

**Jones County, Iowa**

# **2012 COMPREHENSIVE PLAN**

**Adopted July, 3, 2012**

# Acknowledgements

## The County Board of Supervisors

Joe Cruise, Chair

Leo Cook

Keith Dirks

Wayne Manternach

Ned Rohwedder

## The Plan Consultants

Chad Sands, AICP, Project Coordinator

Scott Annis, Intern

East Central Iowa Council of Governments

## With special thanks to:

Iowa Economic Development Authority

Jones County Planning and Zoning Commission

The Volunteer Citizens Planning Committee

Jones County, Iowa

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

This report is printed on recycled paper

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Historic Hale Bridge, Jones County

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# Executive Summary

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ECICOG, in partnership with Jones County, provided coordination, planning and facilitation support and identified county-wide recommendations and strategies. Efforts focused on important opportunities to advance the County's growth through the year 2030. These efforts included the development of strategies addressing the future of housing and land use issues and needs.

In addition, this Comprehensive Smart Plan utilizes the State of Iowa Smart Planning legislation. The legislation, adopted by the State in 2010, established 10 Smart Planning principles and 13 smart planning elements which helped guide the County's planning process. A listing of where each smart planning principle and element are located in the plan can be found in the plan's appendix.

ECICOG appreciates the efforts of the Jones County Planning Committee members who have contributed their time and ideas to the formulation of this plan. Also, special thanks should go to many citizens of the community. Their input has made this document a pertinent and meaningful plan which represents the needs and desires of the people in and around the County. Finally, thanks to the Iowa Economic Development Authority for partial funding of this plan. They made it possible for the County to develop this critical tool.

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# Introduction

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## The Jones County Plan

This plan is intended to be a guide for Jones County to coordinate growth and development over the course of the next twenty years. The plan is focused on the unincorporated area of the County.

Utilizing Iowa's new Smart Growth principles and elements, this plan includes an in-depth look at the County's population, housing, economic base, transportation, public and recreational facilities, physical infrastructure and current and future land uses. In addition, broad countywide goals are outlined and policy guidelines are recommended to achieve those goals. The plan, however, is not meant to be a strict blueprint, but rather a guide for officials in their decision-making.

This document looks twenty years into the future, and offers a framework for growth and development during that period. This plan is not a regulatory document, but a policy document. By considering the impact of future development well into the 21<sup>st</sup> century, a community direction can be established to guide the development of regulatory tools such as zoning ordinances, subdivision regulations, housing and building codes and annexation procedures.

The plan has two fundamental purposes. First, it presents a unified vision for Jones County articulated from the hard work and participation of the citizens who devoted their time and effort toward creating this plan. Secondly, it provides the legal basis for land use regulation such as zoning and subdivision ordinances.

# Introduction

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## The Planning Process

Provisions should be made for amending this document as policies and data become outdated. This authority should be used with discretion, however, since much of its value can easily be lost through frequent or arbitrary changes. Amendments may be proposed by the Planning and Zoning Commission, the Board of Supervisors, or by concerned citizens. Any proposal must always be referred to the zoning commission for consideration and recommendation to the Board of Supervisors.

It is also recommended that the entire plan be carefully reviewed annually to insure that the data and land use maps are updated. Policies may have to be updated as well. The review may be simple if the County has not grown in the year prior to the review or it may be more elaborate following a period of rapid growth or change. The results of the review and revision may very well mean changes in the zoning or subdivision ordinances or other developmental tools.

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

Successful communities do not just happen. They should be continually shaped and guided. New issues and opportunities will inevitably arise. While no plan could possibly foresee every issue, the goals and strategies developed in the Jones County Comprehensive Smart Plan will provide flexibility for County officials and area residents in successfully planning for the future.

# Introduction

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## How to Use This Document

It is recommended that the County identify the existing Land Use Administrator to manage and lead implementation of action steps detailed in this Plan and other actions as they are identified. It is important to have someone responsible for guiding ongoing recovery and future planning efforts.

In addition to an overall coordinator, each of the strategies, initiatives or tools described will require someone who assumes ownership to ensure progress towards implementation. In most instances it is beneficial to have someone who is familiar with the strategy, initiative or tool and able to work with appropriate entities needed to accomplish the work. A champion may be an individual or agency, although one person should be the designated coordinator for the County's future planning efforts.

While Jones County will be the primary user of this Plan, State and Federal partners may also use this document to assist the County. Various State and Federal agencies may be key to acquiring needed funding to support planned initiatives. This Plan may be instrumental in determining appropriate agency match and meeting funding eligibility criteria.

# Overview

## Overview

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# Overview

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## A Brief History of Jones County

Jones County is named in honor of George Wallace Jones, U. S. surveyor, 1st delegate to Congress from Wisconsin Territory, and U. S. senator from Iowa. The County was established in 1837 and has had three county seats over the years, the first being Edinburgh. A small log cabin was built and used as a courthouse. Although it was the county seat, the town showed no signs of growth. Angered at having a "city of grass" as their major community, the citizens voted to remove the county seat from Edinburgh to one of two places—Newport or Dale's Ford. Newport was selected, however, no courthouse was ever built nor was any court ever held there.

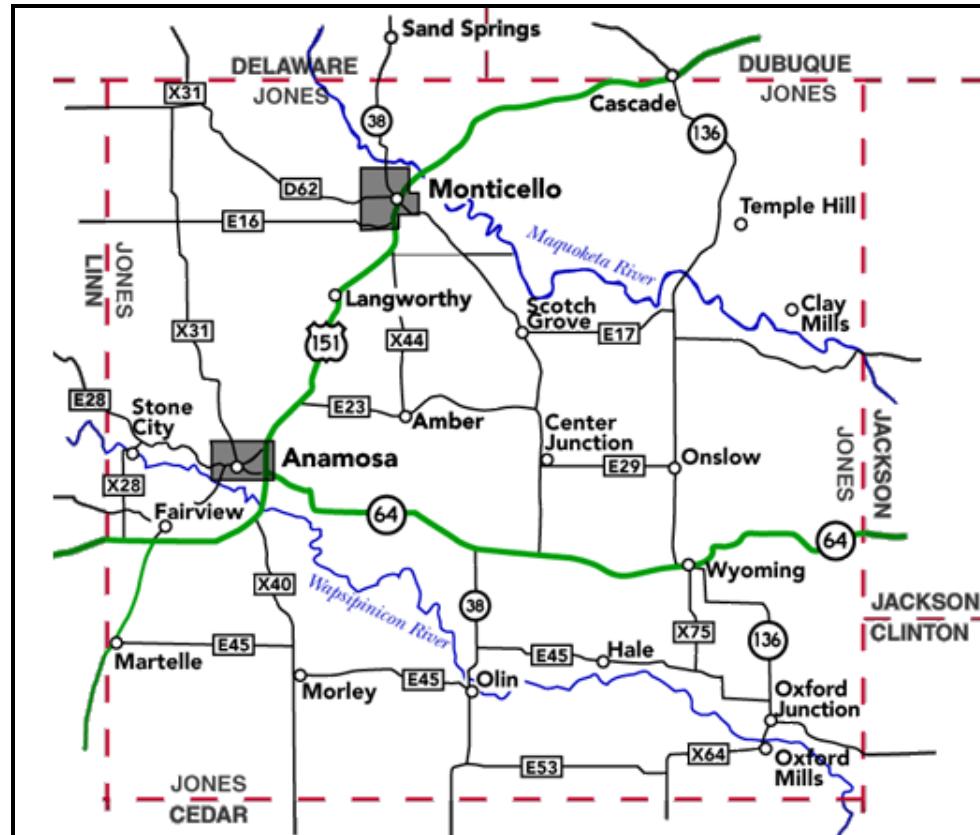
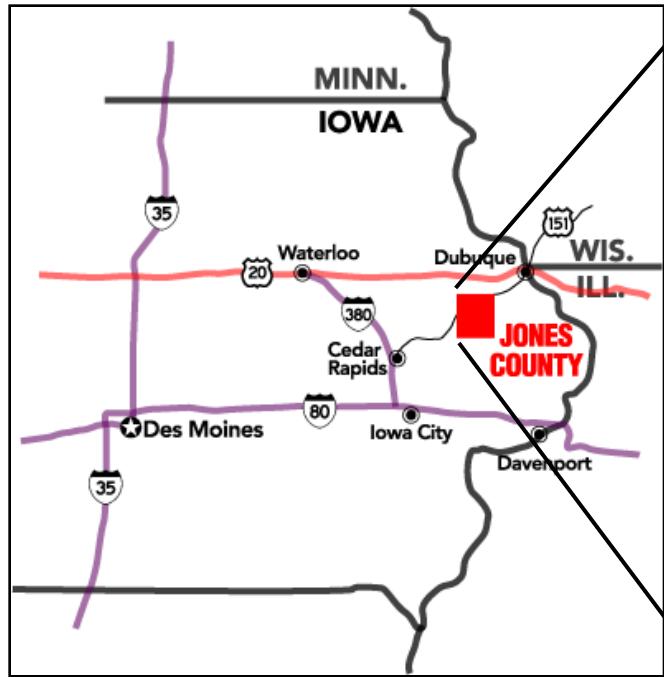
The town of Lexington was selected as the third county seat in a spring 1847 election. Lexington was later renamed Anamosa, after the daughter of Winnebago Chief Nas-i-nus. County business was conducted in private homes until a courthouse was constructed in 1848. It was a simple two-story frame structure costing \$800 to complete. This building was used until 1864, when all of the county records were moved uptown to a new brick building owned by H. C. Metcalf. Following this, the county conducted business in rent-free rooms. In 1935 the county finally approved the construction of a real courthouse. Total cost, some of which was paid via a federal grant, was \$200,000. This building was dedicated on September 10, 1937, and 75 years later is still serving Jones County today.

A memorial honoring Jones County residents, who died while serving our country, was installed on the east lawn of the courthouse and dedicated on Memorial Day, 2002. Engraved in the black granite memorial are the names of Jones County residents who died while serving in the armed forces, beginning with World War I. Flags from the five branches of the armed services surround the memorial.

# Overview

## Location

Jones County is located in east central Iowa as shown in the adjacent map.



Maps Source: [www.jonescountytourism.com](http://www.jonescountytourism.com)

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# Jones County Profile and Analysis

## Population Trends

A planning program for the physical development of a community should be based upon the requirements, both present and future, of the citizens living in the area. In order to establish what these requirements will be, it is necessary to know as accurately as possible how many people will be living in the area in the foreseeable future.

Precise predictions of future populations, of course, are not possible. However, a reasonable, reliable forecast can be made on the basis of past studies, population trends over the years, and current, observable patterns. This is essential in arriving at reasonable goals and objectives with respect to services and overall development.

The following section of the Plan will review the population characteristics of Jones County.

