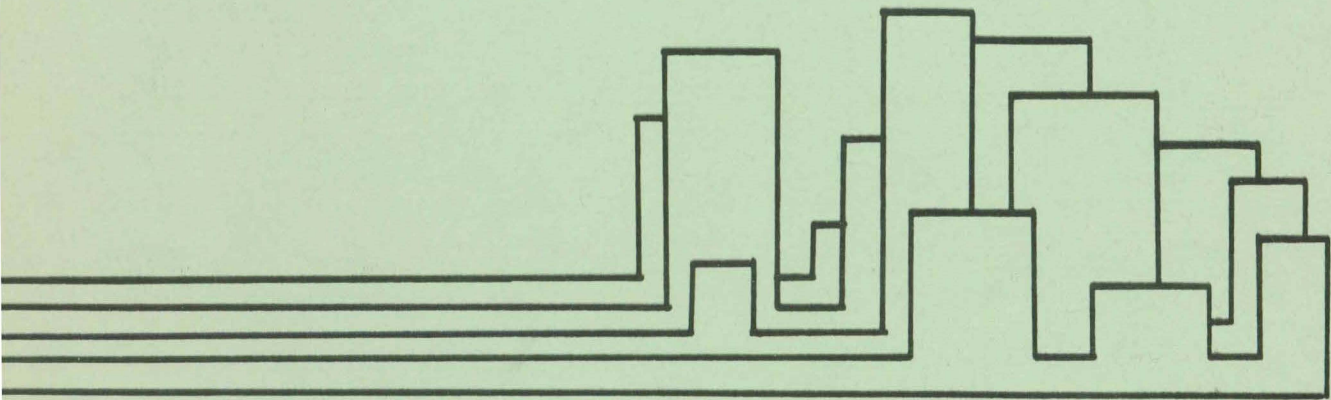


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LAND USE POLICY PLAN

JULY, 1976

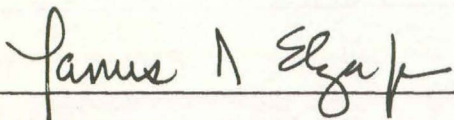
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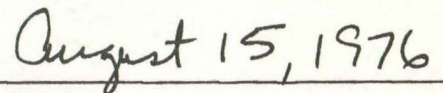
This document prepared under contract for and financed in part by the Office for Planning and Programming under Chapter 28, Code of Iowa as Amended.

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I hereby certify that this plan or report was prepared by under my supervision that I am a duly certified Planner-In-Charge in the State of Iowa.



James D. Elza, Jr.



Date

INTRODUCTION

This document summarizes East Central's areawide land use planning efforts. It begins with a discussion of the context for land use planning in the area, develops a general set of regional goals, then describes some specific measures being used to achieve them. The results of an intensive effort to indentify and map broad patterns of natural resources and human activities are also presented.

THE EAST CENTRAL IOWA ASSOCIATION OF REGIONAL PLANNING COMMISSIONS

The Association was established in July of 1973 as a voluntary association of local governments. Its goals are to promote inter-governmental cooperation and to strengthen local government. These are to be accomplished by identifying and contributing to the solution of common, areawide problems in the course of developing an areawide comprehensive plan. The production of an areawide land use plan is one element of the comprehensive planning process.

The East Central Region consists of Benton, Iowa, Johnson, Jones, Linn and Washington Counties. These occupy some 3,787 square miles on the rolling glacial plains of Eastern Iowa. The majority of the population lives in the Cedar Rapids and Iowa City Metropolitan Areas. Total population is some 315,000 people. The six counties contain 67 municipalities of which five counties and 54 municipalities are members. From an areal standpoint East Central is predominantly agricultural-- largely cash grain operations. From an economic or social viewpoint it is predominately urban, variously oriented towards primary industry, manufacturing and services. This diversity of people and activities has created a unique mixture of problems and opportunities for the area.

LAND USE PLANNING IN THE EAST CENTRAL AREA

Here, as elsewhere in Iowa, land use planning has been, and continues to be performed by local governments, counties and municipalities. The product of this activity has been a collection of land use regulations covering most of the area. The Association's Regional Plan Report #9, A Land Use Strategy reviewed the various local plans and found them to be generally up to date and consistent, with some exceptions. Progress on making necessary improvements has been quite good during the past year, and the overall quality of local land use plans within the area is high. Progress has only recently begun on planning from an areawide perspective. This wider view of land use is necessary since all land use problems are simply not addressed by local plans.

