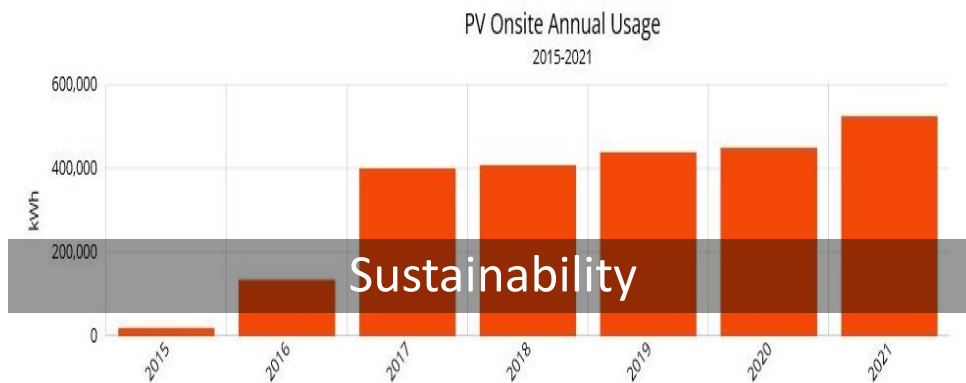




JOHNSON COUNTY PLANNING, DEVELOPMENT AND SUSTAINABILITY

ANNUAL REPORT FOR 2021



Report Prepared by the Johnson County (Iowa) PDS Department, March 2022

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PLANNING, DEVELOPMENT AND SUSTAINABILITY DEPARTMENT MISSION

The PDS Department is responsible for the administration and regulation of development in the unincorporated parts of the county and integrates sustainability into County operations and the community at large.


- PDS carries out the intent of the Johnson County 2018 Comprehensive Plan and Unified Development Ordinance by reviewing and analyzing a variety of development applications including rezonings, subdivisions, conditional use permits, variances, and site plans. Code enforcement is conducted to investigate and resolve potential ordinance violations.
- Building staff reviews construction plans, processes building permit applications, conducts on-site inspections, and assists county residents to ensure their plans comply with code requirements.
- Compliance with Environmental Regulations (stormwater, sensitive areas, and erosion control) is also reviewed as part of the development application review process. These measures are then inspected as part of the construction process for subdivided lots, building permits, and other permitted uses.
- Sustainability staff assist in sustainable building initiatives, energy efficiency and renewable energy projects. Staff also conduct programs or projects on reducing vehicle miles traveled by staff, bicycle education and use, and resource use reduction.

STAFFING AND CONTACT INFORMATION

Johnson County Planning, Development and Sustainability (PDS) staff annually prepare a report for the Board of Supervisors and the public. The report documents departmental activity and development patterns in unincorporated Johnson County. This report also describes staffing changes, building, rezoning, and platting activity in the county, departmental accomplishments, and more for the calendar year. Throughout the year, PDS maintained the same hours of operation, location, phone number, and fax number.

Hours: Monday–Friday, 8 a.m. to 4:30 p.m.
Location: Johnson County Administration Building, 913 S. Dubuque Street, Suite 204, Iowa City, Iowa 52240
Phone: (319) 356-6083
Fax: (319) 356-6084
Website: www.johnsoncountyiowa.gov/pds

PLANNING, DEVELOPMENT AND SUSTAINABILITY STAFF

<p>Josh Busard, AICP, CFM, LEED-AP <i>Director</i></p>			
<p>Nathan Mueller, AICP, CFM <i>Assistant Director</i></p>			
<p>Neil Bombei <i>Lead Building Inspector</i></p>	<p>Luke McClanahan, AICP, CFM <i>Planner</i></p>	<p>Becky Soglin CC-P, LEED Green Associate <i>Sustainability Coordinator</i></p>	<p>Nancy Rockensies <i>Secretary II</i></p>
<p>Bret McLaughlin <i>Senior Combination Inspector</i></p>	<p>Jeff Huff <i>Zoning Aide</i></p>	<p>Kasey Hutchinson <i>Soil and Water Conservation Coordinator</i></p>	
<p>David Tornow <i>Combination Inspector</i></p>	<p>Maya Simon <i>Planning Intern</i></p>	<p>Brandon Davis <i>Code Enforcement Inspector</i></p>	
			<p>Julia Dodds <i>Clerk II</i></p>

STAFFING CHANGES

Luke McClanahan was promoted from Assistant Planner to Planner in September 2021.

BOARDS AND COMMISSIONS

The PDS Department works directly with the Board of Supervisors and in 2021 provided staff support to three other County boards or commissions. The Department would like to thank the volunteers who served on each board or commission in the past year.

Note: The following lists reflect service in 2021 and may not reflect current membership.

Board of Supervisors

Jon Green¹
Lisa Green-Douglass
Pat Heiden – 2021 Chair
Royceann Porter – 2022 Chair
Janelle Rettig²
Rod Sullivan

Planning & Zoning Commission

Kimberly Friese³
Dan Fuhrmeister
Erin Hazen
Mike Parker – Chair
David Roggy⁴
Kathy Swenka⁵

Board of Adjustment

Richard Donahue
Jim Martinek
Perry Ross
Kathleen Sluka
Dawn Terrell – Chair

Building Code Board of Appeals

Wade Long– Chair
Tristan Gingerich – Vice Chair
Dave Clark
Mike Donohue
Doug Kohoutek

¹ Elected in June 2021

² Resigned in April 2021

³ Appointed in August 2021

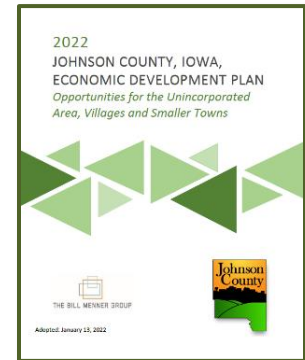
⁴ Resigned in September 2021

⁵ Resigned in April 2021

OVERVIEW: 2021 HIGHLIGHTS

Economic Development Plan

PDS planning and public engagement efforts that took place throughout 2021 came to fruition when the *2022 Johnson County Economic Development Plan: Opportunities for the Unincorporated Area, Villages and Smaller Towns* was adopted by the Board of Supervisors on Jan. 13, 2022. Valuable input came from more than 40 stakeholders, the Planning and Zoning Commission, and the Food Policy Council at critical junctures in the process. PDS led the plan development with assistance from the Bill Menner Group and support of the Economic Development Committee (County staff, Board of Supervisors members, and Iowa City Area Development (ICAD) group staff).



The plan, which complements the Johnson County 2018 Comprehensive Plan, will help advance equitable economic development and opportunity for areas outside of the metro area. The plan provides 16 recommendations to expand business and employment, diversify the tax base and improve quality of life, including in the areas of housing, childcare and broadband. The goals, which include “trickle-up” and empowerment steps, incorporate diversity, equity and inclusion; sustainability and resilience; local foods; agritourism and rural tourism; and village and small city partnerships. The plan calls for two rural-focused economic development positions to be created, one in ICAD and one in PDS.

Broadband

In 2021, PDS embarked on a project that will inventory existing broadband infrastructure and lead to quality coverage expansion throughout Johnson County, particularly in the rural areas. PDS issued a request for proposals in late 2021, seeking a qualified consultant to assist with this project. At the time of this annual report publication, PDS and other reviewers were discussing the RFP submittals with the expectation that a consultant will be hired in early spring, and work will be completed in 2022.

