

Oasis 2012 Village Plan



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***Train Depot: The Burlington, Cedar Rapids, & Northern railroad once had a station at Oasis**

The Village of Oasis desires to remain a small, rural community with rural values where agricultural land and operations are protected and where infill development is preferred and growth is managed, incremental, and consistent with the Johnson County Land Use Plan.

Table of Contents

Introduction..... 2

Village Information..... 2-3

 History 2

 Demographics..... 2

 Infrastructure and Services..... 2

 Planning and Zoning 3

Public Meeting Process..... 3-4

 Meeting One 3

 Meeting Two 3-4

Vision Statement..... 4

Goal Statements 4-5

Appendix A..... 6

Appendix B 7

Appendix C..... 8

Introduction

Per the 2008 Johnson County Land Use Plan, the following document has been submitted to the Johnson County Board of Supervisors to act as a guide for future development in the Village of Oasis. The Village Plan of Oasis is a result of a joint effort between residents and County officials.

The goals of the Village Plan are consistent with the Johnson County Land Use Plan and the Oasis Village Vision Statement. The plan focuses upon maintaining the high quality of life that residents currently maintain in the Village, while at the same time providing a framework for the future of the community. Specifically, the plan addresses the prevention of future incompatible land uses within the Village, the preservation of the historic nature of the Village, and the conservation of agricultural land and other sensitive areas within Johnson County.

Village Information

History

A post office was established at Oasis in July 1864. The name was changed to Graham in May 1871, and then changed back to Oasis later that year. The post office remained open until May 1920. The first recorded population of the Oasis Village area indicates that 16 people lived in the area in 1880.

The Methodist Episcopal Church at Oasis, first called Graham Church, was organized and erected in 1864, the same year the post office opened, at a cost of \$1,600. The church has since been demolished. One of the first people to be buried in the Oasis cemetery, which still exists today, was James Smith in May 1868.

Demographics

According to the 2010 decennial census, it appears that 13 households (28 people) live in the Oasis Village area. In 2005 there were 20 people residing in the Oasis area. Since 2000, one new home was constructed in the Oasis Village area.

Infrastructure and Services

There were three one lot subdivisions conducted throughout the 1990's and none in the last decade. The most recent subdivision was in 2007 and was an agricultural subdivision for residential purposes. It appears that the farm house and several outbuildings were cut off from the farm. Four building permits have been issued for the Village of Oasis since 2000. One permit was for construction of a house, one was for an addition to a house, and one for a shed. The other permit was for a foundation.

Oasis is served by the West Branch Fire Department. Oasis is also within the West Branch School District and both the West Branch and Iowa City postal districts. Law enforcement is provided by the Johnson County Sheriff's Office. All roads are maintained by the County's Secondary Roads Department.

The County considers all soils with a Corn Suitability Rating over 65 as prime agricultural soil. Almost all soils in Oasis have a CSR over 65.

Planning and Zoning

In Oasis there are three different types of zoning classification: ML- light industrial, R- Residential, and RUA- Urban Residential. There are 10 parcels that are either zoned RUA or contain RUA zoning packages, seven parcels zoned ML or that contain ML zoning packages, and one R zoned parcel in Oasis.

The majority of the zoned parcels are located near the intersection of Oasis Road NE and Fairview Cemetery Road NE. It appears that the large residentially zoned parcel was platted to facilitate future subdivision. Oasis also contains a number of parcels zoned for agricultural use.

Public Meeting Process

Meeting One

The first public meeting for the Village of Oasis planning process was on October 27, 2011. County planning staff in attendance included Assistant Planning and Zoning Administrator R.J. Moore, Assistant Planner Josh Busard, and Planning and Zoning Intern Ellen Adams. County Supervisor Rod Sullivan also attended. Thirty village residents were present at the meeting.

Mr. Moore explained the 2008 Land Use Plan and the purpose of the village plan. Assistant Planner Josh Busard discussed the history of Oasis and the specifics of the village planning process.

The participants were asked to brainstorm what they feel are the strengths and weaknesses of Oasis. After the brainstorming session, the group was asked to formulate goals in order to address the weaknesses that were identified. The group was also asked to frame goals meant to maintain the community's strengths.

Additionally, staff explained the purpose of defining an Oasis Village boundary. Two possible boundaries were presented. Many participants expressed their desire for a very small village boundary. No consensus concerning the boundary was achieved and the group was asked to think more about the boundary before the next meeting.

