



Planning, Development and Sustainability

2020 Annual Report

Presented to Board of Supervisors

March 17, 2021



Presented by Josh Busard, PDS Director



Introduction

Topics to Discuss

Departmental Staffing Changes

2020 Department Accomplishments and Highlights

2020 Staff Accomplishments

Development Trends

- Building Permits & Housing Starts
- Platting, Zoning, Use Requests

2021 Department Plans



Departmental Changes

Staff Changes

- Planning Intern Maya Simon started in February
- Brandon Davis started as Code Enforcement Inspector in March
- Gary Snetselaar, Zoning Assistant Aide, retired in August 2020 after 28 years with PDS



2020 Department Accomplishments and Highlights

COVID-19

- Most staff moved to working from home in March, with Department work continuing virtually
- 100% electronic development and building permit application submittal process
 - Video and picture inspections, when appropriate, to reduce contact.
- Conducted Planning and Zoning Commission and Board of Adjustment public hearings / meetings via Zoom



2020 Department Accomplishments and Highlights

Unified Development Ordinance (UDO)

- UDO adopted in late December 2019 and effective Jan. 15, 2020
- Implemented through the rest of the year
- Several amendments were approved by the Board
 - Due to state code changes and evolving best practices

ORDINANCE No. 18-19-19-01
AN ORDINANCE AMENDING THE JOHNSON COUNTY CODE OF ORDINANCES BY
REPEALING AND REPLACING THE UNIFIED DEVELOPMENT ORDINANCE
(PRESENTLY CODIFIED AS CHAPTER 8. PROPERTY AND LAND USE IN THE JOHNSON
COUNTY CODE OF ORDINANCES) IN ITS ENTIRETY.

SECTION I. PURPOSE. The purpose of this ordinance is to further the stated purpose of the Zoning Ordinance for Johnson County by repealing and replacing Chapters 8:1 through 8:8 of the Johnson County Unified Development Ordinance (presently codified as Chapter 8. Property and Land Use in the Johnson County Code of Ordinances). The updated ordinances are easier to use for the citizens of Johnson County, Iowa, and better protect the health, safety, comfort and general welfare of the citizens of Johnson County, Iowa. This ordinance will be known as the Johnson County Unified Development Ordinance.

SECTION II. AMENDMENTS. Chapters 8:1 through 8:8 of the Johnson County Unified Development Ordinance (presently codified as Chapter 8. Property and Land Use in the Johnson County Code of Ordinances) are hereby amended by repealing and replacing Chapter 8 in its entirety with the following:

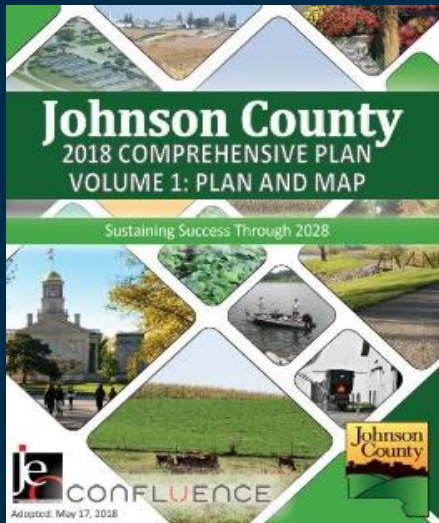
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Ordinance language begins on the next page)



2020 Department Accomplishments and Highlights

Comprehensive Plan

- New UDO works towards several Comprehensive Plan goals
 - Preserving natural resources
 - Encouraging a reduction in auto-dependent travel
 - Direct development in accordance with the Future Land Use Map
- PDS-led Economic Development Committee created
- Fringe area agreements are being updated
 - Iowa City, Swisher, Cedar Rapids, and Solon





2020 Department Accomplishments and Highlights

Fee Schedule

- Updated by the Board in December 2019 and went into effect January 1, 2020
- Better reflects costs and staff time; accounts for new application types

