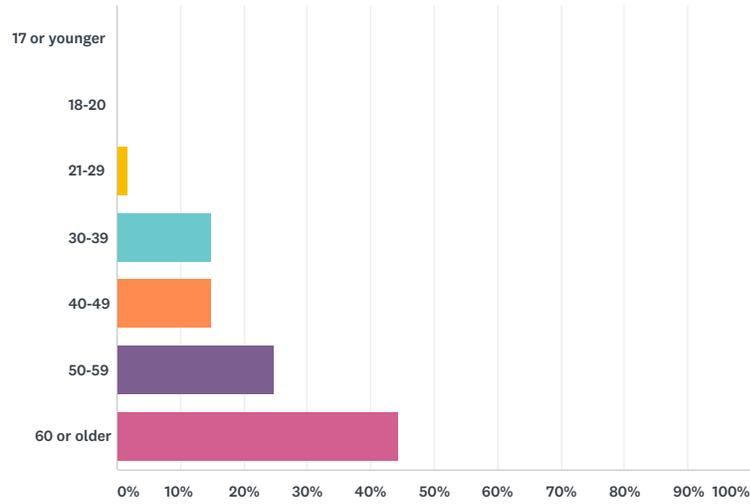
Answered: 63 Skipped: 16



ANSWER CHOICES	RESPONSES	
Single, never married	12.70%	8
Married or domestic partnership	73.02%	46
Widowed	1.59%	1
Divorced	12.70%	8
Separated	0.00%	0
TOTAL		63

Q22 Which category below includes your age?

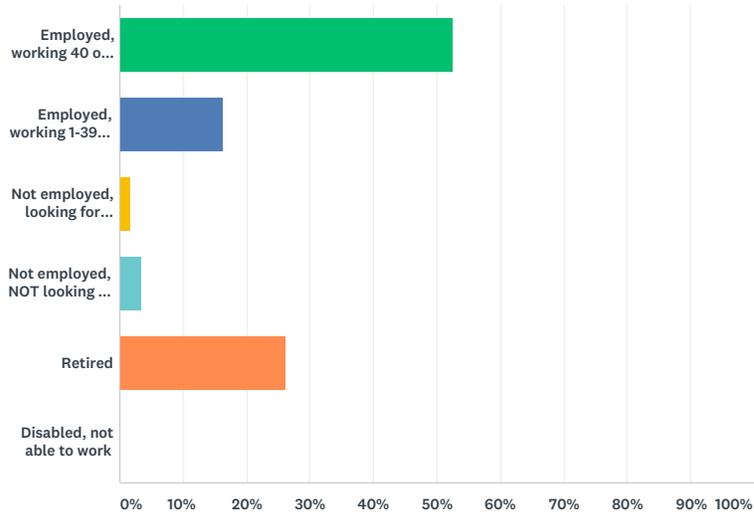
Answered: 61 Skipped: 18



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	1.64%	1
30-39	14.75%	9
40-49	14.75%	9
50-59	24.59%	15
60 or older	44.26%	27
TOTAL		61

Q23 Which of the following categories best describes your employment status?

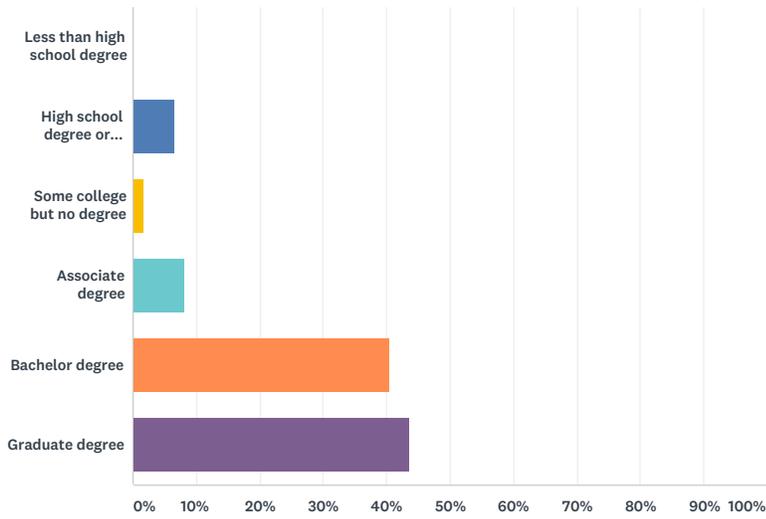
Answered: 61 Skipped: 18



ANSWER CHOICES	RESPONSES	
Employed, working 40 or more hours per week	52.46%	32
Employed, working 1-39 hours per week	16.39%	10
Not employed, looking for work	1.64%	1
Not employed, NOT looking for work	3.28%	2
Retired	26.23%	16
Disabled, not able to work	0.00%	0
TOTAL		61

Q24 What is the highest level of school you have completed or the highest degree you have received?

