

# Iowa Smart Planning Legislation

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# Webinar collaboration

- ISAC – Mary Beth Mellick
- League of Cities/ISU Extension – Cindy Kendall
- IARC – Nichole Warren



# Iowa Smart Planning

## SF 2389

1. Smart Planning principles.
2. “Carrots” for Smart Planning.
3. Comprehensive plan elements.
4. Smart Planning Taskforce.



# Smart Planning principles

- State agencies and local governments “shall consider” and “may apply” SPP “during deliberation of all appropriate planning, zoning, development, and resource management decisions....”
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# Smart Planning principles

1. Collaboration.
  2. Efficiency, transparency, and consistency.
  3. Clean, renewable, and efficient energy.
  4. Occupational diversity.
  5. Revitalization.
  6. Housing diversity.
  7. Community character.
  8. Natural resources and agricultural protection.
  9. Sustainable design.
  10. Transportation diversity.
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# Smart Planning principles

## Directly implicated:

- Comprehensive plan.
- Zoning and subdivision regulations.

## More broadly:

- Public construction projects.
- Stormwater management.
- Property tax abatement policies.
- Vehicle purchasing.



# Smart Planning carrots

- \$30 million in I-Jobs II bonding fund for disaster prevention infrastructure projects.
  - Available to cities and counties “that apply smart planning principles.”
  - Iowa Finance Authority conducting webinars to explain:
    - <http://www.ijobsiowa.gov>
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# Applying Smart Planning principles

- NOI to apply for funds due July 24.
- City/county must perform review to determine advantages and disadvantages of adopting or amending comp plan.
- Must commit to adopting/amending comp plan within 3 years of award that integrates Smart Planning principles.





# Applying Smart Planning principles

- Project is not required to be a “smart planning” project.
- Commitment to Smart Planning gets city/county foot in the door for funds.
- Visit <http://www.ijobsiowa.gov> for project criteria.



# Comprehensive planning

- Iowa law has never defined what a comprehensive plan is, what it does, or what it should contain.
  - Left to the Iowa courts to decipher how it relates to zoning, other issues of development.
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# Comprehensive planning

- “shall consider the smart planning principles ... and may include the following information, if applicable, when developing or amending a comprehensive plan ... or when developing or amending other local land development regulations.”
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# Comprehensive planning

- **Information**
    - Information relating to public participation during the creation of the comprehensive plan or land development regulations,
    - Information relating to the primary characteristics of the city/county and a description of how each of those characteristics impacts future development.
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# Comprehensive plan elements

Objectives, information, and programs related to:

- Current and future land uses.
  - Protecting vitality of established residential neighborhoods and new residential neighborhoods.
  - Ensuring an adequate housing supply.
  - Providing a range of housing choices.
  - Infrastructure needs.
  - Transportation needs.
  - Public facilities (schools, libraries, fire stations, health care facilities, etc.)
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# Comprehensive plan elements

## Objectives, information, and programs related to:

- Stabilization, retention, or expansion of economic development and employment opportunities.
  - Preservation and protection of agricultural and natural resources.
  - “Quality of life” considerations
  - Natural and man-made hazards
    - Integrate with FEMA hazard mitigation plan
    - Address prevention, mitigation, and recovery from catastrophic floods.
  - Joint planning and joint decision making with other municipalities or governmental entities.
  - Implementation.
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# Comprehensive planning

- Elements in typical comprehensive plans:
    - Demographics
    - Land use
    - Housing
    - Transportation
    - Infrastructure and public services
    - Natural resources/environment
    - Parks and open space
    - Economic development
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# Comprehensive planning

13 elements												
10 smart planning principles												





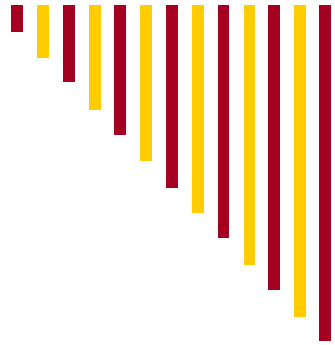
# Comprehensive planning



"Smart Planning"  
comprehensive plan

Comprehensive plan  
that contains statutory  
elements

Typical comprehensive  
plan



# **Integrating SPP into comprehensive plans**



# SPP in comprehensive plans

## 1. Collaboration.

Develop strategy for...

- Strong public participation.
- Getting input from adjacent cities and counties, relevant state agencies.

Document strategy in plan itself.

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# SPP in comprehensive plans

2. Efficiency, transparency, and consistency.
    - Plan-making process should be transparent.
    - Zoning decision-making processes should be clear and consistent.
      - Clear criteria in ordinances.
      - Consistently follow rules of procedure for ZBA, P&Z commission, city council/county board.
      - Well-documented decisions.
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# **SPP in comprehensive plans**

- 3. Clean, renewable, and efficient energy.**
    - Set Home Energy Rating Standards for new construction and significant remodel/rehab. projects.
    - IDED Green Streets criteria.
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# SPP in comprehensive plans

4. Occupational diversity – “Planning, zoning, development and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, **and promote the establishment of businesses in locations near existing housing, infrastructure and transportation.**”
    - Pursue mixed-use, neighborhood-scale zoning patterns.
    - Implications for rural non-farm development.
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# SPP in comprehensive plans

## 5. Revitalization.

- Facilitate revitalization of established town centers and neighborhoods.
  - Protect historic resources.
  - Promote pedestrian accessibility.
  - “Remediation and reuse of existing sites, structures and infrastructure is preferred over new construction in undeveloped areas.”
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# **SPP in comprehensive plans**