Code Enforcement

- First ever Code Enforcement Inspector hired in March
- 104 cases opened from March to December 2020, 66 resolved



2020 Department Accomplishments and Highlights

Building Services

- Completed the first year of inspections with Lone Tree
- Implemented paperless applications as the Administration Building was closed to the public
- Expanded inspection submittal options to include pictures and videos to reduce in-person visits



2020 Department Accomplishments and Highlights

Soil and Water Conservation

- Facilitated environmental programming, tracking, and documentation of conservation practices
- Completed 13 stormwater management plan reviews
- Completed 37 sensitive areas reports
- Completed erosion and sediment control plan review for 41 building permit applications and conducted related inspections for compliance
- Continues to serve on several watershed boards and coalitions and is a founding member of a local water quality group



2020 Department Accomplishments and Highlights

Sustainability – External Efforts

- Led Solarize Johnson County, a solar power education and group buy program, for 260 residents
 - In 2020, 41 households added 305kW of discounted solar
 - Planning for 2021 effort with Linn County
- Both the Soil and Water Conservation Coordinator and Sustainability Coordinator completed their first year serving on the Iowa City Climate Action Commission
- Continued involvement in community groups and organizations





2020 Department Accomplishments and Highlights

Sustainability – Internal Operations



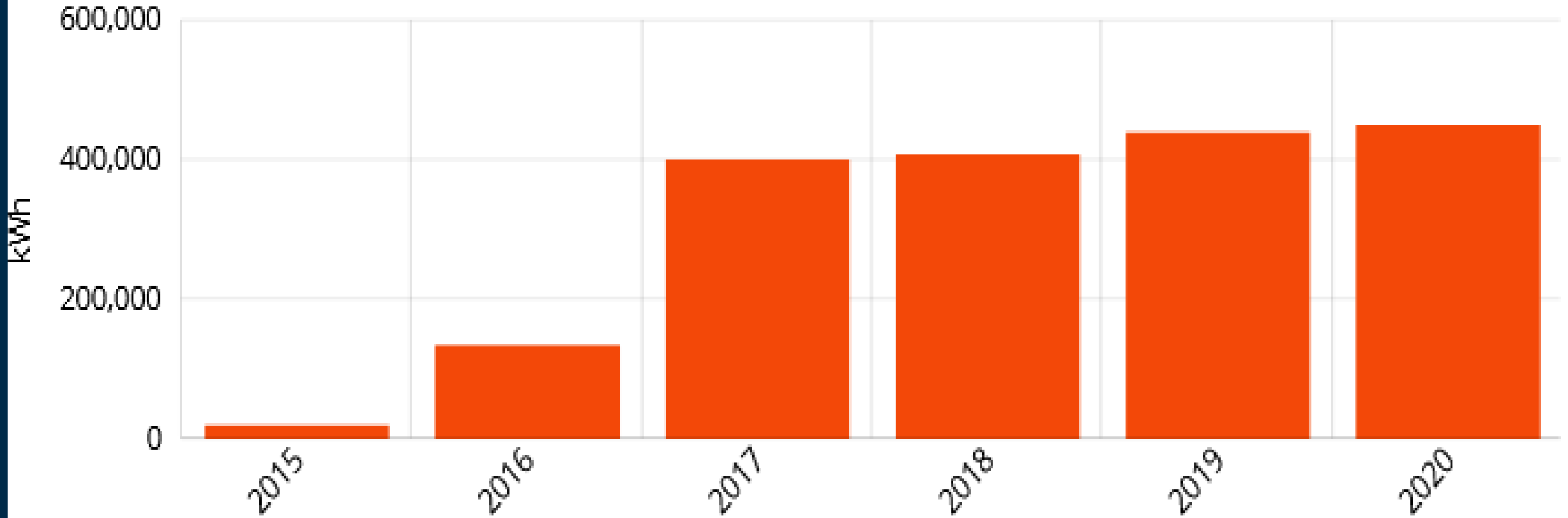
- Supported green building efforts for the new GuideLink Center and energy efficiency at the Historic Poor Farm
- Provided management of the Administration Building bio-cell and GuideLink Center stormwater management features
- Worked with the Finance Department to add sustainability guidelines to the County's procurement policy
- Hosted many County sustainability activities
- Began preparation for EcoAdapt, an online adaptation and resiliency workshop for County operations



