

Implementation

Overview

The Comprehensive Plan combines the vision of the community with a systemic analysis of existing conditions to create a list of ideals that they will strive to follow. However, the vision can only be realized if the plan is used. Tools to implement the plan will include an implementation matrix which states the goals, objectives, and timelines for Boone County’s improvements. It will also have a list of the County’s Roadway Improvement Program, and the updates to the Boone County zoning and subdivision ordinance. This will help to guide the private development within the County. To achieve the goals and objectives of the Boone County Comprehensive Plan, the current zoning, subdivision of land, and ordinances have been updated to reflect these goals.



Figure 10.1 – Implementation of Goals

Source: Boone County

Official Controls

Zoning

Boone County zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. The zoning takes careful consideration of each respective municipality within its boundaries when updating these regulations. While Boone County does not regulate individual city’s zoning, they regulate the area directly around cities. Zoning regulates topics like location, size, use, height of buildings, the arrangement of buildings on lots, setback, and density within unincorporated Boone County. The County’s zoning districts effectively guide development within the County.

Table 10.1: Current Zoning Districts		
Abbreviation	District Name	Corresponding Land Use
A-1	Agricultural Conservation District	Agricultural
A-2	Agricultural Business District	Agricultural
TA-1	Transitional Agricultural	Agricultural
R-1	Rural Estates Residential District	Low Density Residential
R-2	Urban Residential District	Medium Density Residential
R-3	Residential Mobile Home	Medium Density Residential
C-1	General Commercial	Commercial
I-1	Industrial District	Industrial
I-2	Heavy Industrial District	Industrial
CO	Conservation Overlay District	Agricultural
PUD-1	Planned Unit Development	Corresponding Land Use

Table 10.1 – Current Zoning Districts

Source: Boone County Data

Subdivision of Land

The Subdivision Ordinance regulates the subdivision and platting of land within the County. This establishes the orderly, economic, and safe development of land and facilitates the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks, and other public services and facilities essential to any development. Many of the rural developments within Boone County are far from water and sewage and it is critical that dense developments are developed near cities with already established water and sewage systems. The County controls how to regulate subdivision of land, including the application and approval process through the Planning and Zoning Commission. The subdivision of land promotes the public health, safety and general welfare of the people and assists in achieving the vision of this Comprehensive Plan by providing standards in the development of the land.

Ordinance Amendments

The County will evaluate land use controls and consider amendments to eliminate inconsistencies with the comprehensive Plan. It will also conform to State and Federal regulations, and support overarching community goals identified through this plan update.

The Future Land Use Map generally guides developed land uses in the same fashion as they have been developed and exist. The County should update the Zoning Ordinance to adhere to the future land uses outlined in the plan and update as necessary in the future.

The County should also review the current Zoning Map and Zoning District requirements for compliance with the Comprehensive Plan. If there are any discrepancies, or changes needed to meet the County's goals and objectives, then an amendment to the Zoning and/or Subdivision ordinances may be appropriate.

Funding Mechanisms

Roadway Improvement Program

The County's roadway improvement program lists out future major projects within Boone County. The roadway improvement program is a budgeting plan which lists five years of needed roadway projects and the means of financing. Projects included in the roadway improvement program are intended to meet the County's short, medium, and long-term goals.

Table 10.2 Roadway Improvement Program							
Project Name	Project Type	Fund	FY '22	FY '23	FY 24'	FY 25'	FY 26'
Bridge #40	Bridge Replacement	FM	\$385,000				
200th St. Paving	Grade and Pave	FM	\$1,600,000	\$450,000	\$450,000		
Bridge #74	Bridge Replacement	SWAP	\$1,000,000				
Bridge #92	Bridge Addition	SWAP	\$400,000				
Water Works Hill Paving	Pavement Rehab	SWAP	\$600,000				
R-18 Paving	Pavement Rehab	FM		\$2,000,000			
Moingona Road Recycle & Re-surface	Pavement Rehab	Local		\$330,000			
Bridge #10	Bridge Addition	SWAP		\$620,000			
Various FM resurfacing	Pavement Rehab	FM		\$900,000			
E-57 East of Luther	Pavement Rehab	FM		\$2,500,000			
Bridge #11	Bridge Addition	SWAP		\$350,000			
Swede Point Rd.	Pavement Rehab	Local			\$350,000		
Bridge #138	Bridge Replacement	SWAP			\$500,000		
Bridge #22	Bridge Replacement	SWAP			\$500,000		
Linn St. Paving Phase 1	Pavement Rehab	FM				\$2,575,000	
Bridge #126	Bridge Addition	SWAP				\$500,000	
Linn St. Paving Phase 2	Pavement Rehab	SWAP					\$2,575,000