First, local plans may not be coordinated. In metropolitan areas or where city and county plans meet, there may be inconsistencies or conflicting uses at common boundaries. All too frequently units of government do not coordinate during planning, so adjustment of conflicts requires a major restructuring of one or both plans.

A second major problem may be created where a local land use policy may regulate or discourage some particular type of use so that some types of development are displaced to neighboring jurisdictions. For example, large lot size requirements or building codes for rural housing may force rural residential construction from one county to a neighbor. Similarly, particular zoning and development regulations may encourage aggregations of commercial development which create local congestion and drive more dispersed local stores out of business.

Similarly, intentional or inadvertant ommission of space suitable for low income housing by a number of communities may reduce the regional supply to zero.

Thirdly, and perhaps most importantly, land use developments which have small or unnoticed effects at the local scale may have important consequences when viewed areawide or over a long period of time. The various types of natural resources pollution or depletion such as the gradual degradation of a water system, or disappearance of wooded and open space are examples.

While areawide planning deals with the same land as local plans, there are important distinctions of both character and scale between them. There are also important differences regarding the means and authority for their implementation.

Areawide planning is multijurisdictional in nature and deals by nature with issues or problems which are not addressed by local planning activities. The basis of these is generally not economic, local land use regulation tends to revolve around economic issues, mainly property values. Land use issues appropriate to the areawide level are most often of an organizational nature, for example the location of major transportation facilities, or deal with environmental systems, such as the quality of a river. Also, the breadth and inclusiveness of the areawide scale dictates a more general and broadly prescriptive treatment in contrast to the more intensive analysis and specific controls required for the preparation implementation of local plans.

The authority to implement land use plans differs between local and areawide agencies. The ability to implement plans requiring the

approval of proposed uses of specific parcels of land comes out of the exercise of the police power by local government. Areawide plans, on the other hand, seldom have specific legal bases for implementation. This is appropriate, since they are intended as guides for decision making within an areawide perspective.

The above should provide a context for land use planning in the East Central area. To summarize, the status and progress of local zoning activities are good. The Association's land use planning role is felt to be to provide a broad based statement of general land use needs and intentions, in order to guide appropriate types of decision making at the areawide and local levels.

COMPONENTS OF THE LAND USE PLANNING PROCESS

The areawide land use planning process consists of a number of activities. They are:

1. Collection and analysis of background information:
 - a. Social, economic and environmental patterns.
 - b. Current and projected land use trends.
 - c. Current and projected impacts of trends.
2. Development of goals, and development of problem statements.
4. Development of methods for achieving goals.
5. Selection of a method for achieving goals.
6. Carrying out the selected process to achieve the desired goals, making such change and adjustments as needs and experience dictate.

There is, of course, an enormous variety of ways to perform each of these steps, and the availability of resources must determine both the depth and breadth of study. The remainder of this document describes the status and direction of East Central's process.

SOME POLICY ASSUMPTIONS

Based on simple analysis of trends, it seems clear that the East Central Region will experience continued growth. While much of this growth will result from increased opportunity in the metropolitan centers, small towns and rural areas will be affected as urban worker commuting patterns expand. This growth will convert land from a natural or agricultural state to some more intensive use. Once converted, the commitment of land is in most cases irreversable.

Some lands within the region are recognized to be more suitable for certain types of development.

Similarly it is assumed that there is a public responsibility to adopt land use policies which will protect individual landowners and the public from infringements on their rights to peace and tranquility, which might be threatened by the development of conflicting land uses on adjoining or nearby land. This plan further assumes that public resources are finite, and that there is a public responsibility to miximize the efficiency of public services and facilities while minimizing investment in order to realize maximum gains from available resources.

This requires the practice of a cost effectiveness approach to making resource allocation decisions. Moreover, it is assumed that non-economic and non-quantifiable social and environmental costs can similarly be considered by a cost-- effectiveness approach to related public investment through appropriate policy inputs.

It is also recognizes that conflicts between suitability, compatibility and cost minimization occur in the real world and that com-promise, within the context of public debate, must be a frequent and necessary consequence.

Finally, there is the simple fact that land use patterns are both the cause and effects of a great many of the conditions and forces which make areas of private and public activity.

The extent that the forces which govern land use can be understood largely will determine the degree to which systematic comprehensive planning can be defined and practiced.