2020 Department Accomplishments and Highlights

Sustainability – Onsite Solar

PV Onsite Annual Usage
2015-2020





2020 Staff Accomplishments

Staff Presentations

American Planning Association (APA) Iowa Chapter, University of Iowa, Johnson Clean Energy District

Attended Various Conferences and Trainings

CoZO, Upper Midwest APA, Iowa Association of Electrical Inspectors (IAEI), Iowa Association of Building Officials (IABO), IFSMA, Midwest Climate Summit, and others

New Credentials or Leadership

Assistant Planner obtained AICP credential in September, 2020

Sustainability Coordinator obtained Climate Change Professional credential from the Association of Climate Change Officers

Lead Building Inspector served as the Second Vice President of IABO

Building Inspector I served as past president of IAEI Iowa Chapter



Building Permits Issued

Inspection Services

Service area includes 560 square miles and about 24,811 residents
Unincorporated Areas plus Oxford, Swisher, Shueyville and Lone Tree.

Year	Permits Issued	Total Value (millions of \$)	Total Value Adjusted ¹ (millions of \$)	Fees Collected (\$)	Fees Collected Adjusted (\$) ¹
2011	370	22.19	24.77	188,916	216,616
2012	458	37.17	40.65	316,317	356,819
2013	351	36.22	39.04	296,409	327,547
2014	386	34.15	36.22	266,026	286,582
2015	398	45.39	48.09	363,593	383,711
2016	459	37.42	39.15	307,535	316,684
2017	430	31.39	32.16	271,762	271,762
2018	503	37.87	38.56	333,397	339,438
2019	464	40.17	40.67	321,902	325,873
2020	607	37.73	-	353,428	-

¹ Adjustments calculated using Consumer Price Index, US City Average, Housing



Types of Building Permits

Permit Type	Count	Value	Average Value
Accessory Building (New or Addition)	71	2,857,117	40,241
Accessory Building Alteration/Repair	0	-	-
Commercial Alteration/Repair	3	527,000	175,667
Commercial Building (New or Addition)	24	7,029,500	292,896
Dwelling Addition	74	2,405,830	32,511
Dwelling Alteration/Repair	50	2,194,746	43,895
Dwelling, Multi-Family	0	-	-
Dwelling, Single Family (New)	43	18,776,402	436,661
Dwelling, Manufacture Home	30	1,056,165	35,206
Pool or Hot Tub	28	963,642	34,416
Solar Array	50	645,133	12,903
Structure Other Than Buildings (All Others)	15	1,275,196	85,013
Special Inspection Permit	1	-	-
Electrical	138	-	-
Plumbing	30	-	-
Mechanical	42	-	-
Demolition	8	-	-
Total	607	37,730,731	62,159



Housing Starts

Year	New Dwelling Units ¹	Total Value (millions of \$)	Total Value Adjusted ² (millions of \$)	Average Value (\$)	Avg. Adjusted to Present Value ² (\$)
2011	39	13.09	14.88	335,616	381,448
2012	65	21.83	24.31	335,818	373,940
2013	72	25.69	28.19	356,783	391,549
2014	50	18.59	20.07	371,702	401,411
2015	74	26.47	28.55	357,709	385,841
2016	81	24.76	26.37	305,665	325,596
2017	48	15.05	15.70	313,630	327,112
2018	62	23.45	23.87	378,310	385,165
2019	67	25.03	25.34	373,509	378,117
2020	73	19.83		271,679	