Table 10.2 – Road Improvements Program

Source: Boone County Data

Grants

Grants are an essential tool for Counties to fund projects that enhance the communities within its boundary or to renew an existing program or feature that is at the end of its programmed lifespan. A government grant is a financial award granted by the federal, state or local government to an eligible grantee. Government grants are not expected to be repaid, but are usually allocated for a specific need or purpose, and may go through a competitive application process. Boone County can pursue grant application opportunities to help the County or help bolster individual communities within the County. Boone County often assists the Federal or State government in distributing some of these grants.

Amending the Plan

To keep the Comprehensive Plan current, it will be necessary to make amendments to the plan as the need arises. The Comprehensive Plan is still the foundational document to guide development and the amendments should occur through a comprehensive effort to address changes that happen in the community over time. The Action Plan, described below, is a tool that can and should be amended more frequently as action steps are completed, funding changes, new technologies can be applied, or if new issues arise.

Action Plan

Implementing the vision and goals of the comprehensive plan requires an action plan, and the coordination and investments of many stakeholders. This gives citizens and officials clear goals and steps to completing what is outlined in the Comprehensive Plan. The Action Plan's Implementation Matrix presents a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

Goals: A restatement of the specific goal.

Action Step: Specific action items intended to help meet the goals.

Timeline: The timeline is divided into 4 categories: Short-Term, Mid-Term, Long-Term, and Ongoing. The applied categories indicate when the action item might begin and is advisory in nature.

Short-Term: Actions that should be initiated within 1-2 years.

Mid-Term: Actions that should be initiated within 3-5 years.

Long-Term: Actions that should be initiated within 5 years or more.

Ongoing: Actions that should be initiated immediately and that will require constant periodic attention.

Implementation Matrix

Table 10.3: Implementation Matrix		
Goal	Action Steps	Timeline
Land Use		
Goal: Modernize present land use and zoning designations	Create a “Urban Fringe Residential” zoning district around present cities for regional housing growth.	Short-term
	Include wireless infrastructure, solar farms, and wind turbine uses into agricultural designations.	Short-term
	Update ordinance language to allow for a wider variety of housing types.	Mid-term
	Remain flexible and update definitions and allowed uses to include emerging technologies and ideas.	Long-term
Goal: Continue to prioritize the protection of agriculture land	Promote efficient use of existing developed areas.	Ongoing
	Encourage the location and maintenance of local businesses on identified commercial and industrial areas.	Mid-term
	Create development standards to ensure new development is located, designed, and built to avoid environmental impacts that would negatively affect natural space.	Long-term
	Continue administering mineral extraction and industrial regulations.	Ongoing
Goal: Support identified areas for future growth and development	Update the Future Land Use map to indicate areas for growth.	Mid-term
	Support rezoning for areas identified for growth.	Ongoing
	Streamline development standards to remove barriers to construction.	Long-term
Housing		
Goal: Plan for housing that is affordable to residents across income, age, and needs	Support the preservation current affordable housing within the County.	Short-term
	Create zoning map amendments consistent with newly proposed future land use maps.	Mid-term
	Support affordable housing programs and initiatives.	Ongoing
	Establish partnerships with local developers, nonprofits, banks, and others to create and preserve a range of housing choices.	Short-term
Goal: Maintain the quality and character of existing housing	Develop programs that increase the quality of housing such as weatherization or housing rehabilitation.	Mid-term

