Johnson County

Annexation Proposals

In the North Liberty/Coralville

Fringe Areas

February 8, 2007

www.johnson-county.com

Johnson County Land Use Planning

Presented by:
Johnson County Planning and Zoning Department

www.johnson-county.com

Introduction

- Johnson County has been allowing non-agricultural growth to occur in the fringe areas of North Liberty and Coralville even before it adopted zoning in 1960

- With the adoption of zoning in 1960, and the mass zonings primarily in the Corridor, non-agricultural development has continued

Introduction

- Even before adoption of the Current Land Use Plan, the County had been proactive in working with it's cities to guide growth.

- Continuing that philosophy, one of the adopted goals of the current plan was to create and adopt Fringe Area Agreements with our cities

Two Mile Extraterritorial Review

- Per State Code, Cities have the right to review and approve or deny subdivisions of land within two miles of their corporate boundaries.

- When cities two mile review areas overlap, they may create and adopt a Fringe Area Agreement that identifies who will review.

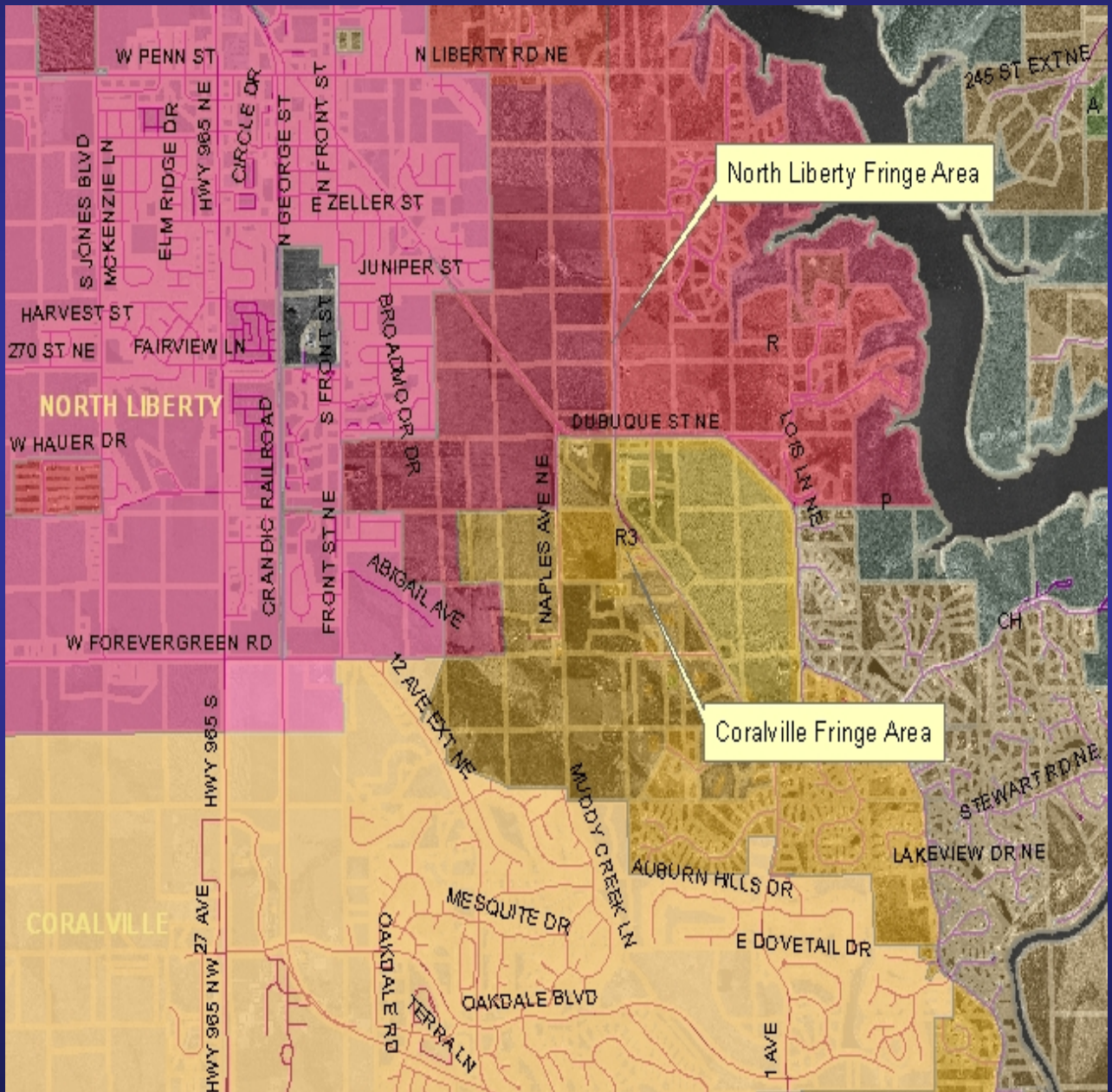- If there is no agreement in place, then the city that is physically closest has the right to review.
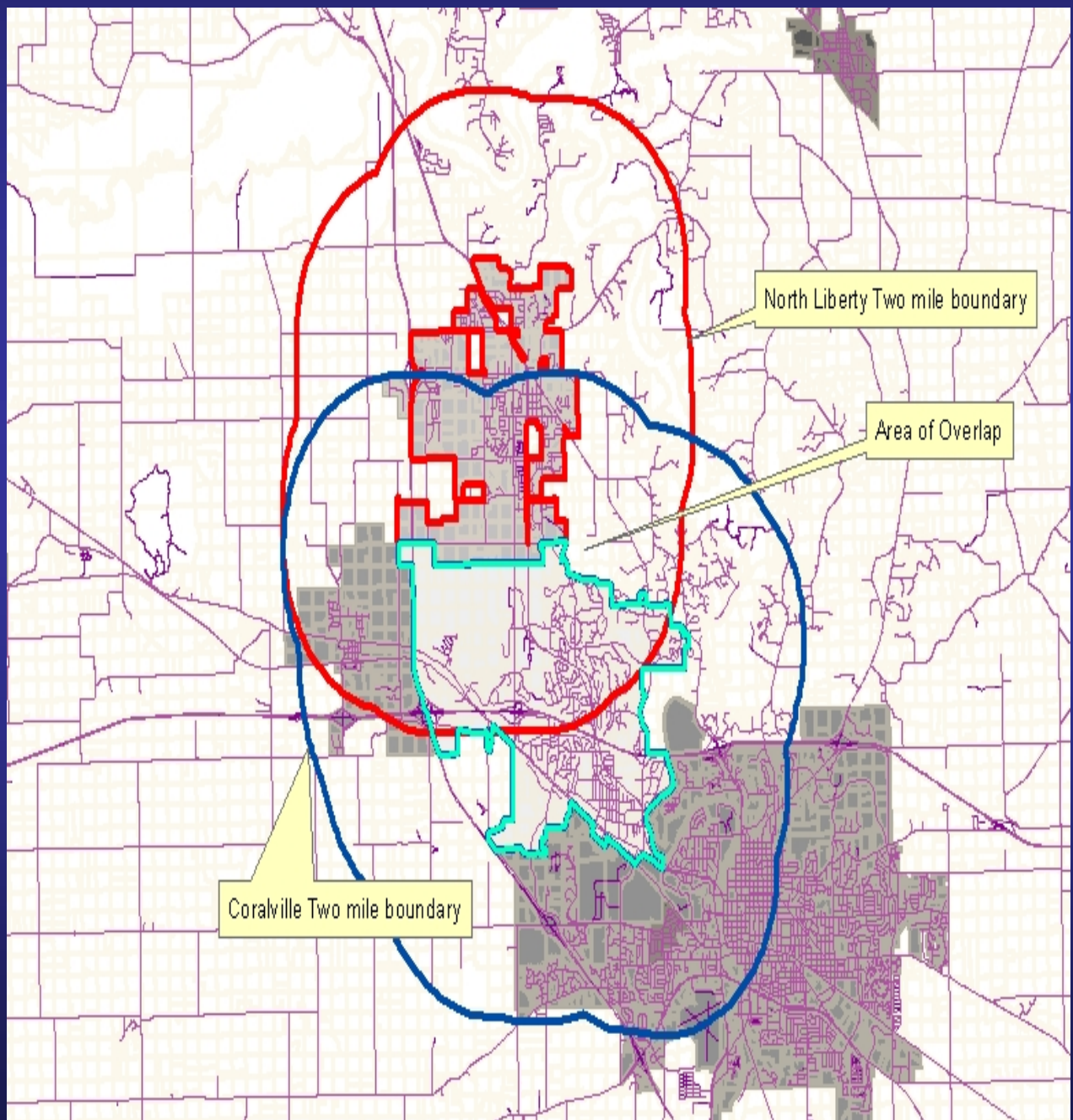
Map of Coralville and North Liberty
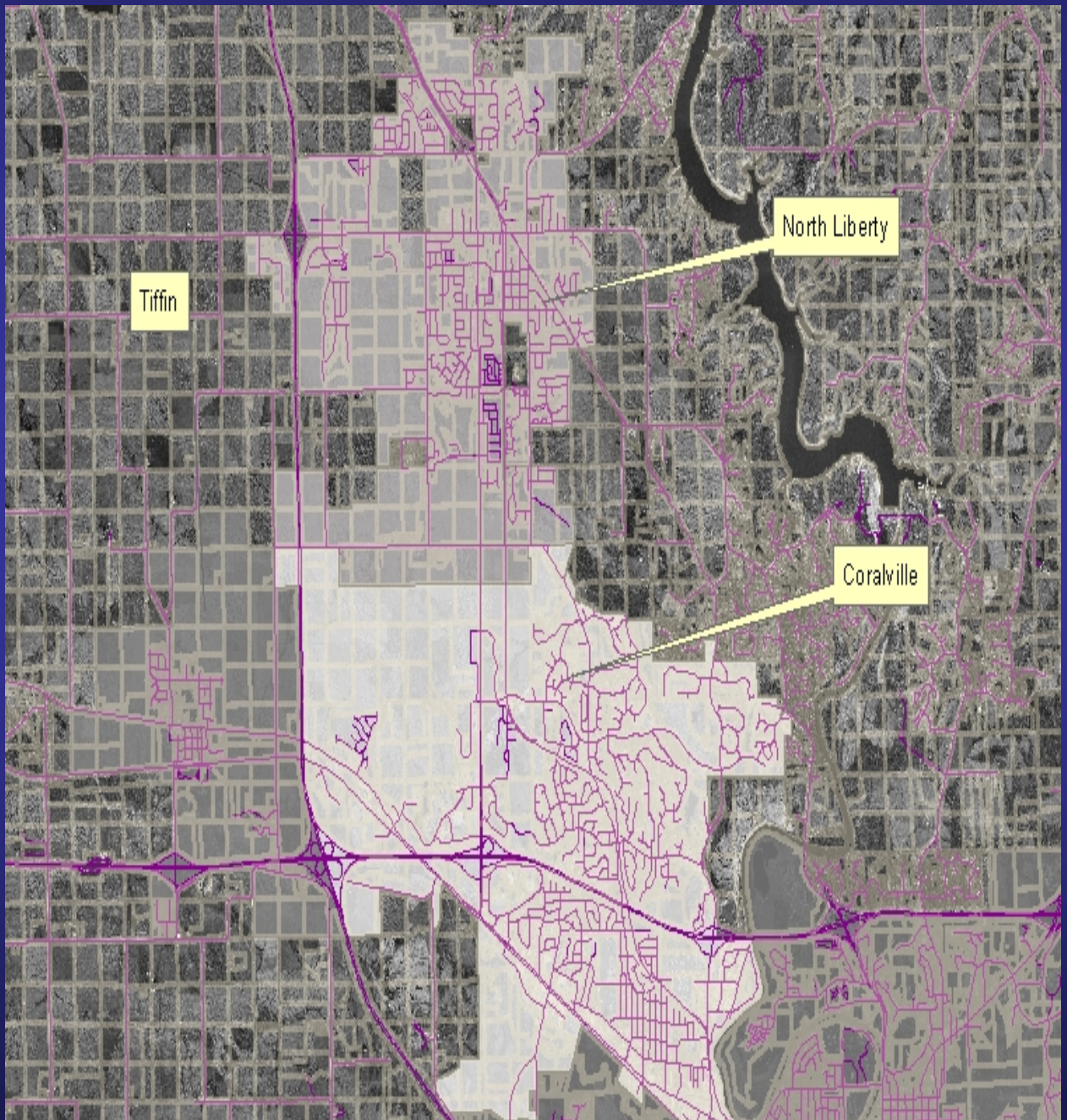
County Fringe Area Map for Coralville and North Liberty
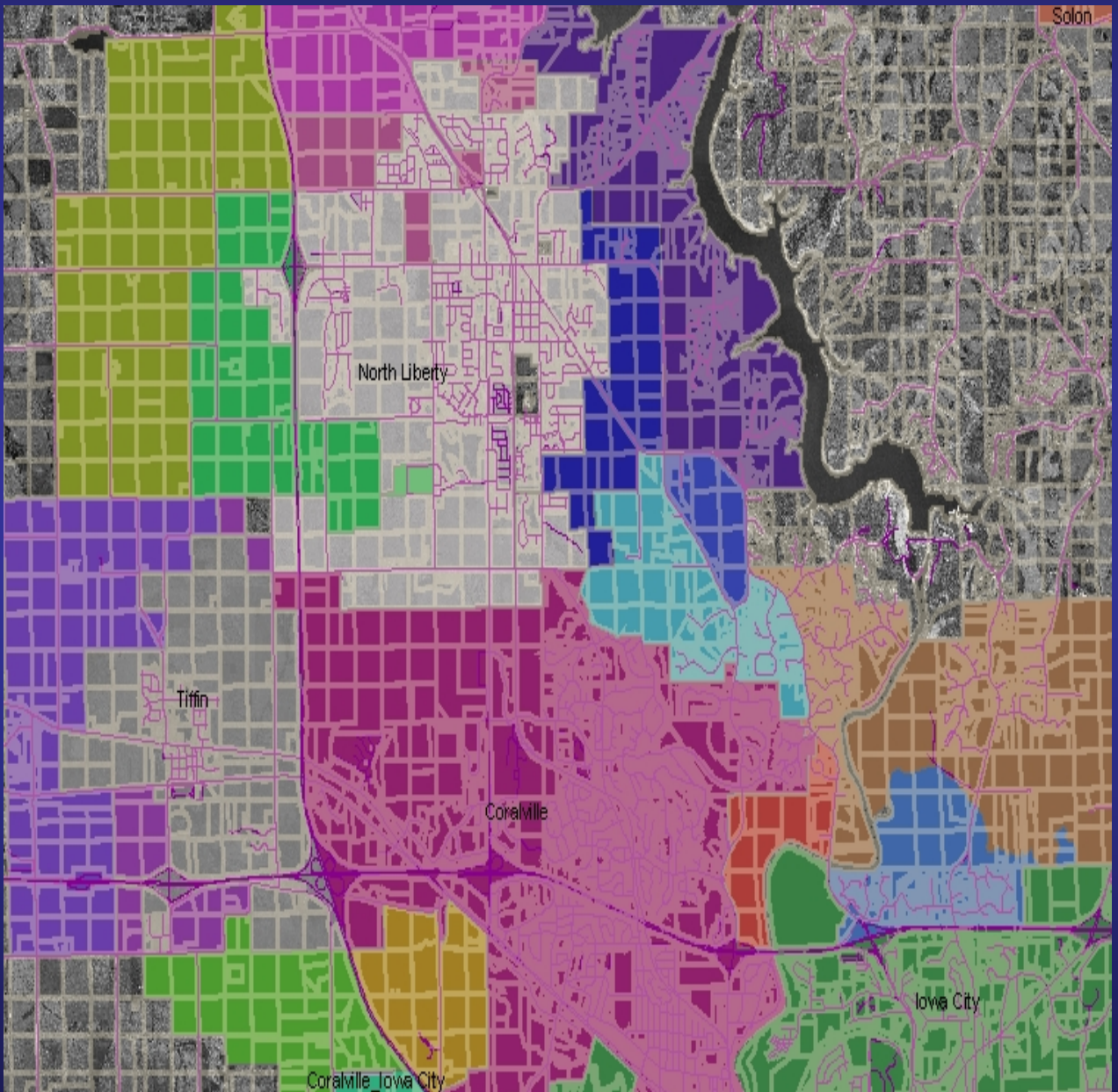
County Fringe Area Map for Coralville and North Liberty