### Jones County's Population Quick View

	1980	1990	Growth Rate 80-90	2000	Growth Rate 90-00	2010	Growth Rate 00-10
Unincorporated	8,555	7,780	-9.06%	8,137	4.39%	8,530	4.61%
Incorporated	11,846	11,664	-1.56%	12,084	3.48%	12,108	0.20%
<b>Total</b>	<b>20,401</b>	<b>19,444</b>	<b>-4.92%</b>	<b>20,221</b>	<b>4.00%</b>	<b>20,638</b>	<b>2.06%</b>

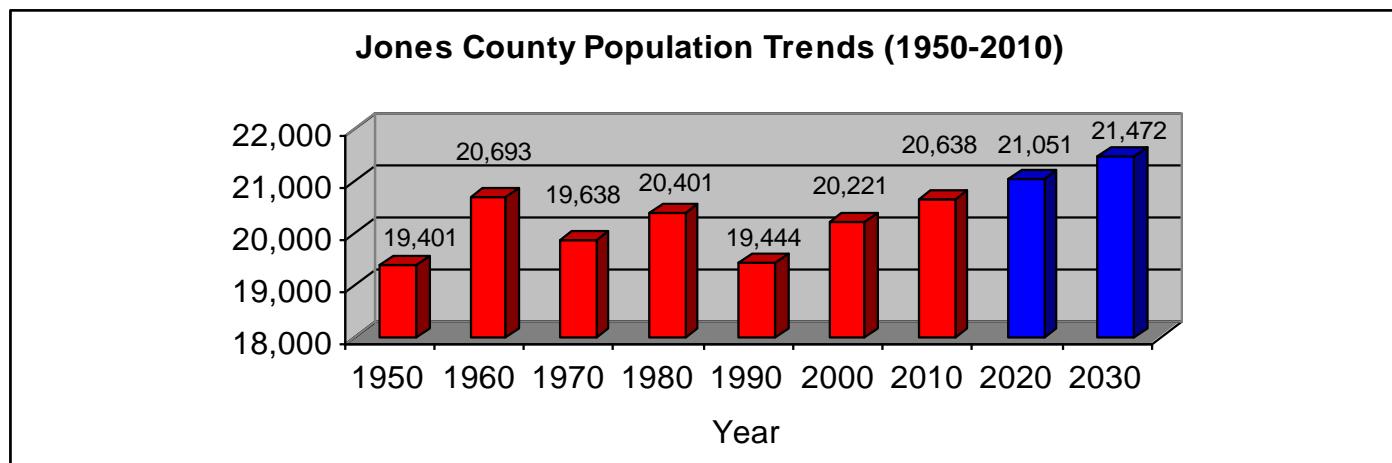
Source: U.S. Census

# Jones County Profile and Analysis

Jones County has seen modest population growth since the 1950's. For a graphic illustration of this, please refer to the chart below. However, the County has seen multiple drops in population since 1910 (1920, 1950, 1970, 1990).

Most recently, according to the U.S. Census, Jones County realized a 2% growth rate in population from 2000 to 2010, bringing the total population to 20,638. According to the most recent census, the unincorporated area of the County increased 4.61%, while the incorporated area only grew .2%. Jones County is likely to continue growing at or near 2% as discussed later in this Chapter.

The 1980's Farm Crisis may explain the large drop in population recorded in 1990. This was largely seen in the unincorporated population that realized a 9% decrease; as compared to the incorporated population who experienced less than a 2% decrease in population from 1980-1990. This is consistent with most counties in Iowa, and the entire Midwest, who lost population during this time.



Source: U.S. Census

\* Years 2020 and 2030 are projected numbers from ECICOG based on a 2 percent growth rate

# Jones County Profile and Analysis

The projected populations for 2020 and 2030 are shown on the chart on the previous page and discussed later in the Chapter. The population is expected to be near 20,051 residents by 2020 and near 21,472 by 2030.

The modest population growth of Jones County during the last ten years may be due in part to the County being near the employment centers of the Cedar Rapids, Iowa City and Dubuque metropolitan areas. The four-lane Highway 151 cuts diagonally across the county and connects Cedar Rapids with Dubuque. This makes access to the larger employment centers easy, creating an environment favorable for growth.

## Population Growth of Similar Sized Counties

There are several counties within or near the region that had similar populations and situations as Jones County. Each county except for Jackson County is located within a short drive of the Cedar Rapids or Iowa City metro area. Jackson County is adjacent to the Dubuque metro area and Jones County. Since 1990, all four counties have experienced varying degrees of growth.

County	1990	2000	Growth Rate	2010	Growth Rate
Buchanan	20,844	21,093	1.19%	20,958	(0.64)%
Cedar	17,444	18,187	4.26%	18,499	1.72%
Jackson	19,950	20,296	1.73%	19,848	(2.21)%
Washington	19,612	20,670	5.39%	21,704	5.00%
<b>Jones</b>	<b>19,444</b>	<b>20,221</b>	<b>4.00%</b>	<b>20,638</b>	<b>2.06%</b>

Source: U.S. Census

# Jones County Profile and Analysis

## Demographics

Population projections are used to plan appropriately for future growth and development. Breaking down the population by demographics is just as important to the planning process by showing the related demographical needs of the community.

As seen in the adjacent table, the latest Census shows that Jones County has a slightly older age make-up with a median age of 42.7, as compared to the State's median age of 38.1. Jones county follows the regional trends with similar sized counties such as Buchanan County with a median age of 39, Cedar County with 42.4, Jackson County with 44, and Washington County with 41.6. Also seen is that the median age of Jones County has increased at a higher rate than the state of Iowa.

Median Age	1990	2000	2010
Jones County	N/A	38.5	42.7
Iowa	34.0	37.9	38.1

Source: U.S. Census

## Age Cohorts

Looking at the changes in the age groups of Jones County, the increasing median age figures are supported by the increasing elderly population (see the chart on the following page). This trend is seen as a generational fluctuation of baby boomers through the cohorts. Looking at each Census figures separately, the baby boom peaks can be seen for 1990 in the 25-34 cohort, in 2000 this peak ages to the 35-44 cohort, and in the 2010 figures the peak is in the 45-54 cohort.

# Jones County Profile and Analysis

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## Demographic Findings

- ❖ Median age had increased from 38.5 in 2000 to 42.7 in 2010. This is increasing at a higher rate than the state of Iowa.
- ❖ The median age increase will continue to increase as the large 45-54 cohort ages during the life of the plan. This age group will move into the 65-74 cohort by 2030.
- ❖ Decreasing numbers in the 5-14 and 15-24 age cohorts support the decreasing birth rate and declining school enrollment figures, as well as the smaller household size.
- ❖ Males make up 52% and females make up 48% of the population.
- ❖ Racial profile of Jones County includes 96.4% identifying as White, 2.2% identifying as African American, .6% Asian, and .4% of both American Indian and other.

# Jones County Profile and Analysis

## Population Projections

As stated before, population projections can be used to plan for the appropriate level of services for future development. When used cautiously, population projections provide an estimate of future growth barring any unforeseen significant change in the economic or social composition of the community. With a sound population projection, a local government can plan for infrastructure capacities, housing needs, and future land use requirements.

### Jones County Population Projections

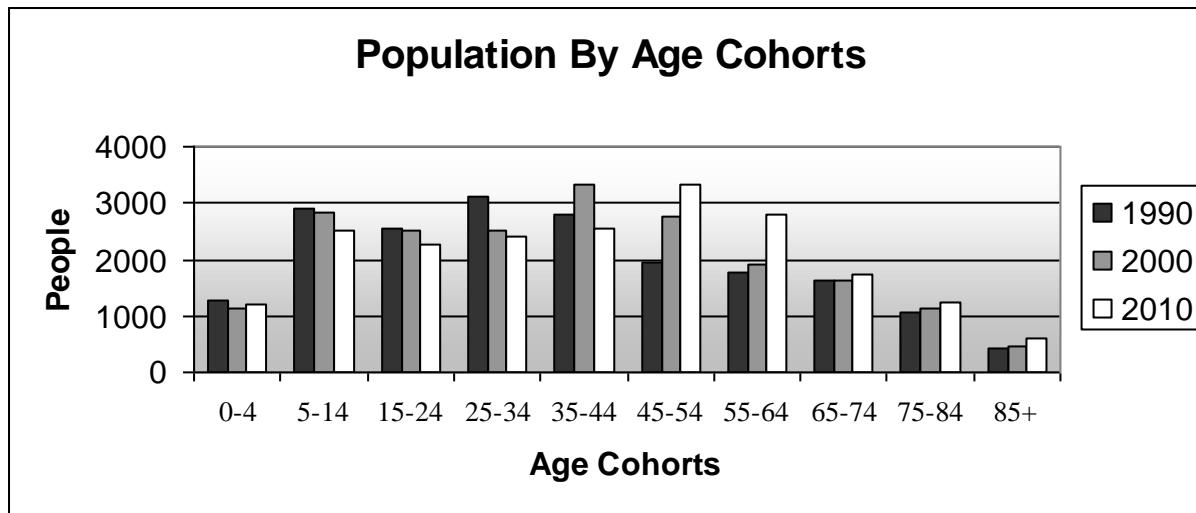
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
1% Growth rate	20,221	20,638	20,844	21,053
<b>2% Growth rate</b>	<b>20,221</b>	<b>20,638</b>	<b>21,051</b>	<b>21,472</b>
3% Growth rate	20,221	20,638	21,257	21,895
5% Growth rate	20,221	20,638	21,670	22,753
10% Growth rate	20,221	20,638	22,702	24,972

### Unincorporated Jones County Population Projections

	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
1% Growth rate	8,137	8,530	8,615	8,701
<b>2% Growth rate</b>	<b>8,137</b>	<b>8,530</b>	<b>8,701</b>	<b>8,875</b>
3% Growth rate	8,137	8,530	8,786	9,049
5% Growth rate	8,137	8,530	8,957	9,404
10% Growth rate	8,137	8,530	9,383	10,321

Source: ECICOG

# Jones County Profile and Analysis



Source: US Census

For the life of this comprehensive plan, the largest age group - currently the 40-49 cohort - will continue to shift and by the end of the plan will exist in the 65-74 cohort. This could have implications for countywide provision of services regarding the growing elderly population (housing, transportation and medical). Another notable point is the decrease in population from 1990 to 2010 in the 5-14, and 15-24 age cohorts. As discussed later, this drop supports the decreasing birth rate figure and the decreasing household size in the County.

# Jones County Profile and Analysis

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The tables on the previous page show several population projections for Jones County as well as projections for the unincorporated population alone. Five different projections are shown for comparison. In each projection, Jones County realizes generally steady population growth. The percentage growth rates shown in the above table are between each census period (for example: 2010 to 2020).

Growth trends of the last 20 years in the ECICOG region include high percentage residential growth in communities directly surrounding the Cedar Rapids and Iowa City metro areas, and slower growth rates farther from the major population and employment centers. These growth trends are expected to continue as energy and gas prices climb, making it less likely for people to live long distances from their place of employment.