	Adopt and enforce a housing maintenance code.	Mid-term
Goal: Preserve nature and rural communities	Support property owner efforts to enhance homes and rural subdivisions.	Ongoing
	Encourage new housing in areas with existing infrastructure and utilities.	Mid-term
	Cluster growth near rural communities and out of greenspace and agricultural land.	Long-term
	Adopt standards to preserve historically and architecturally significant homes in the County.	Long-term
Transportation		
Goal: Ensure that Boone County plans for proper growth and coordinates with Iowa DOT and local municipalities	Maintain local connections and align capital improvement plans with the Boone County roadway improvement plan.	Long-term
	Stay up to date with state and federal funding initiatives.	Ongoing
	Coordinate with county and state departments for all traffic improvements.	Ongoing
Goal: Improve safety for all roadways within the City	Make the streets maintenance program easily and readily available to the public.	Mid-term
	Prioritize safety improvements on roadways with elevated crash rates.	Long-term
	Continue budgeting for and completing maintenance and structural updates to reduce the amount of bridges in poor/deficient condition.	Long-term
Goal: Promote financially responsible transportation investments	Create goals and check-ins for timely completion of major projects.	Ongoing
	Maintain the roadway improvement program.	Ongoing
Parks		
Goal: Offer high quality parks and recreation	Inventory scheduling of maintenance of current parks, bathrooms, and trash receptacles.	Short-term
	Identify areas without nearby parks.	Short-term
	Host charrettes to see what activities communities want or want to see improved.	Mid-term
	Update parks to be accommodate different age groups and the disabled.	Ongoing
	Refresh the County's website with maps and information of all parks, trails and open spaces.	Short-term
	Create unique areas and regional attractions.	Long-term
Goal: Expand the focus on natural resources throughout the park system and promote natural amenities and conservation	Partner with soil, water, and other conservation groups to preserve the natural beauty of the county.	Mid-term
	Encourage the use of rain gardens and other low impact stormwater systems within the park system.	Long-term
	Expand partnership with Keep Boone County Beautiful to increase outreach programs.	Mid-term
	Strengthen the existing trail system by planning for and expanding the system.	Long-term
	Identify areas with unique and naturally sensitive environments that need protection or are being endangered.	Ongoing
Public Infrastructure		

Goal: Ensure adequate infrastructure to provide a high level of service for existing area and future expansion areas	Audit and document existing electric and water capacity.	Mid-term
	Develop trunk utility service corridors to support planned future land use.	Long-term
	Assess Boone County Landfill's long-range capacity.	Short-term
	Analyze current watersheds within drainage districts and work with trustees to improve current drainage plans.	Mid-term
	Explore ways to increase the access to high-speed internet.	Ongoing
	Consolidate maintenance facilities to two primary facilities.	Long-term
Goal: Review current policies and code of utility standards	Utilize best management practices to reduce total utility load and to reduce surface water runoff and erosion.	Mid-term
	Add storm water management requirements for rural developments, including sump pumps and sewer outlets.	Short-term
	Review the Don Williams Lake Watershed Improvement Plan to examine if sediment build up was reduced and if more projects are needed.	Mid-term
Economic Development		
Goal: Maintain and expand the County's existing economic base with an emphasis on attracting high-quality jobs and supporting retention	Communicate with local municipalities when updating Future Land Use plans to ensure that County and city plans adhere to another and have orderly expansion.	Ongoing
	Work with existing businesses to remain or expand on current sites or to relocated to more appropriate sites within the county.	Ongoing
	Utilize zoning, grants, and transportation plans to support development.	Ongoing
	Evaluate land use development codes, and regulations to make sure they conform with Future Land Use and comprehensive plan ideals.	Mid-term
	Maintain active communication with Boone County Chamber of Commerce.	Ongoing
	Review permitting and the developmental processes and make sure they are easy to understand and streamlined.	Mid-term
Goal: Attract new retail and commercial services	Verify there is an adequate amount of properly zoned land for business locations and target new areas for businesses in the Future Land Use Plan.	Short-term
	Analyze areas where sewer, water, and broadband would be most cost-effective to be placed in the County near local municipalities to create a trunk of infrastructure.	Long-term
	Establish sensible incentive policies to attract wanted services.	Mid-term
Goal: Leverage and increase industrial land and infrastructure assets.	Study and update Limited Industrial District and Heavy Industrial District to maintain high levels of urban design, while also being development friendly and encourage growth.	Long-term
	Update Future Land Use and Zoning maps to reflect where future industrial businesses should go.	Mid-term

Table 10.3 – Implementation Matrix