Meeting Two

The second public meeting for the Village of Oasis planning process was held on December 1, 2011. County planning staff in attendance included Assistant Planning and Zoning Administrator R.J. Moore, Assistant Planner Josh Busard, and Intern Ellen Adams. County Supervisors Janelle Rettig and Rod Sullivan also attended. Twenty-eight village residents were present at the meeting.

Mr. Busard explained that the tasks for the meeting are to decide on a Vision Statement and the Oasis Village boundary. Mr. Busard provided an example of a possible Vision Statement. Participants edited the example and agreed on a final Vision Statement.

Next, participants broke into three small groups, each of which was tasked with drawing a possible boundary for Oasis Village. Participants voted, and the second boundary possibility received a majority of the votes, with 17.

Vision Statement

The Village of Oasis desires to remain a small, rural community with rural values where agricultural land and operations are protected and where infill development is preferred and growth is managed, incremental, and consistent with the Johnson County Land Use Plan.

Goal Statements

The following goal statements are recommended for adoption by the Board of Supervisors. All goal statements are consistent with the Village of Oasis Vision Statement.

Quality of Life

Request the Board of Supervisors to modify dust control policies.

Maintain the community's rural lifestyle.

Continue to support agricultural operations; reduce conflicts involving nuisance complaints.

Appropriate open spaces should be identified and preserved for the enjoyment of residents.

Property owners are encouraged to maintain property in a manner consistent with the Oasis Vision Statement.

Growth

Reduce the speed limit along Oasis Road through the village.

Promote planned, intentional growth.

Allow for future light commercial uses, on a small-scale only.

Keep infrastructure to high standards (i.e. bridges and gravel roads).

Residential development should be contiguous with Oasis Village; infill development is preferred.

Promote Hoover Nature Trail as a multi-purpose trail

Future housing stock should not conflict with historic development.

Shared well and wastewater systems shall be preferred.

Clustered developments shall be the preferred type of residential development.

Infrastructure and Services

The condition of the roads should be improved.

Additional safety measures should be provided at the intersection of Oasis Road and the Herbert Hoover Highway.

Divert more resources towards future rural fire departments.

An emergency warning system should be developed and implemented.

Appendix A

Johnson County Land Use Plan – Village Excerpt

The Johnson County Land Use Plan outlines its policies for Unincorporated Villages and the creation of village-area development plans. The following is an excerpt from the Land Use Plan which is available on the Johnson County Planning and Zoning website:

3. Unincorporated Villages (Page 15)

3.1 Create village-area plans which will detail a vision for the desired level of growth and development to occur in the future. As part of the village-planning process, the County should:

- a) Develop geographical growth areas for villages.
- b) Consider the resultant impacts of additional development within floodplains and to other environmentally sensitive areas.
- c) Encourage sustainability within villages by promoting mixed-use developments that foster live/work arrangements which are appropriate for the village-area being considered.
- d) Clustered subdivision design shall be the preferred type of residential development style within the village areas.
- e) Zoning classifications within the village areas shall be at a density that is appropriate and consistent with existing and historical patterns. The preferred zoning classes for residential development would be those with the highest densities.

