

Visioning

Process

The comprehensive planning process started in the Spring of 2021 and was completed in the Summer of 2022. The collection process came at an unprecedented time, during the Covid-19 pandemic. The Covid-19 pandemic severely altered how people could gather and brought public health to the forefront of people's everyday lives. With health in mind, there were multiple options for citizens to voice their opinions from in-person meetings, a website, and a survey, along with other essential groups like the steering committee and builder focus groups.

Public Meetings

The initial meeting was a kick-off meeting aimed to complete initial visioning and insight into Boone County's housing, commercial, and industrial challenges and opportunities. The open house was centered on bringing residents into the planning process and listening to their goals for Boone County and informing residents of the future process they would be a part of.



Steering Committee

The Steering Committee was selected to gather input from key areas of residents. Different areas of the County, both rural and urban were selected. Local and large businesses had representation as well as community interests such as schools and County staff. At the five meetings, a variety of visioning techniques were used to identify the current conditions and where it would like to be in the future. First was a SWOT, or a Strengths, Weakness, Opportunity, and Threat Analysis. Next, a goals and visioning exercise was done to develop the objectives the committee felt were important and to determine priorities. Topics ranged from better defining land use, updating policy surrounding tax abatements, locations for economic developments and housing, attracting clean energy through a detailed ordinance, and protecting farmland. Maps played a large role in these exercises, with committee members dotting SWOT areas. During the third steering meeting, the committee reviewed the completed survey information and compared the survey information to the SWOT Analysis from the previous meeting. During the fourth meeting the committee reviewed the Introduction, Background, Visioning, Housing, & Parks draft plan sections and provided feedback. And at the final meeting, the committee reviewed the Transportation, Economic Development, Infrastructure, and Implementation draft sections of the plan.

Builder Focus Group

There was a large amount of public input and discussion surrounding housing. A housing focus group was created to learn about difficulties facing developers in Boone County. Multiple local housing developers were invited to a meeting to discuss where and what they develop. During the discussion, the group explained that within Boone County the market was primarily for detached single family homes. There were many issues identified with extending utilities and providing stormwater management. Participants noted that most development outside of cities had to use septic and wells. They also explained how rural water is often very expensive and challenging to connect.



The group explained that while there are currently no issues with roads, there was some frustration that the County does not like upgrading roads, and that most rural subdivisions had private internal roads. Participants noted that there are not many issues with the County's zoning that prevent them from developing. The group felt that most of the development pressures were in the eastern portion of Boone adjacent to Story County. The group advocated for Tax Increment Financing districts (TIF) or other tax incentives as a way to promote growth, or options for clustered building on smaller lots.

Website & InputID

The project website contains all the information related to the comprehensive plan. It explains what a comprehensive plan is, outlines strategic goals, contains a link to the survey, has meeting notices and summaries, along with InputID. InputID is an interactive mapping software which allowed citizens to post comments describing strengths, weaknesses, opportunities, and threats to Boone County. This software is very useful for people unable to attend public meetings. InputID was available for public comment from September 2021 – February 2022.

Survey

The community survey was posted on Boone County's website and put on the comprehensive plan's website. The survey had approximately 300 completed responses. The overall results of the survey provided valuable input into what stakeholders were concerned about, what they valued, and what they thought would improve the county.

The survey asked what made Boone County unique and their favorite components of Boone County.

