

Sutliff, Iowa



Village Plan - 2009

May 11, 2009

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Introduction

Per the adopted 2008 Johnson County Land Use Plan, the following document has been submitted to the Johnson County Board of Supervisors to act as a guide for future development in the Village of Sutliff.

The Village Plan of Sutliff is a result of a joint effort between residents and County officials. The goals of the Village Plan are consistent with the Johnson County Land Use Plan and the vision of the community as expressed by the residents of Sutliff. The plan focuses upon maintaining the high quality of life that residents currently retain in the Village, while at the same time providing a framework for the future of the community. Specifically, the plan addresses the prevention of future incompatible land uses within the Village and preservation of the historic nature of the Village.

Background Information

History

The history of Sutliff is centered upon the Sutliff Bridge. In 1898, the Sutliff Bridge was constructed by J.R. Sheely & Co. of Des Moines, Iowa. The bridge was constructed on the location of a ferry that had previously been operated by Allan C. Sutliff. The ferry needed to be replaced due to a sandbar that was forming in the middle of the Cedar River.

The construction of the bridge enabled easier travel from the northeast part of Johnson County to the county seat, Iowa City. Settlement began to occur around the bridge following its construction. The first map that notes the existence of Sutliff Village is a 1930 map found through the Iowa Digital Heritage Collection.

Development came to Sutliff primarily after 1960. It is since that time that there have been six subdivisions within the Village. Four of the subdivisions were conducted by the Brannaman Family.

The Sutliff Bridge stopped carrying automobile traffic in 1981 when it was retired from service. The Cilek Bridge, located to the north of the Village, is now used by automobiles.

After retirement, the Sutliff Bridge became used for pedestrian traffic only. Patrons from nearby Baxa's Sutliff Store and Tavern would also dine on the bridge. In 1999, the Johnson County Board of Supervisors placed the Sutliff Bridge on the National Historic Registry. Tragically, the bridge was damaged during the devastating Flood of 2008. The Village itself was spared from any major damage. There is currently a movement within the Village to restore the bridge.

Demographic Data

According to the 2000 US Census there are 57 persons living in Sutliff in 24 households. Out of the total population there were only 10 persons listed as less than 18 years of age. All households are owner occupied dwellings. The median age of Sutliff is 46.4 years old compared to the statewide median age of 36.6. There are no minority residents in Sutliff.

Infrastructure and Services

There have been 46 building permits issued in Sutliff since the County began keeping records. Twenty-six of the permits have been for the construction of new homes. Nine other building permits have been issued for the construction of sheds. All structures in Sutliff are located outside both the 100-year and 500-year floodplains.

Sutliff is heavily reliant upon the City of Lisbon for services. Students from Sutliff attend schools in the Lisbon School District. Fire protection is provided by the Lisbon Fire Department and the village lies within the Lisbon Postal District. The Johnson County Sheriff provides police protection. All roads in Sutliff are maintained by the County.

Planning and Zoning

Sutliff contains only two zoning classifications: residential and commercial. There are 43 parcels that have been zoned residential. There is only once commercial parcel in Sutliff. Agricultural land is the primary land use surrounding the village.

Public Meeting Process

Meeting One

The purpose of the first meeting was to facilitate introductions between residents of Sutliff and staff. During the meeting the process for creating a plan was also identified. Staff discussed the County's land use planning effort and the process for adopting land use policies. U.S. Census data about the village was shared with the residents.

Meeting Two

The focus of meeting two was to formulate the strengths and weaknesses of Sutliff. Citizens in attendance were split into three groups to brainstorm ideas under the proctoring of a County official. The groups then came together to share their ideas and come up with the main strengths and weaknesses of the Village. The results of the brainstorming session can be found in the appendix.

Meeting Three

The third public meeting in Sutliff concentrated on the formulation of goal statements. Using examples provided by staff and input from Meeting Two, eight goal statements were created to provide a framework for the future of Sutliff:

Meeting Four

During Meeting Four a draft Village Plan was presented to residents. The draft plan included the goals previously formulated by citizens. A boundary for the Village of Sutliff was discussed and adopted by residents.