¹Includes both detached and attached single family homes

²Adjustments calculated using Consumer Price Index, US City Average, Housing



Rezoning Requests

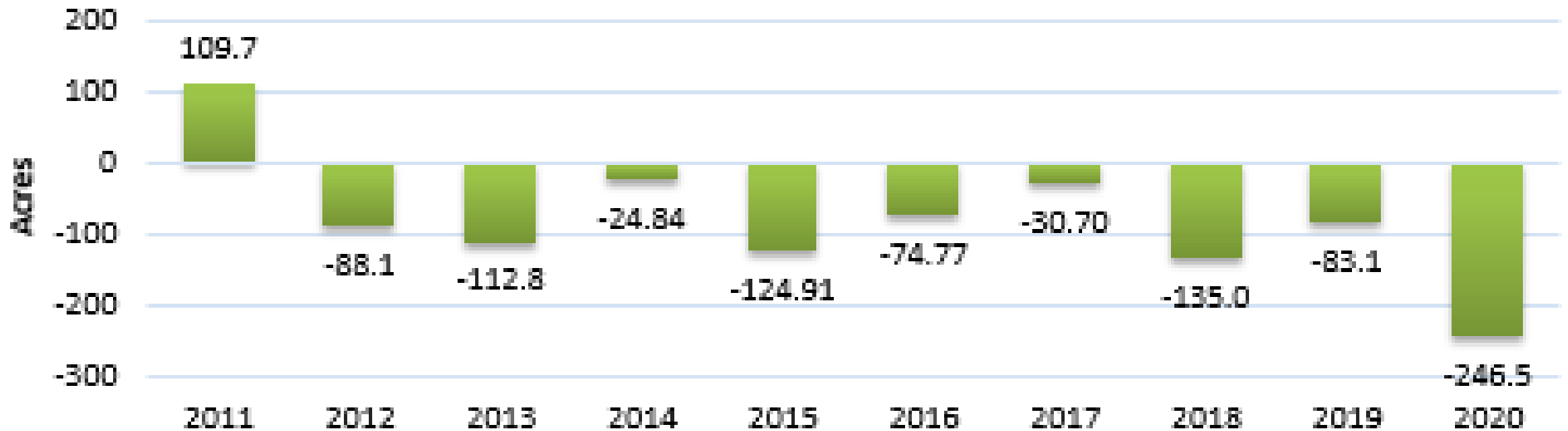
19 Applications: all approved

From	To	Acres
A-Agricultural	R-Residential	198.13
A-Agricultural	RUA-Urban Residential	9.55
A-Agricultural	C-AG-Agri-Business	4.42
A-Agricultural and R-Residential	C-Commercial	32.96
A-Agricultural and R-Residential	R2/R3/R5-Residential	10.22
A-Agricultural and ML-Light Industrial	P-Public	3.07
Total		271.3



Agricultural Acres Rezoned

Change in A-Agricultural Zoned Acres, 2011-2020



*Each of these is less than 0.1% of the total agriculturally zoned land in the County.