In addition, Jones County's prime family bearing age cohort population continues to decrease. As the population ages and family size decrease, large population gains become more difficult. However, due to the County's location between two large employment centers (Cedar Rapids and Dubuque), it is expected to maintain a modest 2% growth through the year 2020 and on to 2030.

It is unlikely that the County will see the larger percentage growth rates, as shown by the 5% and 10% projections. As the population increases, large percentage changes are much more difficult. In addition, the economy, rising fuel and heating costs, the amount of developable land and available services will ultimately dictate how fast the County and its cities grow. The 5% and 10% projections are shown in the unlikely event that larger growth rates will happen over the long-term. It is very likely rising energy and fuel prices will slow housing construction in outlying areas and reduce the likelihood that commuters would be willing to drive long distances to work.

# Jones County Profile and Analysis

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The Land Use portion of the plan will examine possible appropriate future growth areas within the County to facilitate this future growth.

As stated before, population projections should be used cautiously. Changes in local, state and national economies can have a profound affect on population counts. The rising cost of oil and natural gas could very well continue to negatively impact the economy, making even the smaller percentage growth rates unattainable. However, with the proximity to employment and retail centers, and available land and services, the County's population may be able to withstand small changes in the national economy and reach the plan's projected total of 21,472 by the year 2030.



# Jones County Profile and Analysis

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## Population Findings

- ❖ Varied population changes since 1950.
- ❖ 417 new County residents from 2000 to 2010.
- ❖ The County's population increase since 1990 is significantly lower than the average in the ECICOG region (8%).
- ❖ The population is expected to be near 21,051 residents by when the next census (2020) data is released.
- ❖ Jones County should prepare for a population of near 21,472 by the year 2030 or the equivalent of approximately 834 new residents between 2010 and 2030. Housing, infrastructure and land use needs throughout the plan will be based on this projection.

# Housing Characteristics and Needs

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## Housing Analysis

In addition to examining population trends and demographics, a look into the County's current and future housing needs must be taken in order to establish growth management strategies for the planning area. Housing development is crucial to a growing community. With implications in land use and infrastructure decisions, housing trends should be studied to establish adequate growth areas in and around the community.

In development terms, the projected unincorporated population increase divided by the projected average household size is equivalent to approximately 138 new housing units by the year 2030, or about 8 units a year from 2012-2030. At the current allowable density of approximately one unit per acre, the new housing units would require approximately 138 acres of land (this does not account for the rights-of-way for streets and other utilities). As a general rule, 10 percent of developed land is consumed by rights-of-way. This makes an additional 14 acres of land to be used for streets and other utilities to serve the projected residential needs. **All told, it is projected that 152 acres of land would be needed to account for new residential development in unincorporated Jones County over the next twenty years.** Please see the Land Use chapter of this plan for further explanation of this total as well as land use needs for park, commercial and industrial uses.

In 1990, there were 7,366 housing units in Jones County. By 2000, the Census showed 8,126 housing units, an increase of over 9 percent. This is inconsistent with the population growth during that time. Jones County grew by 777 people during this time, therefore creating a higher vacancy rate in 2000. The 2010 Census data shows a total of 8,911 housing units in Jones County, or a 9% increase from 2000. This is also inconsistent with the 2% population growth during this time creating an even higher vacancy rate in 2010.

# Housing Characteristics and Needs

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According to the 2000 Census, there were 566 vacant housing units (6.97%). Comparably, the 2010 Census documented 730 vacant units (8.19%). This increase may be explained partially by the housing bubble burst that nationally left many communities with more units than available population. Around five percent vacancy is considered healthy. This allows market flexibility for area homeowners, as well as ability for the cities to handle sudden population increases. Of the 730 vacant units in 2010, 27% were rental units, 17% were for sale only, 10% were seasonal/recreational units, 4% were sold but not occupied, and 42% were all other vacant. Overall 8.5% of rental units were vacant, and 2% of household units were vacant.

In 2000 the average household size was 2.47 and in 2010 this decreased to 2.36. Generally, this number has been decreasing throughout the region as families are trending smaller. The average household size is expected to continue to drop across the region. By the year 2030, Jones County is expected to have approximately 2.2 people per housing unit. The average family size has also been trending downward from 2.95 in 2000 to 2.86 in 2010. This is also projected to continue and is estimated to be 2.65 in 2030. Based on this figure and the population projection, Jones County should plan on needing approximately 138 new housing units by 2030 to bring the overall total to approximately 9,049 units.

# Housing Characteristics and Needs

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## New Housing Development

When new housing development occurs, it should, wherever possible occur as infill development within existing subdivisions or within or contiguous to existing cities. As infill possibilities are exhausted, development should then occur incrementally, or contiguous to existing development. Growth of this nature will reduce capital outlay and maintenance costs by allowing short, economical extensions of infrastructure (roads, trails, sidewalks, etc.) which serve the new neighborhoods. Incremental housing growth will also save open land and areas better suited for agricultural or other use.

As residential development occurs, the County should insure that each new growth area can reasonably flow into existing subdivisions. To encourage walkability, main connections to the County's trail system as well as to county access points should be required. Infill development should be encouraged to diminish the impact of sprawl and encourage walkability.

In addition, the County should ensure that appropriate recreational opportunities grow as new housing is developed. The number and location of neighborhood parks should keep pace with new construction. As new housing developments are planned, the County should ensure that common "green space" is included in each new neighborhood. Because recreation opportunities are a major influence on a family's decision on where to live, expanded recreation opportunities should be a priority for Jones County.

Recreation goals and the objectives to meet those goals will be discussed in another Chapter (Recreation and Natural Resources). The infrastructure and land use implications of this population target and housing needs assessment will be discussed in Chapters on Infrastructure and Land Use.

# Housing Characteristics and Needs

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## Housing Findings

- ❖ Average household size in 2010 was 2.36. That number is expected to decrease to 2.2 by 2030.
- ❖ A two percent growth rate is equivalent to approximately 138 new homes in the unincorporated area between 2010 and 2030 or approximately 8 new units per year.
- ❖ The number of new homes by 2030 would require 152 acres of land.
- ❖ Of the 8,911 housing units in Jones County in 2010, 2% of the households were vacant, and 8.5% of the rental units were vacant. The overall vacancy rate was 8.19%.
- ❖ The County is projected to have 9,049 housing units by 2030.

# Envisioning a New Jones County

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# Envisioning a New Jones County

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## Community Involvement

The crucial element in any plan is ensuring that the wishes and hopes the residents hold for their community is represented in the content of the plan. If the plan does not accurately reflect the needs and desires of area residents, it will have little value. Therefore, Jones County utilized a county-wide survey to gather public input for the plan.

The survey was distributed at various publicly accessible sites throughout the county and received 55 responses. These responses and results can be read in-depth in the appendix of this plan starting on page 78. Of the 55 responses, 33 were from unincorporated areas of Jones county and 14 from cities. Of these respondents 49% were of 61+ in age, 25% of the age range 51-60, 18% from the 31-40 age range, and 3% of the age range 41-50. With almost 75% of respondents aged 50 years or older the responses to the survey don't accurately represent Jones County age demographics. Since the age spectrum was not equally represented this should be taken into consideration when evaluating the results.



Central Park, Jones County

# Envisioning a New Jones County

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## Articulating a Vision

From comments generated through the County-wide survey and work-sessions with the planning committee, a consensus was achieved on several key themes for the future of Jones County:

- ❖ Protect the County's prime agricultural land
- ❖ Protect the County's scenic beauty
- ❖ Focus new development within or near existing communities
- ❖ Maintain and improve the County road system

Nearly every goal, objective and strategy in this plan will try to forward the implementation of these key themes.

# Envisioning a New Jones County

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## Sector Goals and Strategies

Developing and articulating a vision is an important first step toward laying a foundation for a community's long-term future. Jones County applied their vision to identify themes, goals, objectives and critical strategies using the following framework:

- ❖ Goals define scope, direction or intent and intended outcomes.
- ❖ Objectives identify what will be accomplished.
- ❖ Assets are strengths, qualities or features with potential to create value.
- ❖ Challenges are obstacles that must be overcome to achieve goals.
- ❖ Implementing objectives to accomplish goals require Action Steps.

The next section of the plan provides goals and objectives for six (6) County sectors:

- ❖ Economic Development
- ❖ Recreation, Natural Resources and Agricultural Protection
- ❖ Housing
- ❖ Land Use
- ❖ Natural Hazards
- ❖ Administration

# Economic Development

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# Economic Development

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## Background

Jones County has a scattered pattern of existing commercial uses. Areas designated as Commercial Development should be near existing commercial uses likely to expand. Commercial expansion should typically develop along major transportation routes and near municipalities where public services are readily available.

New commercial development in these areas should be designed to protect adjacent land uses and the future character of the surrounding area.

Currently, much of Jones County's industrial development consists of quarries or developed areas within incorporated municipalities. Industrial development has the most impact on surrounding land uses and requires more services. Jones County can expect additional industrial growth with Highway 151 near existing industrial areas or municipalities that can provide the level of services required.

Areas designated for Industrial Development include existing industries and undeveloped areas at the fringes of the corporate limits of a city which are expected to fall within that city's future growth corridor. New industrial development in these areas should be designed to protect adjacent land uses and the character of the surrounding area.

# Economic Development

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## Goals, Objectives and Strategies

### Commercial and Industrial Development Area Goals

#### General Goal:

- ❖ Promote and encourage economic development in Jones County.

#### Objectives:

- ❖ Promote and allow appropriate commercial and industrial development to locate in the rural portion of the county at intersections of major transportation arterials only with appropriate access points through frontage roads, as well as in, adjacent to, or near urban areas.
- ❖ “Cottage” industries and home based businesses should be encouraged and promoted where activities are conducted in the primary residence or accessory building conforming to all applicable ordinances and regulations.
- ❖ Reduce conflicts between commercial and industrial development and other uses such as residences, agricultural uses or environmentally sensitive areas through the use of extended setbacks, buffering or other means.
- ❖ Where appropriate, encourage low impact commercial development within defined village boundaries.

# Recreation, Natural Resources and Agricultural Protection

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# Recreation, Natural Resources and Agricultural Protection

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## Background

This chapter of the Plan is focused on the built environment and physical features in and around the County. It first examines the environment and the critical resource areas of the County. Secondly, the chapter focuses on recreation opportunities. Finally, the chapter ends with the County's prime objective: the preservation of agricultural land.

## Critical Resource Areas

Recreational areas, forests, wetlands, streams, lakes, and aquifers provide recreational opportunities, scenic enrichment, and necessary ecological variety. Jones County should encourage planning and land use management which recognizes the special advantages and limitations imposed by natural systems and which encourages protection of the land and wise use of its resources. Critical Resource Area designations are areas of severe slope or erosion potential, flood hazard areas, hydrologically sensitive areas, significant vegetation, soils with severe limitations to development, or other significant natural features.