BACKGROUND INFORMATION

The preparation of a data base for areawide land use planning presents a number of technical problems. Many of the elements required have simply not been well defined, nor is there a well developed methodological tradition for data collection or analysis. The discipline of regional planning has dealt almost exclusively with economic aspects of development, so its techniques are far too limited and narrow for present purposes. Environmental analysis at the areawide scale is becoming increasingly necessary, but supporting scientific techniques remain fragmentary. The huge variation between different parts of the country-- in terms of assets, history and needs makes clear the fact that approaches to the collection and analysis of background must be made individually and imaginatively. As a first step, it will be extremely wise to make a collection and synthesis of existing sources of data pertinent to land use. This should, of course, be carefully evaluated for relevance, completeness and accuracy.

A considerable portion of East Central's land use effort this year has been devoted to the development of a land use and environmental inventory. The various items studied are listed in Table I. These have been compiled on a base map and have been published as Environmental Map Series #1. The series is included as Appendix I to this document.

Plate I shows the principal surface water features in the area. These include permanent streams, those containing flowing water at least 8 months of the year, permanent major impoundments and natural lakes, the Coralville Reservoir flood pool, and marshes.

Plate II shows area geological features including: Bedrock aquifers and the locations where recharge occurs directly at the surface; Limestone, sand, gravel and clay quarries, areas underlain by other economic minerals, coal and gypsum; and underground gas storage facilities.

Plate III shows areas where steep slopes occur, bedrock outcrops and Historic Sites and Districts.

Plates IV, V and VI show features which are primarily human in origin. IV shows those streams for which the Iowa Department of Environmental Quality has established standards for minimum water quality, and those which fail to meet the standards. Noise corridors along principal highways where combination of traffic noise and population density presently exceed standards, and a forecast showing areas around Cedar Rapids Airport where noise can be expected to be excessive are also shown. Finally, permitted landfill sites in the area are identified.

Plate V shows the variety of transportation and utility facilities which constitute much of the infrastructure for development at the areawide scale.

Finally, Plate VI shows the broad features of land use throughout the area.

This series has just been completed, it is one of the major products of the past years land use planning activities. In the course of the next years efforts, the various maps, plus additional data will be studied to aid in producing a schedule of specific needs and programs to support the broad set of land use goals described in this document. The maps and other graphics derived from them, will serve as useful vehicles for communicating information about the patterns and locations of natural and human features and problems. Also, they

will serve as a ready and useful means for relating the spatial dimension of all the features which they cover to specific types of planning (eg. transportation to environmental features). The planned continued development of this sort of graphic information, plus areawide tabular and narrative material can be expected to play an increasingly important part in the identification and publicization of the areawide dimensions of areawide land use problems.

AREAWIDE LAND USE PLANNING GOALS

The second step in the planning process described earlier involves the formulation of a set of goals to guide areawide decision making and to serve as an indication of policy to local governments.

Ideally the goals development process should be based on a broad sampling of general public and interest group views and aspirations. This can be attempted directly through a massive media and public meeting campaign with appropriate mechanisms for involvement and feedback. This is very desirable for public relations and educational purposes as well as involving the public directly in the process and therefore in the issues themselves. In this area, the Johnson County Regional Planning Commission has held public meetings in connection with the development of its Non-metropolitan Land Use Plan. At this stage in East Central's process, it appears that this sort of intensive effort is most appropriately performed at the county level by local agencies, and it will be the Association's policy to encourage and participate in these sorts of meetings as planning process products become available. It has proven desirable to present a specific product for people to respond to, so the Association has elected to use another means for preparing the initial goals statement.

This was accomplished by looking to the official statements of appropriate governmental units to identify common concepts, notions, ideas and principles. These presumably are representative of much of the populations viewpoints since they have been produced or endorsed by elected officials.

The various land use related plans produced by local governments in the East Central area were examined and several common themes were found. These fell into three broad categories. They are listed in Table I.

TABLE I
COMMON AREAWIDE LAND USE CONCEPTS

- I Primarily Environmental:
 - 1. Protection of water resources
 - 2. Protection of delicate land features and resources
 - 3. Environmental responsibility

- II Development Patterns and Consequences:
 - 4. Protection of prime agricultural land
 - 5. Preservation of historic sites and districts
 - 6. Protection of residential land from intrusion
 - 7. Nucleated economic activity

- III Efficiency:
 - 8. Accessible economic activity
 - 9. Continuity of existing market centers
 - 10. Non-duplicative public services
 - 11. Ordered growth

The relevant county level plans were then examined and a policy statement based on each of the goals was prepared. These are discussed below.

