

**Jones County, Iowa
LAND USE PLAN
1997**

Jones County Board of Supervisors

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September 1997

Prepared by:

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Jones County, Iowa

**RESOLUTION OF ADOPTION
1997 Land Use Plan**

WHEREAS, the Code of Iowa states that counties shall base subdivision and zoning regulation upon an adopted land use plan; and

WHEREAS, the Jones County Board of Supervisors may exert subdivision and zoning control powers by ordinance; and

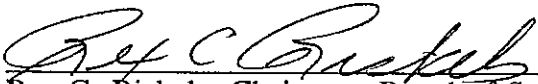
WHEREAS, the Jones County Land Use Plan Advisory Board has prepared this plan with the assistance of the East Central Iowa Council of Governments; and

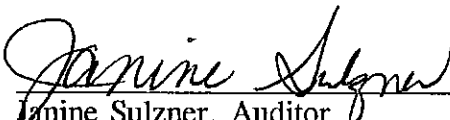
WHEREAS, said Land Use Plan Advisory Board, after conducting presentations and a public hearing on said Land Use Plan, recommended its adoption by the Board of Supervisors of Jones County, Iowa;

NOW, THEREFORE IT IS HEREBY RESOLVED by the Board of Supervisors of Jones County, Iowa, after duly holding a public hearing, to adopt said Land Use Plan as the official future planning document of Jones County, Iowa.

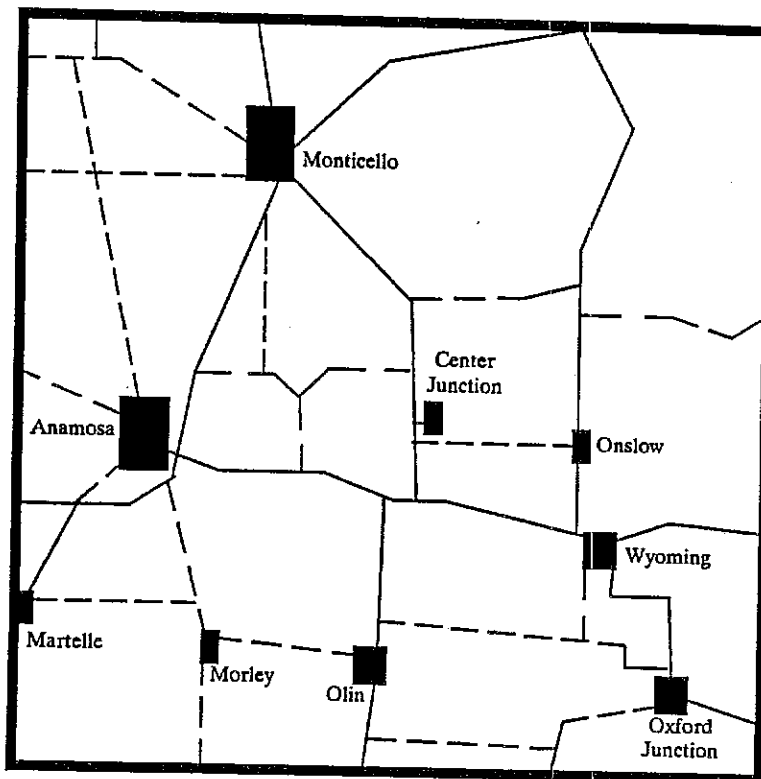
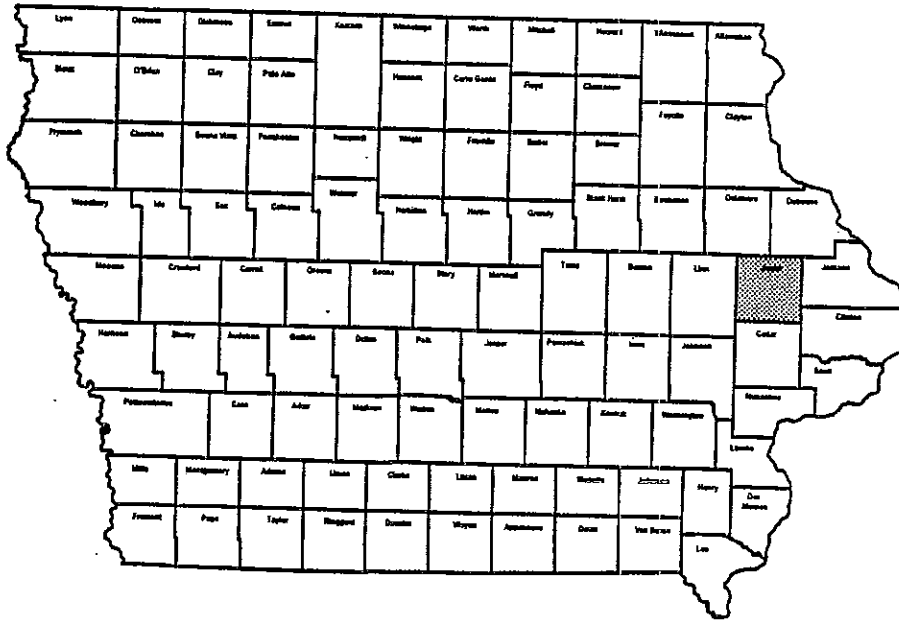
IT IS FURTHER RESOLVED that said plan shall be placed on file in appropriate places and provided to appropriate county officials for reference purposes for the deliberation of land use issues and enforcement of land use ordinances as hereafter may be adopted by the Board of Supervisors of Jones County, Iowa.

PASSED AND APPROVED this 23rd day of September, 1997.

SIGNED: 
Rex C. Rickels, Chairman, Board of Supervisors
Jones County, Iowa

ATTEST: 
Janine Sulzner, Auditor
Jones County, Iowa

Location Map of Jones County



Jones County, Iowa

**LAND USE PLAN
1997**

1

**Community
Development**

Acknowledgments

Jones County Land Use Plan Advisory Board

The following individuals were appointed by the Board of Supervisors to work on the Land Use Plan and recommend the land use policies contained in this plan:

John W. Campbell, Lovell Twp.
Jan Finn-Takes, Wayne Twp.
Phil Gent, Wyoming Twp.
Sharon Minger, Anamosa
Mark Robertson, Fairview Twp.
Randy Toenjes, Wayne Twp.
Garry Zumbach, Castle Grove Twp.

Jones County Staff

The following Jones County staff members provided data and information pertaining to this plan:

Arnie Andreesen, Assessor
Diane Caspers, Sanitarian
Diane DeSotel, E911 Coordinator
Mike McClain, Engineer
Janine Sulzner, Auditor

Introduction

Previous Planning Efforts

Three major planning documents have preceded this Land Use Plan in Jones County. These documents include:

- *A Report on Existing Land Use and Future Land Development*. Scruggs and Hammond, Inc., Peoria, Illinois. April 1966.
- *Overall Economic Development Program*. East Central Iowa Council of Governments, Cedar Rapids, Iowa. August 1987.
- *Jones County, Iowa, Community Builder Plan*. East Central Iowa Council of Governments, Cedar Rapids, Iowa. November 1991.

The 1966 *Report on Existing Land Use and Future Development* was prepared for all of Jones County and all of the incorporated communities within it except Anamosa. The number of acres for each type of development was tabulated for incorporated and unincorporated areas of the county. The plan noted that residential development in Jones County was almost entirely comprised of single-family homes, with very few duplex or multiple-family structures. Existing land use surveys were completed for the incorporated communities, unincorporated towns, and the rural areas of the county.

The plan foresaw a moderate increase in population for the county. Data included in the Population Characteristics section of this Land Use Plan shows that the county's population has been relatively stagnant, fluctuating between 19,000 and 20,700 persons, since 1930. The 1966 plan outlined four general land use policies for future development. These included:

1. Certain types of development may be bad neighbors for each other and may adversely affect property values.
2. 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.
3. 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.
4. 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.