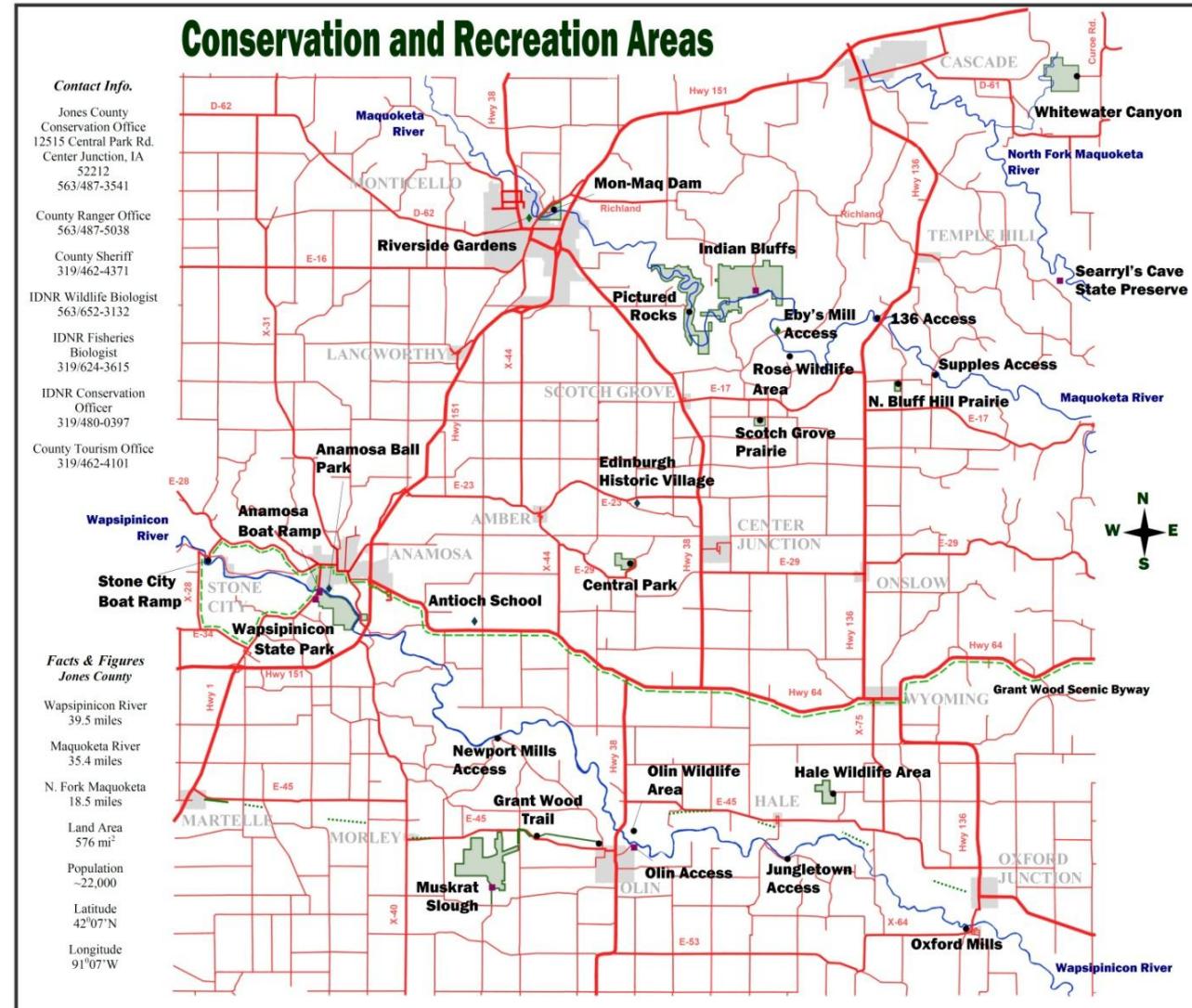
Areas designated as Critical Resource Areas indicate lands which present significant limitations to development or contain environmental conditions which require special planning considerations and environmental concerns should be taken into account during the development review and approval process. Intense development or alteration of the environment is not intended in these areas.



# Recreation, Natural Resources and Agricultural Protection

## Park and Recreation

Jones County currently provides over twenty public areas that host a variety of opportunities for recreation including camping, hiking trails, fishing, canoeing and rock climbing. As seen in the adjacent map, the Maquoketa and Wapsipinicon River valleys that run diagonally through the county provide a natural environment to host many of the public spaces. The river valleys host an array of natural features including bluffs and caves that can be seen at many of the public areas, including Pictured Rocks, the county's largest park at over 1,100 acres.



# Recreation, Natural Resources and Agricultural Protection

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## Agricultural Protection

Preservation of prime agricultural land and agricultural uses is a major land issue for Jones County. Existing federal and state policies recognize agricultural land as a resource to be protected. Jones County recognizes and stresses the importance of comprehensive planning and growth management strategies for agricultural land preservation. Several land owners in Jones County have already taken measures to protect their agricultural land by voluntarily establishing Agricultural Land Preservation Districts as authorized by Chapter 176B, *Code of Iowa*.

Areas designated for Agricultural Land Preservation are high value agricultural lands containing few if any non-agricultural uses, with ownership patterns that indicate a long-term commitment to agriculture. Areas designated for Agricultural Land Preservation are intended to preserve the rural character of the area, preserve high value agricultural land and protect agricultural resources from encroachment from non-agricultural uses.



# Recreation, Natural Resources and Agricultural Protection

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## Goals, Objectives and Strategies

### Critical Resource Area Goals

#### General Goals:

- ❖ Preserve Jones County's environmentally sensitive areas, including woodlands, wetlands, forested areas, native prairie, wildlife habitat areas, and public areas such as county and state parks.
- ❖ Take measures to reduce erosion in all areas of the county.
- ❖ Protect water resources from contamination.

#### Objectives:

- ❖ Accommodate growth while preserving environmentally sensitive areas and open space through "clustering" development (see Land Use Chapter).
- ❖ Preserve river corridors and view sheds from the river as open space through the application of the county's, zoning ordinance, flood plain management ordinance and expansion of county conservation areas.
- ❖ Restrictive covenants should be reviewed by appropriate oversight entities to insure adequate provisions are made for obtaining water and treating wastewater in new subdivisions.
- ❖ Determine appropriate development on specific sites on a case-by-case basis taking soil type, percolation tests, depth to bedrock and topography into account.

# Recreation, Natural Resources and Agricultural Protection

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## Critical Resource Area Objectives (continued):

- ❖ Adopt an urban erosion control ordinance to decrease the damage to drainage facilities and property caused by erosion during development.
- ❖ Adopt a storm water drainage plan for subdivision development to protect against erosion during development.
- ❖ Utilize the Iowa Storm Water Education Program for storm water management training events.
- ❖ Utilize Community Development Block Grant (CDBG) storm water funding to manage storm water through green infrastructure practices.
- ❖ Require temporary seeding during construction in new subdivisions.
- ❖ Require the developer or homeowner to repair damage to drainage facilities and property caused by erosion in their developments prior to acceptance of a final plat.
- ❖ Enforce well and septic standards and regulations.
- ❖ Increase setbacks for commercial and industrial developments abutting water resources.
- ❖ Require buffer strips between structures, septic systems, etc. along watercourses.
- ❖ Require subdividers to provide appropriate on-site sewage treatment that will adequately serve the platted area.

# Recreation, Natural Resources and Agricultural Protection

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## Agricultural Land Preservation Area Goals:

### General Goal:

- ❖ Give priority to agricultural land uses and operations and preserve those uses, especially on land high in productivity.

### Objectives:

- ❖ Make decisions on the development of land based on conditions including, but not limited to parcel size and contiguous development.
- ❖ Development on agricultural land should be based on the following criteria:
  1. The size of the parcel based on lot size requirements.
  2. The neighboring parcels being of similar land usage.
  3. The parcel's location on the future land use map.
  4. The capability of the soil for development on which the subject parcel is located according to the latest Soil Survey of Jones County, Iowa.

# Housing

Background - 43

Goals, Objectives and Strategies - 44

# Housing

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## Background

The development implications of a two percent growth rate on the County's housing stock were discussed in the Profile and Analysis chapter. This chapter will describe the County's preferred residential development pattern. Rural Jones County has experienced an influx of residential development in the last decade. Families desiring to leave urban areas are purchasing one to five acre parcels, building homes, and commuting to work. Many of these acreages are built along paved roads that allow quick access to U.S. Highway 151 or county road E-34. Jones County recognizes the demand for rural housing, and will accommodate such uses in conformance with the goals and objectives listed below.

### Residential Expansion Areas

Residential Expansion Areas are likely to occur as logical extensions of existing development at or near the limits of incorporated cities or densely developed unincorporated areas. The availability of paved streets and public services (sewer and water) are the greatest determining factors for the location of these areas.

Residential Expansion Areas are intended to accommodate urban-density residential subdivisions upon the availability of urban services, and will contribute towards meeting the projected housing demand for Jones County. It is anticipated that the provision of urban services would be a condition of residential subdivision approval in Residential Expansion Areas.

### Residential Infill Areas

Areas designated for Residential Infill primarily consist of existing single-family residential development and approved residential subdivisions. Any new development within infill areas would be expected to occur on undeveloped land in a subdivision, or as a result of single-lot splits. No major development requiring subdivision approvals would be anticipated in Residential Infill areas.

# Housing

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## Goals, Objectives and Strategies

### Rural Residential Area Goals

#### General Goals:

- ❖ Provide for and encourage orderly rural residential growth, ensuring that adequate infrastructure and public services are available.
- ❖ Encourage the orderly growth of rural residential developments proposed within the unincorporated portions of the county.
- ❖ Encourage diversity in housing types within the County.

#### Objectives:

- ❖ Adopt a policy as part of a county subdivision ordinance that encourages the use of private streets in subdivisions where appropriate, especially where through roads are not likely.
- ❖ As part of a subdivision ordinance, ensure that all roads providing access to residences are of an adequate width and grade to accommodate maintenance and emergency vehicles.
- ❖ Focus new development away from agriculturally zoned land.
- ❖ Encourage the use of "clustering" to preserve open space while adhering to county health regulations for septic and water systems (see Land Use Chapter).

# Housing

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## Residential Expansion Area Goals

### General Goal:

- ❖ Provide for and encourage orderly residential growth near developed areas ensuring that adequate infrastructure and public services are available.

### Objectives:

- ❖ Establish appropriate minimum lot sizes by ordinance for rural residences based on environmental and land use conditions.
- ❖ Allow for higher density and mixed-use residential development where subdivisions will abut municipalities and city sewer and water infrastructure will be utilized.

## Residential Infill Area Goals

### General Goal:

- ❖ Encourage orderly residential growth in already platted and established subdivisions, requiring a minimum of new infrastructure and public services.