Answered: 62 Skipped: 17



ANSWER CHOICES	RESPONSES	
Less than high school degree	0.00%	0
High school degree or equivalent (e.g., GED)	6.45%	4
Some college but no degree	1.61%	1
Associate degree	8.06%	5
Bachelor degree	40.32%	25
Graduate degree	43.55%	27
TOTAL		62

(8) WINTER 2017 SURVEY

The following responses were obtained through a survey administered by PDS that asked questions about the Nov. 28, 2017, draft of the Plan, Map, and Appendices. The survey was offered online and in paper form from Nov. 28 through Dec. 15, 2017. Paper copies of the documents and survey were available at the Open House held on Dec. 5, 2017, and at the Board of Supervisors Office, the PDS Office, and Stringtown Grocery in the southern part of the county. A news release, direct email, website postings, and social media were used to alert people to the survey period. Seventeen people participated in the survey. All responses for each question are included below (some respondents did not answer all questions).

1. What do you like and/or what would you like to change about CHAPTER 1: INTRODUCTION?

Timestamp	Response
11/30/2017 9:02:29	Similar to a County Hazard Mitigation Plan, typically approved by FEMA and required if a community applies for grant assistance post-disaster, are there grant programs that require a County Comprehensive Plan for securing funding? If so, this could be important to state in the introduction.
12/7/2017 9:52:40	Very informative-wish there were a paragraph or more on why people want to live in the rural areas.
12/13/2017 15:53:00	<p>Page 20, Part 1.4, Key Issues, Land Preservation should be titled Farm Land and Natural Areas Preservation. We all want to Preserve Land, but the real question is: WHAT type of land to preserve.</p> <p>Plus, add at this point the three points I speak about in Chapter 5--Preserve Farm Land, Preserve Natural Areas, Prevent Urban Sprawl. (see below)</p> <p>Page 20, Part 1.4, Key Issues, Development Areas, last paragraph. The historical background of the NCDA is well done, but it lacks a closing chapter. The Plan needs to state definitively that the NCDA will no longer exist as a separate geographical entity, as of the adoption of this plan. In its place is the FLUM which recognizes existing zoning of residential parcels, plus it adds additional parcels as potential areas for residential development. This needs to be clearly stated because after 50+ years of recognizing land as zoned residential or ag, and then 20 years of the NCDA as "preferred" area for residential development, we are presenting a new concept--the FLUM which incorporates existing zoning with future land use preference. Let's call the NCDA what it is (or will be upon adoption)--dead, eliminated, no longer existing.</p>
12/14/2017 7:55:07	The opening paragraph is misleading. This plan was not made with an "open process that included residents leadership and engagement" Many of the residents that sat on the comprehensive plan committee have expressed their dislike of the plan itself as well as the process to get the plan to this point. This should have been a landowner, and resident led plan, not a government and county leadership mandate. Very little advertising of the plan or process happened in the unincorporated area of the county. Very few land and farm owners know what's happening today.
12/14/2017 12:28:43	The pictures of the public input sessions appear to show that mostly men attended these meetings. If this is the case, then that makes sense, but if not, I would replace some pictures with female attendees. Happy to see the definition of a farm and agritourism mentioned as something the county needs to address in order to support small farmers.
12/14/2017	Well organized and thoughtful.

12/15/2017 10:40:07	<p>Chapter 1, Comp Plan Introduction, Process, p. 16</p> <p>As part of the introduction, the draft plan identifies the process that's been used to develop the plan. We suggest that the description of the process be modified to be internally consistent and accurate in how the process transpired. Page 17 is accurate in stating that the Johnson County Supervisors "took an active role in creating the Comprehensive Plan." Yet, a description of their leading role is absent in the description of the Comprehensive Plan Process on page 16. We would recommend that the description of the process include the leading role of the county supervisors instead of the Comprehensive Planning Committee. The Committee did not lead the process, but provided input to the supervisors, staff and consultants. For accuracy, the paragraph on page 16 describing the process needs to clarify the actual role of the supervisors and the committee in the process.</p> <p>As stated in earlier comments, the Johnson County Farm Bureau believes that the process used to develop the comprehensive plan violates Iowa Code §§ 335.5 and 335.8 by bypassing the county planning and zoning commission's statutory role in developing and making recommendation to the supervisors and holding at least one public hearing. By law, the commission should have initiated and led the process. Also, the process violates Johnson County's vision and mission for the commission as articulated on its web site. We are concerned that there has been no effort to include the Planning and Zoning Commission or allow them to carry out their duty as commissioners to hold public hearings, amend the comprehensive plan, or provide a final recommendation.</p> <p>Farming & the Agricultural Exemption, pp. 21, 73</p> <p>In the introduction and several additional places in the document, it states that a tract of land must be "agriculturally zoned" before meeting the definition of a farm. Iowa law and the Johnson county zoning ordinance do not require land to be zoned agriculture for the land to be a farm or used for agricultural purposes. The current zoning ordinance defines farm as the following:</p> <p>Farm. No less than 40 contiguous acres of land, or a 1/4 of a 1/4 of a Section, as legally described and recorded, while used for agricultural purposes. Residential structures occupied by persons engaged in farm operations shall be included in the term farming as are roadside stands for the sale of farm products.</p> <p>Ord. 8:1.4(67). Therefore, if the county changes the zoning of land that is used for agricultural purposes as defined by the Iowa Supreme Court and/or the ordinance, it will still meet the definition and Iowa Code § 335.2 still applies. We recommend that references to this requirement be deleted throughout the document to be consistent with Iowa law and the zoning ordinance.</p> <p>Additionally, the current 40-acre minimum requirement as a litmus test to be considered a farm is inconsistent with past Iowa Supreme Court and attorney general opinions. The zoning commission and board of supervisors have the authority to make amendments to the ordinance to bring it into conformance with Iowa law independent of this comprehensive plan process and we suggest they move ahead and do so. While size of the parcel can be considered, it cannot be definitive. Therefore, we suggest that Johnson County provide a presumption that tracts larger than 40-acres are farms and then evaluate smaller parcels to determine if their primary use is agricultural or a farm house.</p> <p>The summary also does not give due mention of the need for allowances of on-farm businesses in addition to rural and agricultural tourism. One way for farms to diversify is to have additional sources of income, including but not limited to, small businesses such as equipment repair, trucking, seed corn sales, daycare, beauty shop, or professional services, such as accounting, taxes or regulatory compliance consulting. They are currently identified as home businesses or home occupations in the ordinance, but can be an essential component to enable a farm family to stay on the farm.</p>
12/15/2017 15:47:33	<p>>>> Please note my one suggestion just below. In general, I think this is an amazingly visionary and forward-thinking plan, and want to commend all the many staff members who put it together. I feel so very fortunate to be living in Johnson County, with county employees who are concerned about these sustainability matters and willing to act on them. Thanks much to all of you!</p>
12/15/2017 16:07:04	<p>I like the fact that the key issues are listed.</p>
12/15/2017 17:33:46	<p>I'd never seen the Iowa Smart Planning Principles. Background helpful as well as how input was solicited.</p>