On January 10, 1984, the Jones County Land Preservation and Use Commission presented the *Report to the People of Jones County Iowa, County Land Use Inventory* to the Board of Supervisors. This inventory was completed in compliance with Senate File 2218. The purpose of the bill was to provide for the orderly use and/or preservation of Iowa land and related natural resources. Under the act, Jones County established a six member Land

Preservation and Use Commission. One of the responsibilities of this commission was to complete a county-wide land use inventory by January 1, 1984. The commission found that 4,368 acres (1.18 percent) had been transferred from agricultural use to other uses from 1963 to 1983. The plan recommended that the Board of Supervisors encourage future development away from prime agricultural land and towards growth on marginal agricultural land.

The *Overall Economic Development Program for Jones County* was prepared in order for the county to become officially designated as a "redevelopment area" by the Economic Development Administration (EDA). By being designated, the county became eligible for grants and loans for industrial park development (including the installation of infrastructure), industrial streets and roads, and regional airports.

There were five basic elements to this plan. Fact gathering was completed to assure that the area understood the current development situation as a base upon which to make decisions. Potential resources and locations for economic development were identified. Goals and intermediate objectives were established to direct development activities and measure progress. A strategy for development was prepared as part of the plan. This strategy was to serve as a logical plan for reaching the area's goals and objectives. Finally, a detailed work program was prepared that proposed methods for implementing the development strategy and projects.

Jones County's 1991 *Community Builder Plan* was prepared to meet the guidelines of Iowa's Community Builder Program. This program encourages local governments to prepare five-year strategic plans addressing the areas of housing, public services, public infrastructure, local government finances, and economic development. These plans must also include a section on public participation and an action plan. Local governments with community builder plans certified by the Iowa Department of Economic Development are awarded bonus points when they apply for funds under certain state financial assistance programs. Jones County is in the process of updating their community builder plan.

General County Background

Jones County took its name from George Wallace Jones (1804-1896). Jones was a delegate to Congress from the Michigan Territory. He was also a delegate for the Wisconsin Territory. From 1848 to 1859, Jones served Iowa in the U.S. Senate.

When Iowa entered the Union as a state in 1846, three villages already existed in Jones County. These included Dartmouth (later Lexington), which became Anamosa; Elkford (later Walnut Fork and Rome), which became Olin; and Edinburgh, the first county seat of Jones County. Edinburgh never grew to more than a hamlet of three buildings, the first being a log cabin courthouse. The village's location was too remote and county officers refused to live there. In 1847, the county seat was officially moved to Anamosa, making Edinburgh the first ghost town in Jones County.

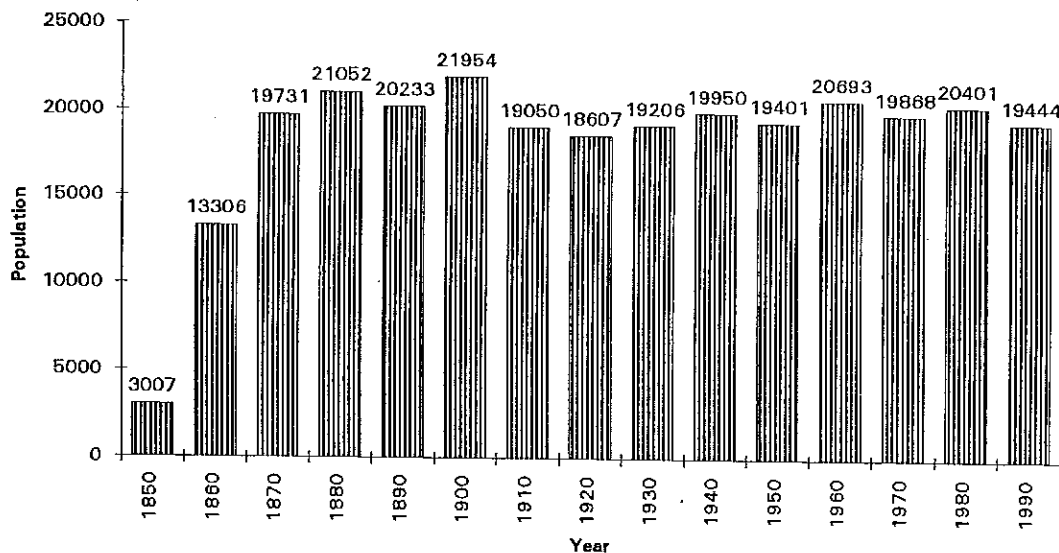
Jones County is divided into two districts for the Iowa Senate, districts 20 and 28, and for the Iowa House of Representatives, districts 39 and 56. Jones County is included in U.S. Congressional District 1.

Famous Iowans hailing from Jones County include Grant Wood, who painted "American Gothic" in 1930.

Population Characteristics

According to data released by the U.S. Bureau of the Census, population in Jones County has remained relatively the same with little fluctuation since 1870. Since 1930, the county has experienced alternating censuses of population gain and decline. From 1950 to 1990, Jones County's population increased by a modest 0.2 percent. Figure 1.1 shows that the year of highest census count in Jones County was 1900. The numbers depicted below include inmates at the Iowa State Men's Reformatory. For example, 1,225 of the county's 19,444 persons were inmates when the 1990 Census was taken.

Figure 1.1
Jones County Population by Decade
1850 - 1990

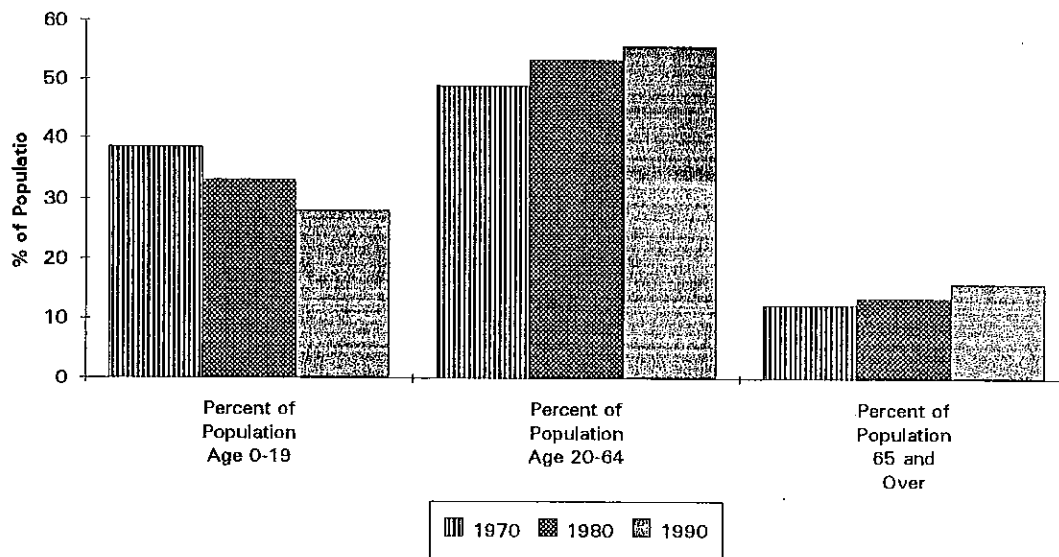


Source: Iowa's Counties; Census Services, Iowa State University, 1995 Edition.

The median age of residents of Jones County has risen sharply since 1970. In 1970, the median age of Jones County residents was 28.30 years. From 1980 to 1990, the median age rose slightly to 29.96 years. However, between 1980 and 1990, the median age rose almost five years to 34.70. Throughout Iowa, the median age was 28.69 years old in 1970. By 1990, the state's median age had increased to 34.06.

This change can be attributed to the dwindling percentage of the population that is between the ages of zero and 19 and an increasing percentage of the population age 65 and over (see Figure 1.2). The trends evident in Jones County are very similar to those being experienced throughout the state.

Figure 1.2
Distribution of Population by Age Group in Jones County
1970 - 1990



Source: Woods & Poole Economics, Inc., Washington, DC.

Jones County's farm population continues to dwindle. In 1940, 47.5 percent of the county's population resided on farms. By 1990, however, this percentage had decreased to only 18.8 percent of the county's population. Compared to all of Iowa, Jones County has maintained a larger percentage of its farm population.

Recent population estimates also show that Jones County's population is growing. The 1994 population estimates were figured on a basis of changes of addresses on federal tax returns, county birth rates, and county death rates. Such estimates should be used with caution. Over the years, this method of estimating population has been proven to be quite inaccurate. As shown by Table 1.1, much of the estimated population growth in Jones County can be attributed to increases in the county's communities, with no area showing a decline in population. The 1990 Census figure for Anamosa includes 1,225 inmates at the Iowa State Men's Reformatory. It is not known how many inmates were included in the 1994 population estimate for Anamosa.