### Objectives:

- ❖ Undertake a housing needs assessment to identify units requiring rehabilitation or demolition
- ❖ Adopt guidelines which require manufactured homes located in unincorporated Jones County to be visually compatible with surrounding structures and land uses.
- ❖ Define unincorporated village boundaries and, where appropriate, encourage orderly infill development within those boundaries.

# Land Use

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Land Use Tools - 47

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Conservation Subdivision Design (Clustering) - 51

Goals, Objectives and Strategies - 54

# Land Use

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## Background

This chapter of the Plan is focused on land use, both existing and future, within the unincorporated area of the County. The intent is to provide a framework to guide and direct new development in appropriate regions of the planning area. This should ensure that future development is consistent with the goals of the plan and paced in such a way as to not outstrip the County's ability to provide proper services.

The Land Use Plan is divided into two sections. The first describes useful tools for managing land use; the second section describes future policy directions in land use including the official Jones County Future Land Use Map and discussion.

## Land Use Tools

Zoning and subdivision ordinances are two common regulatory land use tools for cities and counties to enforce community standards. Ordinances of this nature enable the implementation and enforcement of the policies and provisions contained in a comprehensive plan.

In any growing region, development pressures are usually the strongest at the edge of an already developed area. When allowed to go unregulated, this development pressure often causes undesirable results. The County, however, can utilize this plan to logically identify where appropriate growth areas should be planned for and use zoning and subdivision regulations to guarantee the sound development of the area. The Land Use Chapter of the Jones County Plan will serve as a guide for future revisions of the County's development tools.

# Land Use

## Zoning Ordinance

Zoning is the most important tool to implement a comprehensive plan. This method works by regulating various aspects of how land may be used. Zoning's name is derived from dividing areas of a city or county into zones, or districts. Certain uses of land are permitted in each zone according to specific standards set by the planning and zoning commission and adopted by the Board of Supervisors.

Jones County has a zoning ordinance currently in place. After the Comprehensive Plan is adopted, the zoning ordinance should be thoroughly reviewed and updated annually to ensure the standards are working in conjunction with the goals and objectives contained in this Plan. In addition to the zoning ordinance, the County also has a flood plain management ordinance which restricts development within the County's floodplains.

Specific issues the County should address in the zoning ordinance update include:

- ❖ Housing diversity options
- ❖ Compact, contiguous subdivision design requirements
- ❖ Renewable energy options and standards
- ❖ Redefine the Critical Resource Area to be consistent with the plan



Antioch School, Jones County

# Land Use

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## Subdivision Ordinance

A subdivision ordinance is a tool the County uses to enforce standards so that land subdivision occurs in a beneficial manner. The platting requirements in the Jones County subdivision ordinance specify the criteria for subdividing land throughout the community. Simply put, subdivision is a process in which land is legally described and is converted into building lots. It involves the division of a tract of land into smaller parcels and usually involves the creation of streets and other infrastructure improvements such as water and sewer systems, sidewalks, and street lighting. The subdivision ordinance is a very effective tool for enforcing growth policies.

The subdivision ordinance is also the tool counties use to require open space and park dedications in new developments. By including the requirement to devote open space in the ordinance, developers must include open space in any plans for new development. The open space could then be maintained by the neighborhood or homeowner association or, in rare instances, the County.

Jones County should update its subdivision ordinance to be consistent with the goals and objectives contained in this Plan. Specific issues the County should address in the subdivision ordinance update include:

- ❖ Open space and park dedication requirements
- ❖ Compact, contiguous subdivision design requirements
- ❖ Requirements for sidewalks and pedestrian or bike trails
- ❖ Language to protect existing mature trees and unique natural features
- ❖ Requirements addressing stormwater run-off

# Land Use

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## Future Directions in Land Use

This section of the Comprehensive Plan will focus on the land use characteristics needed to support the projected population increase through the year 2030. In addition, it will estimate the County's probable housing demand and land requirements during the planning period.

For Jones County to accommodate growth successfully, it must determine the character of that growth and assure that it enhances rather than alters the sense of the immediate community. Land use projections should anticipate future growth needs and permit a reasonable amount of flexibility to accommodate possible changes in trends. There is available land within the County that is outside of any potential natural hazard zone (floodplain) to support new growth. However, to meet the established smart growth goals, future development in Jones County should focus, whenever possible, within the following framework:

- ❖ First, within existing cities;
- ❖ Second, as infill within existing rural subdivisions;
- ❖ Third, contiguous to existing cities;
- ❖ Fourth, contiguous to existing rural subdivisions

**Infill development should be the primary development pattern of Jones County.** Instead of establishing a new subdivision far from a city and available infrastructure, thereby separating it from the existing community, infill development would connect the new with the existing. By developing within existing subdivisions or cities, land better suited for agricultural use in the County is protected. In addition, with all development and redevelopment opportunities, the County should ensure that mitigating potential natural hazards are part of the project.

# Land Use

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## Conservation Subdivision Design (Clustering)

One development concept that Jones County can use to maintain open space and preserve environmentally sensitive and prime agricultural land, is through the use of clustering, commonly called conservation subdivision design. This approach preserves significant natural features of the landscape as permanent, common open space through the allowance of smaller lot size, all while maintaining the allowable density.

Current development patterns typically subdivide all parts of a parcel into private lots – potentially spoiling the natural environment and eliminating any open space . If current patterns continue by sprawling out into the countryside, the quality of life so valued by residents may be lost. With a conservation design framework, current allowable densities can be maintained, however, by allowing smaller lots, significant natural open space can be protected.

The illustrations\* on the following pages compare the conventional approach to residential development and the clustering alternative that insures open space is preserved. As the population continues to grow in the unincorporated areas of the County, a key issue is compatibility between residential and agricultural activity. The conservation design approach helps preserve viable agricultural activity as well as woodlands and natural areas.

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\* Taken from **Rural by Design: Maintaining Small Town Character**, Randall Arendt, 1994

# Land Use

Conventional Development

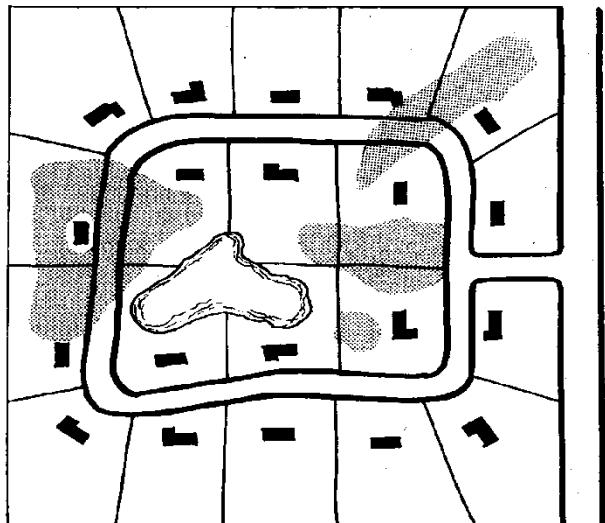


Figure A (rated by 25% as "rural")

44 acre parcel  
20 lots (2 acres each)  
No open space  
No pond access except from four lots

Conservation Development

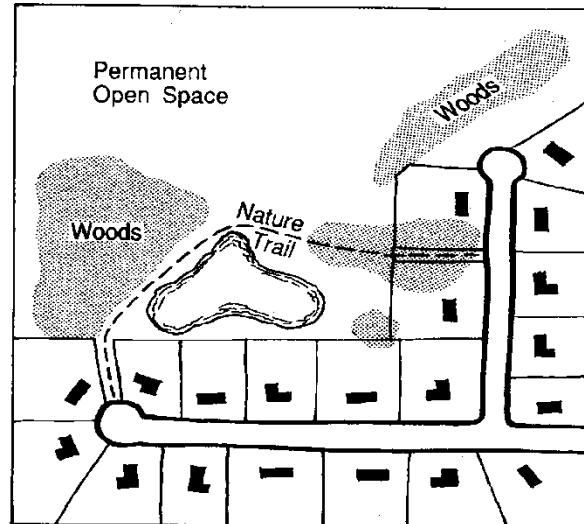


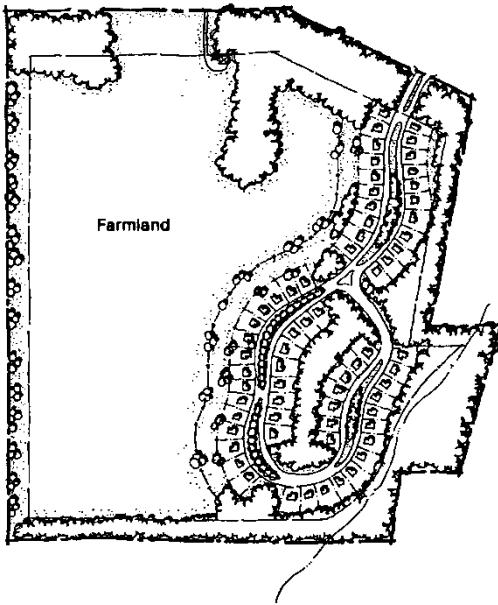
Figure B (rated by 75% as "rural")

44 acre parcel  
20 lots (3/4 acre each)  
25 acres of open space  
Pond access for all residents

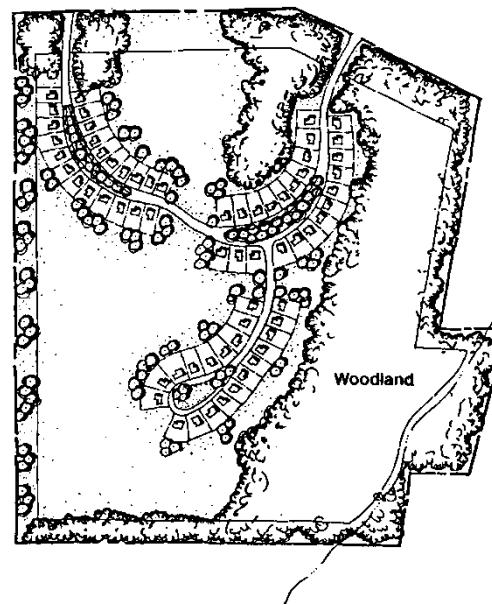
Figure A, above, provides the large lots that many people consider the characteristic of a rural area. Figure B, however, shows a design that keeps the same overall density, yet provides the same amenities for lot owners while protecting a substantial amount of open space.

# Land Use

**Farmland Preservation**



**Woodland Preservation**



The designs on this page show how smaller lot sizes and innovative subdivision design maintains not only the rural character of woodland areas, but the rural economy as well, even while maintaining allowable densities. The strength of the conservation design framework is the ability to insure, in perpetuity, the preservation of significant natural features.

By utilizing this development concept and preserving significant natural features and open space, Jones County can maintain the quality of life that is so important to its residents.

# Land Use

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## Goals, Objectives and Strategies

The goals and objectives listed below should be applied throughout Jones County, regardless of land use designation. These goals and objectives comprise the overall land use strategy of the County.