Goal Statements

The following goal statements are recommended for adoption by the Planning and Zoning Commission and the Board of Supervisors.

Quality of Life

1. Maintain the existing sense of the Village
2. Encourage the establishment of a park within the village boundary

Transportation

3. Preserve the Sutliff Bridge and historic character of the village
4. New development should pay for dust alleviation as required

Growth

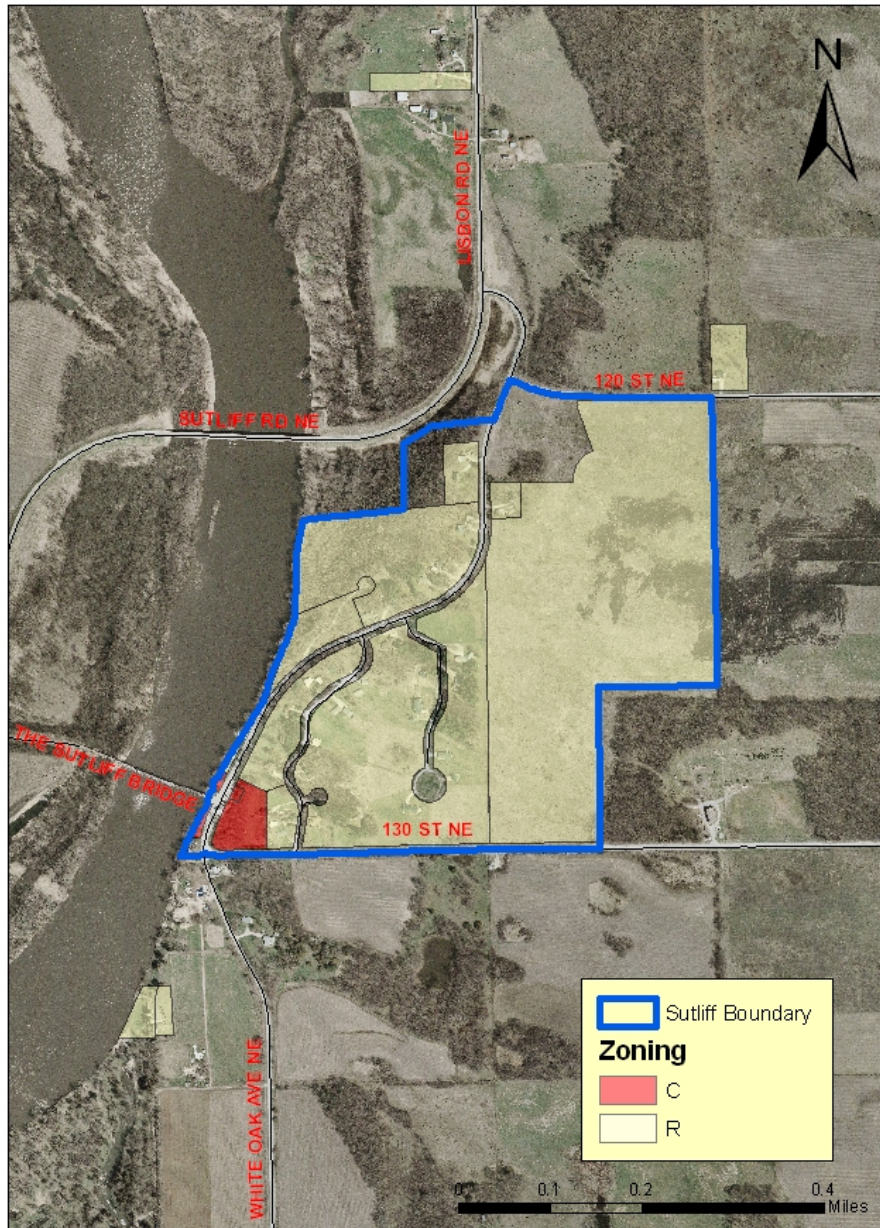
5. Limit future growth to the identified village boundary
6. Allow for a mix of lot sizes in the village maintaining one acre density
7. Limit commercial development to those uses that support the village