Table 1.1
Population of Incorporated Places and Rural Areas of Jones County
1990 & 1994

Place	1990 Population	1994 Estimate	% Change
Anamosa	5,100	5,306	4.0
Cascade (part)	382	386	1.0
Center Junction	166	166	0.0
Martelle	290	298	2.8
Monticello	3,522	3,633	3.2
Morley	85	89	4.7
Olin	663	721	8.7
Onslow	216	218	0.9
Oxford Junction	581	638	9.8
Wyoming	659	660	0.2
Rural Area	7,780	7,835	0.7
Totals	19,444	19,951	2.6

Source: Iowa's Counties; Census Services, Iowa State University; 1995 Edition.

In January, 1996, Woods and Poole Economics of Washington, DC prepared population projections for all counties in Iowa. According to these projections, the population of Jones County is expected to increase 16.3 percent from 1990 to 2020. Woods and Poole also projects that persons age 65 and over will make up almost 23 percent of the county's population by 2020. Table 1.2 shows population projections for 2000, 2010, and 2020. The projected percent of the population over age 65 may be overstated if more young families move into Jones County.

Table 1.2
Population Projections for Jones County
1990 Actual Population, 2000, 2010, & 2020 Projections

	1990 Actual	2000 Projection	2010 Projection	2020 Projection	Change 1990- 2020
Total Population	19,444	20,610	21,600	22,620	3,176 (16.3%)
% of Population 0-19 yrs.	28.1	27.5	24.5	23.0	-5.1%
% of Population 65 yrs. and over	16.0	16.0	17.5	22.7	+6.7%
Median Age (yrs.)	34.70	38.53	43.04	46.85	12.15 yrs.

Source: Woods & Poole Economics, Inc., Washington, DC.

Housing Characteristics

1990 Census Data

The 1990 Census showed 7,366 housing units in Jones County, a 0.2 percent increase over the 7,349 units in 1980. During the 1980s, the housing occupancy rate in Jones

County remained steady. The occupancy rate was 94.3 percent in 1980 and 93.9 percent in 1990.

Although housing unit occupancy remained fairly steady from 1980 to 1990, the rate of home ownership dropped nearly 2 percent over this same time period. In 1980, 75.5 percent of persons living in occupied housing units owned their homes. By 1990, the percentage of those owning their homes had dropped to 73.6 percent. From 1980 to 1990, the percentage of those renting their housing unit as opposed to owning it increased 1.9 percent.

From 1980 to 1990, median rents in Jones County increased at a substantially higher rate than median house values. In 1980, the median house value in Jones County was \$35,600. By 1990, median house value had increased 14.6 percent to \$40,800. In contrast, median rent in 1980 was \$130 per month. By 1990, median rent per month had increased to \$193, or 48.5 percent. Table 1.3 depicts median house values and rents for Jones County and counties surrounding it. Out of the seven counties, Jones County had the second lowest median house value. Jones County was third lowest in median contract rent.

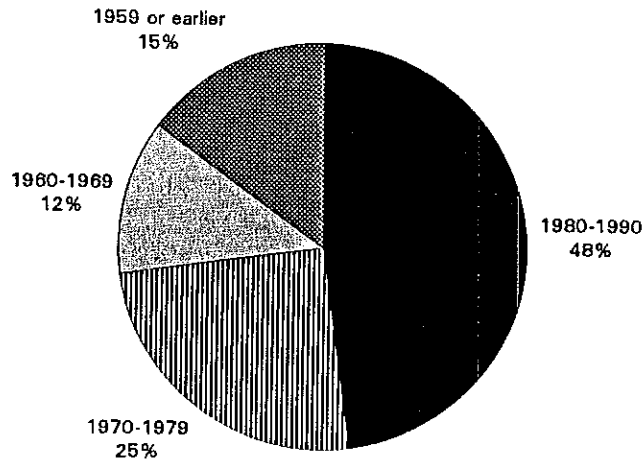
Table 1.3
Median House Values and Rents for Jones County & Surrounding Counties, 1990

County	Median Value of Owner-Occupied Housing Units	Median Contract Rent
Cedar	\$45,700	\$220
Clinton	39,100	235
Delaware	44,600	186
Dubuque	53,600	252
Jackson	41,200	189
Jones	40,800	193
Linn	58,500	308

Source: Iowa's Counties; Census Services, Iowa State University; 1992 Edition.

In most counties in Iowa, the majority of householders moved into their current dwelling unit before 1980. Jones County is no exception. According to 1990 Census figures, over half of householders in the county moved into their dwelling unit prior to 1980. Figure 1.3 shows that just under one-half on the householders in the county moved into their housing unit after 1980.

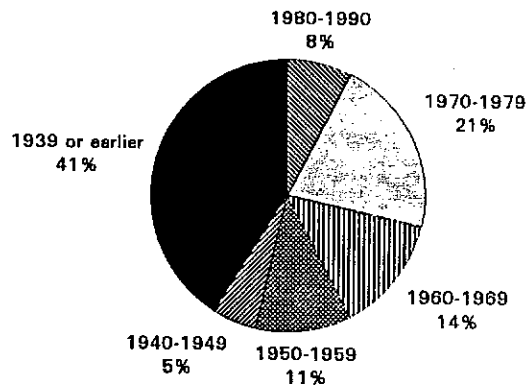
Figure 1.3
Year Householder Moved Into Unit
Jones County



Source: 1990 U.S. Census.

The 1990 U.S. Census showed that the median year housing units were constructed in Jones County was 1953. This means that as of 1990, one-half of the county's housing stock was constructed prior to 1953 and the other one-half constructed after 1953. Well maintained, architecturally significant housing can add to an area's character. However, the maintenance costs of an older home can be greater than that of caring for a newer structure. Figure 1.4 shows that about 46 percent of the county's housing stock was built prior to 1950. Just over one-fifth of the housing units were built during the 1970s.

Figure 1.4
Age of Housing Stock
Jones County



Source: 1990 U.S. Census.

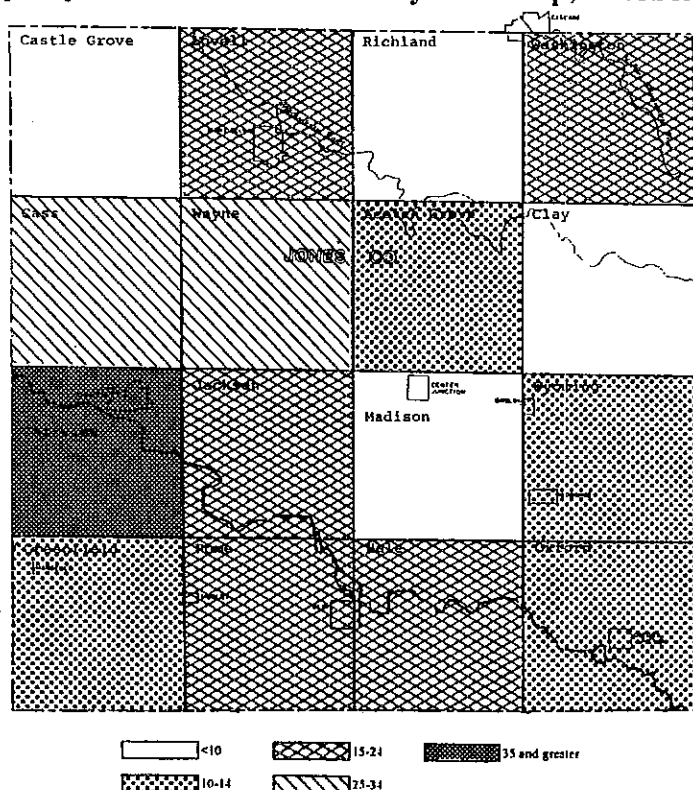
Recent Housing Trends

Although additional duplex and multiple-family housing units have been constructed, there is still a major shortage of rental housing in Jones County, according to a study by USDA-Rural Development (formerly Farmers Home Administration). Many young single persons and couples prefer to rent housing because it is more affordable than buying. Even if persons wish to buy, there is a shortage of all types of housing in the county.