### General Land Use Management Goals

#### General Goal:

- ❖ Preserve the scenic, rural, and natural character of Jones County by managing and directing growth into appropriate areas to protect the following:
  1. Agricultural land and operations
  2. Environmentally sensitive land
  3. Existing, compatible land uses

#### Objectives:

- ❖ Encourage future development within and near existing cities, away from agriculturally zoned areas, environmentally sensitive land and incompatible uses.
- ❖ Enter into fringe area agreements with municipalities within the county to encourage the use of municipal infrastructure and higher density development in areas abutting existing city limits. Such agreements will require the cities and the county to work together to promote logical and orderly development on the urban fringe.

# Land Use

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## **General Land Use Management Objectives (continued):**

- ❖ Make decisions on the development of land relative to the use's impacts on existing and future infrastructure (including transportation), educational facilities, and natural resources.
- ❖ Provide adequate land area and a suitable range of development locations to accommodate projected residential, commercial, and industrial needs.
- ❖ Evaluate development in unincorporated communities based on its compatibility with surrounding uses.
- ❖ Existing uses that are detrimental to their surrounding environment should not be encouraged to expand.
- ❖ Maintain, manage, and improve the county's transportation network.
- ❖ Ensure flood plain ordinance regulations are updated and accurate.
- ❖ Ensure public's safety and welfare in all future development and redevelopment projects.

# Natural Hazards

Multi-Jurisdictional Plan - 57

Goals, Objectives and Strategies - 58

# Natural Hazards

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## Multi-Jurisdictional Plan

The Jones County multi-jurisdictional hazard mitigation plan was created in 2010 and covers Jones County including: Unincorporated Jones County, the city of Anamosa, the city of Martelle, the City of Monticello, the City of Olin, the City of Oxford Junction and the City of Wyoming. This plan assesses the hazards that pose a risk to the identified communities, identifies the impact and likelihood of such hazards, and then identifies goals, objectives, and action steps to complete for effective hazard mitigation. The plan is effective for the period of June 28<sup>th</sup> 2010-June 28<sup>th</sup>, 2015.

### Multi-Jurisdictional Plan Goals

The Jones County multi-jurisdictional hazard mitigation plan identified four goals and eight supporting objectives to complete these goals. These goals and objectives can be read in detail, along with the action steps to complete these, in pages 225-263 of the plan. The four goals identified in the plan include:

- ❖ Protect critical facilities, infrastructure and other community assets from the impacts of hazards
- ❖ Protect the health, safety and property of residents of the planning area
- ❖ Improve education and awareness regarding hazards, risk and reducing vulnerability in the planning area
- ❖ Ensure that public funds are used in the most efficient manner.

### Identified Hazards

Of all the identified hazards in the Multi-Jurisdictional Plan which could impact Jones County, four stood out as being the most likely: river flooding, windstorm and tornado, thunder storm and lightning and severe winter storms.

# Natural Hazards

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## Goals, Objectives and Strategies

Based on the multi-jurisdictional goals and measures identified in the plan the following goals, objectives and strategy's were developed.

### Goal

- ❖ Minimize the risk and impacts of hazards that are identified as a potential threat to Jones County.

### Objectives

- ❖ Provide funding opportunities to assist in carrying out the multi-jurisdictional plan.
- ❖ Work to complete the multi-jurisdictional plan goals.

### Strategies

- ❖ Carry out identified mitigation measures by completing action steps from the multi-jurisdictional plan (pages 229-263).
- ❖ Work with county officials to identify and secure funding on the local, state, and federal level.
- ❖ Consult the multi-jurisdictional plan to ensure the minimization of risk to natural hazards as well as coordination of activities.
- ❖ Establish a Capital Improvement Plan for capital projects within the County, including a funding schedule for needed hazard mitigation projects.
- ❖ Discourage public transportation access to floodplain areas.
- ❖ Discourage development within natural and environmentally sensitive areas of the County, including flood plains.
- ❖ Adopt an evacuation and shelter plan to deal with emergencies from natural hazards.

# Administration

Background - 60

Development Review - 61

Goals, Objectives and Strategies - 62

# Administration

## Background

Once the plan has been adopted, the County should make every attempt to put the plan to work. However, no plan could possibly foresee every issue that will arise during the planning period. Therefore, the plan should be used as a guide for growth and development. Some developments will inevitably differ from the vision of the plan. However, if properly used, the policies and goals contained in the plan should provide the the flexibility to ensure each development fits with the overall vision of the County.

The goals, objectives and strategies on the following pages reflect the day-to-day administration of the County. The planning process should be an ongoing endeavor. The success of this plan will require the support of County residents as well as the Board of Supervisors. Cooperation from the public and private sectors will allow implementation of the goals and objectives that will provide long-term benefits to the entire County.



Jones County Courthouse, Anamosa

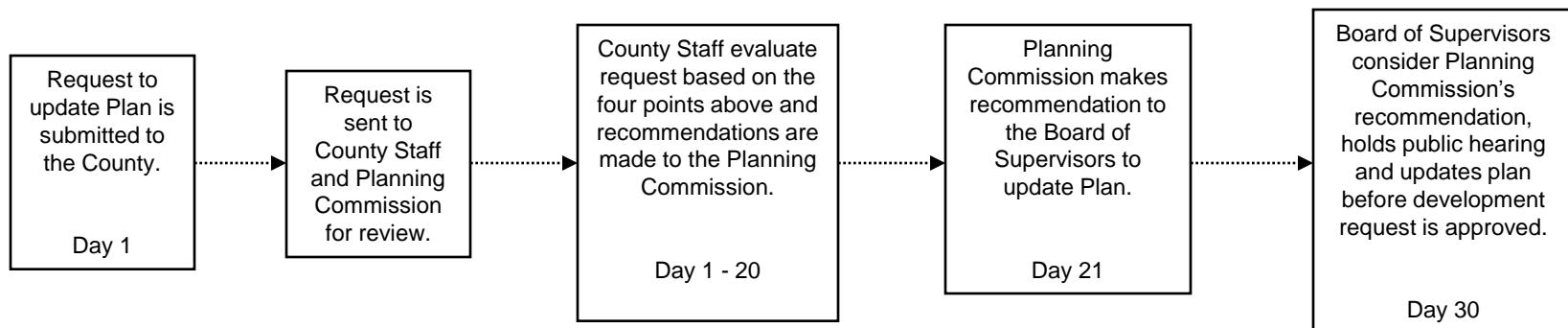
# Administration

## Development Review

Since the plan should be used as a guide for future growth, some developments will inevitably differ from the vision of the plan. In such cases, the plan may need to be updated. When reviewing all development proposals, the criteria for evaluation, is as follows:

- ❖ Consider Iowa's smart planning principles
- ❖ Consider overall County goals
- ❖ Consider general County objectives
- ❖ Plan Maps

Every attempt shall be made to satisfy the above criteria. However, if a development proposal cannot satisfy all of the criteria, yet is still deemed worthy to benefit the County, the Plan will need to be amended before the development proposal is approved. Because a request to amend the plan will likely occur during the development proposal review process, both actions may occur simultaneously. The County should establish a fee schedule for reviewing Plan Update Requests. The following is the Plan update process:



# Administration

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## Goals, Objectives and Strategies

Based on input gathered during the planning process, the following goals, objectives and strategies were developed for the administration of the County.

### Goals

- ❖ Promote collaboration between all private and public parties during planning and regulation creation.
- ❖ Promote transparency, efficiency and consistent outcomes in all planning endeavors.
- ❖ Encourage and utilize public participation during the creation or revision of planning regulations.
- ❖ Increase joint planning and decision-making with municipalities within the County.
- ❖ Promote clean and renewable energy use and increased energy efficiency.

### Objectives

- ❖ Facilitate an environment that allows cooperative work among governmental, community and individual stakeholders during the planning and regulation process.
- ❖ County policies shall encourage the equitable distribution of benefits and costs among its residents.
- ❖ Develop, maintain, and promote inter-governmental collaboration for planning efforts.
- ❖ Utilize green building practices in all future government facilities only where monetary payback can justify any added expense.
- ❖ Promote residential installation and use of alternative energy such as wind and solar through the County's zoning and subdivision ordinance.

# Implementation

# Implementation

Responsibility for adopting and implementing future planning initiatives remains with the County guided by its civic and elected leadership. Generally the following principles guide implementation priorities:

- ❖ Focus on strategies, initiatives and projects that will have the most impact on the County when completed.
- ❖ Move forward on strategies, initiatives and projects that can be completed quickly, have significant public support or have available funding. Completion of these initiatives or projects creates significant visibility for continued growth and development.

It is important to note that this plan does not establish any new ordinance or legislative mandate. The goals and policies contained in the plan are to be used as a guide for local officials in decision making and implementing specific developmental tools, such as the zoning and subdivision ordinances. While adoption of this plan does not commit the County to any specific recommendations, it should commit the County to actions that are consistent with the policy guidelines and action steps contained in the plan.

This section presents an implementation schedule for the recommendations, summarizing the actions proposed by the plan. Each action is listed generally in the order presented in the plan. The action is then given a specific time frame for implementation. Each dot is representative of a completion date. The schedule does not list ongoing policies or day-to-day actions the County should continuously undertake (i.e. maintenance of the County's road system).

In this way, the schedule can be used to monitor the progress of the plan. This is an important role of the update process that will be necessary to keep this document dynamic and up-to-date.