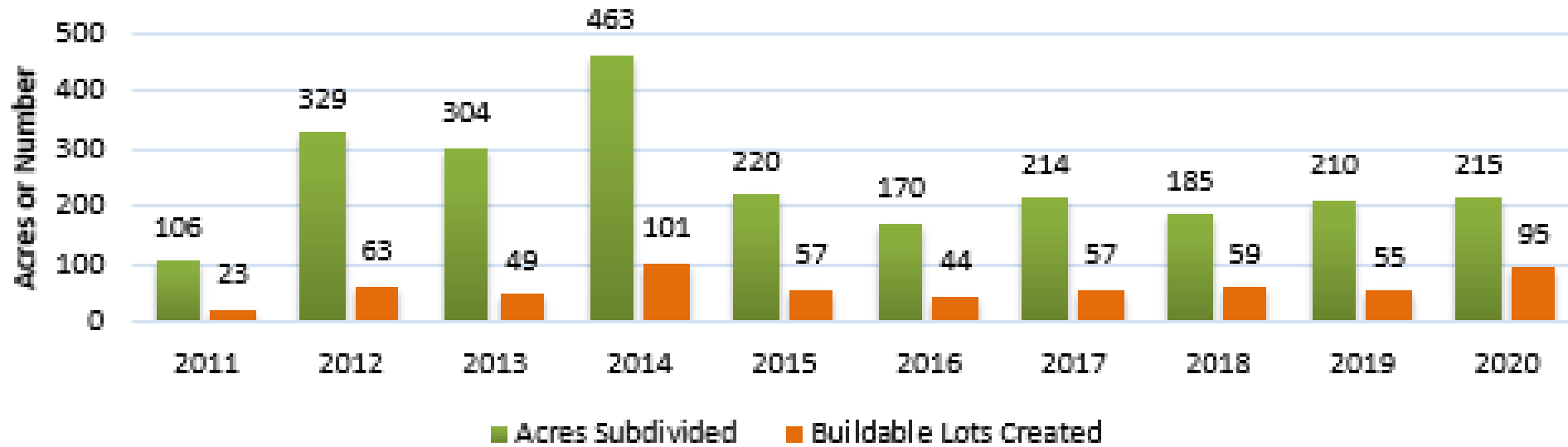


Platted Subdivisions

Subdivision Type	Count	Residential		Commercial		Outlots	
		Lots	Acres	Lots	Acres	Outlots	Acres
Farmstead Splits	19	19	73.41	0	0	9	33.92
Final/Combined Plats	15	24	71.06	5	25.07	11	44.6
Preliminary Plats	6	68	68.06	8	25.39	20	70.3
Total¹	40	85	181.37	13	50.46	37	144.12