Appendix B

Meeting One: Strengths and Weaknesses

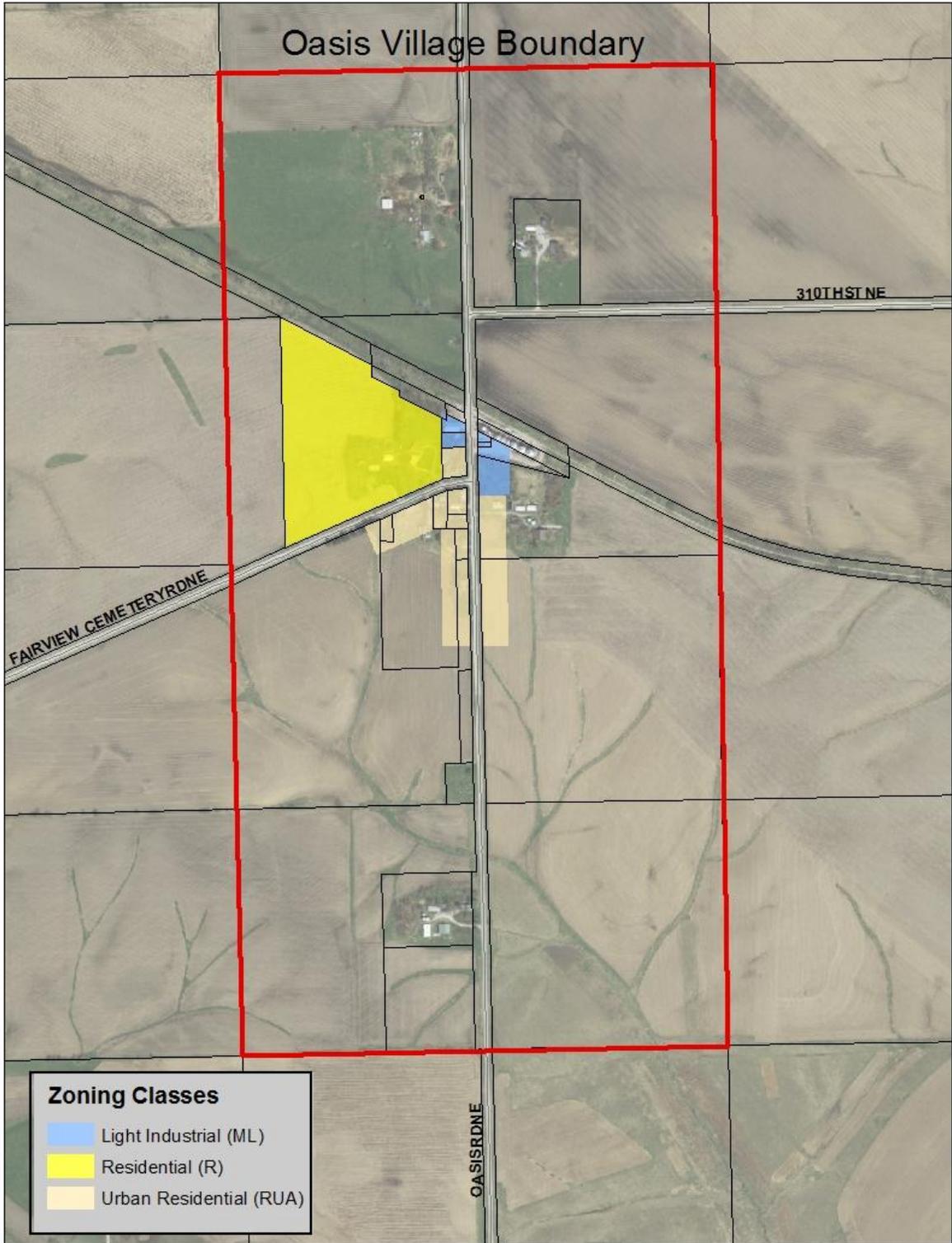
Strengths:

Know your neighbors; safety; close-knit neighborhood
Hoover Nature Trail
Oasis Road Maintenance (chip seal)
Agricultural operations
Small size; lack of growth- undeveloped
Proximity to I-80 & Iowa City
New electrical poles; improved utilities
West Branch School District & Library

Weaknesses:

Oasis Road: fast driving speeds through Oasis; no center line; poor line of sight
Noise from grain elevator
Grain truck traffic
Public safety (law enforcement & fire dept. limitations)
Road dust
Communication towers (hamper views)
Bridge Maintenance (e.g. Elmira)
Lack of nearby stores

Appendix C



RESOLUTION 03-08-12-Z4

RESOLUTION APPROVING THE OASIS VILLAGE PLAN AS AN APPENDIX TO
THE 2008 JOHNSON COUNTY LAND USE PLAN

WHEREAS, the Board of Supervisors finds that the Oasis Village Plan is intended to supplement the 2008 Johnson County Land Use Plan specifically regarding future growth in Oasis and the surrounding area; and

WHEREAS, the Board of Supervisors finds that it is in the public interest to adopt said Oasis Village Plan as an appendix to the 2008 Johnson County Land Use Plan.

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

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

On a motion by Harney, seconded by Neuzil, passed and approved the 8th day of March, 2012.

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

Rod Sullivan
Rod Sullivan, Chairperson
Johnson County Board of Supervisors

ATTEST:
Tom Slockett
Tom Slockett, Auditor
Johnson County, Iowa