1.0 PROTECTION OF WATER FEATURES

RESTORE AND PRESERVE NATURAL WATER FEATURES OF THE LANDSCAPE SUCH AS RIVERS, STREAMS, LAKES, MARSHES, AND AQUIFERS IN ORDER TO MAINTAIN AN ENVIRONMENTAL BALANCE, TO PROTECT THEM FROM INAPPROPRIATE ENCROACHMENT BY MORE INTENSIVE LAND USES, AND TO PROTECT ECONOMIC USES.

IOWA-BENTON COUNTIES

All Available means should be used to conserve water resources and to improve and maintain the quality of the county's air and water resources.

Certain streams and other water areas should be preserved in a natural state.

Benton County Comprehensive Plan

Iowa County Comprehensive Plan

JCRPC

Protect natural drainage courses and waterways, especially the Iowa River, from encroachment by urban development and from pollution; to repair the damage of the past where possible, and utilize them as linkages in an open space network to aid in structuring urban development. Preserve and improve open space, wooded areas and public access points along Old Man's Creek, Clear Creek, Snyder Creek, Rapids Creek, Muddy Creek, and Mill Creek watershed.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

LCRPC

Prohibit residential development in the flood plain of streams.

Consider flood plains and natural drainageways as the primary element in an open space network.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

Areas subject to frequent flooding should not be occupied by permanent building or structures.

Low land along the Iowa, Skunk, and English Rivers which are occasionally flooded should be limited to open land uses and non-permanent occupancy.

"Washington County Comprehensive Plan"

2.0 PROTECTION OF DELICATE LAND FEATURES

PROTECT DELICATE LAND FEATURES SUCH AS STEEP SLOPES, UNSTABLE SOILS AND SENSITIVE GEOLOGIC FORMATIONS FROM INTENSIVE DEVELOPMENT IN ORDER TO PROVIDE A HARMONIOUS RELATIONSHIP BETWEEN THE NATURAL LANDSCAPE AND MAN'S USES OF THE LAND.

IOWA-BENTON COUNTIES

Urban development should not exceed capabilities of the natural resources. Such factors as water, drainage, stability of soils, and the capacity of the land, air and water to absorb waste materials safely should be given prime consideration in development decisions. To protect natural areas from urban development.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Provide a continuous green area on both sides of the Iowa River in Johnson County, with additional public access to and utilization of the river in order to preserve and enhance its natural beauty. Preserve and utilize natural features of the landscape by careful and imaginative site design and development.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Soil factors reveal important factors relative to the potential of lands for different land uses... sloping land needs protection.

"Jones County Plans for the Future"

LCRPC

As lot sizes required will vary with soil type and topography, regulations should reflect local conditions. Indentify and preserve landmarks.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

Parks sites should be selected from areas possessing as many desirable natural features as possible.... rock formations, topography, vegetation, and water.

"Washington County Comprehensive Plan"

3.0 ENVIRONMENTAL RESPONSIBILITY

BE ENVIRONMENTALLY RESPONSIBLE, MEANING TO LOCATE ACTIVITIES IN A MANNER WHICH IS SENSITIVE TO THE OVERALL ECOLOGICAL BALANCE OF LAND, AIR, AND WATER FEATURES, PROCESSES AND BALANCE.

IOWA-BENTON COUNTIES

Performance standards will be used to judge all industrial proposals, and no industrial development proposal will be accepted which would result in air or water pollution, excessive noise, odors, or in any way adversely affect the local environment.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Plan so that all industries will be responsible members of the... regional community.

Establish criteria... for new industrial development so as to minimize the detrimental effect on the environment.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

LCRPC

The probable environmental impact of industrial or mining activities should be considered in determining the suitability of a site for such purposes.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

4.0 PROTECTION OF PRIME AGRICULTURAL LAND

PROTECT PRIME AGRICULTURAL LAND FROM ENCROACHMENT BY
MORE INTENSIVE USES.

IOWA-BENTON COUNTIES

Preserve the land best suited for farming and other
agricultural pursuits, and protect these areas from
the premature encroachment of residential, commercial
and industrial development.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

JONES COUNTY

LCRPC

Do not permit urban density residential subdivision in rural areas with a high corn suitability rating except as provided for within the transitional areas around urban centers as shown on the land use map. Such prime agricultural land should only be allowed to absorb the outward expansion of housing and other urban uses when no growth alternative exists.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

5.0 PRESERVATION OF HISTORIC SITES AND DISTRICTS

REMNANTS OF OUR PAST SHOULD BE PRESERVED, ESPECIALLY BUILDINGS AND CULTURAL AREAS WHICH CONTRIBUTE TO OUR UNDERSTANDING OF THE PAST, PRESENT, AND ULTIMATELY-- THE FUTURE.