¹Lots and acreage that were submitted twice have been removed from totals

Total Acres Subdivided and Buildable Lots Created, 2011-2020

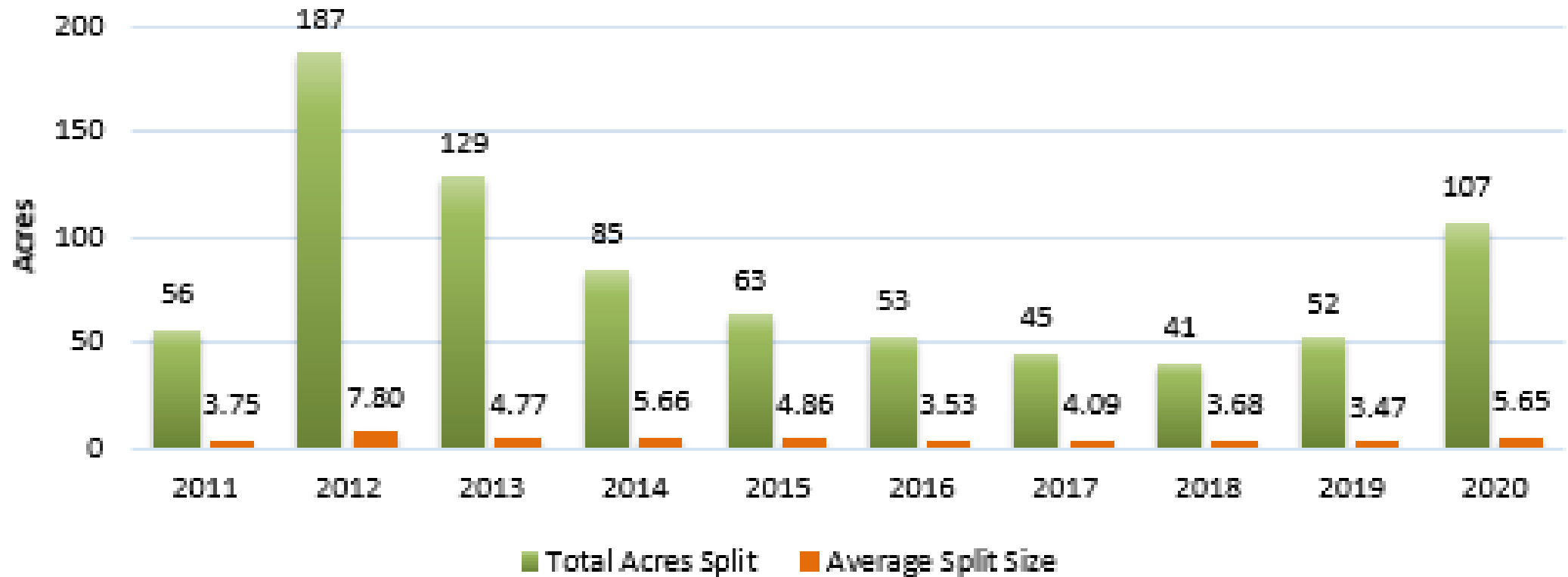


Average lot size in 2020: 2.26 acres

Average lot size in 2020 residential only: 1.00 acres

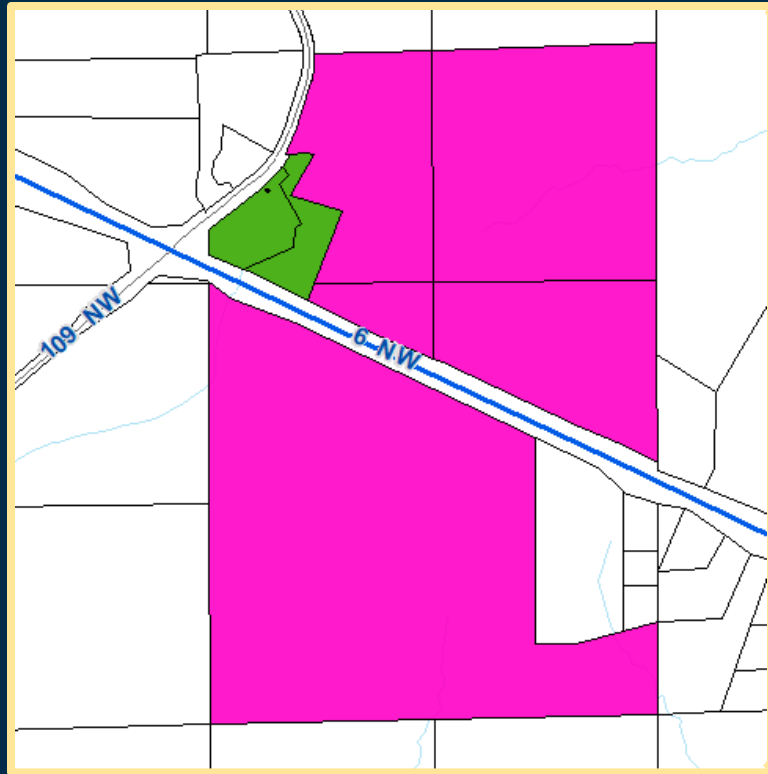
Average lot size over the past ten years (2011-2020): 4 acres