Many persons in single and two-person elderly households are staying in their homes longer. They do so for many reasons including not wanting to move elsewhere and not wanting to live in apartments intended for the elderly offered by Rural Development. Rural Development has also determined that the costs of staying in a home an elderly person owns is roughly equal to paying rent for an apartment.

Jones County is also experiencing an increase in manufactured and mobile homes on rural property. Data collected from the Jones County Assessor's office in October 1996, showed 275 manufactured and mobile homes outside of incorporated places and mobile home parks. The townships with the greatest number of mobile and manufactured homes on rural parcels were located in the western half of the county. Figure 1.5 shows mobile and manufactured homes in each township which lie outside of city limits and mobile home parks, and have been converted to real estate.

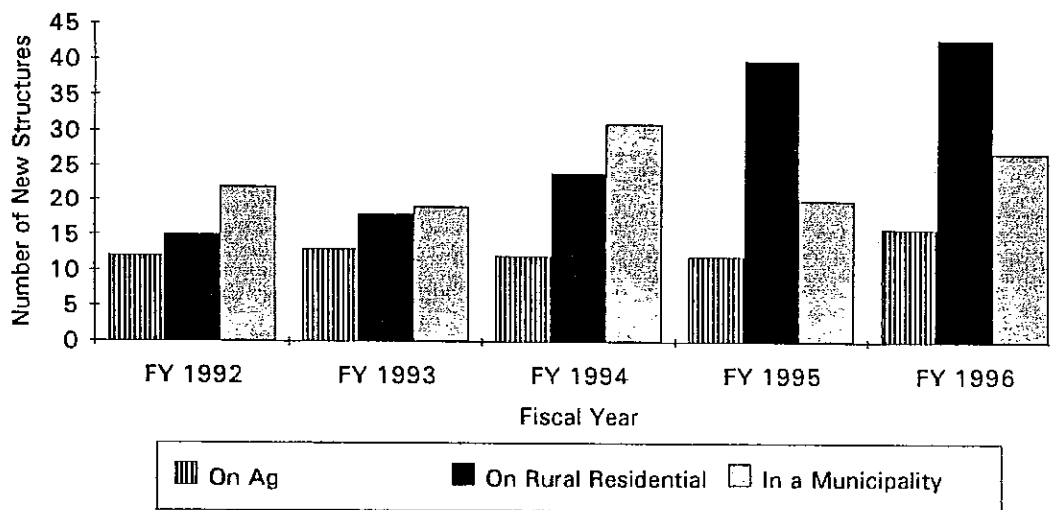
Figure 1.5
Mobile & Manufactured Homes Converted to Real Estate & Outside of a Municipality or Mobile Home Park by Township, October 1996



Source: Jones County Assessor's Office. Map by ECICOG.

Recent trends show an increase in new housing structures in Jones County. Many of these new structures have been erected on rural residential property. Rural residential property is land outside of a municipality that is not in agricultural production and has been subdivided for residential use. A substantial number of new residential structures have also been constructed in cities. Communities other than Anamosa and Monticello have been increasing in land value as the population migrates from west to east. This increased value is due to new homes being constructed in smaller communities because of the affordability of lots. Figure 1.6 shows trends in residential construction since fiscal year 1992.

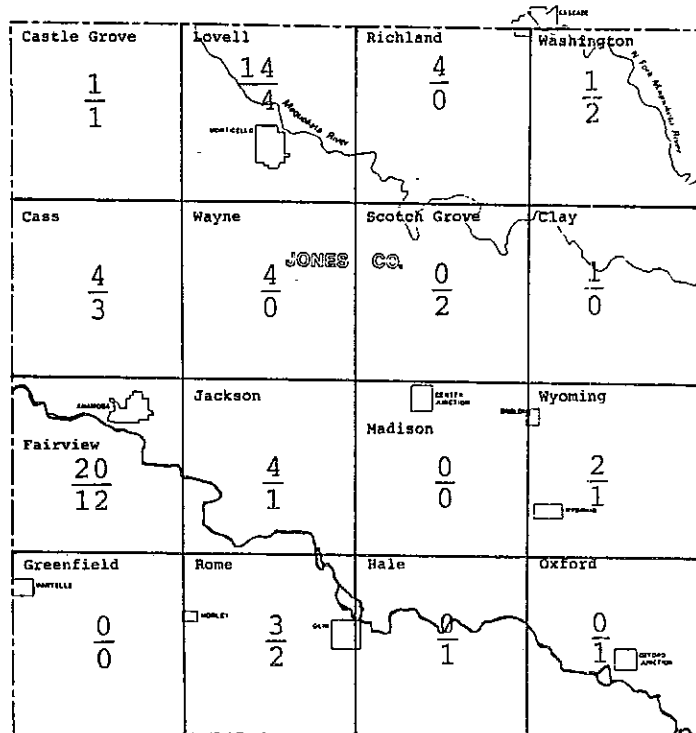
Figure 1.6
New Residential Structures in Jones County
Fiscal Year 1992 through 1996



Source: Jones County Assessor's Office. Graph by ECICOG.

Statistics kept by the county E911 Coordinator on rural residential addresses issued show what type of and where recent residential development has occurred. The map below, Figure 1.7, shows the number of rural residential addresses issued for new single-family homes and manufactured homes for the period of July 1995 through September 1996. Much of the growth has been concentrated in Fairview and Lovell Townships. The top number in each township is the number of new single-family structures. The bottom number is the number of new manufactured homes.

Figure 1.7
New Rural Residential Addresses Issued for New Construction & Manufactured
Homes by Township
July 1995 through September 1996



New Construction
Manufactured Homes

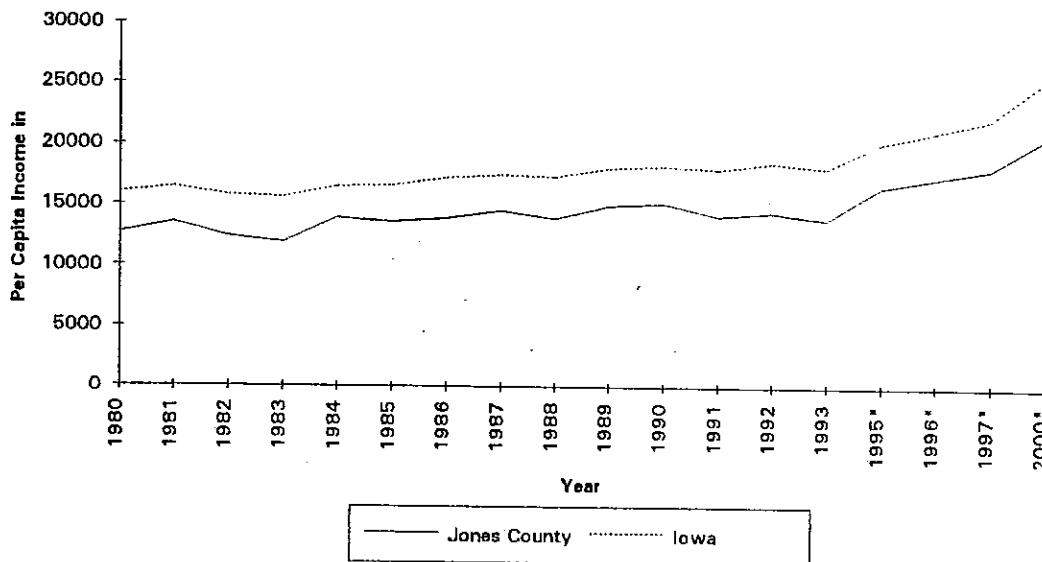
Source: Jones County E911 Coordinator.

Income Characteristics

Iowa's Counties, 1995 Edition shows that per capita income (adjusted according to 1993 dollars) in Jones County has been below that of the state's since at least 1973. From 1973 to 1993, the highest adjusted per capita income in Jones County was \$15,779 in 1978. The lowest adjusted per capita income in the county during this same time period was \$11,950 in 1983. One reason that per capita income in Jones County may be below that of the state is that the persons incarcerated at the Iowa State Men's Reformatory are included in the calculations.