# Implementation

Plan Administration Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
P&Z and Board of Supervisors to meet annually to review plan goals and policies.	❖				General Funds Zoning Fees	Planning & Zoning Commission Board of Supervisors
Plan for 9,049 housing units.				❖		Planning & Zoning Commission
Plan for a population of 21,472.				❖		Planning & Zoning Commission

# Implementation

Economic Development Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Update ordinances to allow rural commercial development at arterial intersections.		❖				Planning & Zoning Commission
Market Jones County and available business opportunities to the region.	❖				General Funds Local Businesses	Economic Development Commission

# Implementation

Natural Environment and Infrastructure Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Adopt an urban erosion control ordinance to decrease the damage to drainage facilities and property caused by erosion during development.		❖			General Funds	Conservation Board Planning & Zoning Commission Soil & Water District Commissioners
Adopt a storm water drainage plan for subdivision development to protect against erosion during development.		❖			General Funds	Conservation Board Planning & Zoning Commission Soil & Water District Commissioners
Increase setbacks for commercial and industrial developments abutting water resources.		❖			General Funds	Planning & Zoning Commission
Require subdivisions to provide appropriate on-site sewage treatment that will adequately serve the platted area.		❖			General Funds	Planning & Zoning Commission

# Implementation

Natural Environment and Infrastructure Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Require the developer or homeowner to repair damage to drainage facilities and property caused by erosion in their developments prior to acceptance of a final plat.		❖			General Funds	Planning & Zoning Commission
Require temporary seeding during construction in new subdivisions.		❖			General Funds	Planning & Zoning Commission
Update ordinances with buffer strips between structures, septic systems, etc. along watercourses.		❖			General Funds	Planning & Zoning Commission

# Implementation

Housing Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Allow for higher density and mixed-use residential development where subdivisions will abut and utilize municipalities infrastructure.		❖			General Funds	Planning & Zoning Commission
Encourage the use of "clustering" to preserve open space while adhering to county health regulations for septic and water systems.	❖					Planning & Zoning Commission
Adopt a policy as part of a county subdivision ordinance that encourages the use of private streets in subdivisions where appropriate.		❖			General Funds	Planning & Zoning Commission

# Implementation

Housing Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Undertake a housing needs assessment			❖		General Funds Zoning Fees	Planning & Zoning Commission
Adopt guidelines which require manufactured homes located in unincorporated Jones County to be visually compatible with surrounding structures and land uses.		❖			General Funds	Planning & Zoning Commission
Define unincorporated village boundaries and, where appropriate, encourage orderly infill development within those boundaries.		❖			General Funds	Planning & Zoning Commission

# Implementation

Land Use Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Enter into fringe area agreements with municipalities within the county to encourage the use of municipal infrastructure and higher density development in areas abutting existing city limits.		❖			General Funds	City Councils Board of Supervisors Planning & Zoning Commission
Existing uses that are detrimental to their surrounding environment should not be encouraged to expand.	❖				General Funds	Planning & Zoning Commission
Maintain, manage, and improve the county's transportation network.	❖				General Funds	Planning & Zoning Commission
Ensure flood plain ordinance regulations are updated and accurate.		❖			General Funds	Planning & Zoning Commission Soil & Water District Commissioners
Evaluate development in unincorporated communities based on its compatibility with surrounding uses.	❖				General Funds	Planning & Zoning Commission

# Implementation

Natural Hazard Sector						
Action	Ongoing	Within 5 years	Within 10 years	Within 20 years	Funding Options	Leadership / Action Coordinator
Complete identified mitigation measures from the multi-jurisdictional hazard mitigation plan.	❖				General Funds State & Federal Resources	Jones County Emergency Management Agency
Identify and secure funding opportunities to ensure multi-jurisdictional plans goals and action steps	❖					Jones County Emergency Management Agency

# Plan Appendix

## Plan Appendix

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Matrix of Smart Planning Principles & Elements - 79

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# Plan Appendix

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## Glossary of Terms

**Affordable Housing:** Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing cost, including utilities.

**Aesthetic:** The perception of elements in the natural or created environment that are pleasing to the eye.

**Amenity:** A natural or created feature that enhances the aesthetic quality, visual appeal or makes more attractive a particular property, place or area.

**Annexation:** To incorporate a land area currently outside of the existing city limits into a municipality, with a resulting expansion in the boundaries of the municipality.

**Arterial Street:** See *Street System Hierarchy*

**Buffering:** The Plan calls for buffering between different land uses to minimize negative impacts. Buffering can include open space, landscaped areas, fences, walls, berms or any combination thereof to physically separate or screen one use or property from another. In designing buffers, the County's zoning and subdivision ordinance should allow flexibility for the type and size of the buffer.

**Built Environment:** Artificially created fixed elements, such as buildings, structures, devices and surfaces, which together create the physical character of an area.

**Capital Improvements Plan:** A local government's timetable or schedule of all future capital improvements to be carried out during a specific period and generally listed in order of priority, with cost estimates and sources of financing each project. A typical capital improvements plan is a five-year program. A capital improvement is generally a major construction project or the acquisition of large, expensive equipment.

**Circulation:** Systems and structures for the movement of people, goods, water, sewage, air or power by such means as sidewalks, trails, streets, highways, waterways, towers, pipes and conduits.

**Clustering:** See *Conservation Subdivision Design*

**Collector Street:** See *Street System Hierarchy*

**Conservation Subdivision Design:** A development concept which preserves significant natural features of the landscape as permanent, common open space through the allowance of smaller lot size, while maintaining the allowable density.

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**Contiguous:** Having a common boundary, next to, abutting or touching an adjoining property.

**Density:** The number of housing units or structures allowed per unit of land. In Jones County, current allowable density is approximately one housing unit per acre.

**Design Standards:** A set of guidelines defining parameters to be followed in site and/or building design and development. Can also be used to define standards for infrastructure improvements as well.

**Development:** The physical construction of buildings and/or the preparation of land. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; installation of septic systems; grading; and clearing of natural vegetative cover (with the exception of agricultural activities).

**Environmentally Sensitive Land:** An area with one or more of the following characteristics: (1) steep slopes, (2) flood plain, (3) soils with high water tables including wetlands and wetlands transition areas, (4) soils that are highly erodible or subject to erosion, (5) land incapable of meeting percolation requirements, (6) stream or river corridor, (7) mature stands of native vegetation, and (8) habitats of endangered species.

**Floodplain:** The land area on either side of the banks of a waterway subject to flooding.

**Fringe-area agreements:** See *Intergovernmental Agreement*

**Future Growth Area:** The corridors that define the potential growth area for a city. The corridors, which may be shown on the Future Land Use Map, can be generally described as where development outside of the city limits should be directed. Also called Urban Service Areas or areas that define the geographical limit of government-supplied public facilities and services.

**Goal:** Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (objectives) may be required to achieve each goal.

**Green Space:** See *Open Space*

**Growth Management:** A wide-range of techniques used in combination to manage or influence the amount, type, location, density, timing and/or rate of growth. Growth management objectives often form the backbone of a comprehensive plan. Techniques used to execute growth management policies may include: zoning and subdivision ordinances, capital improvements, and designation of future growth or urban service boundaries.

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**IDNR:** The Iowa Department Of Natural Resources

**IDOT:** The Iowa Department of Transportation

**IEDA:** The Iowa Economic Development Authority

**Incremental Design:** Method of development to maintain small town atmosphere and reducing sprawl by utilizing compact, contiguous growth to existing development.

**Infrastructure:** Public services and facilities needed to sustain residential, commercial, industrial and all other types of development activities. Infrastructure includes, but is not limited to sewage disposal systems, water supply systems, drainage systems, roads, parks, sidewalks, trails, schools, libraries, fire, police, emergency, medical facilities and public works facilities.

**Intergovernmental Agreement (28E Agreement):** A legal document binding two or more governmental units or agencies to act in certain, cooperative ways. The term is most often used in a planning context to refer to shared or delegated responsibility to review development proposals and/or to recognize adopted plans and policies of the governmental units or agencies. For example, the City of Anamosa and Jones County might create an intergovernmental agreement which requires each entity to provide materials on development proposals within certain geographic areas for the other entity to review and comment upon. Also called fringe-area agreements.

**Issues:** Points of debate, discussion or dispute in the community that are identified in the plan and are dealt with by the plan's goals, policies and objectives.

**Land Use:** A description of how land is occupied or utilized. Land use types typically include: various types of residential, commercial, industrial, agricultural, and public uses.

**Local Street:** See *Street System Hierarchy*

**Mixed-Use District:** The development of a tract of land with a variety of complementary and integrated uses in a compact urban form. Mixed use within Jones County could include a combination of properly planned single- and multi-family residential and light, neighborhood commercial uses to ensure compatibility between each use.

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**Neighborhood:** An area of a community with characteristics that distinguish it from other areas that may include distinct ethnic or economic characteristics, housing types, or boundaries defined by physical barriers such as a major highway or river.

**Neighborhood Commercial:** Small-scale business activity that is limited in size and operation to insure compatibility with adjacent neighborhoods and uses. It is generally within walking distance to local residential neighborhoods.

**Objective:** Individual accomplishments which, taken together, will enable the County to achieve stated goals.

**Open Space:** Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) outdoor recreation (active or passive), or (3) public health or safety. Land used for the managed production of resources (farming, etc.) is not considered open space for the purpose of this plan.

**Plan:** The formulation and graphic representation of the means to reach a desired end, as well as the act of preparing a plan (community input, research and analysis). The Jones County Plan is a written and graphic analysis of a desirable and feasible pattern of growth with goals and objectives to best serve the residents of the community. This plan is based on the input of the community and upon data and extensive research.

**Planning Area:** The area specifically shown on the Future Land Use Map contained in this plan. It can be generally described as all the unincorporated land within the County. This is the area that directly influences the character, services and facilities of rural Jones County.

**Planning Period:** The period for which the projections and the goals and objectives of this plan were made (from the year 2012 to 2030).

**Policy:** Statements of government intent for which individual actions and decisions are evaluated.

**Region:** The region designated by the Iowa Legislature as State Planning Area 10. This region consists of six contiguous counties in eastern Iowa, including: Benton, Iowa, Johnson, Jones, Linn, and Washington, which are served by the planning agency East Central Iowa Council of Governments (ECICOG).

**River Corridor View Sheds:** The natural environment that is visible from the vantage point of the river or stream. Important in Jones County for the invaluable recreational opportunities that multiple rivers and streams in the county provide, these river corridors, as defined in the County's zoning ordinance, should be protected.

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**Sense of Place:** The characteristics of a location that make it readily recognizable as being unique and different from its surroundings.

**Setback:** The distance between the permitted structure and the lot line. In Jones County, the setback is regulated for the front, rear and side yards of principal and accessory uses.

**Strategy:** Tasks that may be taken to achieve stated goals and policies.

**Streetscape:** All the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, paving, street furniture, landscaping (trees and other plantings), awnings and marquees, signs and lighting.

**Street System Hierarchy:** The Jones County street system generally consists of three functional uses of streets: Arterial, Collector and Local streets. Arterial Streets provide a continuous route for the movement of large volumes of through-traffic across and beyond the County and between high traffic generation points. Collector Streets provide movement of traffic between arterial streets as well as providing limited access to abutting property. Local streets serve as a means of access to abutting property.

**Urban Design:** The process of organizing the contextual elements of the built environment such that the end result will be a place with its own character or identity. Also, urban design can be described as planning the development of the built environment in a comprehensive manner to achieve a unified, functional, efficient and appealing physical setting.

**Urban Service Area:** See *Future Growth Area*.

**Urban Sprawl:** Uncontrolled growth, usually low-density in nature, in previously rural areas and some distance from existing development and infrastructure.

**Use:** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, moved, altered, and/or enlarged in accordance with the zoning ordinance and the Comprehensive Plan's Future Land Use categories.