IOWA-BENTON COUNTIES

To aid in the beautification and retention of aesthetic and historical values for the enrichment of living conditions through sound design and conservation.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Preserve the remaining woodland areas, scenic vistas, and historic sites from destruction and encroachment by urban development and highways. Where such encroachment is inescapable to landscape those areas which are altered by development.

Develop programs to indentify, preserve and protect homes and neighborhoods of historical or architectural significance.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Stone City... emphasis should be on retaining the old world atmosphere.

Indian Bluffs recreation area... within its boundaries... indian encampments and trails of pioneer settlements.

"Jones County Plans for the Future"

LCRPC

Identify and preserve land marks and areas of historical significance within the recreational and open space system of the region.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

County specialized parks... should include historical sites.

"Washington County Comprehensive Plan"

6.0 PROTECTION OF RESIDENTIAL LAND FROM INTRUSION

PROTECT RESIDENTIAL LAND SO THAT HOMES ENJOY PEACE AND QUIET, FREE FROM NOISE, DUST, ODOR AND OTHER BYPRODUCTS OF OTHER LAND USES.

IOWA-BENTON COUNTIES

Growth of residential lands should be encouraged in those areas most suitable for residential sites by reason of: Their natural features such as topography and tree cover; their relationship to the thorofare pattern in order to facilitate traffic flow, their compatibility to adjoining uses, and their ability to be conveniently served by stages progressive extensions of public utilities.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Establish criteria for local regulations and programs which will promote a decent, safe, and sanitary dwelling unit for all members of the community.

Provide a variety of housing types, styles, costs, and densities, in a pattern of convenient, well-planned, and aesthetically pleasing surroundings, respecting the natural environment.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Certain areas of the community should be guaranteed as residential area, a good environment for future homes, and free from intrusions of commercial and industrial development.

"Jones County Plans for the Future"

LCRPC

Protect residential areas from noise, air pollution,
and rural disturbances by discouraging intrusion of
incompatible uses into residential areas.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

7.0 ENCOURAGEMENT OF NUCLEATED ECONOMIC ACTIVITY

ENCOURAGE THE DEVELOPMENT AND CONCENTRATION OF ECONOMIC ACTIVITIES IN CENTERS SO AS TO REDUCE LAND USE CONFLICTS AND TO MINIMIZE PUBLIC INVESTMENT IN SERVICES.

IOWA-BENTON COUNTIES

To discourage the development of commercial uses in scattered locations around the county, and in areas where they would cause disruption to existing circulation patterns. To promote the development of a well defined industrial area within the county, which would permit a reasonable concentration of industrial development in Iowa County and a balanced tax base.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Locate commercial areas... in proper functional and aesthetic relationship to adjacent land uses...
Reduce existing commercial zoning (especially linear or strip type)...

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Areas for future industrial development should be near existing industrial areas, be adjacent to railroad if possible, and be on the opposite side of the community from the prevailing breezes.

"Jones County Plans for the Future"

LCRPC

Commercial development in rural transitional areas... areas changing from rural to urban use... should be guided into nucleated centers. Strip development extending outward into transitional areas can thus be restricted.

Encourage non-extractive industries which desire rural sites to locate in small industrial parks.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

All new industrial areas are adjacent to towns and cities and should be extensions of established industrial districts.

"Washington County Comprehensive Plan"

8.0 ENCOURAGE ACCESSIBLE ECONOMIC ACTIVITY

THE MOVEMENT OF GOODS AND SERVICES IS BASIC TO ANY FORM OF ECONOMIC ACTIVITY, AGRICULTURAL, COMMERCIAL, INDUSTRIAL, ETC., AND THOSE ACTIVITIES SHOULD BE LOCATED SO AS TO BE ACCESSIBLE BY TRANSPORTATION MODES COMMENSURATE WITH NEED. FURTHER, IMPROVEMENTS TO INADEQUATE TRANSPORTATION SERVICE FOR EXISTING FACILITIES SHOULD BE MADE ALONG EXISTING RIGHTS OF WAY WHERE POSSIBLE.

IOWA-BENTON COUNTIES

To develop a transportation system within the county which will serve a complete range of potential and existing land uses.

To serve local and internal transportation needs, to develop an external linking system with centers of activity, commerce, and employment in the region.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Locate commercial areas which shall be convenient and accessible...

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Future industrial areas are well suited because of... rail and road access... They should be near rail if possible...

"Jones County Plans for the Future"

LCRPC

Be easily accessible from all parts of the trade area, and be located at the intersection of major streets and roads...