2. What do you like and/or what would you like to change about CHAPTER 2: SUSTAINABILITY

Timestamp	Response
11/30/2017 9:02:29	It may be helpful to state which communities in Johnson County are CRS rated (Iowa City=7, Coralville=7). In the future, new communities and existing CRS communities can be compared to their 2018 status. It may also be helpful to state that Linn County is rated, if Johnson County is considering getting rated as well. It seems like "Cities" should also be a Collaborating Partner in Action Step 5, and should probably add secure or "maintain" membership in CRS, which would account for Coralville/Iowa City already being rated.
12/7/2017 9:52:40	I like it, but it needs to include some common sense. Some of the goals might not work for a property so it needs flexibility.
12/14/2017 7:55:07	<p>Sustainability is a great feel good buzzword. I am sure every resident in the county accepts and advocates for "sustainability". I know I do. However our leaders at all levels should not be bogged down with feel good antics when they have a mission to accomplish. Sustainability means so many different things to so many different people.</p> <p>In regards to water quality, I am sure the county level leadership and PDS will use sound science and proven practices to ensure the NPS pollutants and sediment will be dealt with in a modern, practical, and of course sustainable method. Be it structures, practices, or management from landowners and farmers.</p>
12/14/2017 12:28:43	Local foods is included as something the county is encouraging as part of their sustainability mission, however there is nothing included directly about encouraging a sustainable local food system that enhances the health of our soil, water and reduces food imports in the strategy and action sections.
12/14/2017	Shows how the county is committed to sustainability.
12/15/2017 10:40:07	<p>Stormwater Management, p. 26</p> <p>While it is unclear why the county is regulating an area that is already regulated by both the state and federal government, the description of stormwater management on page 26 of the draft should be clarified to strike the reference to "frequent, small rains" as rains come at varied intervals, intensity and volume. This inaccurate description should be modified in the draft to use broader, more accurate terms to describe varied rainfall in Johnson County.</p> <p>Sustainable Land Use Techniques, p. 28, 37</p> <p>The requirement or incentive for housing developments to preserve 50% of the development for "open space or limited use agriculture" will encourage taking as much or more land out of agricultural production as low-density housing. We would suggest encouraging higher density housing without the open space requirement to preserve prime agricultural land.</p> <p>Water Quality, p. 32</p> <p>The discussion of nonpoint source pollution sources should be clarified. In the first bullet point, both sediment and pathogens are mentioned to come from agriculture, construction sites, stream banks, etc. We would suggest that the first bullet point is really describing just sediment and not pathogens for two reasons. First pathogens do not generally come from the entire list of sources mentioned and second since "bacteria and nutrients" are already mentioned in bullet point four, its mention in bullet one is redundant. We suggest deleting "an pathogens (animal waste)" so that the first bullet clearly talks about sediment and the fourth bullet addresses bacteria and nutrients. This is just a suggested clean-up for the words to match what is trying to be said.</p> <p>Secondly, in the second sentence of the second paragraph under nonpoint source pollution, the assertion is made that nonpoint sources "have harmful effects" when this is not universally the case. We suggest changing the word "have" to the word "can" to reflect that these sources can have an effect at certain concentrations, duration or quantities, but they do not always negatively impact those things listed.</p> <p>Water Quality, p. 38</p> <p>The description of what more needs to be done to improve water quality is shortsighted and incomplete. New research is occurring to improve current technologies and develop new strategies to address nonpoint source contributions. The Johnson County Farm Bureau does not support "further land acquisitions" as a preferred strategy for Johnson County to do more to improve water quality. We would prefer a collaborative approach of employing in-field and edge-of-field practices on working lands rather than land retirement through government purchase. Additionally, prairie and wetland restoration are only two of many options of techniques to manage contributions in the face of the challenges that weather provides to farmers when using these technologies. Alternatively, we would encourage the plan to reference the science and technologies included in the Iowa Nutrient Reduction Strategy for the menu of options to choose which works best for a given farm or situation.</p>