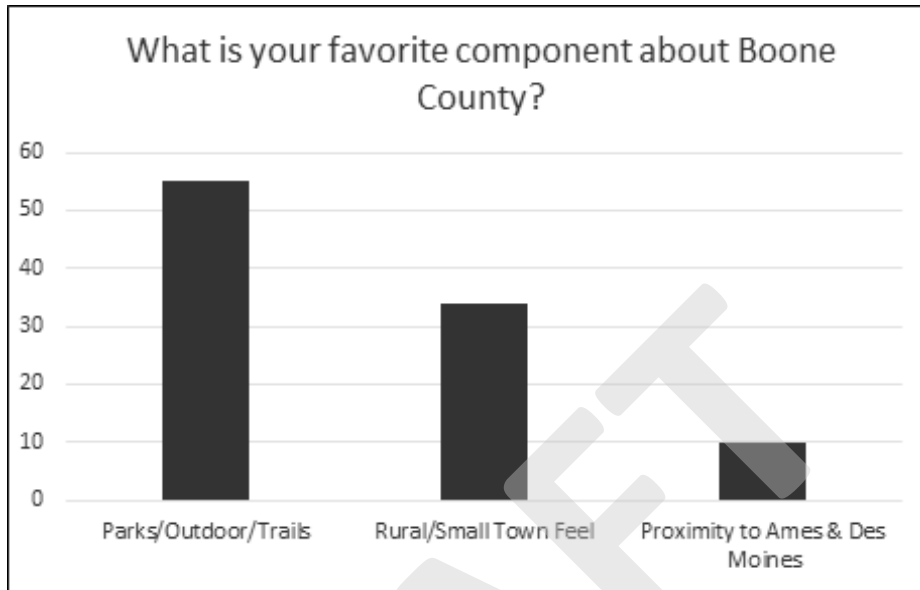


Figure 2.1 – Favorite Component of Boone County Survey Results

Source: Boone County Comprehensive Plan Survey Results

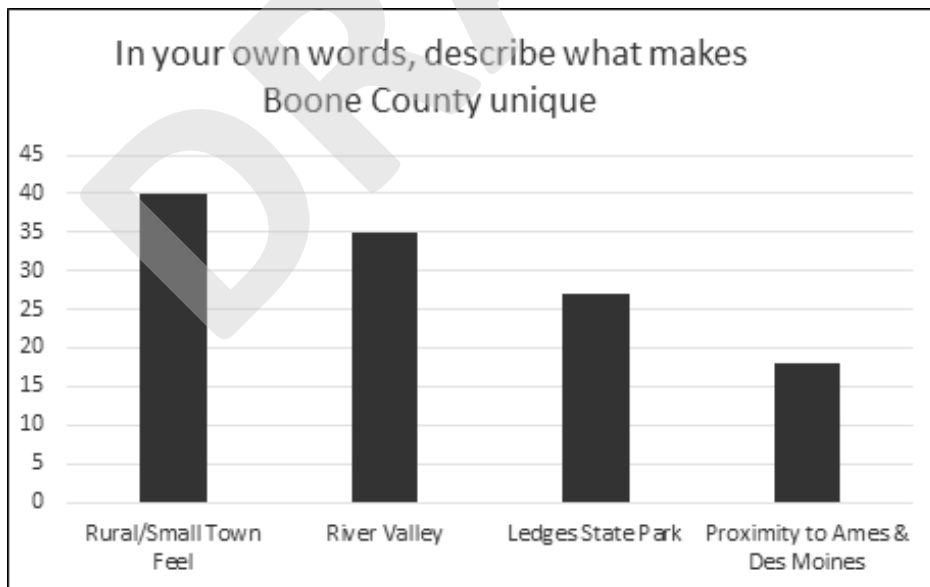


Figure 2.2 – Describe Boone County Survey Results

Source: Boone County Comprehensive Survey Results

The community was asked to pick the three most important priorities of the future of Boone County. Parks was the top choice, followed by community events, businesses, youth development, and housing. A further list is shown below:

- Low density housing (single-family homes)
- Medium to high density housing (duplexes, triplexes, and apartments)
- Parks, recreational opportunities, and green space
- Commercial/retail centers
- Agricultural uses
- Industrial development
- Community events
- Public transportation options
- Youth development
- Senior adult activities
- Other - Write In