**Zoning:** The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

# Plan Appendix

## Matrix of Smart Planning Principles and Elements

### Location of Planning Principles Within the Plan

Principles	Plan Page #	Brief Description
<b>Collaboration</b>	2, 8, 29, 30, 51, 54, 59	Acknowledgements page; planning process discussion; community survey section; land use; administration background; administration goals.
<b>Efficiency, Transparency and Consistency</b>	57-58, 61	Administration chapter, Implementation
<b>Clean, Renewable and Efficient Energy</b>	48, 59	Land use zoning ordinance; administration chapter
<b>Occupational Diversity</b>	33, 34, 63	Economic Development chapter; implementation schedule
<b>Revitalization</b>	26, 43, 45, 67	Residential infill; residential infill goals; future land use; implementation schedule
<b>Housing Diversity</b>	26, 43, 48, 66	Housing characteristics analysis; housing chapter; land use zoning ordinance; implementation schedule
<b>Community Character</b>	11, 14-27, 30, 33, 36, 43, 47, 48	Historical overview; profile and analysis; key themes; economic background; recreation, natural resources and agricultural protection; housing background; land use background; administration;
<b>Natural Resources and Agricultural Protection</b>	26, 30, 36-41, 49, 52, 64, 65	New housing development; key themes; recreation, natural resources and agricultural protection chapter; land use subdivision ordinance; land use goals; implementation schedule
<b>Sustainable Design</b>	26, 48, 49, 59	Key themes; zoning ordinance; subdivision ordinance; administration goals
<b>Transportation Diversity</b>	37, 52	Parks and trail information; land use objectives

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## Location of Smart Planning Elements Within the Plan

Elements	Plan Page #	Brief Description
<b>Public Participation</b>	8, 29, 59, 78-82	Planning process discussion; community involvement; administration goals; survey results
<b>Local Characteristics</b>	11, 14-27, 30, 33, 36, 43, 47, 48	Historical overview; profile and analysis; key themes; economic background; recreation, natural resources and agricultural protection; housing background; land use background; administration;
<b>Land Use</b>	20, 24, 46-52, 68	Population projection; housing analysis; land use chapter; implementation schedule
<b>Housing</b>	24-27, 43-45, 66-67	Housing analysis; housing chapter; implementation schedule
<b>Infrastructure</b>	20, 26, 40, 44-45, 52, 64-65	Population projection; new housing development; critical resource objectives; housing goals & objectives; land use objectives; implementation schedule
<b>Transportation</b>	37, 52, 68	Parks and trails, land use objectives; implementation schedule
<b>Economic Development</b>	33-34, 63	Economic development chapter; implementation schedule
<b>Agricultural and Natural Resources</b>	26, 36-41, 49, 51, 64-65	New housing development; recreation, natural resources and agricultural protection; implementation schedule
<b>Government Facilities</b>	59	Administration goals, objectives, and strategies
<b>Quality of Life</b>	21, 26, 30, 37, 64	Jones county profile and analysis; new housing development; key themes; parks and recreation discussion; implementation schedule
<b>Natural Hazards</b>	36, 39, 40, 48, 50, 52, 54-55, 69	Critical resource areas, land use objectives; natural hazard objectives; implementation schedule
<b>Joint Planning Efforts</b>	8, 9, 29; 51, 57, 59	Planning process discussion; how to use this document; community involvement; land use objectives; administration background; administration goals, objectives, and strategies
<b>Implementation</b>	9, 57-59, 60-69	How to use this document; administration chapter; implementation chapter

# Plan Appendix

## Survey Results

### Question #1, How important are the following:

	Very Important	Important	Not Important
County road maintenance/improvements	41	14	0
Protection of environmentally sensitive and natural areas	22	29	3
Protection of prime farmland from non-farm use	39	12	2
Developing multi-purpose bike and pedestrian trails	5	13	35
Planning for future growth in appropriate areas	23	24	5
Economic development (attracting new business/industry)	29	23	2
Proper storm water management	22	29	3
Increasing housing opportunities	3	26	24
Increasing recreational opportunities (activities complexes, swimming pools, etc.)	4	23	27
Focusing growth near cities and existing infrastructure/services	17	26	11

Issues ranked from "Very Important/Important to Not Important"	Very Important/ Important	Not Important
County road maintenance/improvements	100%	0.0%
Economic development (attracting new business/industry)	96.3%	3.7%
Protection of prime farmland from non-farm use	96.2%	3.8%
Protection of environmentally sensitive and natural areas	94.4%	5.6%
Proper storm water management	94.4%	5.6%
Planning for future growth in appropriate areas	90.4%	9.6%
Focusing growth near cities and existing infrastructure/services	79.6%	20.4%
Increasing housing opportunities	54.8%	45.3%
Increasing recreational opportunities (activities complexes, swimming pools, etc.)	50.0%	50.0%
Developing multi-purpose bike and pedestrian trails	33.9%	66.1%

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## Question #2, How significant a problem is each of the following?

	Very Significant	Significant	Not Significant
Cost of housing	7	24	21
Housing availability	8	18	28
Storm water flooding	20	<b>26</b>	8
Lack of a connecting trail system	3	12	<b>37</b>
Location of new development	13	21	19
Street and road maintenance	<b>31</b>	21	3
General appearance of rural residential areas	8	24	22
Loss of farmland and agricultural uses	29	16	7
Loss of environmentally sensitive areas	17	25	11
Lack of recreational opportunities	3	25	26

Issues ranked from "Very Significant/Significant to Not Significant"	Very Significant/ Significant	Not Significant
Street and road maintenance	94.6%	5.5%
Loss of farmland and agricultural uses	86.6%	13.5%
Storm water flooding	85.1%	14.8%
Loss of environmentally sensitive areas	79.3%	20.8%
Location of new development	64.1%	35.8%
Cost of housing	59.7%	40.4%
General appearance of residential areas	59.2%	40.7%
Lack of recreational areas	51.9%	48.1%
Housing availability	48.1%	51.9%
Lack of a connecting trail system	28.9%	<b>71.2%</b>

# Plan Appendix

## Question # 3, In general, how do you believe the county's approach is toward managing growth and development?

	Response	Percent
Very Restrictive	0	0.0%
Restrictive	6	11.3%
Balanced	16	<b>30.2%</b>
Permissive	13	24.5%
Very Permissive	4	7.5%
Don't Know / No Opinion	14	26.4%

## Question # 4, Do you agree or disagree with the following statements for rural, Jones County?

	Agree	Disagree	Not Sure
Jones County should promote increased rural residential growth	7	34	13
Jones County should promote the preservation of prime agricultural land from non-farm development	<b>46</b>	4	4
Unincorporated Jones County needs more diverse housing opportunities	5	<b>37</b>	11
Unincorporated Jones County population growth should continue	19	22	13
Jones County should construct more rural multi-purpose bike and pedestrian trails	11	31	12
Jones County should focus new development near or within local cities	43	5	6
Jones County should promote the preservation of environmentally sensitive land	40	4	8
Jones County should promote increased rural commercial and industrial development	22	26	7
Jones County should promote increased rural recreational opportunities	17	21	<b>16</b>

# Plan Appendix

## Question # 5, Feel free to add any additional comments about Jones County's future that would enhance the comprehensive plan:

- 1.1 - Enforce the laws we have to clean up properties - junk cars belong in junk yards
- 1.2 - Have group meetings by township. Each has different opportunities and problems
- 1.3 - Start enforcing the septic tank laws - dumping it in roadside ditches is disgusting and unhealthy. Don't give people forever to comply
- 1.4 - County property belongs to the county - just because someone mows it doesn't make it theirs.
- 2.1 - I'd love to have bike/walking trails all over the county but not at the expense of farmland or sensitive areas. It breaks my heart to see new housing "sprawling" all over.
- 2.2 - Infrastructure / roads are a must
- 2.3 - P.S. Thanks for asking!
- 3.1 - Make the comp plan flexible - have a short term (5 yrs) medium term (10 yrs) and long term (20 yrs) plan for development. Review it annually and change it if needed. Remember things change. The economy drives development.  
The goal is organized growth that is not placing hardships on existing property owners and residents.
- 3.2 - Don't let developers try to circumvent the rules.
- 3.3 - Stop spot zoning
- 4.1 - Government does not promote the development of residential housing. People and dollars determine where housing is developed.
- 4.2 - Rural subdivisions should be on hard surfaced roads and developers need to pave their streets immediately.
- 4.3 - Jones County has more than adequate recreational opportunities. The real issue is maintaining what we have.
- 4.4 - When promoting commercial and industrial development, county governments must establish fair rules and regulations that protect residents who already live next to these sites.
- 4.5 - Diverse housing!! The more "cheap" housing you have, the greater your poverty population. I don't believe that is our goal.
- 5.1 - All new development should be near cities and towns with sewer and municipal water systems.
- 5.2 - All new homes other than farms should be by cities and towns with sewer and municipal water systems.
- 6.1 - Got to feed people - environment is life of planet
- 7.1 - I would think oiling county roads and then spread gravel would turn those to a black top surface at least in the center. Look at IL country roads. I realize it would take time but done once and even twice a year would help to be a start.
- 7.2 - Need storm sewer put in on Garnavillo Street at the Catholic church and school intersection running to main street. Also one on Park Avenue and Garnavillo Street
- 8.1 - Cut spending!!! All this comes from our tax money. Do we want taxes raised? Have you noticed news of our country's trillions of dollars of debt? What happens when China wants us to pay up??! Let's get real!!
- ....Comments continued on the next page....

# Plan Appendix

## Comments Continued

9.1 - This should have been mailed to every Jones County household. I found it only by chance when I stopped to browse the resource table at the Anamosa Library. My guess is that because of the limited distribution of this survey, you will not get an accurate representation of Jones County residents' opinions.

9.2 - My opinion is that farming should not continue to be a protected resource. Farmers need more environmental regulations and fewer subsidies than equal corporate welfare.

9.3 - Please, PLEASE limit rural residential subdivisions

10.1 - The small rural towns have many good quality houses for sale. The values of rural IA should be promoted by the county. Small towns offer quiet, day and night. The wonderful beauty of Jones County agriculture just blocks away. On my a.m. walk, I see beautiful fields, sky, hear and see nature - all advantages of rural and small town living.

10.2 - Economic development is necessary for growth!

10.3 - The county must protect the environment where development is situated.

10.4 - Farmers need to have some control of their land use, even if it is prime agricultural land.

10.5 - Promoting recreation and developing and connecting bike trails will promote interest in living in our area, build [unintelligible] businesses and strengthening the rural area of our county.

10.6 - If a developer built new construction like condos in or near Jones County rural towns, the young progressive and retiring farmers might be a real market.

10.7 - Most small towns have golf nearby - possibly other amenities. Wyoming's golf course has a pool, too.

10.8 - If condos were in close proximity to Camp Courageous, people with disabilities, families and volunteers would all be interested in that public housing and again it would help grow Jones County in new ways.

10.9 - Also, the Kirkwood learning center is nearby - another great resource. And the airport is another great reason for people to want to live in a condo out in this area.

10.11 - With the new restaurant out in rural Amber, and if the B&B is developed at Edinburg, this would be another area to support and promote in our county, with possible tax breaks, infrastructure assistance, etc. etc.

Response to Question # 3 1.1 - It's sad that I don't know the answer to this question. I'm a former planner and I have no idea what Jones County's approach is toward managing growth and development. I see little evidence of managed growth.

Response to Question # 4 - 1.1 - Critically important - no more rural subdivisions!!

# Plan Appendix

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## Notes



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