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

...commercial uses, the major of which are located along highways near or adjacent to towns and cities...

"Washington County Comprehensive Plan"

9.0 INSURE CONTINUITY OF EXISTING MARKET CENTERS EXISTING
MARKET CENTERS SHOULD BE STRENGTHENED AND PROTECTED
WHERE POSSIBLE TO PROVIDE A REASONABLE LEVEL OF SER-
VICE TO THE AREA'S RURAL AND URBAN COMMUNITIES.

IOWA-BENTON COUNTIES

To insure that existing... community shopping areas
remain reasonably compact, and provide service with-
in the scope of the neighborhood trade area.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Enhance and revitalize the CBD and other existing
commercial centers.

Maximize the range and choice of comparative shop-
ping by promoting the development of shopping fa-
cilities presently in existence...

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

Future commercial development should occur almost
without exception as expansions of main CBD's

"Jones County Plans for the Future"

10.0 NON-DUPLICATIVE PUBLIC SERVICES

AVOID AND PHASE OUT REDUNDANT GOVERNMENTAL SERVICES
IN ORDER TO PROVIDE FOR THE EFFICIENT AND EFFECTIVE
USE OF PUBLIC INVESTMENTS AND FACILITIES.

IOWA-BENTON COUNTIES

To provide adequate community facilities without
duplicating the efforts of other governmental bod-
ies .

To allow no major development of school or community
facilities in the county without proper and effective
coordination of plans between the appropriate.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Encourage planning for the potential joint use of
parking facilities by neighboring activities such
as churches/schools, churches/shopping centers,
schools/parks, etc.

"A Land Use Plan for Metropolitan Johnson County"

JONES COUNTY

LCRPC

Encourage some public facilities to locate near
other facilities... for joint use of parking, etc.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

11.0 ORDERED GROWTH

GROWTH OF AN AREA SHOULD BE ORDERED AND LOGICAL IN ORDER TO REDUCE THE SUPPORTING PUBLIC EXPENDITURE INVOLVED, AND TO MINIMIZE THE QUANTITY OF LAND USED FOR INTENSIVE ACTIVITIES.

IOWA-BENTON COUNTIES

To ensure that development decisions are made in the proper sequence, so that more stringent development controls are not needed.

"Benton County Comprehensive Plan"

"Iowa County Comprehensive Plan"

JCRPC

Promote contiguous growth and development of urban areas.

Discourage the proliferation of poorly planned development on the rural land and high densities on the periphery of the urban area.

"A Land Plan for Metropolitan Johnson County"

JONES COUNTY

Residential areas will and should continue to grow in the areas of schools and parks so that children may be very convenient to such facilities serving them.

"Jones County Plans for the Future"

LCRPC

Encourage residential expansion in a logical and orderly form out from urban centers and discourage the random development of residential areas throughout the county. Use public facilities to guide and/or limit growth.

"Land Use Policy Plan, Linn County"

WASHINGTON COUNTY

Residential development in and adjacent to the incorporated cities and towns that can be readily serviced by municipal facilities should be encouraged thus resulting in more economical compact and orderly growth.

"Washington County Comprehensive Plan"

It should be emphasized again that, contrary to the specific and often technical goals of local land use planning the areawide goals development process must begin at a high level of generality.

