WHAT IS A COMPREHENSIVE PLAN?

Provides a guide for the future of a county as it changes over time.

First stone courthouse - it was built in 1865.

Circa 1850

Present day courthouse - 2017.
WHAT IS A COMPREHENSIVE PLAN?

Legal Basis
An official document for the local government, zoning regulations “shall be made in accordance with a comprehensive plan”

Vision for the Future
Determines a community wide vision, goals, projects, and policies that will guide the future of development

Guidance for the Community
Provides guidance and framework to make decisions relating to land use and future development based on existing conditions and future needs over a defined period (usually 20 years)

Comprehensive in Nature
Evaluates all major aspects that impact the community including, but not limited to:

1. Housing and Neighborhoods
2. Education
3. Arts and Culture
4. Economic Development
5. Parks and Recreation
6. Community Facilities, Infrastructure, and Services
7. Natural Environment
8. Hazard Mitigation
9. Transportation
10. Land use
WHAT IS A COMPREHENSIVE PLAN?

WHAT WILL MADISON COUNTY LOOK LIKE IN 2030????
WHO MAKES THE MADISON COUNTY COMPREHENSIVE PLAN UPDATE POSSIBLE?

• It’s the county’s plan.
• It’s the people’s plan.
• It’s the leader’s plan.

Many organizations, businesses and institutions can help prepare a comprehensive plan by being involved in the process, sharing ideas, and commenting on the draft plan.
Who is Conducting the Madison County Comprehensive Plan Update?

- It's the county's plan.
- It's the people's plan.
- It's the leader's plan.

Southern Iowa Council of Governments is available, staffed, and experienced to prepare the plan or assisted with the RFP and oversight.
WHY SHOULD A COUNTY HAVE A COMPREHENSIVE PLAN?

Why should County have a Comprehensive Plan?
According to the Iowa Code, the following sections support the concept that a comprehensive plan should be completed. The following planning related topics are to be prepared in accordance with a city’s “general plan” or comprehensive plan:
Chapter 335 (Zoning) - Chapter 354.8 (Subdivisions)
Chapter 368.7(1)(b), Chapter 403.5(2) (Urban Renewal-TIF)
Chapter 404.2(2) (Urban Revitalization-Tax Abatement)
The State Code outlines that Zoning Ordinances and Subdivision Regulations are the enforcement tools counties may create to use in protecting the intent and policy goals and objectives set forth in a comprehensive plan.

Why should county’s consider creating and adopting a comprehensive plan?
• A plan will reflect changes to the composition of the county
• A plan will reflect changes to the physical boundaries or developed portions of the “community”.
• A plan will reflect current demographic data such as population, housing, economic development and recreation information.
• A plan will provide a current inventory of assists including but not limited to: recreation facilities, economic incentives and other programs of the county.
• A plan will serve as an economic development tool to be solicited to potential developers, businesses, housing developers, or industrial prospects.
• Increasingly, State and Federal grant agencies see a completed plan and a project supported in the plan as a powerful reason to fund a project.
WHAT IS INCLUDED IN A COMPLETED COMPREHENSIVE PLAN?

Comprehensive Plan Elements
- Public Participation
- Issues and Opportunities
- Land Use
- Housing
- Public Infrastructure and Utilities
- Transportation
- Economic Development
- Agriculture and Natural Resources
- County Facilities
- County Character
- Hazards
- Intergovernmental Collaboration
- Implementation

Smart Planning Principals
- Collaboration
- Efficiency, Transparency and Consistency
- Clean, Renewable and Efficient Energy
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community (County) Character
- Natural Resources and Agricultural Protection
- Sustainable Design
- Transportation Diversity

The "Smart Planning Legislation" does not require planning. However, the legislation requires that when a jurisdiction prepares a plan, it shall consider the planning elements and principles and how they relate.
WHAT WILL BE IN THE MADISON COUNTY COMPREHENSIVE PLAN?

Introduction
• What is the Plan? Why Plan?
• How can the Plan be Used?
• The Planning Process - Steps to Engage the Public

Madison County History and Community Facts
• The Planning Area
• Community History
• Recent Planning Efforts
• Community Facts – Demographics, Existing Conditions such as Community Services, Infrastructure, Existing/Historic Land Use.

Community Vision 2030 (or name your own time horizon) and Values
• Identify and establish the community’s shared vision for the future
• Community values that help guide decisions

Community Themes – Goals and Policies
• This section will include details on 3 to 5 visionary projects within the community.
• This section outlining future goals and policies for the community to incorporate related to community themes.

Future Land Use Plan
• Section will include a community wide future land use map, while also creating targeted land use plans for growth areas.
WHAT IS THE PUBLIC'S ROLE IN COMPLETING A COMPREHENSIVE PLAN?

IDEAS AND INPUT

SHARED VISION

HOW DO WE GET THERE
ENGAGING THE PUBLIC

- One on one interviews
- Interviews with targeted groups
- Survey using Survey Monkey
- Possible Facebook page or similar
- Organization of stakeholder groups
- Regularly distribution to media
Projected Timeline (SUBJECT TO CONCURRENCE)

The timeframe will work with the county within a timeframe accepted by the Supervisors. Without a known start date, the following projected timeframe is an estimate contingent upon approval.

*Madison County Comprehensive Plan*

- Initial meeting with county staff and Planning Commission: August 2017
- Initial public kick-off meeting and initial public participation effort: Sept. 2017
- Data gathering: Sept.-Jan. 2017-18
- Preliminary draft (working with Planning Commission): Feb.-May 2018
- Present draft plan and maps to county staff and Commission: June 2018
- Refine draft (working with city staff and Planning Commission): June-July 2018
- Present final draft to Planning Commission for recommendation: August 2018
- Present final plan to County for approval: August 2018
- Public hearing at City prior to approval: September 2018

(not required, but recommended)
EXAMPLE OF TIMEFRAME ACTIVITIES

- Joint meeting with County leaders (supervisors, department heads, and planning and zoning commission)
- Public kickoff meeting - Survey distribution and promotion (goal 20 page and 200 online surveys)
- Attend community events to gather input and hold stakeholder interviews
- Simultaneously, draft the background/existing conditions part of the plan
- Meeting #2 with county leaders to share results of public information gathering and outline of background information
- Begin windshield survey work and take community photos (seasonal)
- Stakeholder groups organization and meetings on specific key themes
- Review and discuss community data, public input results, draft vision and key themes (examples: Housing development, land use, creating healthy community, etc.)
- Create initial full plan draft including future strategies
- Planning and Zoning Commission Meeting #3
- Review and discuss results of stakeholder group meetings and initial draft review
- Set a public review and comment period
- Planning and Zoning Commission Meeting #4
- Final plan review and formal recommendation of adoption (P&Z commission)
- Final plan review, public hearing, and adoption (supervisors)