Projections provided by Woods and Poole Economics show that per capita income in Jones County will rise above \$20,000 (in 1995 dollars) by 2000. Figure 1.8 shows Jones County's adjusted per capita income in relation to the state's since 1980, and projected adjusted per capita income for the county and state.

Figure 1.8
Per Capita Income (Adjusted to 1993 dollars) in Jones County and Iowa
1980 - 1993 & projected 1995 - 1997 & 2000



Source: 1980-1993, Iowa's Counties; Census Services, Iowa State University, 1995 Edition.
1995-1997 & 2000 Projected per capita income from Woods & Poole Economics, Inc., Washington DC.
* Projected per capita income adjusted to 1995 dollars

According to the 1990 Census, residents of Jones County received their incomes from a variety of sources. Table 1.4 shows a comparison of the county and state with mean dollars received and percentage of households receiving such funds. Those paid on a wage or salary basis in Jones County received, on average, about \$3,800 less than others in the state. However, those who received self-employment farm income made about \$4,650 more than those receiving the same type of income state-wide. Percentages in the table do not add up to 100 because many persons receive incomes from more than one source. It should be noted that prisoners at the Iowa State Men's Reformatory are included in the amounts shown.

Table 1.4
Income Type in 1989
Jones County and Iowa

INCOME TYPE	Jones County		Iowa	
	% OF HOUSEHOLDS	MEAN \$'s	% OF HOUSEHOLDS	MEAN \$'s
Wage/Salary	70.7	\$26,064	74.7	\$29,886
Nonfarm, Self empl.	13.7	8,632	13.4	13,460
Farm, Self empl.	17.4	17,078	9.4	12,425
Social Security	33.5	7,620	30.2	7,939
Public Assistance	5.7	3,936	5.8	3,784
Retirement	10.7	6,753	13.0	7,040

Source: 1990 U.S. Census.

According to the 1990 Census, Jones County and the state had identical percentages of persons below the poverty level, 11.5. However, Jones County had a higher percentage of its 65 year old and over population below the poverty rate than the state in 1989. In 1989, 14.17 percent of Jones County's 65 year old and over population was below the poverty rate. This was 3.5 percent higher than the state's percentage of persons below the poverty level who were age 65 and over. Institutionalized persons, including those at the Men's Reformatory and in nursing homes, are not included when poverty rate is calculated.

Effective buying income (EBI) is a statistic that is used to determine household buying ability. EBI is defined as personal income (including wage, salaries, other labor income, proprietor's income, rental income, corporate dividends, and interest income) minus personal tax and non-tax payments (including federal, state, and local taxes as well as fines, fees, penalties, and social insurance). The *Statistical Profile of Iowa* shows that in 1994, the median EBI in Jones County was \$33,901, \$2,416 higher than in 1993. The state's median EBI in 1994 was \$1,075 higher than that of Jones County's.

Trends in occupational employment show which industries have grown and which have declined over the years. From 1970 to 1990, the percentage of persons employed in such occupations as technical, sales, and administrative support increased 6.7 percent. The percentage of persons employed in service occupations increased by 1 percent. During this same time period, the percentage of persons employed in precision production, craft, and repair increased 0.8 percent.

A large decrease was found in the percentage of persons employed in farming, forestry, and fishing from 1970 to 1990. In 1970, 22.5 percent of persons were employed in these professions. By 1990, that percentage had dipped to 16.1 percent. There was also a lower percentage of persons working in managerial, professional specialty, operator, fabricator, and laborer occupations in 1990 than there were in 1970.

Data collected from *Iowa's Counties* indicates a slightly wider use of assistance programs in Jones County since 1990. This can be an indicator of the economic health of the county's residents. The average monthly number of regular Aid to Families with Dependent Children (AFDC) recipients increased 7.9 percent from 1990 to 1994. It should be noted, however, that the average monthly number of 421 regular AFDC recipients in 1994 is a 28 percent decrease from the 1986 peak average of 585 monthly recipients.

Likewise, the average monthly number of households receiving food stamps in Jones County increased between 1990 and 1994. Jones County saw the average number of monthly food stamp recipients increase from 321 in 1990 to 372 in 1994.

In 1994, Jones County had an unprecedented number of persons eligible for Title XIX health care benefits. An average of 1,226 persons were eligible for such benefits each month in 1994. This was a 21.9 percent increase over the 1,006 monthly average of persons eligible in 1990. More importantly, the average monthly number of persons using

the Title XIX program increased between 1990 and 1994. In 1990, an average of 72.2 percent of the persons eligible for Title XIX benefits used the program on a monthly basis. In 1994, the percentage of eligible persons using the program increased to 91.

Economic Characteristics

Work Force

According to the 1990 Census, 14,962 of 19,444 total persons living in Jones County were age 16 and older. Of those age 16 and over, 9,077, or 61 percent, participated in the labor force. Almost 65 percent of males and 56 percent of females aged 16 or over participated in the labor force. Of the 8,678 employed, 55.8 percent were men and 44.2 percent were women.

Commuting Patterns

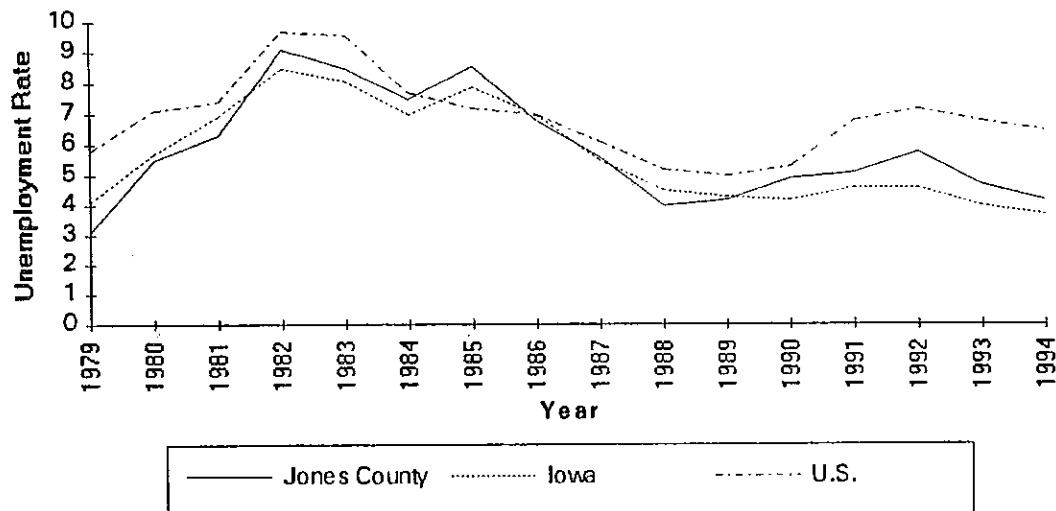
The 1990 Census shows that of 8,577 workers 16 years and over, 65.8 percent drove alone to work, 12.6 percent were in carpools, and only 0.5 percent used some form of public transportation. The remaining 20.2 percent walked or worked at home. The mean travel time to work for Jones County residents is just over 19 minutes.

A study of commuting patterns within Iowa was compiled by the Labor Market Information Unit of the Iowa Department of Employment Services. According to the statistics provided in this report, 2,470 residents leave the county for work. Only 940 outside residents are employed in Jones County, resulting in a net loss of 1,530 commuters to other counties. While Anamosa and Monticello serve as employment centers within the county, 1,550 workers travel to Linn County, presumably Cedar Rapids, for work. This accounts for travel times of over 19 minutes for the average Jones County worker.

Unemployment

Jones County's unemployment rate has mirrored that of the entire state for much of the last fifteen years. With the exception of 1992, Jones County has been within one percentage point of the state's rate of unemployment. The county has experienced a decline in unemployment rates since the early 80s when unemployment surpassed 9 percent. As of 1994, Jones County had an unemployment rate of 4 percent. Aside from 1985, Jones County and the state of Iowa have had an unemployment rate below that of the entire nation.