12/15/2017 15:47:33	<p>I suggest adding the sentence below to page 31, as a third paragraph under the "Environmental Concerns" heading. I do so in hopes that we can get the important term "ecosystem services" and its definition into the report somewhere. I believe that this ecological term is crucial to everything you are proposing doing - it's all about safeguarding the life-supporting services that are innate to our planet (but are much stressed by certain human activities). Acknowledging this concept shows that we are concerned about nature and its functions, even when natural areas are not affected by development - I believe it's important to say this:</p> <p>INSERT: " Taking these and related environmental matters into consideration will help to protect and restore nature's ecosystem services (numerous life-sustaining processes, such as pollination, flood mitigation, water purification, and waste decomposition), thus supporting our land, water, and air's ability to maintain and enhance the quality of life for future generations."</p>
12/15/2017 16:07:04	<p>I like that the solar permitting has been simplified.</p> <p>I would like to see size restrictions applied to CAFOs, as well as location and inspections for safety and run-off issues. A CAFO should not be allowed near a river or stream - If a manure spill occurs, there is a high risk of polluting the waterways.</p>
12/15/2017 17:33:46	<p>Why "Magic Wand" items? This info seems like it informs the plan but should not be included on its own. Will IBC for tiny houses be adopted as well?</p>

3. What do you like and/or what would you like to change about CHAPTER 3: LOCAL ECONOMY

Timestamp	Response
11/30/2017 9:02:29	<p>Under "Telecommunications", it might be important to note several co-working spaces throughout Johnson County. These places are increasing in popularity and I know of several more rural cities that are interested in creating similar spaces that encourage telecommuting (not specifically at-home, but in a business setting) and decrease car-dependency.</p>
12/7/2017 9:52:40	<p>Great to see population growth. I would not change anything.</p>
12/14/2017 7:55:07	<p>Many sentences and statements in this section are very politely worded assault on farming and farmers, or statement and goals contradict each other. This section needs much more transparency and clarity.</p> <p>The plan clearly states, "support all agriculture business".(pg67)</p> <p>(pg73) The Johnson county board of supervisors passed a resolution in support of a statewide moratorium of permits for farmers that feed and house livestock, (also known as CAFO). Is this type of action the "support for all farmers" we can expect from this comprehensive land use plan? I think feel diversity training for the members that support this are recommended.</p> <p>(Pg77) Local economy 3 strategy 2 "Support farmers who wish to maintain and expand agriculture activities in accordance with this plan" It is well established that a majority of the land use plan committee members have taken issue with the way this plan has been manipulated and constructed. Therefore it seems sensible to assume that this plan is the brainchild of this board and to a lessor extent PDS. I am certain that many farmers in the unincorporated parts of this county will not garner support of the comp. plan or this board of supervisors. I also don't feel that government, especially at a local level should be using a land use plan to "support" one group of people over another. I feel this is discrimination and lack of diversity at its core!</p>
12/14/2017 12:28:43	<p>If would be nice to include information about the amount of food Johnson County imports verses grows here or even in our food shed. Pictures of Agritourism could also include Wilson's Orchard, Colony Pumpkin Patch, Walker Homestead and Kalona Creamery. Action step to support local food industry in Johnson County is nice to see, but it is hardly an "industry". Best to say local food economy or system. Local Economy 3 looks good. Collaborating partners could include Field to Family and Iowa Valley RC&D for Econ 1 & 3.</p>
12/14/2017	<p>It's interesting how private employment only accounts for 25% of the county's major employment. Is this why housing is so expensive in the area? What are some diversifications that can be systemically added in case of education/healthcare downturns? The commuter survey was well done.</p>

12/15/2017 10:40:07 Agricultural Profile, p. 62-63, 65

The data used in Figure 4 and its description needs better explanation or the use of different data. "Total cropland" does not include all the land in farms. The total amount of land in farms in Johnson County was 328,672 acres in 2012 and 321,139 acres in 2007 according to the USDA Ag Census data. The data for "land in farms" more accurately reflects the agricultural land use in Johnson County and we recommend that it be used in place of "total cropland."