## **6. Housing diversity.**

- Promote diversity in housing types, and in price ranges that match economic profile of community.
  - Support rehabilitation of existing housing through tax/grant programs.
  - Promote location of new housing close to public transportation and employment centers.
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# SPP in comprehensive plans

## 7. Community character.

- Downtown design guidelines that respect historic architectural patterns.
  - Streetscape design guidelines.
  - Signage regulation.
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# **SPP in comprehensive plans**

- 8. Natural resources and agricultural protection.**
    - Large minimum lot sizes for residences in county zoning. (20+ acres).
    - Cluster design in rural subdivisions.
    - Sewer/water extension policies.
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# SPP in comprehensive plans

## 9. Sustainable design.

- Use less. Make better use of what you do use.
  - Compact development patterns.
  - Efficient construction methods.
  - IDED Green Streets criteria.



# **SPP in comprehensive plans**

## **10. Transportation diversity.**

- **Walkable communities.**
  - Sidewalks.
  - Commercial, residential, public facilities in close proximity.
- **Grid street patterns.**



# SPP checklists

- Colorado Smart Growth Scorecard
- Envision Utah Model codes and analysis
- EPA Smart Growth Scorecard for Development Projects
- APA Smart Growth Audit
- Vermont Smart Growth Scorecard
- Smart Growth Zoning Codes (LGC)

<http://blogs.extension.iastate.edu/planningBLUZ>



# Smart Planning Taskforce

- 29 voting members,
  - Cities, counties, regional councils all represented.
- 4 non-voting legislators

[http://www.rio.iowa.gov/smart\\_planning/task\\_force.html](http://www.rio.iowa.gov/smart_planning/task_force.html)

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# Key Taskforce responsibilities

- Determine whether any state policies, programs, statutes, or rules should be revised to integrate the Iowa smart planning principles.
  - Develop statewide goals for comprehensive planning that utilize the Iowa smart planning principles.
  - Evaluate and develop incentives to conduct local and regional comprehensive planning, including but not limited to state financial and technical assistance.
  - Develop a model for regional comprehensive planning within the state, and recommend partnerships between state agencies, local governments, educational institutions, and research facilities.
  - Review municipal comprehensive plans to determine the number of such plans that address catastrophic hazards.
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# Learning from other states

## Wisconsin (1999) 14 goals:

1. Promotion of redevelopment of land with existing infrastructure and public services, and maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and low costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of cooperation and coordination among nearby units of government.



# Learning from other states

## Wisconsin (1999) 14 goals:

8. Building community identity by revitalizing main streets & enforcing design standards.
9. Providing an adequate supply of affordable housing for all income levels within the community.
10. Providing infrastructure, services & developable land adequate to meet market demand residential, commercial and industrial uses.
11. Promoting expansion or stabilization of the economic base and job creation.
12. Balancing individual property rights with community interests & goals.
13. Planning & developing land uses that create or preserve unique urban & rural communities.
14. Providing an integrated, efficient, and economical transportation system that meets the needs of all citizens.



# Learning from other states

## Maryland (1992) 8 planning “visions”:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.
3. In rural areas, growth is directed to existing population centers and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. To assure the achievement of items (1) through (5) of this section, economic growth is encouraged and regulatory mechanisms are streamlined.
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
8. Funding mechanisms are addressed to achieve these Visions.



# Learning from other states

Oregon (1972) 19 goals:

[http://www.oregon.gov/LCD/docs/goals/compilation\\_of\\_statewide\\_planning\\_goals.pdf](http://www.oregon.gov/LCD/docs/goals/compilation_of_statewide_planning_goals.pdf)



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# Wisconsin planning grants

Population	Base Funding Level (BFL)
1 to 2,000	\$20,000
2,001 to 5,000	\$30,000
5,001 to 10,000	\$40,000
10,001 to 25,000	\$60,000
25,001 to 50,000	\$100,000
50,001 to 100,000	\$150,000
100,001 to 200,000	\$200,000
Over 200,000	\$350,000

- State provides competitive grants of up to 50% of BFL for developing a comprehensive plan.
- Draft of plan submitted for scoring to determine eligibility.



# Incentives to have a plan: Infrastructure \$\$

- Maryland Smart Growth and Neighborhood Conservation Act (1997).
  - Local governments establish Priority Funding Areas (PFAs) through local comprehensive plans.
    - State establishes criteria for designating PFAs.
  - State funds for roads, sewer & water, state and local facilities directed to PFAs.



# Incentives to have a plan: Taxing authority/other funding

- Washington State Growth Management Act (1991)
  - Carrots:
    - Ability to collect impact fees.
    - Excise taxes may be levied and used for capital (infrastructure) improvements if the improvements are specified in plan.
  - Sticks:
    - Risk losing fuel taxes, sales taxes, access to loans and grants for failure to plan.





# Incentives to have a plan: Annexation

- Tennessee Growth Policy Law (1998)
  - Cities and counties must prepare joint plans for urban growth. Plans must specify:
    1. Urban growth areas for cities.
    2. Planned growth areas within the county.
    3. Rural preservation areas.
  - Annexation is streamlined for land in (1), but difficult in (2) and virtually impossible in (3).



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# Possible RP models

## Functional areas.

- Transportation-oriented.
- Natural resource-oriented (watersheds).
- Economic clusters.

## Organizational frameworks.

- COG regional comprehensive plans.
- Coordinated local comprehensive planning.

## Random and politically-driven.



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# Questions



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Iowa Association of  
Regional Councils