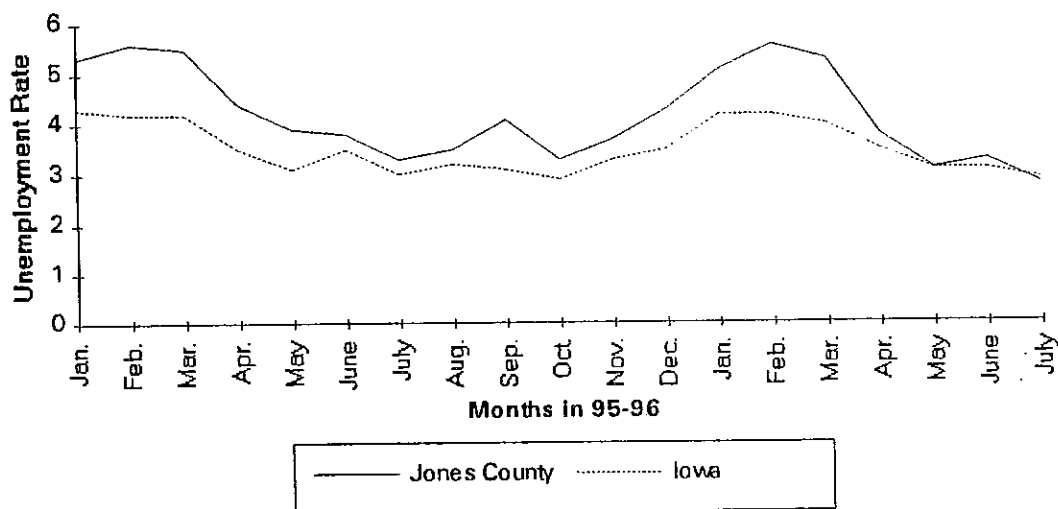
Figure 1.9
Unemployment Rates 1979 - 1994; Jones County, Iowa, & United States



Source: Iowa's Counties; Census Services, Iowa State University, 1995 Edition.

More recently, Jones County has maintained a slightly higher unemployment rate than the state. The county has demonstrated highs of unemployment in the winter months, and lows during the summer for the past two years. This may in part be due to seasonal employment trends and the work force supplied by the residents of Jones County.

Figure 1.10
Monthly Unemployment Rates 1995-96; State of Iowa and Jones County

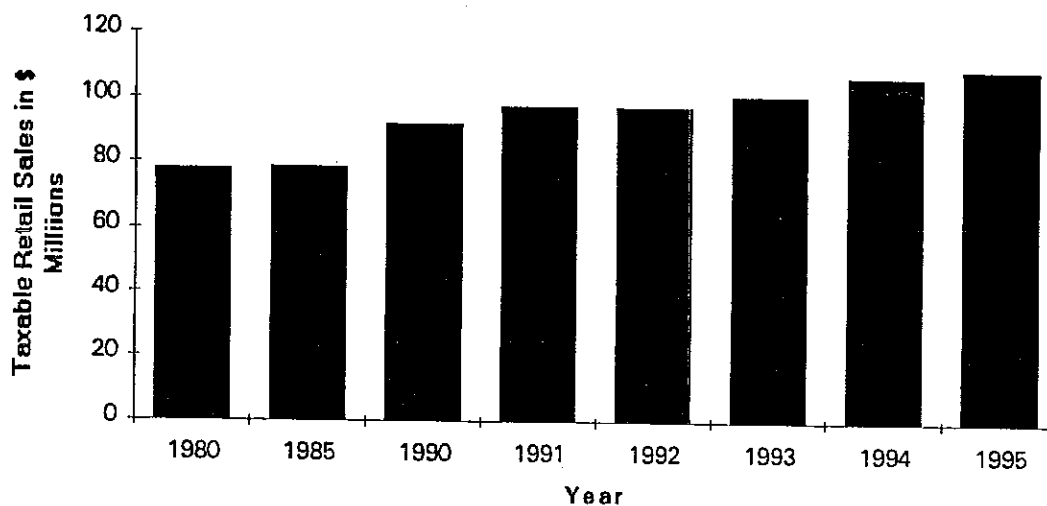


Source: DES Work Force Center, Cedar Rapids, Iowa.

Commercial Analysis

According to data provided by the Iowa Department of Revenue and Finance, taxable retail sales in Jones County have made steady gains since the mid-1980s. In 1980, taxable retail sales were at \$78.1 million for Jones County. Five years later, taxable retail sales displayed no significant gain. However, since 1985 there has been steady growth up to the most recent records in 1995 which show taxable retail sales at \$109.9 million for Jones County.

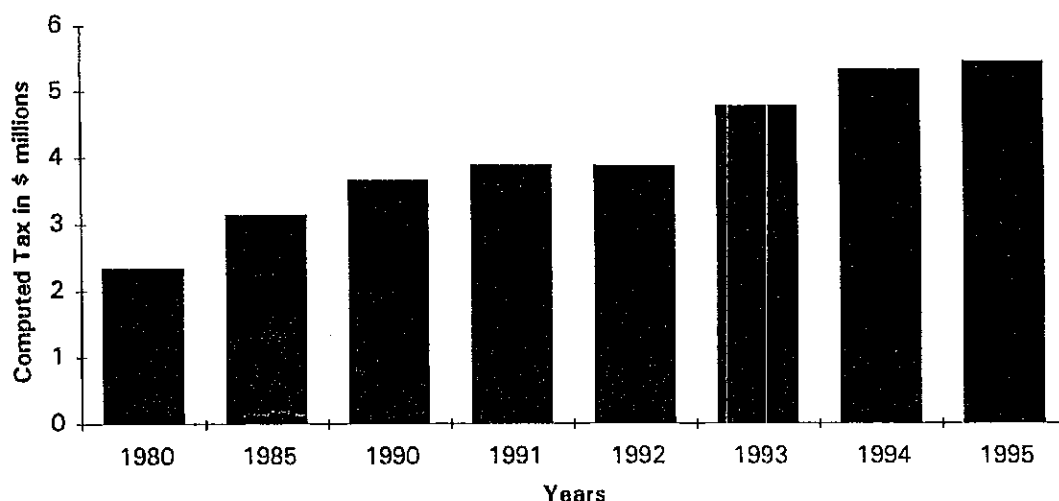
Figure 1.11
Taxable Retail Sales in Jones County; 1980, 1985, & 1990-1995



Source: Iowa Department of Revenue and Finance

With the increase in taxable retail sales, computed tax has grown steadily. The increase in computed tax is due in part to the rise in the state's sales tax rate, along with the steady growth in taxable retail sales. Between 1980 and 1985, the increase in computed tax came almost completely from a tax increase in 1983. A rise in tax rates is also the cause of an increase in computed tax between 1992 and 1993. However, steady growth due to increases in taxable retail sales has marked most of the last decade.

Figure 1.12
Computed Tax in Jones County; 1980, 1985, & 1990-1995



Source: Iowa Department of Revenue and Finance

The Iowa Department of Revenue and Finance categorizes total computed tax into 12 areas. The four areas with the highest computed sales tax were utilities, wholesale businesses, services, and eating and drinking establishments. In addition, a large amount of computed tax was collected from miscellaneous businesses in Jones County. The following table shows the amount of computed tax in each category for 1995 and the percentage of the total comprised by each area. It should be noted that all incorporated places except Martelle and Anamosa have instituted a one-cent local option sales tax. There also is no local option sales tax in rural, unincorporated areas of Jones County.

Table 1.5
Computed Sales Tax by Category in Jones County for 1995

Class	Number of Businesses	Total Computed Sales Tax	Class as % of Total Computed Sales Tax
Utilities	123	\$1,621,438	29.56
Wholesale	263	482,109	8.79
Services	944	453,753	8.27
Eating & Drinking	176	387,210	7.06
Motor Vehicles	164	307,999	5.62
Specialty	541	301,977	5.51
General Merchandise	36	197,522	3.6
Home Furnishings	40	80,757	1.47
Miscellaneous	629	1,652,076	30.12
TOTAL	2,916	5,484,841	100

Source: Iowa Department of Revenue and Finance

Establishments

The number of business establishments in Jones County has fluctuated over the last decade. From 1985 to 1987, there was a general decline in employment and in the number of businesses. However, from 1988 to 1990, the number of businesses continued to decline, but employment went up. By 1993, small growth in both the number and size of establishments were recorded. However, in 1994, growth in the number of establishments continued to increase while the number of employees declined slightly. Overall trends for the past decade show a small decrease in the number of businesses, but an increase in the size of those existing businesses.