Navigating COVID-19

The first four months of 2021 involved a hybrid of in-person and remote work for PDS staff. By mid-2021, staff completed a full-time transition back to the office, while following COVID-19 protocols. Planning and Zoning Commission and Board of Adjustment public meetings, run by PDS, were conducted both in person and via Zoom/telephonic participation. PDS staff followed public health regulations, which were updated throughout the year, for site visits, office work and meetings with the public.

Unified Development Ordinance Amendments

Several staff-initiated amendments to improve the Unified Development Ordinance (UDO) were adopted by the Board of Supervisors in 2021. These changes included allowing for battery energy storage systems and ensuring their safe deployment, updating utility-scale solar regulations, and revising zoning, subdivision and environmental regulations to help ensure quality development.

Building Services

After a recommendation by Building Services, the 2021 International Building Code and International Residential Code from the International Code Council were adopted by the Board of Supervisors in December 2021 and became effective at the start of 2022.

Code Enforcement Program

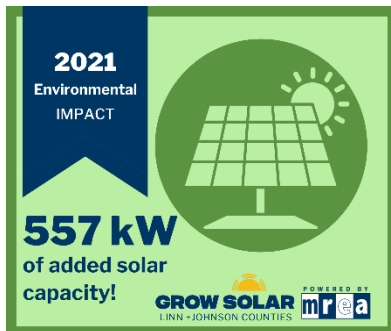
The Code Enforcement Inspector completed his first full year in 2021, having started in March 2020. In 2021, 74 enforcement cases were opened, and 134 cases were resolved, including some pending from the prior year. Enforcement collaborated with the Lead Building Inspector on putting together a rental housing program that will be presented to the Board for consideration in early 2022. The Code Enforcement Inspector presented a summary of this now two-year program to the Board of Supervisors in 2021. For more information, see page 16.

Soil and Water Conservation

The Soil and Water Conservation (SWC) Coordinator completed 14 reviews of stormwater management plans and 27 sensitive areas reports for development projects. The SWC Coordinator also completed 4 grading permit reviews and 36 erosion and sediment control plan reviews, as well as conducted affiliated compliance inspections.

Sustainability

The Sustainability Coordinator helped EcoAdapt provide a no-cost training for more than 20 County staff on operational adaptation and resilience planning related to climate change. The process also involved participating in a Virginia Tech research project on effective resiliency measures in communities.



PDS was again a local lead for a solar group buy, this time an inter-county effort called Grow Solar Linn + Johnson Counties. The solar group buy program educated 455 residents throughout the two counties on solar energy via online “Solar Power Hours.” In total, the joint effort led 64 households to add 557 kW of discounted solar. The program involved the Midwest Renewable Energy Association as well as towns and nonprofits in Johnson and Linn counties.

BUILDING PERMITS AND HOUSING STARTS

BUILDING PERMITS ISSUED

Building Services issues building permits and conducts inspections on all non-agriculturally exempt properties throughout unincorporated Johnson County. Building Services also issues permits and inspects new buildings in the municipalities of Lone Tree, Oxford, Shueyville, and Swisher through 28E intergovernmental agreements.

In 2021, Building Services issued a total of 688 permits. Permits include the three trades (electrical, plumbing, and mechanical), permits for new dwellings and accessory structures, and permits for remodels to existing dwellings or outbuildings, as well as other construction projects. Table 1 shows the number of permits, total value, and fees collected over the past 10 years. The 688 permits issued in 2021 is the highest number issued over the past 10 years.

Table 1: Number of Building Permits Issued, Estimated Value of Permits, and Fees Collected, 2012-2021

Year	Permits Issued	Total Value (millions of \$)	Total Value Adjusted ¹ (millions of \$)	Fees Collected (\$)	Fees Collected Adjusted (\$) ¹
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	39.49	353,428	369,950
2021	688	45.69	-	350,941	-

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

The total value of the permits issued in 2021 was approximately \$45.7 million. In comparison, the average annual number of permits issued in the prior 10 years was 450, with an average total value of \$39.3 million (after adjusting for inflation). Total fees collected from permits in 2021 amounted to \$350,941, which is the fourth highest amount collected over the past 10 years, adjusting for inflation.

TYPES OF BUILDING PERMITS ISSUED

A total of 299 permits were issued for the three trades: electrical, plumbing, and mechanical. Electrical permits—207 of the 688 total permits—comprised the largest category of permits issued in 2021. Accessory building construction made up the next largest category of permits, accounting for 82 permits, followed closely by dwelling additions with 75. The value of new detached single-family houses accounted for the largest portion among permits, at nearly 50% of the total value, while accessory

buildings accounted for the second largest portion of total value (11%). Table 2 shows the number of permits issued for each permit type and associated total and average value by permit type.

Table 2: Building Permits by Permit Types, Total Estimated Value, and Fees Collected, 2021

Permit Type	Count	Value (\$)	Average Value (\$)
Accessory Building (New or Addition)	82	5,053,835	61,632
Accessory Building Alteration/Repair	3	76,480	25,493
Commercial Alteration/Repair	7	1,769,939	252,848
Commercial Building (New or Addition)	21	4,080,923	194,330
Dwelling Addition	75	3,421,113	45,615
Dwelling Alteration/Repair	53	3,060,552	57,746
Dwelling, Multi-Family	1	45,000	45,000
Dwelling, Single Family (New)	40	22,342,296	558,557
Dwelling, Manufacture Home	6	445,373	74,229
Pool or Hot Tub	26	1,838,515	70,712
Solar Array	54	2,271,919	42,073
Structure Other Than Buildings (All Others)	16	276,026	17,252
Special Inspection Permit	1	-	-
Electrical	207	-	-
Plumbing	44	-	-
Mechanical	48	-	-
Demolition	4	-	-
Total	688	44,681,971	64,945

Of the building permits, 85 were issued in the cities of Lone Tree, Oxford, Shueyville, and Swisher. Table 3 shows the types of permits issued for the four municipalities.

Table 3: Type and Number of Permits Issued for Lone Tree, Oxford, Shueyville, and Swisher, 2021

City	Building	Plumbing	Electrical	Mechanical	Total (85)
Lone Tree	15	1	9	1	26
Oxford	9	0	4	1	14
Shueyville	16	3	4	3	26
Swisher	10	3	5	1	19

HOUSING STARTS

During the 2021 calendar year, 46 permits were issued for dwelling units (including single-family and manufactured homes) in the unincorporated areas of the county (Table 4). This is the smallest number issued for new housing units in the past 10 years. The average number of new homes per year in the last 10 years was approximately 64. It is important to note that permits are not issued for agriculturally

exempt farms, and as such, permit data do not include construction of every new single-family home in unincorporated Johnson County. Table 4 shows the number of permits issued for new single-family and manufactured homes, their estimated construction value, and their values adjusted for inflation (2012-2021). Despite manufactured dwellings typically having a lower average valuation, the PDS Department considers manufactured dwellings the same as traditional “stick-built” houses when counting new dwelling units added.