Because it is not compared to planted acres and is dependent on many factors, including weather, the reference to a 31% increase in harvested acres is misleading. The increase in harvested acres is only meaningful in the context of the weather cooperating and farmers being able to get their crops out of the field. Current 2017 data should be available from USDA for both planted and harvested acres rather than relying on old ag census data. The increase in harvested acres cannot be used to present that farmers are putting more land into crop production, it only represents what they were able to harvest given the effects of drought, floods, hail, and personal circumstance. We recommend that the plan use more relevant comparisons in presenting its agricultural profile for Figure 4 or be more descriptive of what the data chosen does and doesn't show.

On page 65, a generalized statement is made that "fewer farmers are needed to manage large tracts of land." While less farm labor may be needed in crop production because of changes in technology and farm management practices, they are not farming "large tracts of land." The size of land tracts has stayed the same or have gotten smaller due to sale or inheritance. In fact, the average farm size in Johnson County declined between the 2007 and 2012 ag census, but is not reflected in the dialog surrounding the data in Figure 7. The paragraph describing Figure 7 should be modified for accuracy.

Local Foods & Small Farm Operators, p. 64, 73

The Johnson County Farm Bureau supports the diversity of agriculture found in Johnson County, including farmers who market their farm products locally through local restaurants, institutions, grocery stores and farmer's markets. Consumers want a variety of choices when selecting their food and farmers want to provide for this market. However, the second half of the first paragraph on page 64 makes unsubstantiated statements inferring the superiority of farmers who market their products in this way. Every farmer believes the choices they make are superior for their farm and their market. For the longevity and profitability of their farms, ALL farms strive to achieve the benefits described in the second half of the paragraph, not just those who market their products locally. The description expresses opinions and preferences concerning food choices and is not an unbiased statement concerning the types of farms in Johnson County. We recommend that this be amended to more accurately express that Johnson County is situated near an urban community that creates this market and that there is a need to fill the community's desire for locally produced food.

Concentrated Animal Feeding Operation, p. 68-69

A "concentrated animal feeding operation" is defined in state and federal law as an animal feeding operation that meets the definition of a large CAFO, medium CAFO or an AFO that has been designated as a CAFO. An "animal feeding operation" is defined as a facility where animals (other than aquatic animals) are housed or maintained for a total of 45 days during the year and no crops are grown on any part of the facility. The definitions do not limit CAFOs to only including "large" livestock farms or only farms that raise animals in climate-controlled barns. It is a broad definition that conceivably can include any livestock farm in the county.

The Public Input Session summary is duplicative in talking about livestock farms twice, once on page 68 and almost the exact language is found again on page 69. It is redundant and should only be discussed once, if at all. Referring to our earlier introductory comments, this section, like the other public input summary sections should not be in the main document and should more appropriately be left only in the appendices.

12/15/2017 16:07:04 It seems that farmers are interested in CAFOs as a way to increase their income which is fine - I understand that. But what has happened in other parts of the state is that the neighbors are affected - their property value decline. And with the manure odor and other gases emitted, their quality of life declines. The larger the operation is, the more pollutants are emitted and health risks of owners and neighbors increase.

12/15/2017 17:33:46 I appreciate the commuter graphs. Interesting. Definitely need to amend 20-acre rule as well as CAFO oversight.

4. What do you like and/or what would you like to change about CHAPTER 4: INFRASTRUCTURE AND AMENITIES

Timestamp	Response
11/30/2017 9:02:29	Should there be any discussion of the impact of major interstate changes that will happen in the next 10 years (i.e. 380/80 interchange, Forevergreen exit)?
12/7/2017 9:52:40	I like cul-de-sacs-seems that the plan does not like these. The interconnectivity seems more appropriate for the cities and not rural areas.
12/14/2017 7:55:07	I have spent 2 hours just this morning attempting to bring to light the many contradictions and pitfalls of this plan. Hopefully a few people will read this and also comment as to this plan. But at some point I have to go to work. With that I am going to quit picking this 173 page plan and process apart. Because time and personal responsibility wont allow it.

12/14/2017 12:28:43 Goal 5, Strat 5, could also include expanding access for locally grown food to all, including those food insecure. The intro of this section could include definition and description of a community based food system. Field to Family should be a collaborating partner. Should consider moving it into its own goal, adding this text: INFRASTRUCTURE & AMENITIES GOAL #?

Make land use, zoning, budgetary and infrastructure decisions that encourage a strong community food system that works to enhance the health of our environment (soil, air and water), economy as well as our youth and adult population.

Strategy 1- Enhance our county's local food system infrastructure.

Action 1- Identify current infrastructure needs.

Action 2- Support efforts to house and run a local food hub.

Strategy 2- Increase the amount of food grown and consumed in Johnson County by reducing our food imports.

Action 1- Support initiatives that encourage an increased availability of healthy foods to all populations. (Research shows that Iowans do not get their daily recommended amount of fruits and vegetables and we have the most fertile soil on the planet)

Action 2- Pass zoning ordinances that enable small farmers who build healthy soil as stewards of the land while growing the meat and fruit and vegetables, dairy and grains we need to thrive, rather than import our food from other states, countries.

Action 3- Explore ways to support farmers who manage less than 40 acres of land while growing healthy food and soils to level the playing field between them and farmers who own 40 acres or more and have ag exemption.