Public Safety

8. Identify emergency vehicles routes in case of an emergency (flooding) and coordinate emergency service

Proposed Village Boundary

The Village of Sutliff



Created by: Taylor Newton
Planning and Zoning Dept.
5/8/09

Appendix

Meeting Two Brainstorming - 2/25/09

Strengths

Group 1

1. Baxa's Sutliff Store and Tavern
2. Lack of Population (rural feel)
3. Close to amenities
4. Close to fire/ambulance
5. Open space
6. Wildlife
7. Relative "freedom" from government
8. Friendly people
9. Sense of safety
10. Sense of community
11. The River
12. Bridge
13. Lack of commercial development
14. Close to Urban Areas
15. Schools
16. Roads
17. Private wells and septic systems

Group 2

1. The River
2. Small community
3. Wildlife
4. Quiet
5. Rural
6. Friendly
7. Safe
8. Convenient to Cedar Rapids and Iowa City
9. Supportive and Neighborly
10. Bridge
11. Cohesive community
12. Store
13. Lower taxes
14. Independence

Group 3

1. Low Population / low density
2. Quiet / privacy (sometimes)
3. Rural atmosphere
4. No development
5. No burning ordinance
6. No dog ordinance
7. County government
8. Safe
9. Neighborhood / friendliness
10. Reasonable property taxes
11. Agricultural community
12. The river

Weaknesses

Group 1

1. Lack of Law Enforcement (especially around Baxa's)
2. Roads
3. Prospect of development

Group 2

1. Prospect of smaller lots (new lots should be no smaller than 1 acre)
2. Freedom to farm
3. No convenience stores
4. Keep area small
5. No change
6. Don't want to lose independence
7. Taxes are too high

Group 3

1. Uncertainty
2. No noise control
3. Motorcycles (noisy)
4. No recycling
5. Agricultural noises
6. Road dust
7. Lack of pet control
8. Distance to services (i.e. shopping, entertainment, education)
9. The River
10. Access for emergency vehicles during a natural disaster (flooding)

RESOLUTION NO. 08-13-09-23

RESOLUTION APPROVING THE SUTLIFF VILLAGE PLAN AS AN APPENDIX TO THE JOHNSON COUNTY LAND USE PLAN

WHEREAS, the Board of Supervisors finds that the Sutliff Village Plan is intended to supplement the Johnson County Land Use Plan specifically regarding future growth in Sutliff and the surrounding area; and

WHEREAS, the Board of Supervisors finds that it is in the public interest to adopt said Sutliff Village Plan as an appendix to the Johnson County Land Use Plan.

NOW, THEREFORE BE IT RESOLVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS, that the following Sutliff Village Plan, copies of which can be obtained at the Johnson County Planning and Zoning Office, Johnson County Auditor's Office or at www.johnson-county.com, is hereby adopted as an appendix to the Johnson County Land Use Plan.

BE IT FURTHER RESOLVED that this Sutliff Village Plan shall become effective as an Appendix to the Land Use Plan upon adoption of this Resolution.

On motion by Sullivan seconded by Meyers passed and approved the 13th day of August, 2009.

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>✓</u>	_____	_____	_____	Meyers
<u>✓</u>	_____	_____	_____	Harney
<u>✓</u>	_____	_____	_____	Neuzil
<u>✓</u>	_____	_____	_____	Stutsman
<u>✓</u>	_____	_____	_____	Sullivan

Terrence Neuzil
Terrence Neuzil, Chairperson
Johnson County Board of Supervisors

Attest: Tom Slockett, Auditor

By: Tom Slockett
Casil Kadlec
Deputy