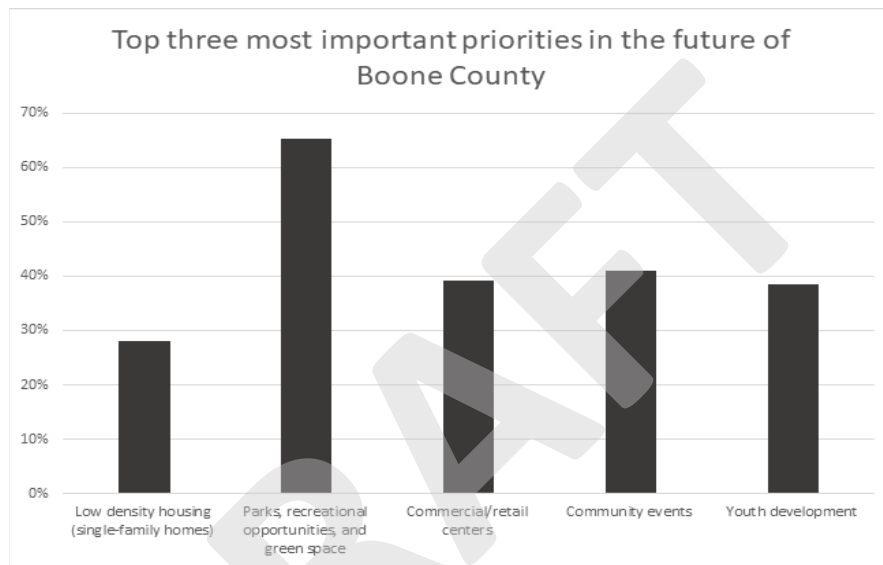


Figure 2.3 – Priorities for Boone County Survey Results

Source: Boone County Comprehensive Survey Results

The concerns over housing continued, with a large portion of the community not believing that there currently is an adequate supply of housing and that the biggest challenge being the affordability of housing.