Action 4- Support agritourism enterprises that work to connect people to where their food comes from and showcases how the land provides our fuel, fiber and food.

Action 5- Support initiatives that expand edible landscaping and community gardens.

12/14/2017 Agree with the infrastructure goals and priorities.

12/15/2017 16:07:04 I like the the idea of "green infrastructure."

12/15/2017 17:33:46 I like the dedication to alternative travel as well as connectivity. I believe our county should be farther ahead in local food infrastructure - glad to see it listed.

5. What do you like and/or what would you like to change about CHAPTER 5: LAND USE including the DEVELOPMENT GUIDELINES AND MAP?

Timestamp	Response
12/1/2017 12:10:27	I support "discouraging CAFOs in Johnson County" and particularly like "monitor and report the adverse environmental" (PLUS HEALTH) effects. I don't care how people farm Until it starts affecting the health of the neighboring communities, but antibiotic resistance, and water and air pollution are public health issues that we should at least be collecting evidence about.
12/1/2017 16:07:12	I support discouraging CAFOs and continuing to speak out for local control. At least until we have local control and better regulation, please keep the 1 farmstead split rule and the minimum 40 acre rule. CAFOs are a threat to the environment and public health and the living conditions and the standard practices that animals endure would be criminal acts if forced on companion animals. Pigs, turkeys, chickens and cows are all sentient beings and feel emotional and physical pain. They should not be treated like objects. Regarding the health aspect of CAFOs---they are incubating superbugs and I believe will also eventually cause a pandemic : https://www.npr.org/sections/goatsandsoda/2017/02/25/515258818/a-taste-for-pork-helped-a-deadly-virus-jump-to-humans
12/7/2017 9:32:20	Iowa City needs more green spaces. NO MORE CAFOS. It would be nice if former IC Public Library could be used for something other than student rentals.
12/7/2017 9:52:40	I like that if you want to build a house and your land is not zoned "R", you still have a process that might allow you to build. This way everyone is treated the same.
12/8/2017 13:10:00	No more CAFO's in the county. No expansion of those already here. Fines for odor from them as well as water quality degradation.

12/13/2017 15:53:00	Page 109, Section 5.1, as stated above, at the opening of the Land Use section clearly state that the NCDAs have been eliminated and no longer exist.
	<p>Page 109--or somewhere near the start of the Land Use section--restate the three goals that consistently arise when citizens are asked about their ideas for land use in Johnson County--1. Preserve farm land; 2. Preserve natural areas; 3. Prevent urban sprawl by directing residential growth in and toward cities. These three goals were prominent in both the 2008 and 1998 Land Use Plans. They repeatedly arise again in the interviews and assorted comments of citizens throughout the process of creating this Plan. These points should be prominently noted in equal measure and to the consistency that they are stated repeatedly by county residents.</p> <p>Page 129, FLUM--I personally object to designation of parcels on the FLUM for future rural residential development when they are beyond the Fringe Areas in the Rapid Creek, Turkey Creek, Sugar Bottom, and Newport road areas. We should not rescind existing residential zoning, but adding to it only causes more problems. An additional map that shows the FLUM with only the newly added residential designations would be helpful to visually explain this point.</p>
12/14/2017 12:28:43	<p>I do not completely understand this new approach to development. This isn't my area of expertise. I did advocate for shrinking the NCDAs and adding a development area in the southern part of the state near and along major roads. This makes more sense to me, but again, I am not in a position to judge what is the best plan.</p> <p>As for permitted activities on AG zoned land, I think Johnson County should encourage people to visit farms and see how their food is grown. There should not be added regulations for farm stands or u-pick or hoop houses or any agricultural service that support food production. Agritourism should be encouraged and not overly regulated in a way that will discourage them.</p>
12/14/2017	This is probably the biggest area the county can have a positive role in; balancing the pressure of housing development with the needs of agriculture and conservation. There are no perfect solutions but it is essential to have long range plans like this.
12/15/2017 10:40:07	<p>Goals, Strategies & Action Steps, Land Use 1, Strategy 1, p. 123</p> <p>Action 4 of Strategy 1 says that Johnson County will promote ag land retirement programs as an action to achieve the strategy of advocating for agricultural preservation. The Johnson County Farm Bureau believes that CRP and other land retirement programs are best suited for environmentally sensitive land that is less suited for crop production. We do not believe that it is a program to achieve agricultural preservation as the land is not in agricultural production. Instead, Johnson County should be supportive of programs such as targeted cost-share and EQIP. Further, this action step is not related to the strategy which is focused on fringe area agreements.</p> <p>The more appropriate way to achieve agricultural preservation is to allow on-farm businesses, local food marketing, raising livestock and to restrict where new non-farm houses may be built in the county.</p>
	<p>Goals, Strategies & Action Steps, Land Use 1, Strategy 2, p. 124 (and p. 130)</p> <p>Strategy 2 says that updates to the agricultural exemption policy will be considered. This is essential to bringing Johnson County's zoning ordinance into compliance with Iowa law, including Iowa Supreme Court precedent. We have a couple of specific comments related to Actions 2 and 4.</p>
	<p>First, Action 2, if implemented, would be contrary to Iowa law and specifically the Iowa Supreme Court's ruling in <i>Kuehl v. Cass County</i>, 555 N.W.2d 686 (1996). Farm families who raise livestock are agricultural operations and included within Iowa Code § 335.2. Therefore, Johnson County cannot exclude them through zoning. Livestock farms may be located on small parcels, but under state law, they must have access to adequate land to agronomically use the manure for crop fertilizer. While they are likely located on small parcels to accommodate lending requirements, they are usually part of a farm operation to meet state regulatory requirements for land application. Johnson County may not implement the agricultural exemption policy in the manner as described in Action 2 without violating Iowa law; therefore, we suggest this action item be deleted.</p>
	<p>Action 4 implies a misunderstanding of the agricultural exemption or the supervisors' intent should be clarified. Under Iowa law, if a resident of a farm house is engaged in agriculture and the property is primarily used for an agricultural purpose, the county cannot regulate the residential development. See <i>Lang v. Linn County Board of Adjustment</i>, 829 N.W.2d 1, 7-8 (2013). The <i>Lang</i> case provides guidance to Johnson County in distinguishing between a rural estate and a small farm property. If a small property is primarily used for agricultural purposes, Iowa Code § 335.2 is applicable. Further, as the <i>Lang</i> case demonstrates, having a berry or tomato patch in the back yard is insufficient to qualify for the exemption. For a small tract to be a farm, they should commercially produce fruits and vegetables for sale rather than for personal and family consumption. Otherwise, a rural estate can be too easily camouflaged as a local food farm resulting in a rural land use conflict that zoning is supposed to prevent.</p>
	<p>Goals, Strategies & Action Steps, Land Use 1, Strategy 4, p. 124</p> <p>This strategy is inconsistent with the public input summaries and priorities established earlier in this chapter. No mention of livestock farms occurs in this chapter until this strategy. Therefore, this strategy is not consistent with the stated county priorities for land use and it should be deleted. Further, as page 64 of the draft plan indicates, the county supervisors have been highly successful in driving much swine and poultry production out of the county without a change in its regulatory policies.</p>
	<p>This approach is short-sighted because many farm families who call Johnson County home, would benefit from this value-added agriculture and way of diversifying their farm income.</p>