Table 4: Permits Issued for Single-Family and Manufactured Dwellings, Total Estimated Value, and Average Value, 2012-2021

Year	New Dwelling Units ¹	Total Value (millions of \$)	Total Value Adjusted ² (millions of \$)	Average Value (\$)	Avg. Adjusted to Present Value ² (\$)
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	20.76	271,679	284,380
2021	46	22.79	-	495,435	-

¹Includes both detached and attached single family homes
²Adjustments calculated using Consumer Price Index, US City Average, Housing

The total estimated value of permits issued for new single-family dwelling units in the county in 2021 was approximately \$22.8 million, with an average value of \$495,435 per dwelling. This value is the highest average dwelling value in the past 10 years. Excluding the six manufactured home permits, the 40 single-family dwelling units have an average value of \$558,887.

REZONING AND PLATTING

REZONING

In 2021, PDS received 20 rezoning applications, of which 19 were approved by the Board of Supervisors and one was withdrawn by the applicant. The approved rezoning requests comprised approximately 261 acres, a slightly smaller amount compared to the 271 acres rezoned in 2020 yet still a continued increase from the nearly 87 acres of property rezoned in 2019. Table 5 summarizes the acreages and zoning classifications for the 19 approved rezonings. Of these requests, two had a Conditional Zoning Agreement, which is an agreement between the Board of Supervisors and the applicant that places special binding conditions on the land being rezoned.

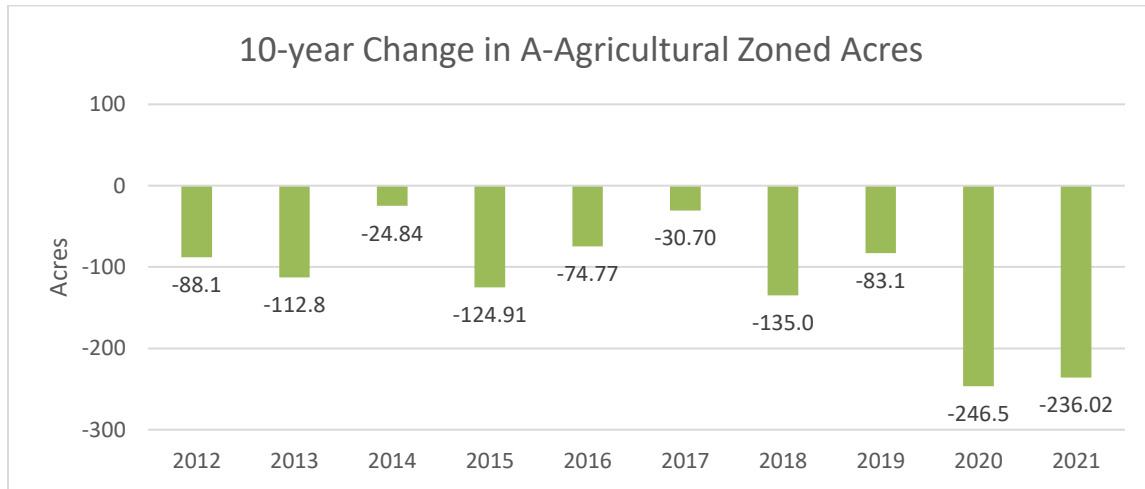
Table 5: Acres and Classification of Rezoned Land, 2021 (aggregate zoning classification change)

From	To	Acres
A-Agricultural and R-Residential	R/R3-Residential	174.61
A-Agricultural	ERP-Environmental Resource Preservation	54.61
A-Agricultural	AG-T-Agritourism	39.00
CH-Highway Commercial	RUA-Urban Residential	0.55
ML-Light Industrial	P-Public	1.57
Total		269.83

Eleven of the 19 rezoning requests approved in 2021 brought properties into compliance with the UDO by either uniformly zoning a property that had multiple zoning designations or correcting a legal non-conforming use. Seven rezonings enabled increased residential development, including four with ERP designations that will protect 54.6 acres of environmental features. One rezoning enabled future agri-business operations. No rezoning requests were denied.

A net total of 236.02 agriculturally zoned acres were rezoned to non-agricultural zoning districts in 2021, the second largest amount rezoned from agriculture in the past 10 years (Figure 1). Approximately 175 of these acres rezoned allowed for residential development, while the remainder ensured environmental protection and established agritourism uses (Table 5).

Figure 1: Change in A-Agricultural Zoned Property, 2012-2021*



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

PLATTING

The Board of Supervisors heard and approved 42 applications for subdivisions in 2021. One additional subdivision application was submitted but withdrawn by the applicant. Of the approved applications, 17 were farmstead splits, 17 were final plats or combined preliminary/final plats, and eight were preliminary plats (Table 6 below). Approved subdivisions from 2021 are mapped in Figure 2 on the following page.

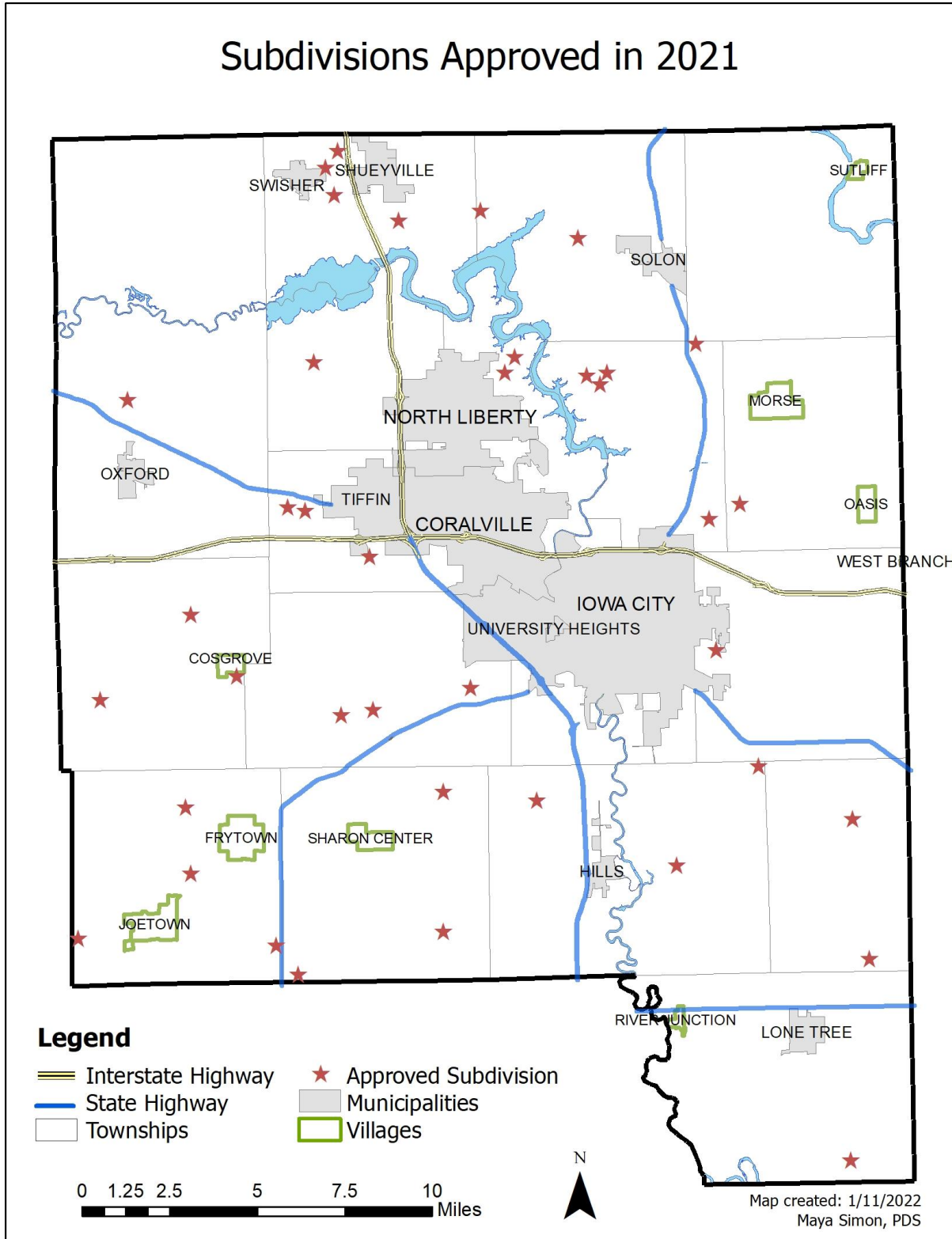
- The farmstead splits that were approved consist of 17 buildable lots and three outlots. Farmstead splits are discussed in more detail later in this report.
- The 17 non-farmstead split final plats that were approved consist of 58 buildable lots and 34 outlots. Of the 58 buildable lots, 54 are buildable for residential purposes, while four lots are for commercial development.
- The eight preliminary plats that were approved proposed 61 buildable lots and 39 outlots. Preliminary plat lots are not legally created until an associated final plat has been approved by the Board. Of the eight preliminary plats, the Board approved two associated final plats in 2021.