Coralville and North Liberty Two Mile Boundaries

North Liberty Two mile boundary

Area of Overlap

Coralville Two mile boundary

Fringe Area Agreements

- The County has agreements with both Coralville, and North Liberty

- Both Agreements identify growth areas (areas where annexation is likely to occur in the immediate future), preferred uses, and standards to be used within both agreements.

- North Liberty and Coralville had a Fringe Area Agreement.

Fringe Areas

- Responsible growth, efficient and economical

- Usually a city's growth into the extra-territorial areas is constrained by their ability to provide urban infrastructure. In particular water and sewer.

- They prefer areas that can be served by gravity flow sewer, where expensive lift stations and force mains are not required.

Fringe Area Agreements

- Prime Directives in Planning/Zoning

- Urban
  - The efficient, economical, provision of services and infrastructure.

- Rural
  - The preservation of prime agricultural land and farming traditions.

Fringe Area Agreements

- Cities should not annex land unless they have an immediate identified need for it.

- Should not annex unless they can provide city infrastructure and services immediately.

- Should not annex unless it is creating more uniform corporate boundaries.

- Should not annex unless they are going to develop at urban densities.

Fringe Area Agreements

- Fringe Area Agreements provide protections for cities as they grow.
- Ensures land is available for annexation.
- That uses sited prior to annexation will be compatible with the cities long term planning.
- Helps preserve transportation corridors
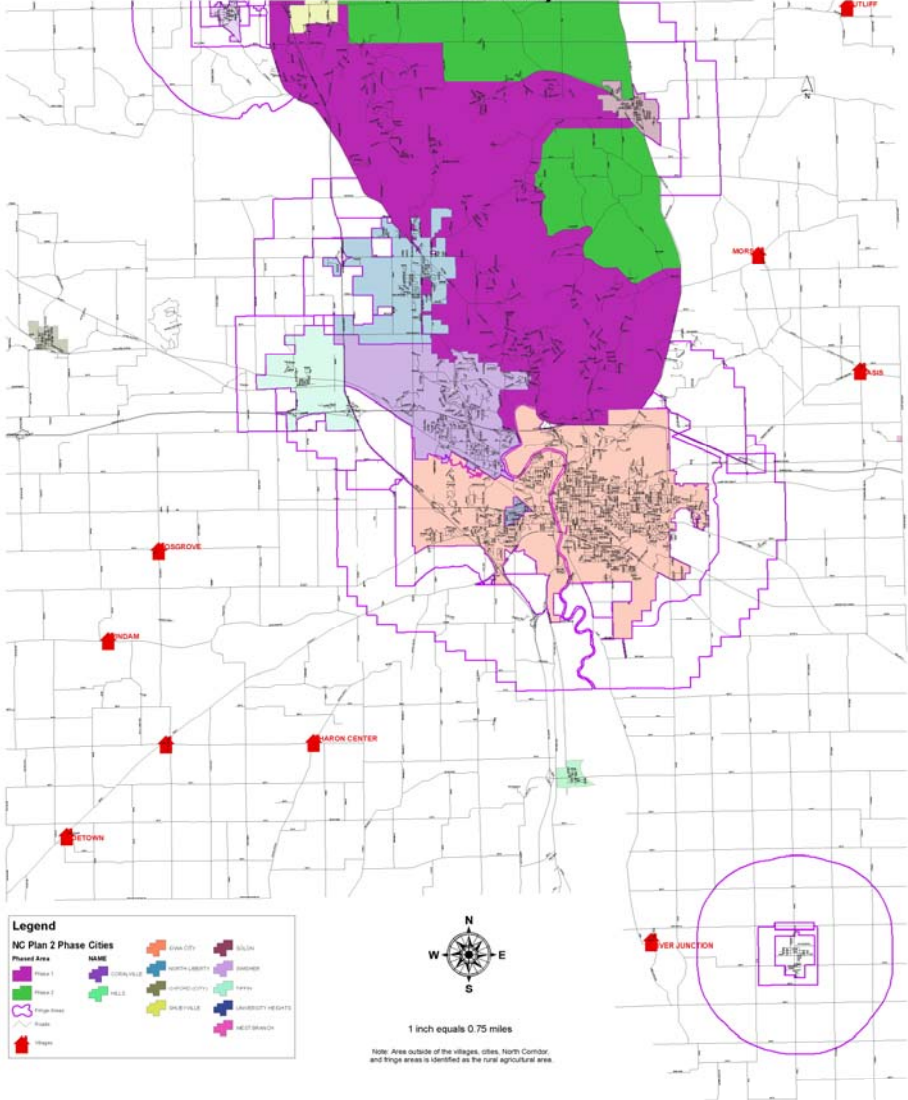- Reduces Sprawl

Fringe Area Agreements

- Informs landowners, developers, and interested citizens on what is proposed for the area in the future.

- Protects agricultural areas.

- They are tools that facilitate the implementation of the City's and the County's adopted land use goals.

1998 Johnson County Land Use Plan

- According to the Johnson County Land Use Plan, the area in question is located within Phase One of the North Corridor

- Phase One is an immediate non-agricultural growth area

- By having identified non-agricultural growth areas, the County is better prepared to protect those areas identified for agricultural use.