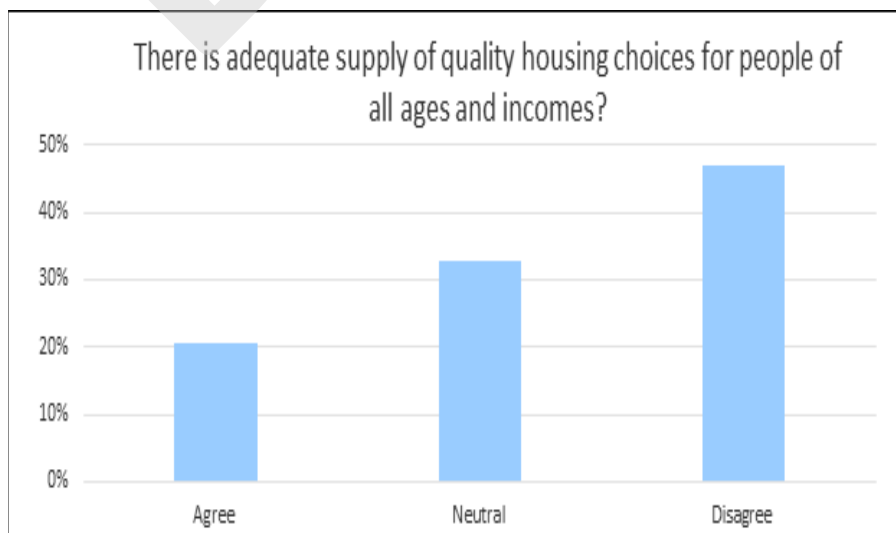


Figure 2.4 – Housing Diversity Survey Results

Source: Boone County Comprehensive Survey Results

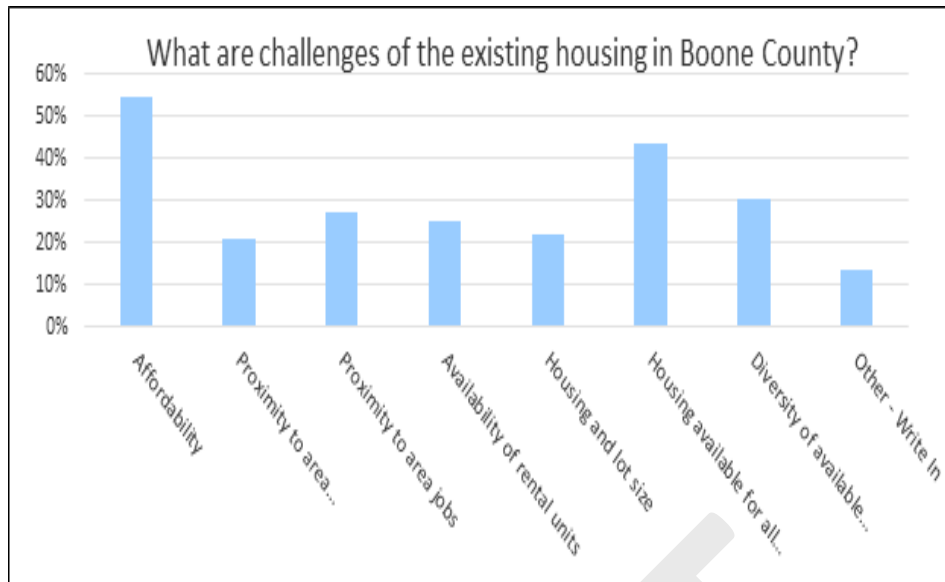


Figure 2.5 – Housing Challenges Survey Results

Source: Boone County Comprehensive Survey Results

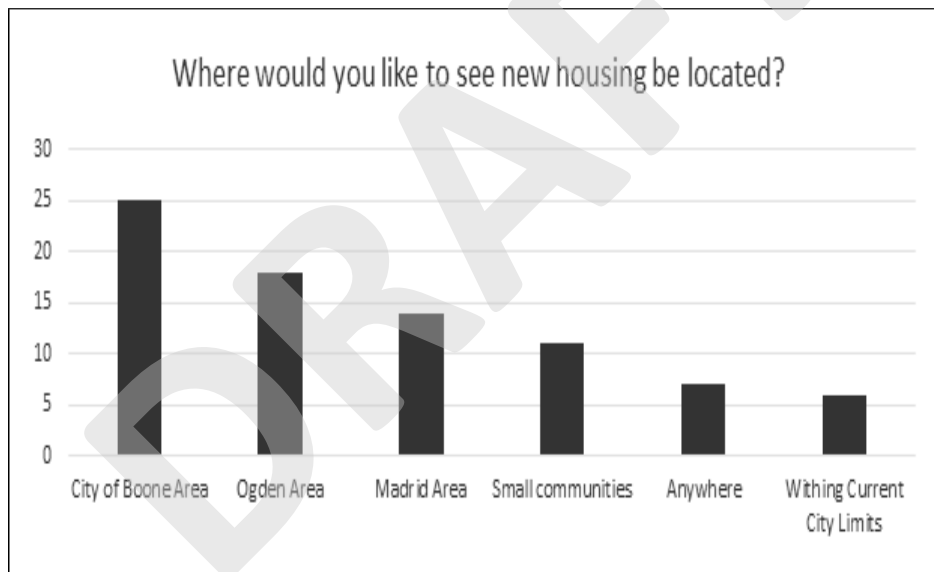


Figure 2.6 – New Housing Location Survey Results

Source: Boone County Comprehensive Survey Results

The largest transportation priorities within Boone County were anything related to roadway maintenance. This mirrored the comments made in InputID where citizens advocated for more paved roads.