Table 6: Summary of Approved Plats in 2021

Subdivision Type	Count	Residential		Commercial		Outlots	
		Lots	Acres	Lots	Acres	Outlots	Acres
Farmstead Splits	17	17	62.85	0	0	3	9.76
Final/Combined Plats	17	54	102.29	4	7.81	34	78.82
Preliminary Plats	8	43	57.91	18	57.70	39	111.18
Total¹	42	112	216.07	18	57.7	68	172.81

¹Lots and acreage that were proposed in a preliminary plat and created by an approved final plat have only been counted once in the total

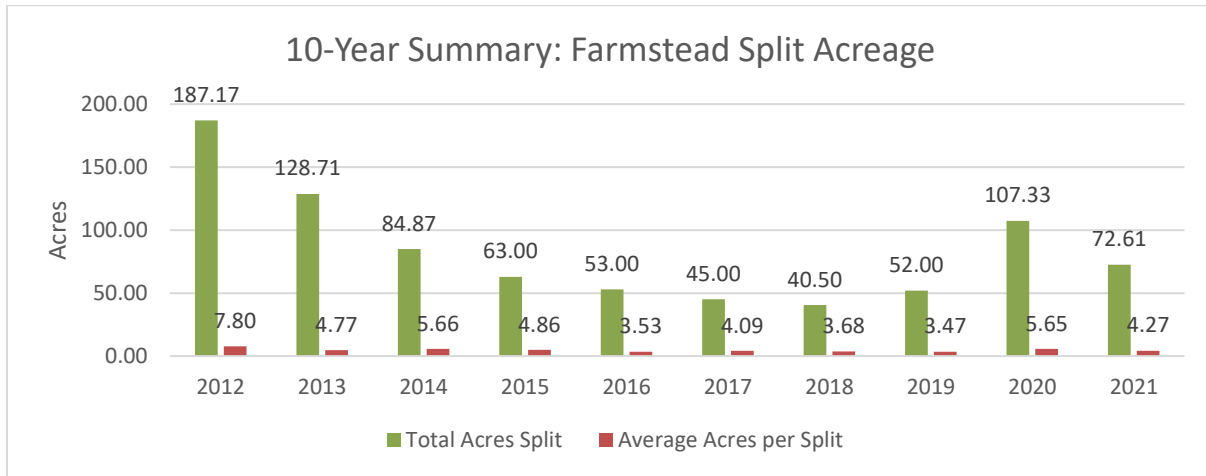
Figure 2: Location of Subdivisions Approved in 2021, including Farmstead Splits



Farmstead Splits

In 2021, the 17 farmstead splits totaled approximately 73 acres (Figure 3). Over the past 10 years, 167 farmstead splits have been approved for a total of 834 acres (lots and outlots). The 10-year average split size is 5.0 acres, while the average split size in 2021 is slightly smaller at 4.27 acres.

Figure 3: Total and Average Acreage of Farmstead Splits, with Lots and Outlots, 2012-2021



Through the 73 acres of farmstead splits approved in 2021, three outlots were created compared to nine in 2020. Figure 5 (next page) shows locations of all 440 farmstead splits approved since December 2000 (parent farms are in red).

Buildable Lots

The 42 preliminary and final plats consisted of approximately 274 total buildable acres, which is higher than the annual average of 258 acres in buildable lots created over the past 10 years (Figure 4). The total of 130 buildable lots created in 2021 is the highest in the past ten years, and the fifth highest since tracking started in 1998. However, the average buildable lot size in 2021 was 2.11 acres per lot, which is nearly half the size of the 10-year average lot size of 4 acres.