THE IMPLEMENTATION METHOD AND MECHANISM

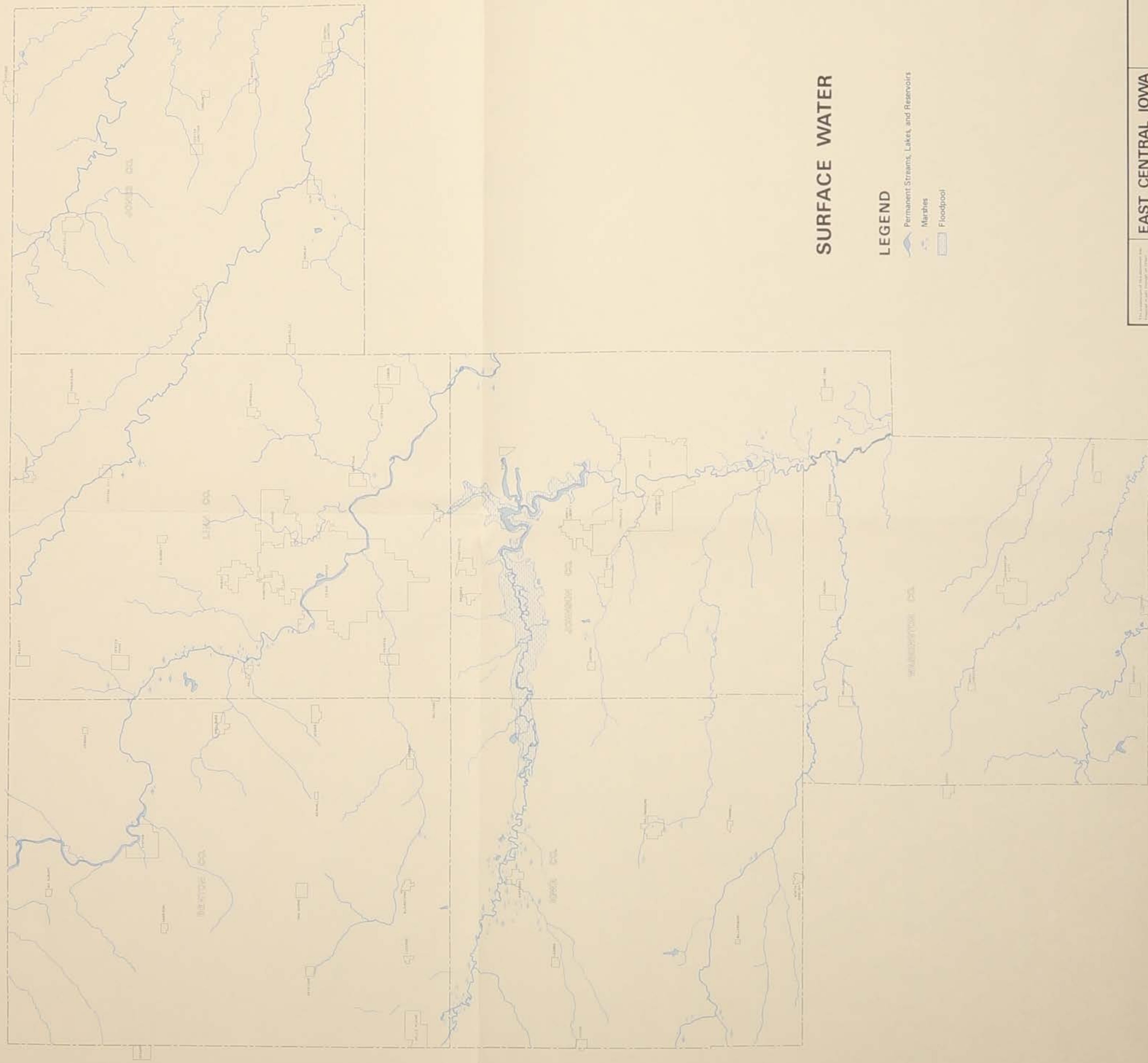
Given the broad human and environmental context described by the Environmental Map Series, and the set of general goals described above, two main components of the land use planning process remain. First, a method for relating these in a formal areawide plan must be employed, and second, an implementation mechanism must be selected.

An earlier paper, Regional Plan Report #9, A Land Use Strategy examined the various "methods" appropriate for this area.

After considerable evaluation the Public Investment Strategy method, also called Regional Capital Improvements Planning, has been adopted. This method relies on the fact that the availability of public services, eg. transportation, utilities, etc., have a strong influence on development. By propriety planning of capital investment in these facilities, public bodies can generate or support certain types and patterns of private investment decisions. Much of this years land use effort will be devoted to the preparation of a Regional Capital Improvements Plan which will recommend how resources available for capital improvements should best be allocated in order to achieve regional land use goals. This plan will adress most areas of spending at all governmental levels, but will concentrate on those whose areawide impact is greatest. Capital Improvements Planning is increasingly being used as a land use control tool at the local level, since implementation can be linked directly with planning. At the areawide level, implemantation must necessarily be less direct. Given the size, organizational structure and complexity of the East Central Area, and the maturity of the land use planning process, the exercise of existing and

developing review powers has been selected as the Land Use Plan implementing mechanism. The Office of Management and Budget Circular A-95 review process requires that all federal development projects and many projects and activities which are federally assisted be reviewed by designated local, areawide and state "Clearinghouses". East Central is so designated for this area and thus has some influence over many of the activities which affect development in the area.