North Corridor Map

County Zoning in the Area
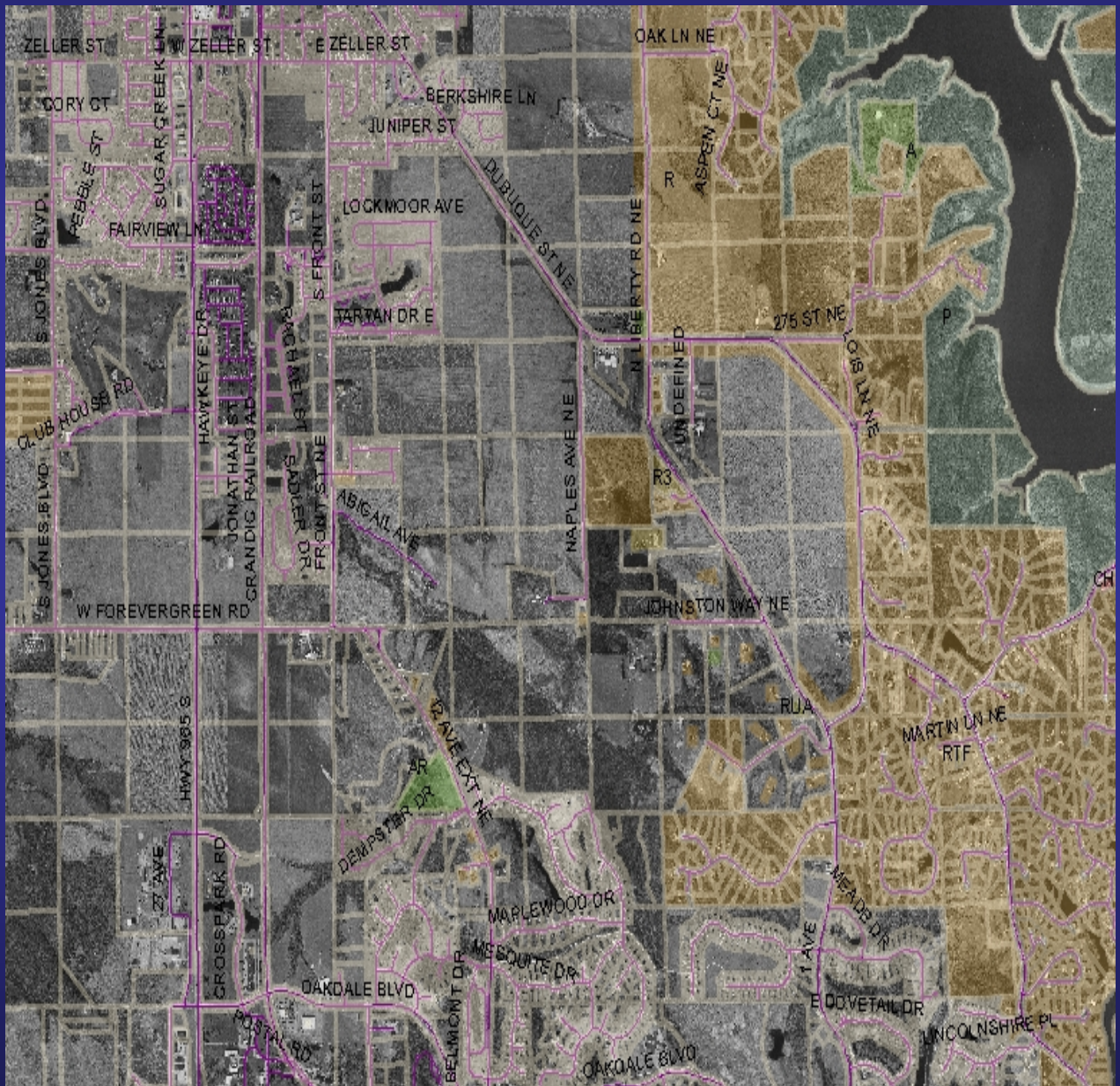
Land Use Policies

- In this area as in all of the County's identified growth areas;
- Clustered development is preferred, idea is to maintain zoned densities, but consume less ground. This reduces Sprawl, is more efficient to provide infrastructure and services to.
- Provides environmental protection.

Land Use Policies

- It has been the Board of Supervisors adopted policy for over 8 years to provide for and allow infill development in areas where development has been allowed; and

- To also allow growth within cities fringe areas provided the development is compatible with the cities future plans, and is approved by the city.

Land Use Policies

- Based on past decisions, and current policy, it appears that the area east of North Liberty, and north and east of Coralville will continue to be a non-agricultural growth area for the County.