Figure 4: Total Acres and Buildable Lots Platted for All Subdivisions, 2011-2020

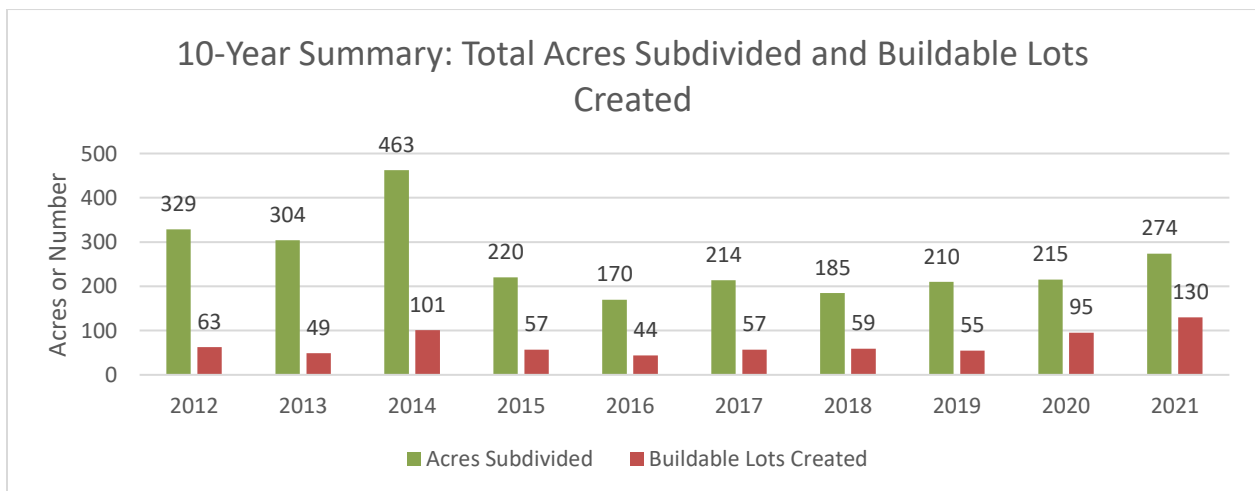
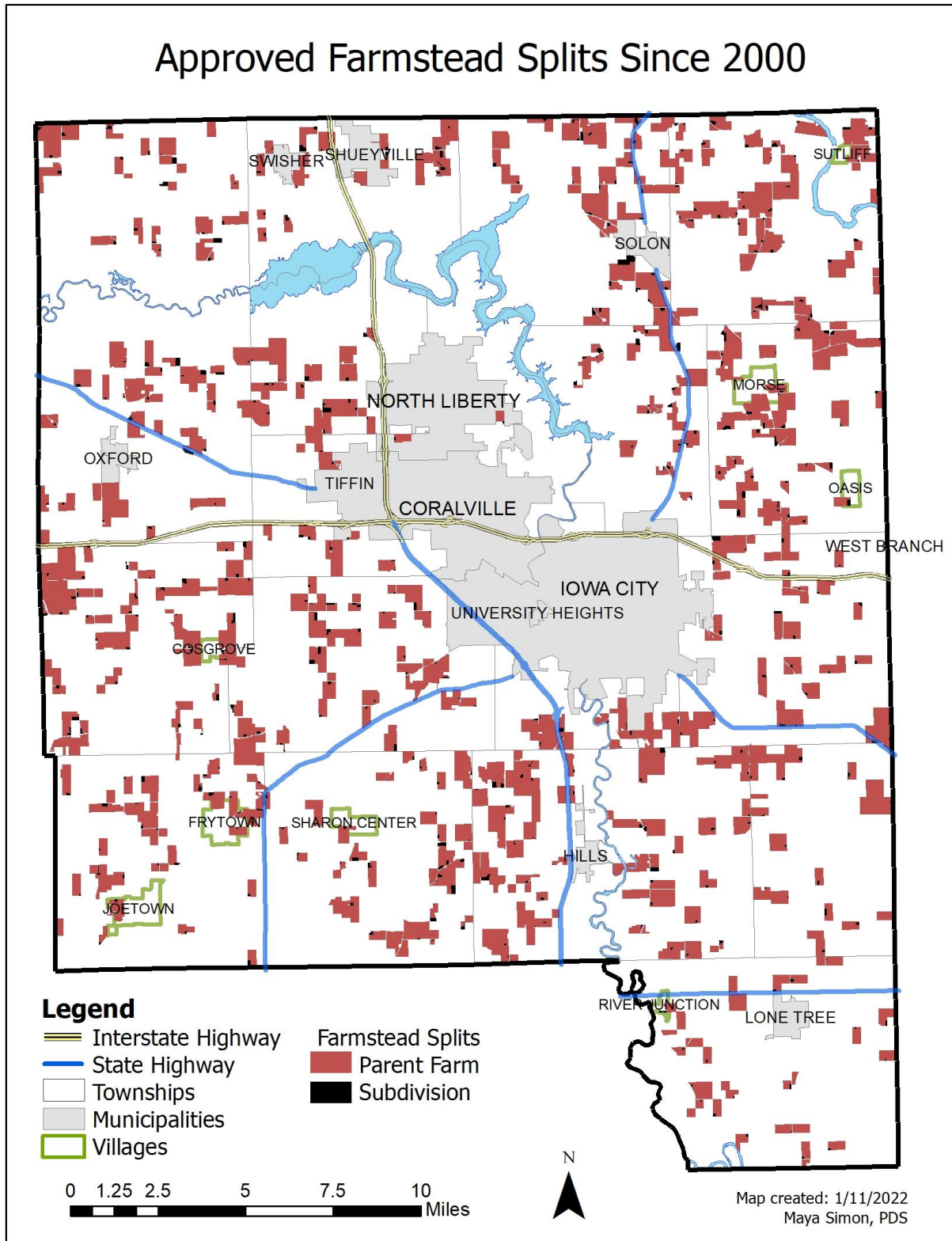


Figure 5: All Farmstead Splits Approved Since the Adoption of the Farmstead Split Ordinance in 2000



OTHER APPLICATIONS AND DEVELOPMENT ACTIVITIES

In addition to issuing building permits and reviewing subdivision and rezoning applications for the unincorporated areas of Johnson County, PDS issues permits for floodplain development, approves boundary line adjustments, and oversees other development applications. The following section and Table 7 on the next page outline other permit and development activities completed during 2021.

SPECIAL EXCEPTIONS

In 2020, the new UDO allowed special exceptions to setbacks of less than 10% to be approved by the Zoning Administrator. One special exception was approved by the Administrator in 2021. The Board of Adjustment (BOA) makes determinations on all other requests to vary certain regulations, such as yard setbacks, that would create a practical difficulty to the owner. In 2021, the BOA received and approved eight requests for special exceptions.

VARIANCES

A variance request, also determined by the BOA, can provide more relief to certain zoning standards than a special exception request but has stricter review criteria. In 2021, the BOA received and approved one setback variance for an existing building within the mapped floodplain.

CONDITIONAL USE PERMITS

The BOA issues Conditional Use Permits (CUP) to allow uses such as home businesses, special events, and communication towers. In 2021, there were 19 CUPs submitted, of which 18 were approved by the BOA, and one was denied. One approval was later revoked for the permit holder's failure to comply with a condition of approval. The 18 approved CUPs included eight home industries or businesses, two commercial storage facilities, and three auxiliary dwelling units. Special events, utility-scale solar, landscaping businesses, and a cell tower were among other uses permitted.

APPEALS OF THE ADMINISTRATOR

For applications that are administratively approved, there is an option to appeal the decision to the BOA. No appeals of the Zoning Administrator's decisions were heard by BOA in 2021.

BOUNDARY LINE ADJUSTMENTS

The PDS Director has the discretion to approve Boundary Line Adjustment (BLA) requests. BLAs transfer small portions of property between adjacent parcels without creating or eliminating platted lots. In 2021, seven BLAs were approved by the Administrator.

SITE PLAN REVIEW

Site Plan review and approval is required prior to issuing building permits to develop commercial, industrial, rural recreational, agritourism, agri-business, and solid waste disposal zoned parcels. The UDO allows certain site plans to be approved by the Zoning Administrator, while all other site plans must be approved by the Board of Supervisors. In 2021, the Zoning Administrator approved one amendment to a commercial storage facility site plan.

AGRICULTURAL EXEMPTIONS

In accordance with State Code and the 2018 Comprehensive Plan goals, anyone significantly engaged in onsite agriculture with the intent to earn a profit may be exempted from building and zoning code regulations. Exemption is decided by the Zoning Administrator. In 2021, 13 of 14 applications for agricultural exemption were approved.

ORDINANCE AMENDMENTS

Periodically, the UDO may be updated by the Board of Supervisors through an ordinance amendment. Amendments may be proposed by PDS staff or by an application from members of the public. In 2021, there were six text amendments approved by the Board, one of which was initiated by the public. The remaining, staff-initiated amendments updated airport zoning, sensitive areas, utility-scale solar and energy storage, zoning, and subdivision regulations.

FUTURE LAND USE MAP AMENDMENTS

Applications to amend the 2018 Comprehensive Plan Future Land Use Map (FLUM) are heard once a year by the Board of Supervisors. In 2021, one FLUM amendment application was heard and deferred until 2022.

FLOODPLAIN DEVELOPMENT PERMITS

The PDS Department issues permits for all development that occurs within the Special Flood Hazard Areas (commonly known as the 1% annual flood chance area or 100-year floodplain). In 2021, 11 floodplain development permits were issued in Johnson County. Unlike building permits, floodplain development permits regulate *all* development on a site, including grading, excavating, and filling, in addition to the construction or modification of structures.