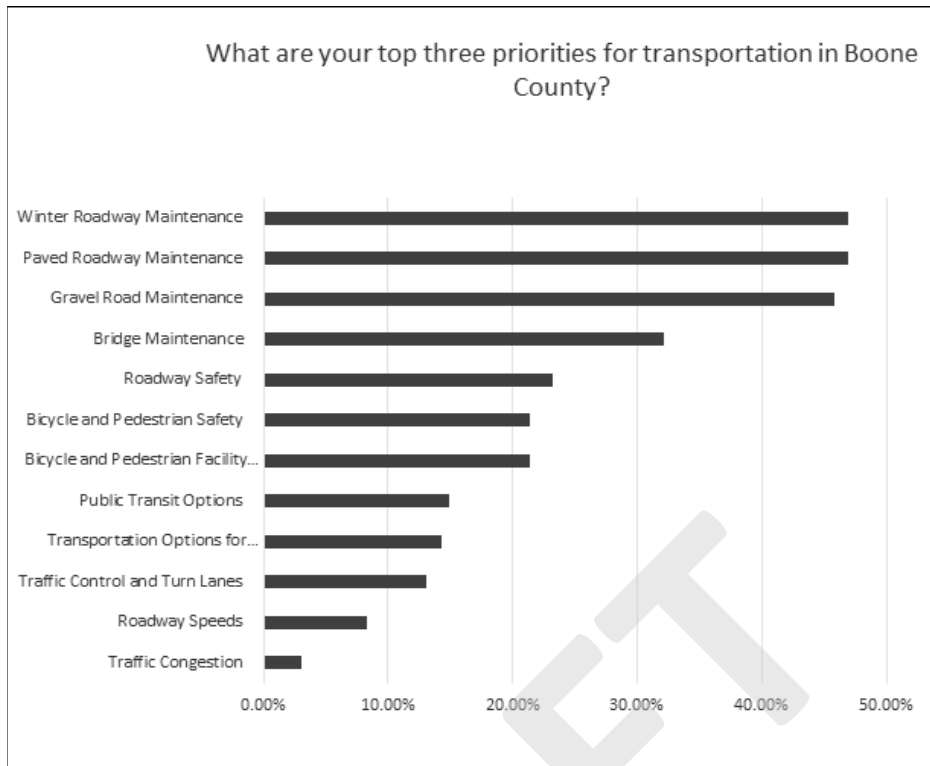


Figure 2.7 – Priorities for Transportation Survey Results

Source: Boone County Comprehensive Survey Results

Respondents were most excited for the addition of more restaurants within Boone County.

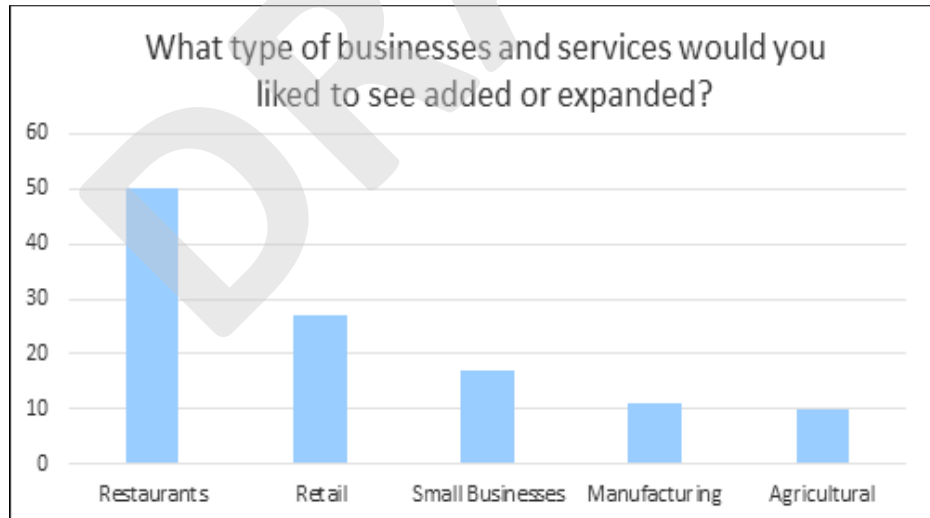


Figure 2.8 – Business Service Survey Results

Source: Boone County Comprehensive Survey Results

Goals

After gathering data from the public, the steering committee, focus group, InputID, and survey, goals were able to be created as key points for growth and improvement in the community. These signify the community united in wanting to see accomplishments in Boone County.

- Goal 1: Maintain the small town feel and welcoming community.
- Goal 2: Create housing opportunities for people of all incomes, ages, and needs.
- Goal 3: Invest in local businesses to diversify and add resiliency to the tax base.
- Goal 4: Increase connection to nature by increasing amenities at current parks and adding new parkland.
- Goal 5: Encourage the development and redevelopment of properties near existing infrastructure.
- Goal 6: Conserve open space and natural resources to maintain environmental and community health.
- Goal 7: Identify and develop local infrastructure upgrades for wireless, roadways, and water.
- Goal 8: Promote diversity by creating a strong and inclusive plan that provides equitable opportunities for all.
- Goal 9: Strengthen education, community events, and local gathering spaces.

Vision Statement

A vision statement is created using input from residents to illustrate the planned future for Boone County. A vision statement is the essence of all the goals and aspirations for what Boone County strives to become in the year 2040.

“Boone County looks to foster its community and is working towards creating housing and business opportunities for all, while maintaining its rural community, natural resources, and open space.”

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