12/15/2017 10:40:07 Continued from prior page:
 Johnson County farmers want to farm in Johnson County, and they may not be able to buy land in a neighboring county to be able to diversify their farm. Meeting varied consumer demands requires all types and sizes of farms. Johnson County should welcome all responsible agricultural economic activity rather than regulating to their personal preference.

Specific to the actions listed below this strategy, they are inappropriate actions on which to spend county taxpayer resources. The supervisors' lobbying strategy for an expansion in regulatory authority is misplaced in this document. It is not currently within the authority of the supervisors to regulate; and, therefore county resources and taxpayer funds should not be spent to hire lobbyists to achieve this goal. Action 2 is the proper role of DNR, EPA, NRCS, Iowa State Extension and Iowa's farm organizations. It is not the proper role of Johnson County to divert resources for this purpose. Regarding Action 3, it is a county's role to report to the DNR any complaints of violations of Iowa law that it receives, but it is the DNR's job to enforce Iowa and federal law and decide whether a violation occurred. DNR reports all violations and enforcement actions publicly on its website. It is not Johnson County's role to expend resources to duplicate reports and monitoring that already occurs at the state level identified by county.

Goals, Strategies & Action Steps, Land Use 5, Strategy 2, p. 127 (and p. 139, 139, etc.)

This strategy is unclear as to why it is a priority of the county to use county resources to "encourage" best management practices and "observe" conversation practices. Many state and federal agencies and institutions already perform this function and more including but not limited to IDALS, DNR, Iowa State University, FSA, NRCS, COE, and EPA. The local government responsible for soil and water conservation encouragement and programming are the soil and water conservation districts, not Johnson County. Adding Johnson County's oversight in this manner is duplicative and will not contribute in a meaningful way to progress in this area. It would be more appropriate for Johnson County to participate in a supportive role rather than using county property tax dollars to establish a new program.

12/15/2017 17:33:46 If this is a draft of the plan, why is the comment of "one couple" mentioned? (farmstead split) It seems like something that is not relevant in a plan..

6. What do you like and/or what would you like to change about CHAPTER 6: IMPLEMENTATION?

Timestamp	Response
12/7/2017 9:52:40	It makes sense. Needs common sense and some flexibility.
12/14/2017 7:55:07	See above statement
12/14/2017 12:28:43	LND 1, Strat 2 should include FPC as collaborating partners. Or even IDALS. The Plan Maintenance section requires any new proposed updates to go through P&Z. This is not only a land use plan, as it covers many other areas and the P&Z may not be the best committee to address some of the issues that come up.
12/14/2017	Good land use and matrix strategy.
12/15/2017 17:33:46	Why all of the talk about a "Good Neighbor Policy"? Is this an issue?