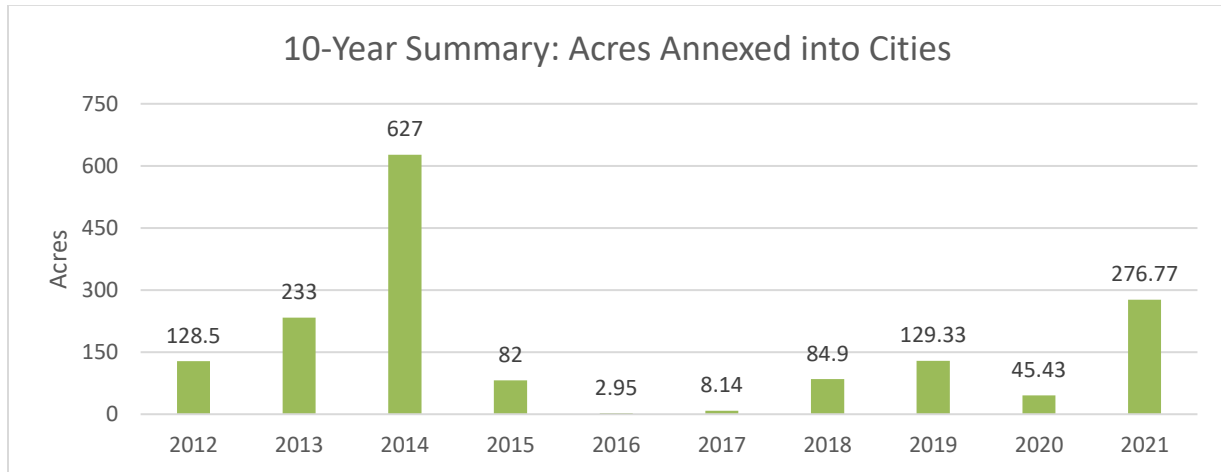
Table 7: Other Permits Issued and Reviews Completed by PDS in 2021, with Fees Collected

Type of Permit	Submitted	Approved	Fee (\$)	Total Fees Collected (\$)
Special Exception	9	9	175	1,575
Variance	1	1	175	175
Conditional Use Permit	19	18	250	4,750
Boundary Line Adjustment	10	7	100	
Site Plan Review	1	1	250	250
Agricultural Exemptions	14	13	0	-
Ordinance Amendments	6	6	0 (staff-initiated) 750 (public application)	750
FLUM Amendment	1	0	750	750
Floodplain Development Permits	13	11	100 (grading) 500 (structure)	2,600
Total				11,850

ANNEXATIONS

In 2021, a total of 276.77 acres were annexed from the unincorporated areas of Johnson County into the various municipalities (Figure 6). The annexations included 22 parcels, approximately 140 acres of which were annexed by the City of Solon. Nearly 77 acres were annexed by the City of North Liberty, 42 by the City of Coralville, and the remaining 17.6 acres by the City of Tiffin. The total of 276.77 acres is six times the amount annexed in 2020 and is the second largest amount annexed from unincorporated areas in the past ten years.

Figure 6: Total Acres Annexed per Year, 2012-2021



CODE ENFORCEMENT

In March 2021, PDS’s first Code Enforcement Inspector completed his first full year of work. This position fields complaints from the public, identifies code violations throughout the county, and works with property owners to bring their sites into compliance with County development regulations. Many cases remain ongoing and can take several months to resolve. In some instances, resolution for violations that require legal action can take longer. In 2021, 74 new cases were opened and 134 cases have been resolved overall. Cases mostly address zoning code violations, building code violations, rental housing violations, unpermitted home businesses, and unpermitted development in the floodplain. Other Code Enforcement cases involve grading and soil erosion, junk piles, non-compliant signs, and conditional use permit violations (Table 8).

Table 8: Type of Code Enforcement Cases Opened in 2021

Type of Enforcement Case	Number of Cases Opened
Building and Zoning Code	34
Rental Housing Violations	4
Unpermitted Home Businesses	5
Floodplain Development Violations	4
Other Violations	27
Total	74

SUSTAINABILITY AND SOIL AND WATER CONSERVATION

Sustainability staff, including the Sustainability Coordinator and the Soil and Water Conservation (SWC) Coordinator, work on policy, programs, and projects to help carry out the Board of Supervisors' strategic goals on sustainability both externally and internally. Sustainability staff collaborate with the County's Green Team to offer public education, as well as work with other departments and offices on projects.

EXTERNAL-FACING EFFORTS

Adaptation and Resilience

PDS was the lead contact for a virtual 12-hour workshop (presented over three days) on adaptation and resilience planning for County operations. EcoAdapt provided grant-funded training to nearly 25 representatives from the majority of County departments and offices. A detailed report was issued by EcoAdapt with County input. Later in the year, in-depth discussion of the report among Green Team members and select program participants helped advance a set of recommendations that will be shared with the Board of Supervisors in 2022.

Energy Efficiency and Renewable Energy

In a new partnership with Linn County, Johnson County's Sustainability Coordinator provided local leadership for a third solar group buy, a program that brings solar education and discounted pricing for residential and other small, private solar arrays. Several cities and nonprofits in both jurisdictions, as well as Johnson County Conservation, helped with the effort. The 2021 effort, called Grow Solar Linn + Johnson Counties, resulted in 64 households adding a collective total of 557 kW energy across both counties. Of that, 219 kW was installed on 21 properties in Johnson County. These Johnson County results, when combined with Johnson County location results from the two earlier group buys, add up to a total of 1,580 kW on 240 households (see [Appendix](#) for maps). The partnership in 2021 included the Midwest Renewable Energy Association and an area installer, Eagle Point Solar. The 2020 partnership also included Eagle Point Solar, while the 2018 program involved Moxie Solar.



Statewide Sustainability Involvement

The Sustainability Coordinator served on the Construction and Demolition Sub-Committee of the Iowa DNR Sustainable Materials Management visioning process, which aims to advance solid waste management and priorities. She also served on the Resilient Iowa Communities Advisory Committee, which is led by UNI's Center for Energy and Environmental Education. The Resilient Iowa effort will provide a springboard for cities, towns, counties and school districts to incorporate sustainability into their services, infrastructure and community engagement. Roll-out is expected in 2022.

Local Sustainability Support

As in years past, the Sustainability Coordinator hosted quarterly meetings of the [Sustainability Working Group of Johnson County](#) (SWGJC). In addition, the SWC Coordinator and the Sustainability Coordinator

completed their second year of their three-year terms on the Iowa City Climate Action Commission and, respectively, served on the commission's Adaptation Working Group and Buildings Working Group.

Soil and Water Conservation External Efforts

Development Projects

The SWC Coordinator continued to develop site monitoring procedures, as well as templates for performance and maintenance agreements, to facilitate timely final plat approval for development projects. The SWC Coordinator also continued to develop and apply communication practices to assist private land owners in maintaining compliance with stormwater management and sensitive areas protection requirements.

Watersheds

In 2021, the SWC Coordinator continued to serve as both a member of the board and the technical team for the Clear Creek Watershed Coalition. The SWC Coordinator also serves on the Executive Committee of the English River Watershed Management Authority.