- The development should be clustered, with shared wells and wastewater systems, that can be hooked up to the city's wastewater, and water systems when annexation occurs.
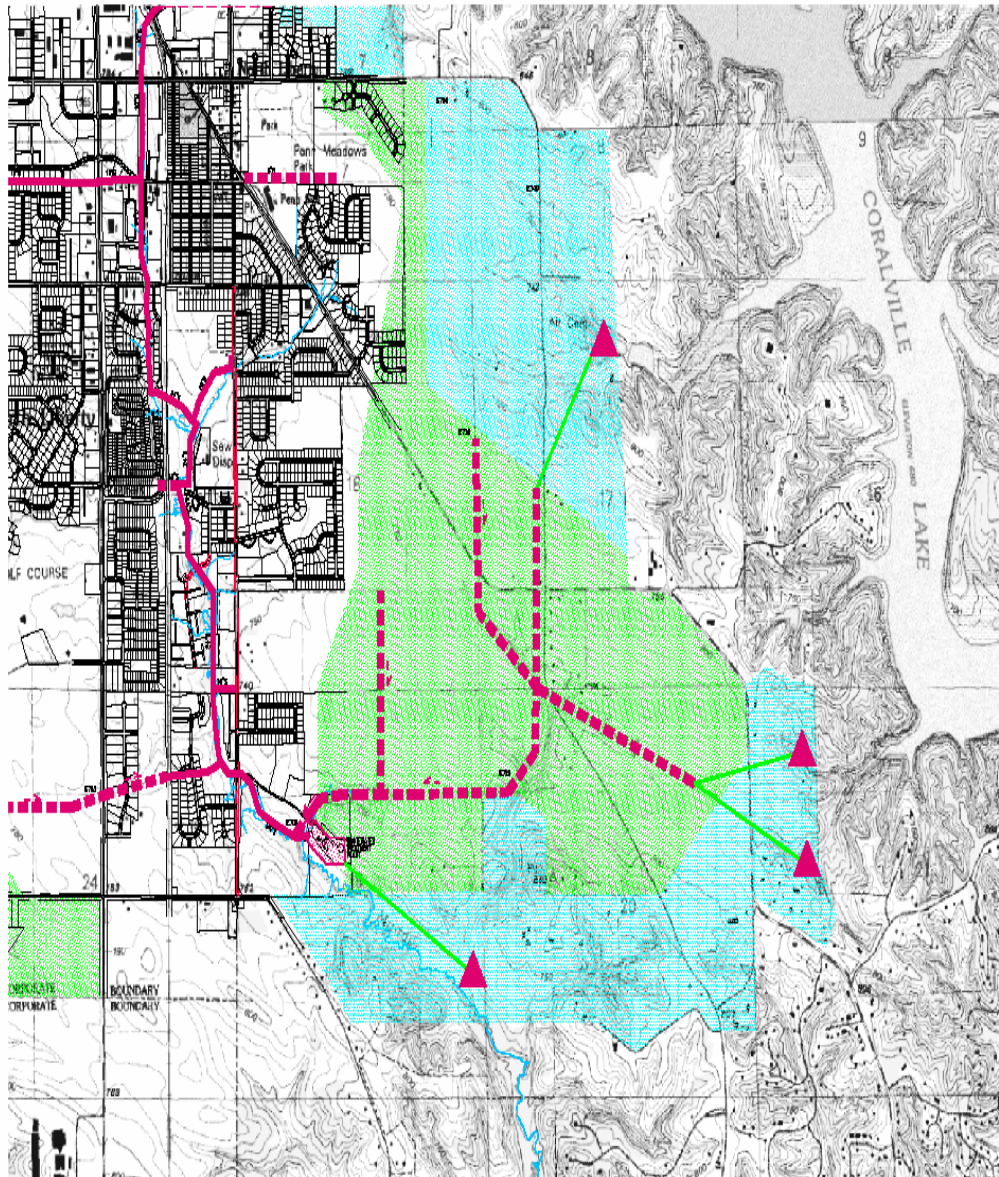
January 2007 Annexation Request by North Liberty
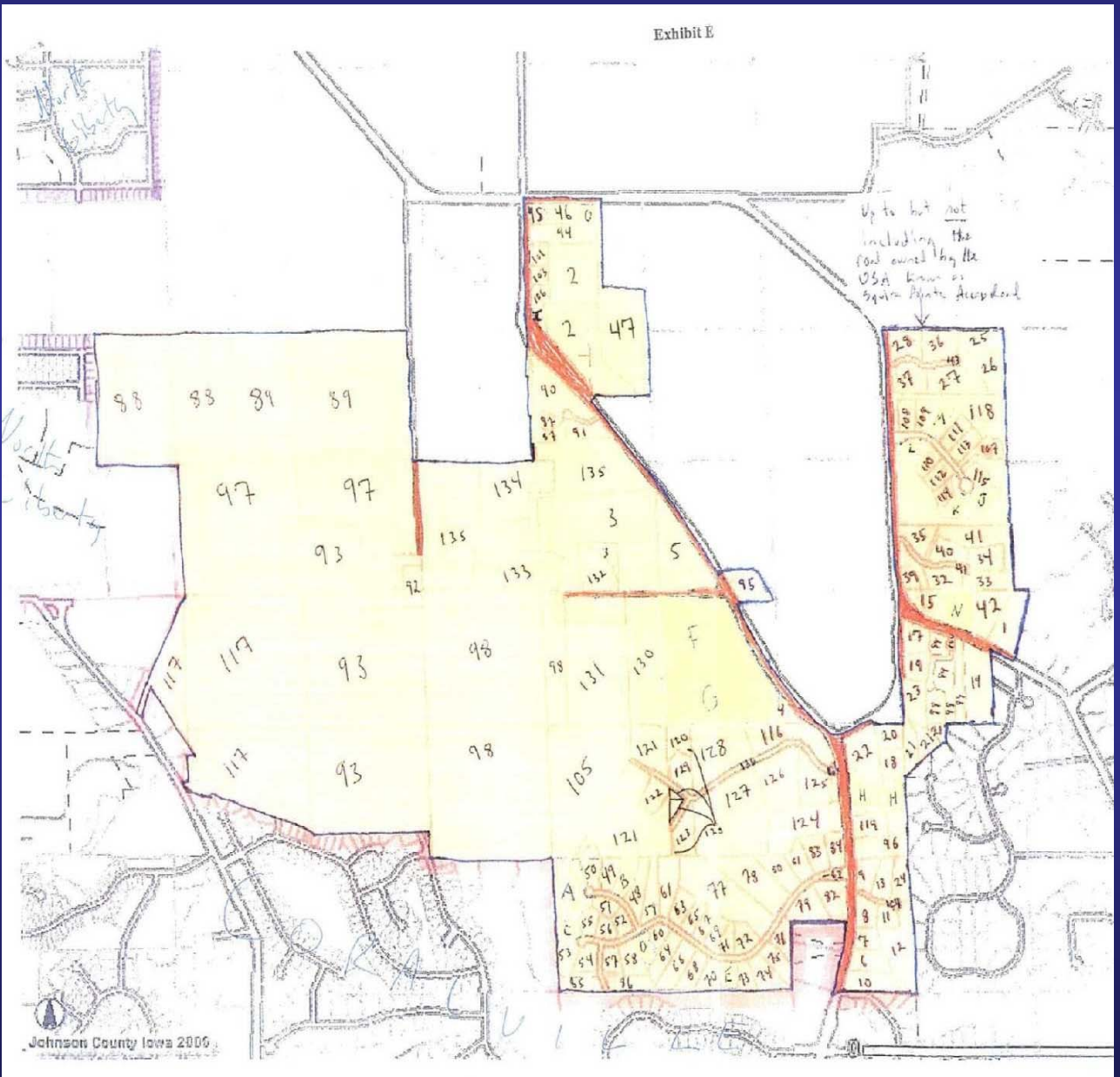
North Liberty
Future Sanitary Facilities Map
Pre - December, 2006