The following table shows the number of business establishments, number of employees of business establishments, and the number of employees per business establishment for 1985 through 1994 in Jones County and the state. Note that Iowa has made steady gains in both the number of business establishments and the number of employees per business establishment since 1986.

Table 1.6
Number of Business Establishments & Employees in Business Establishments for Jones County & Iowa, 1985-1994

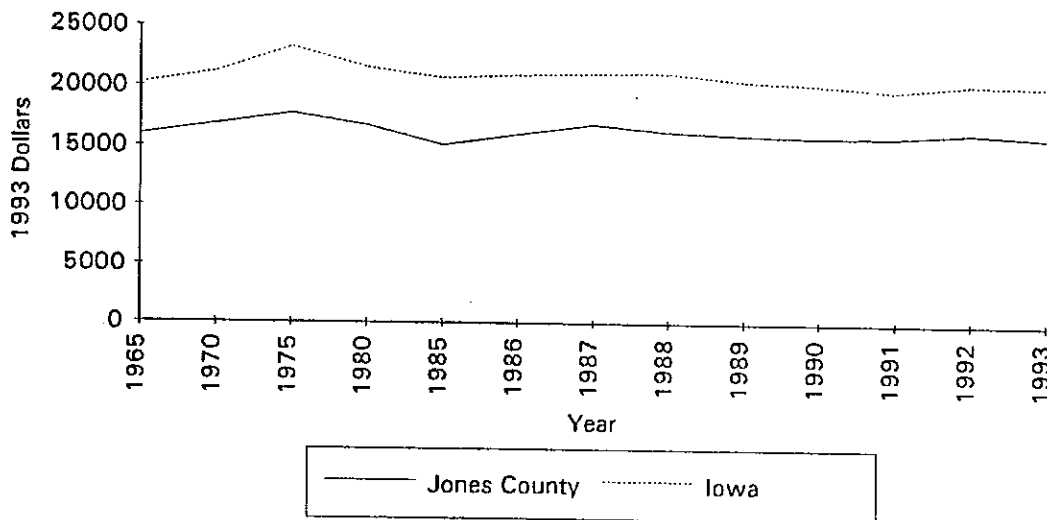
Year	Jones Co. # of Bus. Establish.	Jones Co. # of Emp. Bus. Est.	Jones Co. Employees/Bus. Est.	Iowa # of Bus. Est.	Iowa # of Employees of Bus. Est.	Iowa Employees/Bus. Est.
1985	497	3,506	7.1	73,208	847,486	11.6
1986	472	3,281	7.0	71,823	852,247	11.7
1987	441	3,123	7.1	71,535	874,688	12.2
1988	443	3,245	7.3	71,782	920,042	12.8
1989	431	3,262	7.6	72,232	978,584	13.5
1990	429	3,446	8.0	73,130	1,007,900	13.8
1991	441	3,455	7.8	74,320	1,019,245	13.7
1992	446	3,399	7.6	75,971	1,038,327	13.7
1993	446	3,736	8.4	76,957	1,071,996	13.9
1994	466	3,662	7.9	77,764	1,089,774	14.0

Source: Iowa's Counties; Census Services, Iowa State University; 1995 Edition.

When annual payroll (adjusted to 1993 dollars) per employee for business establishments is considered, Jones County has continually been below that of the state. It is also evident that, when using adjusted dollars, payroll per employee has remained consistent over the past thirty years.

The following chart shows the trend for average annual payroll (adjusted to 1993 dollars) per employee for Jones County and the state. Both Jones County and the state peaked in 1975. Jones County experienced a decline in average pay per employee in 1985, but has reestablished itself to remain more consistent with earlier figures. Both the county and the state have experienced slight fluctuations since 1985.

Figure 1.13
Average Annual Payroll per Employee for Business Establishments in
Jones County and Iowa for 1965-1994



Source: Iowa's Counties; Census Services, Iowa State University; 1995 Edition.

Tourism

According to the U.S. Travel Data Center, Jones County's total travel expenditures were over \$8.4 million in 1994. Approximately 80 people are employed in travel related occupations, with a total payroll of \$890,000. State tax receipts of \$690,000 came about as a result of tourism in Jones County. An additional \$50,000 were collected in local taxes related to tourism.

The only state park in Jones County is Wapsipinicon near Anamosa. According to the Iowa Department of Natural Resources, over 236,000 visitors came to the park in 1994. Almost 2,000 people took advantage of the park's camping facilities in 1994.

Industrial Analysis

Jones County has limited manufacturing capabilities compared to some neighboring counties. According to *County Business Patterns, 1994*, Jones County had 32 manufacturing establishments. Linn County had approximately eight times and Dubuque County four and one-half times as many manufacturing establishments as Jones County. The Following table shows the number of manufacturing establishments in Jones County and the seven surrounding counties.

Table 1.7
Number of Manufacturing Establishments, 1994

County	# of Establishments
Cedar	25
Clinton	69
Delaware	30
Dubuque	144
Jackson	36
Johnson	86
Jones	32
Linn	254

Source: County Business Patterns, 1994; U.S. Department of Commerce.

According to *County Business Patterns*, there has been some fluctuation in the number of manufacturing establishments and the number of employees in this occupation in Jones County since 1975. There has been volatility in the average size of these establishments in number of employees. An overall trend has been that the average number of employees per establishment has increased. The following table displays these trends in five year increments since 1975 and then adds 1994.

Table 1.8
Number of Employees and Manufacturing Establishments, 1975-1994

Year	# of Employees	# of Establishments	Employees/ Establishment
1975	785	37	21.22
1980	1,040	32	32.5
1985	729	32	22.78
1990	868	29	29.93
1994	836	32	26.13
Numeric Change from '75-'94	+51	-5	+4.91

Source: County Business Patterns, 1975, 1980, 1985, 1990, & 1994; U.S. Department of Commerce.

Agricultural Analysis

According to information collected in 1987 and 1992 from the Census of Agriculture, the number of farms in Jones County declined by 49, while the average acreage per farm increased by 12 acres. In addition, the average estimated market value of land and buildings and average value per acre increased from 1987 to 1992, but these values have not been adjusted, and are undoubtedly affected by inflation. The following table reflects these trends.

Table 1.9
Farm Land Statistics for Jones County, 1987 and 1992

Year	# of farms	Average farm size (acres)	Average estimated market value of land and buildings	Average Value per acre
1987	1,161	278	\$272,757	\$977
1992	1,112	290	\$347,102	\$1,178
Change from 1987	-49	+12	+\$75,345	+\$201

Source: 1992 and 1987 Census of Agriculture.

Average farm production expenses increased by over \$13,500 between 1987 and 1992 in Jones County. In 1987, average per farm production expenses were \$80,171. By 1992, expenses were up to \$93,672; representing an increase of approximately 17 percent. Statewide, average farm production expenses increased 26.9 percent over the same time period. Average farm production expenses in the state were \$80,232 in 1992, roughly \$13,500 lower than in Jones County.

Net cash return from agricultural sales per farm declined slightly in Jones County from 1987 to 1992. The average cash return was about \$400 dollars lower in 1992 than it was in 1987. As in 1987, there were more farms posting gains than losses in 1992. The average net gain was approximately \$36,700, nearly \$7000 more than in 1987. The average net loss was approximately \$10,268, slightly less than in 1987. The following table displays this information in depth. In addition, the table shows that the number of farms receiving government payments and the average dollar amount received decreased from 1987 to 1992.

Table 1.10
Net Cash Return and Government Payments in Jones County, 1987 and 1992

Year	Avg. net cash return per farm	Number of farms with net gain	Avg. net gain per farm	Number of farms with net losses	Avg. net loss per farm	Number of farms receiving gov't payments *	Avg. gov't payments per farm *
1987	\$16,659	787	\$29,790	374	\$10,971	857	\$16,911
1992	\$16,257	628	\$36,700	484	\$10,268	715	\$8,180
Numeric change from 1987	-\$402	-159	+\$6,910	+110	-\$703	-142	-\$8,731
% change from 1987	-2.4	-20.2	+23.2	+29.4	-6.4	-16.6	-100

*Does not include Conservation Reserve and Wetlands Reserve Programs.