SUSTAINABLE COUNTY OPERATIONS

Energy Efficiency, Renewables and Leadership in Environmental Energy and Design



In 2021, Sustainability staff wrapped up their advisory roles in construction of the GuideLink Center, which provides urgent care for mental health and substance use. The project added sustainable features and systems and earned a \$45,225 rebate through the

MidAmerican Commercial New Construction program. The sustainability systems are expected to provide \$21,370 in annual energy cost savings. In addition, LEED certification status is pending for 2022. With the addition of the 144 kW roof-top solar array operating at the new GuideLink Center, there are now six arrays total on County buildings, not counting Conservation. More than 500,000 kWh was generated in 2021 by the six solar arrays.

Stormwater and Sustainable Landscaping

Sustainability staff continued to provide guidance on the biocells at the Administration Building and GuideLink Center. The biocells help protect water quality by capturing and breaking down pollutants and reduce erosion and flooding by slowing down stormwater runoff. Staff guidance included contracting with businesses with experience in sustainable landscaping to maintain the biocells, as well as completing two improvements: installation of a physical border to mitigate weed and turf encroachment at the Administration Building biocell, and installation of outfall protection to mitigate and further prevent erosion from discharge into the GuideLink Center biocell.

STAFF PROFESSIONAL ACTIVITIES AND ACCOMPLISHMENTS

All staff members in the Planning, Development and Sustainability Department completed training in computer safety, general safety, and sexual harassment during the calendar year. Staff also continued to attend various diversity, equity, and inclusion workshops. Most activities took place virtually due to the Covid-19 pandemic.

Josh Busard, Director

- Maintained three certifications: American Institute of Certified Planners (ACIP), Leadership in Energy and Environmental Design (LEED-AP), and Certified Floodplain Manager (CFM) through self-study and webinars.
- Attended ISAC Annual Conference, August 2021.
- Attended US Green Building Council's Annual Green Build Conference, September 2021.
- Attended Iowa Chapter of APA Conference, October 2021.

Nate Mueller, Assistant Director

- Maintained AICP and CFM Certifications.
- Continued to serve as a district representative on the CoZO ISAC Affiliate executive committee.
- Attended Spring CoZO Conference (virtual), May 2021.
- Attended ISAC Annual Conference, August 2021.
- Attended Iowa Chapter of APA Conference, October 2021.
- Attended Iowa Geological Survey annual STATEMap Advisory Committee, September 2021.

Jeff Huff, Zoning Aide

- Completed 2-day ArcGIS Pro Quick Start for the GIS Professional training class.
- Completed ESRI ArcGIS Pro Basics class.
- Attended Heat Stress & Hydration training.
- Attended IGIC Lunch & Learn Webinar on GPS Mapping-high accuracy X,Y locations in the field.
- Attended IGIC Lunch & Learn Webinar ArcGIS Pro for Beginners.

Nancy Rockensies, Secretary II

- Completed Microsoft Excel from Beginner to Advanced.
- Completed Master Microsoft Word Beginner to Advanced.
- Viewed five webinars on office safety.
- Participated in several trainings related to diversity and inclusion and interactions: Reset, Restart training. Make it OK; Defeating Unconscious Bias; The Power of Vulnerability; LGBTQ 101
- Maintained Permit Tech Certification.

Neil Bombei, Lead Building Inspector

- Served as Vice President for the Iowa Association of Building Officials.
- Attended 3-day training hosted by the IABO in Des Moines.
- Registered a total of 29 hours of continuing education credits.
- Served on the Johnson County Safety Committee.

Bret McLaughlin, Senior Combination Inspector

- 10.5 contact hours of online training through the International Code Council.
- Attended two 2-day virtual trainings through the Sacramento Valley Association of Building Officials.
- Attended three days of virtual training through Edu Code.
- Attended a half-day virtual training through the International Code Council Learning Center.
- Attended a 1-day virtual training through Half Moon Education Inc.
- Maintained 11 certifications.

David Tornow, Building Inspector I

- Attended an online class from Sacramento Valley Association of Building Officials about Alternative Energy Systems.
- Attended a week-long class presented by ICC Upper Great Plains Region III (virtual). Classes included: Residential Plan Reviews, 2018 UPC Plumbing Requirements, Balancing HVAC Systems, and Local Government Management.
- Attended Iowa Association of Electrical Inspectors (IAEI) meeting (Residential Wiring class).
- Additional classes sponsored by the International Code Council (ICC) (virtual). Included: Public Speaking, Building Your Bench, Challenging Discussions, and Coaching for Success.
- Attended ICC webinar classes on the IBC Mixed Occupancies and Special Building Types.

Becky Soglin, Sustainability Coordinator

- Served on energy panel at the Iowa Ideas Conference in October 2021; presented on sustainability to the Polk County Board of Supervisors, Fairfield Sustainability group and others.
- Maintained Climate Change Professional credential (Association of Climate Change Officers).
- Completed energy efficiency, bicycling, equity trainings and attended annual conferences (virtual) including but not limited to Iowa Bike Summit, Heartland Network, League of American Bicyclists, and American Planning Association.

Luke McClanahan, Planner

- Obtained CFM credential, September 2021.
- Maintained AICP credential.
- Attended the Iowa Rural Summit Conference, August 2021; ISAC Annual Conference, August 2021; Iowa Chapter of APA Conference, October 2021.
- Completed webinars on topics such as floodplain management, EV systems, battery storage, economic development and talent management.

Kasey Hutchinson, Soil and Water Conservation Coordinator

- Completed webinars on stormwater management, soil health, and climate resiliency including but not limited to: Implementing One Water, Part Three: One Water Financing ;2021 Iowa Water Conference; Public Support for Water Infrastructure; Iowa Ideas 2021 Conference; Water for Climate Action: Reducing GHG Emissions; Emerging Contaminants: A Look at Microplastics.
- Presented the application of sensitive areas and stormwater regulations in a county setting, and related challenges – University of Iowa Geographical and Sustainability Sciences Webinar.
- Participated in the County-wide EcoAdapt Workshop.

Brandon Davis, Code Enforcement Inspector

- Obtained Residential Electrical Inspector Certification and Certified Code Enforcement Officer (CCEO) certification.
- Maintained IPMC Certification and Zoning Inspector Certification.
- Became a member of the Diversity and Inclusion Committee
- Attended seven diversity and inclusion trainings.
- Attended Legal Aspects of Code Administration training.
- Attended ESRI Field Maps, the all-in one Field data Collection app training.
- Attended six safety trainings offered by IMWCA and a Heat Stress and Hydration training.
- Attended 2020 National Electrical Code Update for Iowa training.

2022 DEPARTMENT PLANS

This section highlights initiatives and new projects for the calendar year. The list does not include all goals, tasks, and responsibilities PDS will maintain or pursue throughout the year.

Economic Development

To follow up adoption of the County's 2022 Economic Development Plan, PDS staff will begin implementing plan goals and objectives in collaboration with partners and other stakeholders. Steps PDS will take towards promoting economic development in the unincorporated areas and small towns of Johnson County include a study of rural access to broadband internet, working with Iowa City Area Development (ICAD) Group, and creating new economic-related positions, one in PDS (described below) and one in ICAD, to assist residents and businesses.