Farmstead Split Acreage, 2011-2020



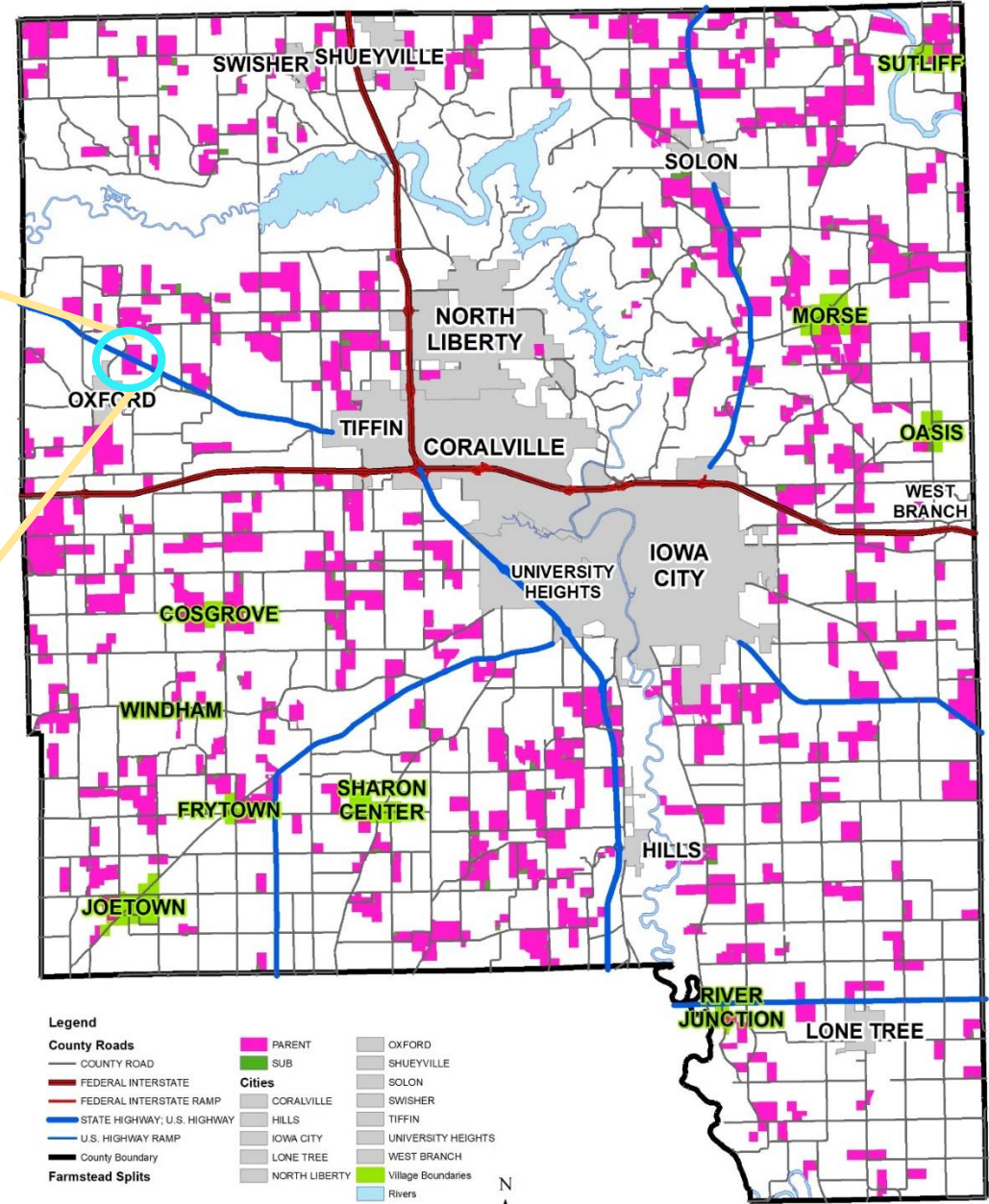


Farmstead Splits



SPLITS SINCE 2000: 423
 SPLITS ONLY SINCE 2011: 165

Approved Farmstead Splits Since 2000



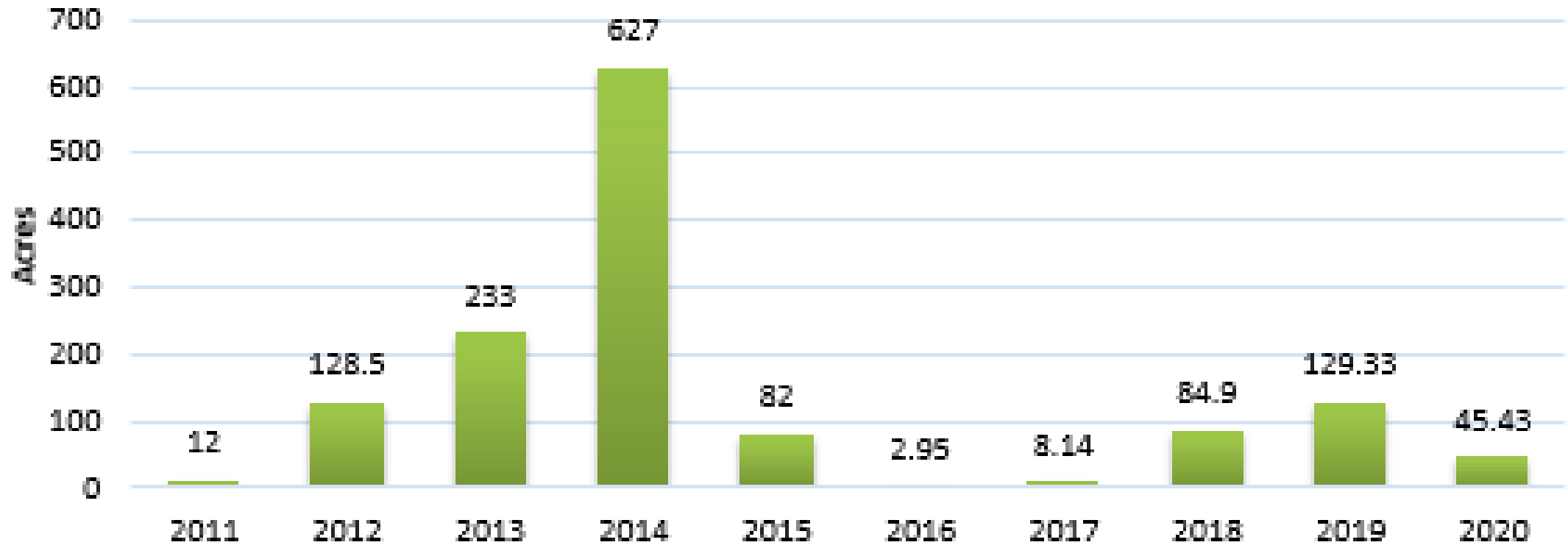


Other Permits Requested

Type of Permit	Submitted	Approved	Fee (\$)	Total Fees Collected (\$)
Special Exception	11	10	175	1,925
Variance	1	1	175	175
Conditional Use Permit	30	28	250	7,500
Boundary Line Adjustment	19	15	100	1,900
Site Plan Review	5	5	250	1,250
Agricultural Exemptions	25	21	-	-
Ordinance Amendments	2	2	750	1,500
Future Land Use Map Amendment	3	1	750	2,250
Floodplain Development Permits	19	19	100 (grading) 500 (structure)	3,500
			Total	20,000

Acres Annexed into Cities

Acres Annexed into Cities, 2011-2020





2021 Department Plan Highlights

- Continue blending in-person and virtual work to combat the spread of COVID-19
- Explore expanding building services into the City of Solon and rental inspections
- Help Windham complete its first-ever village plan after it is safe to do so
- Develop a new Economic Development Plan for expanding employment opportunities, diversifying the local tax base, and improving quality of life in the County
- Standardize soil and water conservation procedures for successful implementation of environmental programs
- Host EcoAdapt workshop on County adaptation and mitigation to climate change
- Lead another Solarize solar group buy





Thanks to Our Boards and Commission

Planning & Zoning Commission

Thomas Swierczewski²

Dave Parsons²

Kathy Swenka

Mike Parker – Chair

Christine Rohret

Erin Hazen⁴

Dan Fuhrmeister⁴

David Roggy⁴

Board of Adjustment

Eric Christianson²

Candi Evans²

Perry Ross

Dawn Terrell – Chair

Jim Martinek³

Kathleen Sluka⁴

Richard Donahue⁵

Building Code Board of Appeals

Doug Kohoutek – Chair

Wade Long – Vice Chair

Dave Clark

Mike Donohue

Tristan Gingerich



Questions?

Johnson County

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