NORTH LIBERTY, IOWA
FUTURE SANITARY FACILITIES MAP
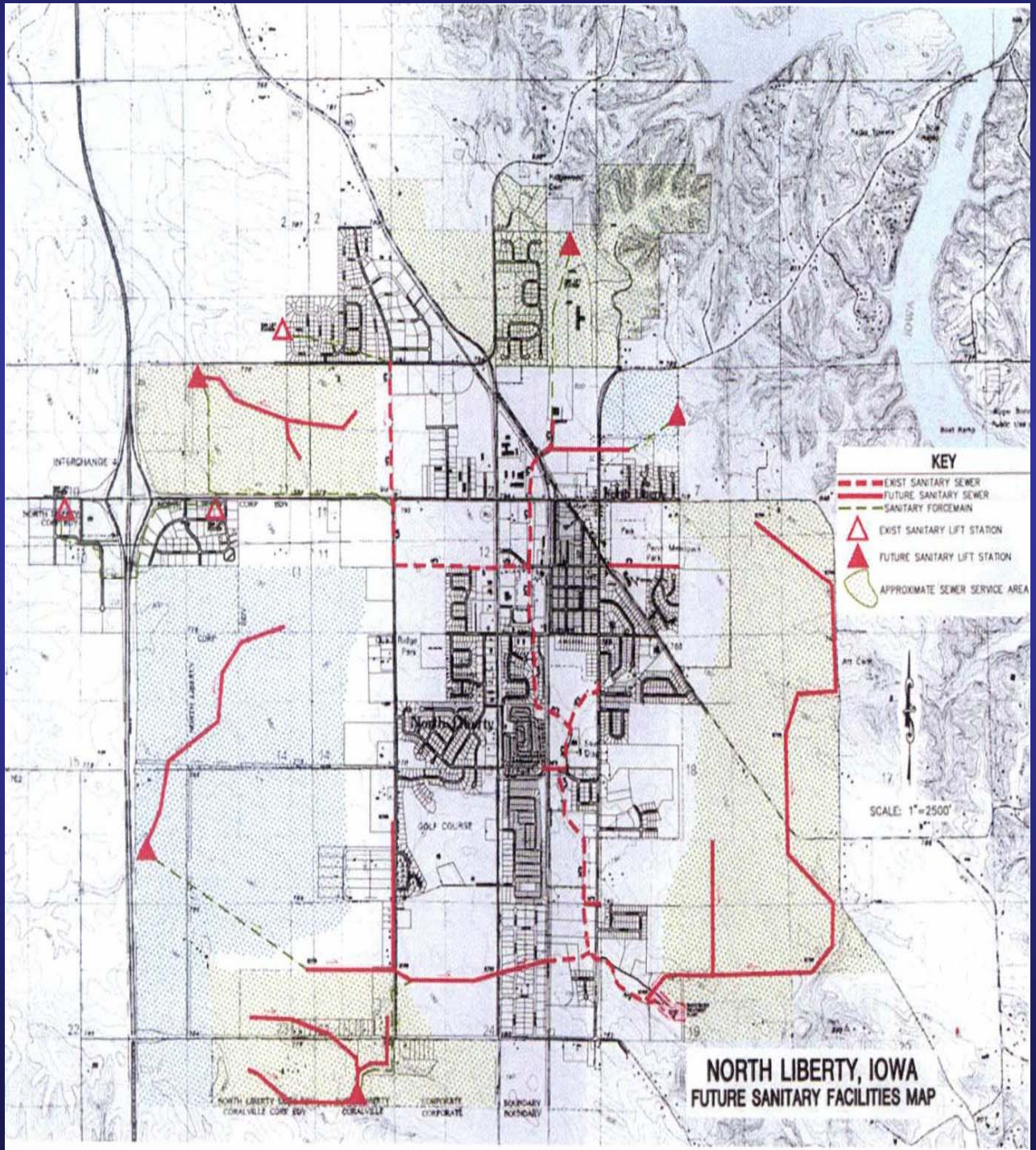
North Liberty
Future Sanitary Facilities Map
Amended December, 2006
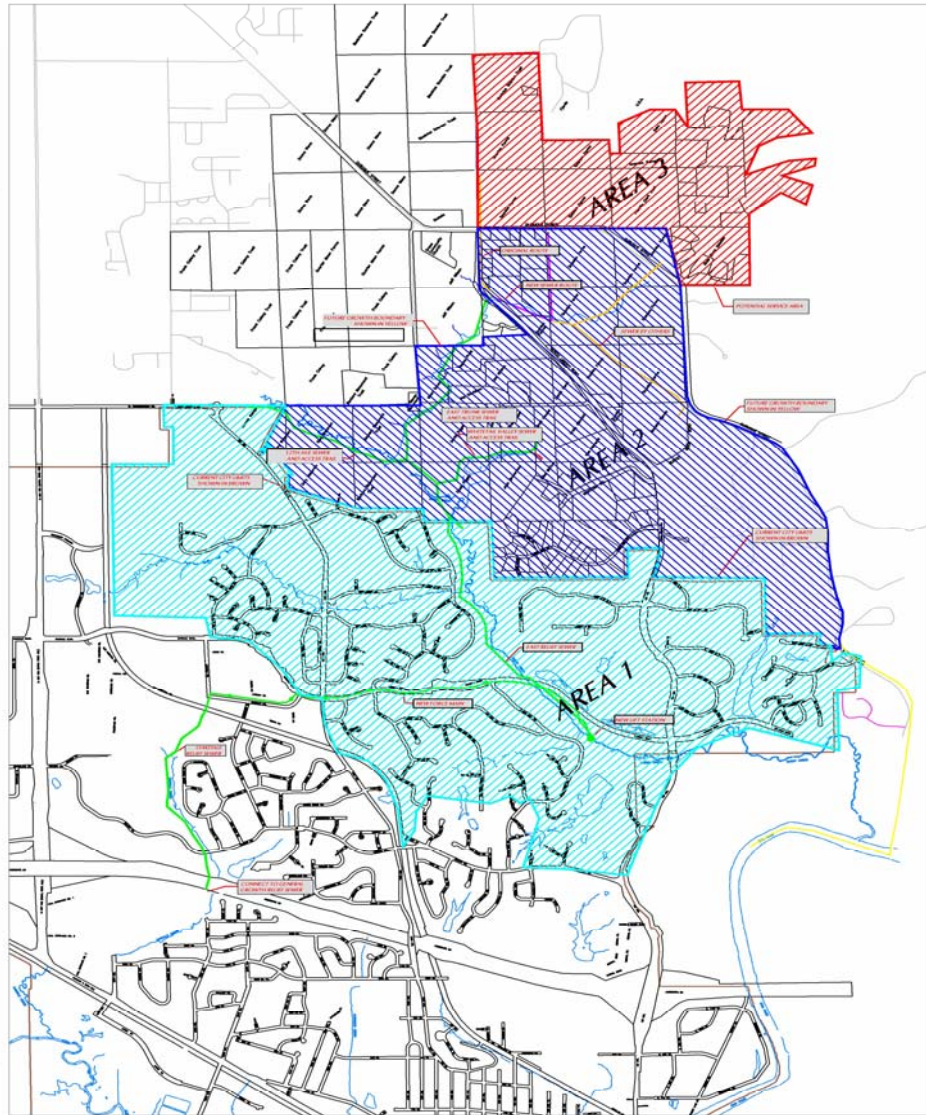
January 2007 Annexation Request by Coralville