7. What do you like and/or what would you like to change about the APPENDICES?

Timestamp	Response
12/7/2017 9:52:40	Look at areas that are already dense-say Sugar Bottom Rd- if you upgraded the road you could develop areas not yet "R" and take pressure off the rest of the county.
12/14/2017 7:55:07	See above statement
12/14/2017	Great job and additional information.

8. Please comment here about any topics or concerns not addressed in the questions above.

Timestamp	Response
11/30/2017 9:02:29	My assumption is that most people interested in reading this plan in the future will likely find it online. If so, I think hyperlinks within the final document would be beneficial rather than encouraging readers to find the links themselves.
12/5/2017 10:33:40	I think that the entire planning department should be recognized for their great work. whether you like the plan or not, they have taken a whole lot of abuse in an effort to create a plan for everybody.
12/7/2017 9:32:20	We are fortunate in Johnson County to have the BOS that we have!
12/8/2017 13:10:00	I hope 5. was the right place to object to hog confinement industry.
12/14/2017 7:55:07	I would like to advise the authors of this plan and anyone who reads this. That this comprehensive land use plan only affects the unincorporated parts of the county. No cities large or small will be affected by the outcome of this process. This plan and its wording will strongly affect rural landowners, farmers, and agriculture large or small, young or old, If your a landowner or farmer does this plan, does this board support what we have been doing in this wonderful county for hundreds of years and many generations of sustainable farming?
12/14/2017	This is a well thought out and developed plan. The development matrix and land use map reflects the hard work of the Planning and Zoning department and they should be commended for their efforts.
12/15/2017 10:40:07	The Johnson County Farm Bureau appreciates another opportunity to provide public comment regarding the new version of Johnson County Comprehensive Plan dated November 28, 2017. While we have previously submitted material for consideration during this process, these comments are specific to the new version with an understanding that this is not the final document.
	<p>Generally Applicable Comments</p> <p>Before specifically addressing the individual sections of the draft comp plan, we would like to provide a few insights to make the document more meaningful into the next decade. As an overarching comment, we found the draft plan to be extremely redundant and unwieldy. The same subject and exact statements are made at least three or more times within the document and the same content is repeated multiple times throughout. We believe the same substance can be covered in half of the pages to make the document more accessible to Johnson County residents and clearer to the Johnson County regulators.</p> <p>Additionally, we suggest that staff summaries of public input, interviews and focus groups be left as appendices and moved out of the main document. The summaries are repeated multiple times in different ways within the main document and do not add anything meaningful about what the county's plans are for the future. Further, they are summaries which contain inaccuracies and do not identify the groups or private sector individuals interviewed other than Farm Bureau, allowing everyone else to be anonymous. For example, the "Sustainability Focus Group," Building and Development Focus Group," Conservation/Environmental Focus Group" do not list who was interviewed, who made the comment or the groups they represent. This is similar to Appendix B for the public input labeled as "Local Food Policy Council," "Building and Development," "Conservation/Environmental," "Agritourism/Rural Businesses" and "emails received." The document is inconsistent in its treatment of the public input, how groups are identified and the summaries are extremely redundant adding unnecessarily bulk to the comprehensive plan.</p> <p>Including the summaries as part of the document will also cause the document to quickly become out-of-date as opinions, by their nature, are contemporaneous and change over time. The same content is repeated in the same section as public input, interviews and focus group discussion, again as priorities and action plans, and then again in the final summary chapter. They will not be relevant within a couple of years and therefore should not be included as part of the long-term plan's main document. The summaries do not need to be included in both the main document and the appendices. We recommend they remain as appendices with a general description of the process in the introduction without repetitive staff summaries in each chapter.</p> <p>We appreciate some of the changes made in the most recent version of the comprehensive plan, but in many ways the plan continues to be unfriendly and discriminatory against current Johnson County farmers who want to continue to raise crops and livestock in the county. We believe there is room for all sizes and types of responsible farmers regardless of whether they raise vegetables, livestock, corn or soybeans. There is consumer demand and a market that Johnson County should embrace and allow their residents to take advantage of. The current zoning ordinance and in some cases, opinions of the supervisors, discourage agricultural diversity and economic activity. The comprehensive plan and the zoning ordinance should be revised to reflect and embrace a diverse agriculture climate.</p> <p>Thank you for your consideration.</p> <p>Mark Ogden President, Johnson County Farm Bureau</p>
12/15/2017 16:07:04	CAFOs should be classified as an industry, not a farming activity. An industry that emits toxic gases that are dangerous to our health.
12/15/2017 17:33:46	I think the "Envision" portion does not belong is the plan. It's TMI and cumbersome. I prefer the Profile, Goals and implementation.

(9) PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission met four times to hear public comment and discuss the draft Johnson County 2018 Comprehensive Plan, dated January 29, 2018. At their April 9, 2018 meeting, the Commission voted 5-0 to recommend approval with 24 changes to the plan including one change to the Future Land Use Map. All recommended changes are listed below.

*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 Concentrated 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.
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 (FFA). 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

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 (page 130) 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:

Agricultural

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.

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. 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.”

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.



Planning and Zoning Commission

Recommended Changes to the 2018 Future Land Use Map January 29 Draft for Public Hearing