New Positions

In 2022, two new positions will be created within PDS: an Assistant Planner and an Economic Development Planner, both to better serve the public and advance important plan-related goals. The Assistant Planner, expected to start in July, will review and present development applications, as well as assist planning staff on larger projects. The Economic Development Planner position will be advertised in 2022 with an intended start date in January 2023. This position will help implement the County's new Economic Development Plan by working with rural residents, other stakeholders and existing economic organizations. In addition, in 2022, PDS is assisting with the creation of the rural-focused economic development position in ICAD.

Building Services

The Department plans to implement a rental housing code to help ensure that structures used for habitation are safe. This will require PDS to develop an annual program for rental inspections and permitting. The International Organization for Standards (ISO) will review our building services in 2022, potentially lowering insurance rates throughout the county upon a favorable review. Additionally, building inspectors will participate in training on disaster response inspections and assessments in coordination with Johnson County Emergency Management.

Code Enforcement

The Code Enforcement Inspector will continue upon the successes of the first two years of this position. In 2022, the position will provide assistance in the building and potentially rental housing inspection and permitting programs. The Inspector will continue working with Code Enforcement cases to achieve compliance.

Village Planning

After being delayed by COVID-19, PDS intends to begin helping Windham complete its first ever plan, when it is safe to do so. When that plan is completed, all villages in the county will have gone through a planning process, and PDS can begin updating existing plans, beginning with the Village of Frytown.

Soil and Water Conservation

The SWC Coordinator will serve as lead in establishing a Middle Iowa River Watershed Management Authority by working with strategic partners and stakeholders. The new watershed authority will implement watershed improvements focused on water quality and flood protection. In addition, the SWC Coordinator will expand both internal and external outreach and education efforts focused on watersheds, stormwater management, water quality, and natural areas. Current Iowa Stormwater Education Partnership (ISWEP) membership will be leveraged to obtain materials and resources.

The SWC Coordinator will work with the Sustainability Coordinator to develop and launch a new Soil Health cost-share program. The program will provide financial incentive to private landowners to implement soil quality restoration. This program will be available to residents in the unincorporated area as well as residents who live in incorporated communities that do not currently offer cost-share funds for soil health. The program will be modeled on the current “Your Best Lawn” programs that are administered in larger municipalities within the county.

Sustainability

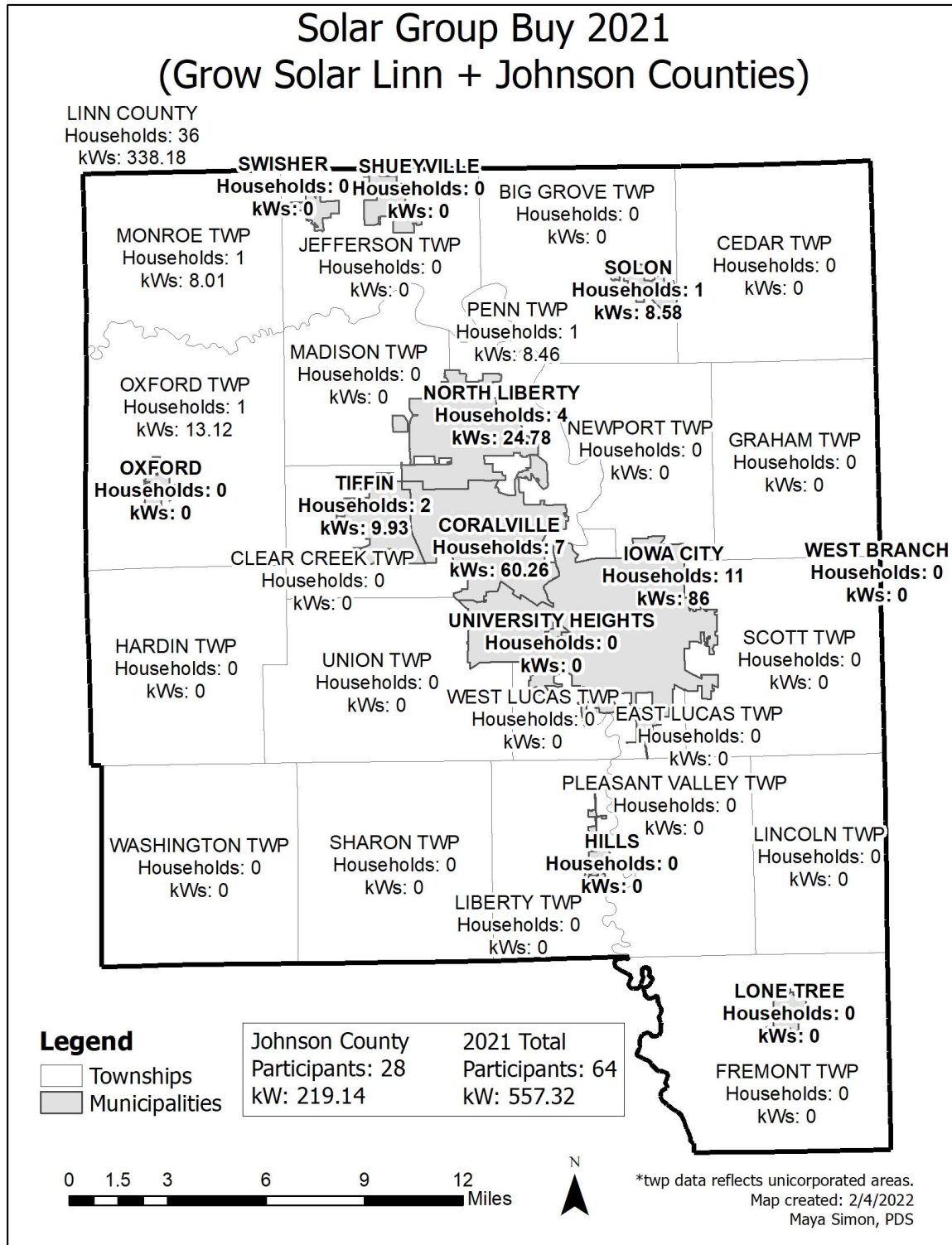
Planning staff and the Sustainability Coordinator will present to the Board of Supervisors the opportunity to create a renewable energy district zoning to accommodate utility-scale solar. PDS staff, along with the SWC Coordinator, will also work on renewable energy system ordinance amendments that are expected to be adopted by mid-2022.

The Sustainability Coordinator work with various departments to follow through on adaptation planning efforts started in 2021 and present recommendations to the Board of Supervisors. A related new project involves completing community-wide Greenhouse Gas (GHG) inventories for the county for 2010 and 2020. The University of Northern Iowa Center for Energy and Environmental Education is providing technical support for the inventories. In cross-departmental collaboration, the Sustainability Coordinator will serve on Johnson County Public Health’s Healthy JoCo Core Committee to contribute to the next version of the program. A PDS and Social Services joint program that was on hiatus during the past two years, the Sustainability Grants Program for Nonprofits, will be re-offered in 2022.

Appendix A: Solar Group Buy: Grow Solar Linn + Johnson Counties 2021

557 kW ON 64 HOUSEHOLDS INCLUDING

219 kW ON 21 HOUSEHOLDS IN JOHNSON COUNTY



Appendix A: Solar Group Buys

Johnson County 2018, 2020 and 2021 Results

1,580 KW ON 240 HOUSEHOLDS IN JOHNSON COUNTY