Coralville Northeast Area Sewer Study

CORALVILLE, IOWA
NORTHEAST AREA SEWER STUDY
STUDY PLANNING AREAS
FIGURE 1
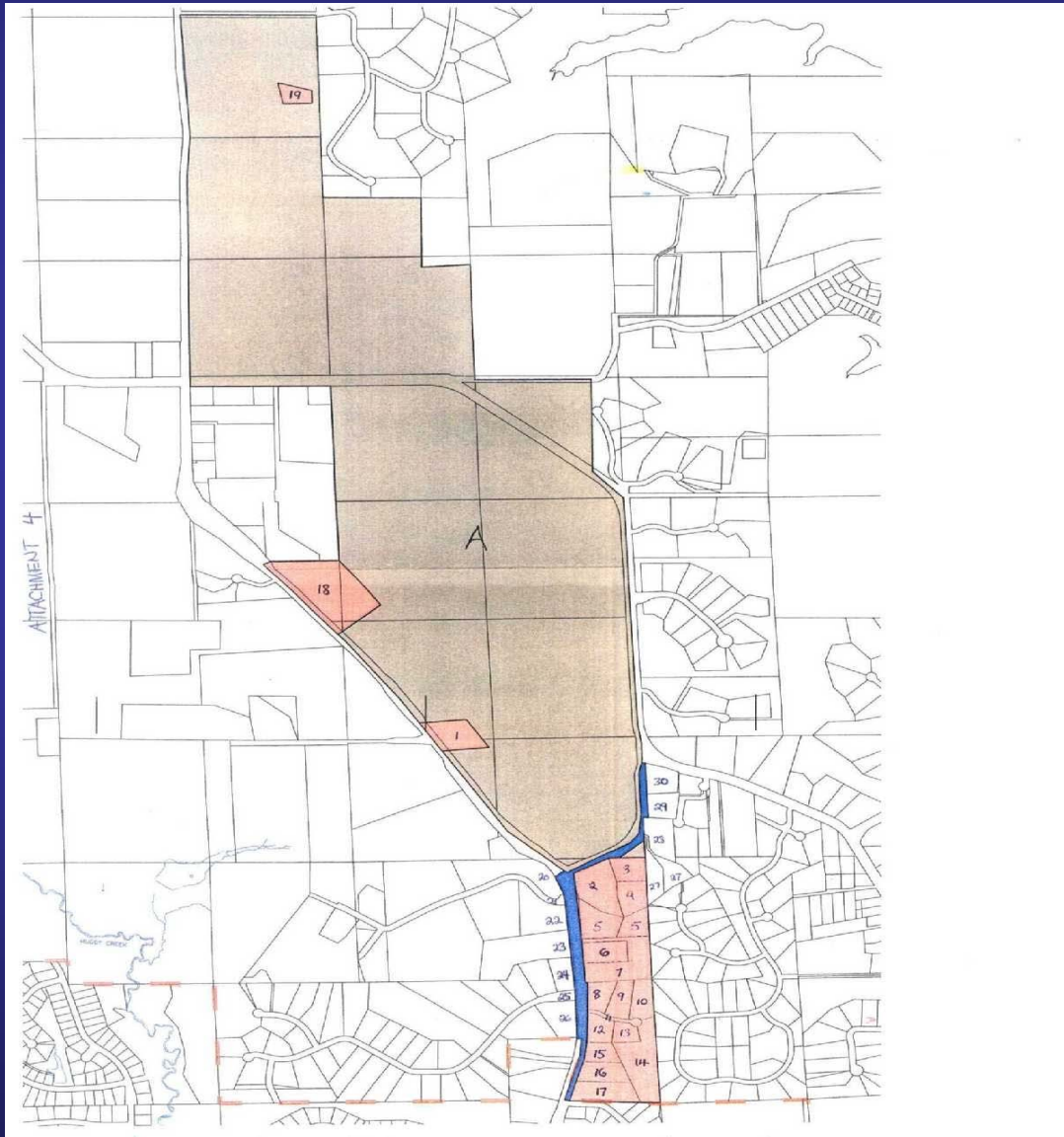
VEENSTRA & KIMM, INC.

Coralville Northeast Area Sewer Study Annexation Area Sewer Route

CORALVILLE, IOWA
NORTHEAST AREA SEWER STUDY
ANNEXATION AREA SEWER ROUTE
FIGURE 4

Conclusions

- There are elements of both requests that are not in compliance with our agreements with both Cities.
- First, both requests go into the others identified area, and
- both contain non-consenting owners, although they technically are "Voluntary Annexations".

Conclusions

- The City of Coralville intends to provide services and infrastructure to the area to be annexed immediately, and start developing at urban densities.

- The City of North Liberty is not going to provide infrastructure for at least five years, and according to a Resolution passed by the Council (on behalf of residents requesting annexation), is not going to develop at urban densities immediately.

Recommendations

- The two cities should put a self-imposed moratorium on annexing in the area of conflict until they adopt a new Fringe Area Agreement between them.

- They should not annex unless they have an immediate need for the land, and will develop at urban densities.

- They should have a Transportation Impact Study completed before develop occurs.

Proposed Fringe Area Map