maps



SURFACE WATER

LEGEND

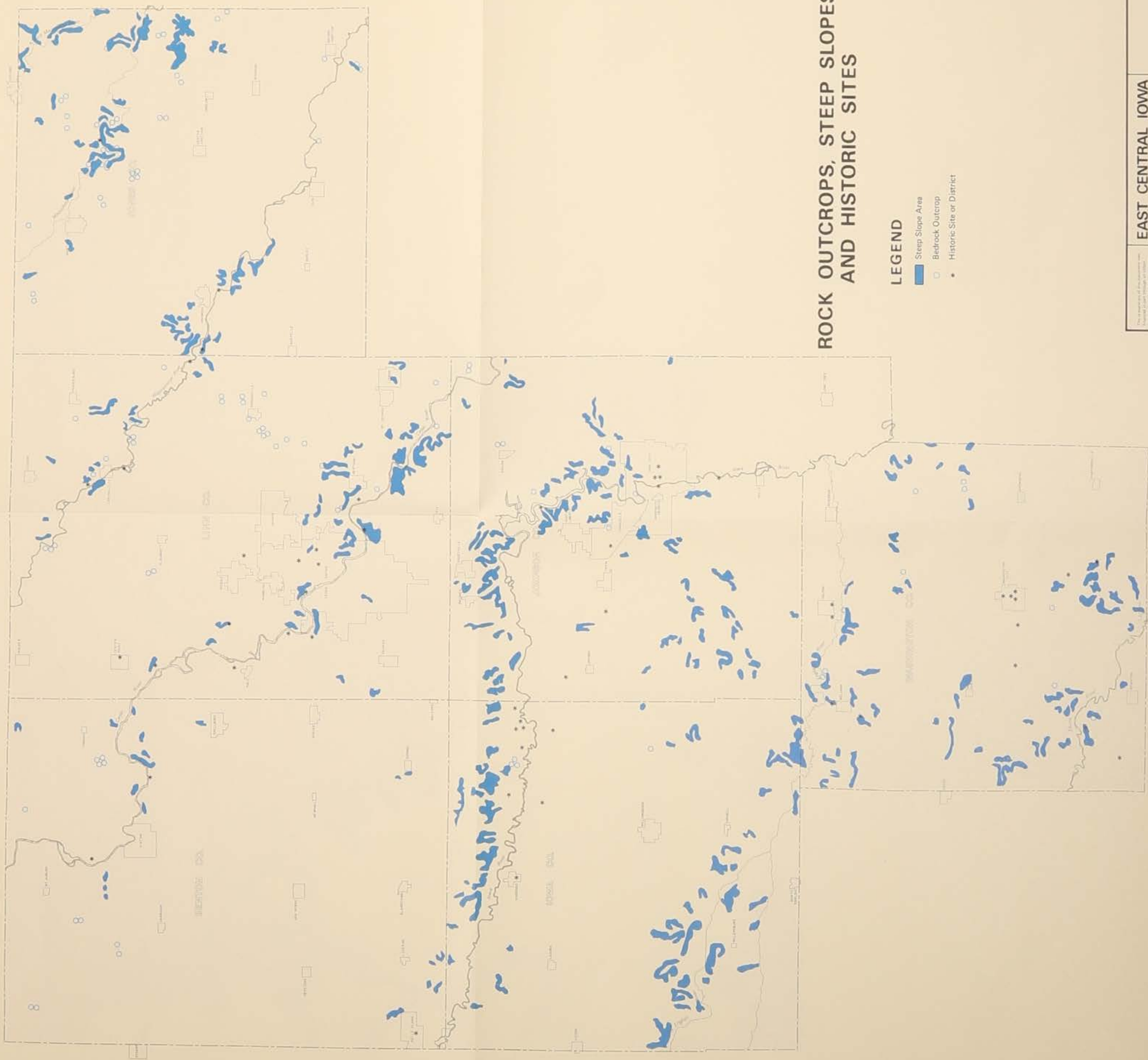
-  Permanent Streams, Lakes, and Reservoirs
-  Marshes
-  Floodpool

This map was prepared by the
 Planning, Design, and Construction
 Division of the Iowa Department of
 Transportation, Des Moines, Iowa, in
 cooperation with the Iowa State
 University, Ames, Iowa.

EAST CENTRAL IOWA

East Central Iowa
 Association of regional planning commissions

Map Prepared July, 1976



ROCK OUTCROPS, STEEP SLOPES AND HISTORIC SITES

LEGEND

- Steep Slope Area
- Bedrock Outcrop
- Historic Site or District

This map was prepared by the Iowa Department of Transportation, Planning and Research Division, in cooperation with the Iowa Department of Cultural Resources, under a grant from the National Endowment for the Humanities, Act of 1965, as amended.

Scale: 1" = 10 Miles

EAST CENTRAL IOWA

east-central Iowa
association of regional planning commissions

Map Prepared July, 1976