Source: 1992 Census of Agriculture

The 1992 Census of Agriculture shows that the number of acres in production for corn for grain or seed, corn for silage or green chop, soybeans, and wheat increased from 1987 to 1992 in Jones County. As a result of more acres in production, the amount of crops

harvested also increased for the three types listed above. The number of bushels harvested in grain and seed corn increased over 5 million bushels from 1987 to 1992. Total production was up over 18.7 million bushels. Silage and green chop increased by about 16,000 tons between 1987 and 1992. Total tons for silage and green chop corn rose above 83,000 tons. Soybean production grew slightly from 1.76 million bushels in 1987 to 1.9 million bushels in 1992. Despite a reduction in the number of farms and the number of acres producing wheat, 1,360 more bushels were produced in 1992 compared to 1987, totaling 6,380 bushels of wheat production for Jones County.

Losses were recorded for oat production in Jones County between 1987 and 1992. Roughly 135,000 fewer bushels of oats were produced in 1992. About 415,520 bushels of oats were produced in Jones County in 1992.

According to data from the 1992 Census of Agriculture, there were more than 60,000 more hogs and pigs on farms in Jones County than there were in 1987. The 257,102 hogs in Jones County were located on 482 farms. The 533 hogs per farm ratio was up from the 392 hogs per farm in 1987. In 1987, the sale of 360,436 hogs in the county brought in an aggregate of \$37.9 million. By 1992, the number of hogs sold totaled 460,454 for a total of \$41.6 million, \$3.7 million more than 1987.

The 1992 Census of Agriculture indicated that there were 64,373 cattle and calves in Jones County. This number was down about 7,400 from 1987. In 1987, over \$7 million in dairy products were sold by Jones County producers. This amount dropped by about \$400,000 to \$6.7 million in 1992. However, there were also 35 less farms producing dairy products in Jones County in 1992 compared to 1987. In contrast, nearly \$7 million more were made from the sale of cattle and calves in 1992 than in 1987. This increase came despite fewer farms selling cattle and less cattle being sold.

Local Economic Development Efforts

While there is not a county-wide economic development organization in place to organize and coordinate activity on a county level, the Jones County Tourism Group serves a coordinating function for tourism activities. They also work to enhance the economic potential of the area. Additionally the county enjoys a proactive base of local economic development organizations.

Many Jones County communities have organized economic development groups which concentrate on their particular city's economic growth. This information comes from the Anamosa Area Chamber of Commerce, which serves as a liaison between different county institutions. The Anamosa Economic and Industrial Corporation became certified through the Community Economic Preparedness Program in 1990 for industrial development. There is also the Anamosa Development Corporation and Main Street Anamosa. The Monticello Industrial Corporation entered the Community Economic Preparedness Program in 1990 for industrial and commercial development. Monticello also has a Chamber of Commerce. The Olin Economic Development Committee entered the Community Economic Preparedness Program in 1991.

Jones County, Iowa

**LAND USE PLAN
1997**

2

**Essential
Services**

STRIDE, a multi-jurisdictional entity, was formed under the Iowa Department of Economic Development's (IDED) Governmental Services Sharing Program (GSSP). STRIDE's goals was, "To pursue and explore options of shared purchasing, shared city administration, and provide a forum for city government officials," Originally, seven communities from four counties were members in STRIDE. Now that GSSP funding has run out, there has been some loss in membership.

County Administration

Jones County offers a full range of Government Services to its residents. The Jones County Courthouse houses the offices of the County Assessor, Auditor, Board of Supervisors, Emergency Management, Recorder, Sanitarian, Sheriff, and Treasurer.

Court services such as the County Attorney, Clerk of the District Court, Department of Correctional Services, Department of Juvenile Correctional Services, Courtroom, and Magistrate Court are also housed in the Jones County Courthouse.

The Community Services and Iowa Department of Human Services offices are located in the Courthouse. The County Maintenance Shop and Engineer's Office are located at 19501 Highway 64, Anamosa. The County Conservation office is located near Center Junction. Edinburgh Manor, the county home, is also located near Center Junction.

Law Enforcement Protection

Law enforcement protection is provided by the Jones County Sheriff's Department which serves the entire county. The department has contracted law enforcement services with the cities of Martelle, Olin, Onslow, Oxford Junction, Center Junction, and Wyoming. The cities of Anamosa and Monticello have their own independent police departments. The Sheriff's Department employs seven part-time and fifteen full-time staff. A Crimestopper's network is operated by the Sheriff's Department. A witness to a crime committed in the county may call and make a report while remaining anonymous. All deputies are certified through the Iowa Law Enforcement Academy and must participate in continuing education courses to maintain certification.

The department's resources include nine vehicles for official use. Last year the Sheriff's Office operated with \$650,000 budget. The fifty-five year old jail, located in the Jones County Courthouse, holds up to 12 inmates, with overflow being transferred to Linn County. The office, also located in the courthouse, was remodeled thirteen years ago.

From 1988 to 1994, reported crimes have decreased in Jones County. Table 2.1 shows the number of violent and property crimes in Jones County for 1988, 1990, 1992, and 1994. Violent crimes include murder, rape, robbery, and aggravated assault. Property crimes include burglary, larceny, and motor vehicle theft.

Table 2.1
Crimes Reported in Jones County, 1988, 1990, 1992, & 1994

Crimes	1988	1990	1992	1994
Violent Crimes	9	8	17	6
Property Crimes	278	252	267	207

Source: 1996 Statistical Profile of Iowa.

Solid Waste

Solid waste for Jones county goes into the Jones County Sanitary Landfill which is located northwest of Center Junction. Tipping fees for fiscal year 1997 are \$40.00 per ton of waste. There is also a \$2.50 per capita fee on all waste entering the landfill. It has been estimated that the landfill has eight to ten years of use remaining and future expansion is possible on the existing site.

A ban on recyclables deposited in the landfill went into effect for Jones County in 1991. About 90 percent of all Jones County recyclables are being taken to the Iowa State Men's Reformatory in Anamosa for processing. Each city in Jones County has a curbside recycling program. These programs are sometimes in combination with a volume based or pay-per-bag garbage policy.

Fire Protection

Fire protection for Jones County residents is provided by individual cities under contract by each township in the county. Each township levies taxes which go to paying for fire protection. Several cities in the county have mutual aid agreements with other cities in the occurrence of a large fire in their jurisdiction.

Health Care

There is one hospital that provides health care in Jones County. Anamosa Community Hospital provides medical services to injured or ailing persons in the county. Three clinics are operated in the county. Monticello Medical Center, Medical Associates in Wyoming, and Integra Health in Anamosa provide care for basic medical needs. There is one additional private practice in Jones County. Those with advanced medical needs may go to either Mercy Medical Center or St. Luke's Hospital in Cedar Rapids or the University of Iowa Hospital and Clinics in Iowa City.

The County Home by Center Junction provides residential care to 46 residents. The facility is licensed by the State of Iowa. The county hires the County Care Facility Administrator who is responsible for oversight of the County Home. In addition, Jones county has two private nursing homes. The Senior Home in Monticello and the Care Center in Anamosa have a capacity of 136 and 97 respectively.

Most cities have Emergency Medical Technicians (EMTs). These EMTs respond to medical emergencies in the areas served by local fire departments.

Emergency Preparedness

All of Jones county is served by E911. All 911 calls go directly to the central dispatch center located at the Jones County Sheriff's office. The appropriate emergency service is dispatched based on the nature of the emergency and location.

The Jones County Civil Defense Department coordinates planning and response for various dangerous situations. The agency coordinates planning for natural disasters as well as hazardous material spills and leaks. The department also helps in training volunteers and career personnel in civil defense procedures. The Civil Defense Department offers response to storms, flooding, and spilled or leaking hazardous materials. The department also assists facilities in hazardous material planning.

Educational Opportunities

The taxes for four school districts are under the control of the Jones County Auditor's Office. These districts include the Anamosa Community Schools, Monticello Community Schools, Midland Schools, and Olin Schools. There are several school that overlap county lines for which taxes are not directly controlled by the Auditor's Office. These include West Dubuque, North Cedar, Lisbon, and Mount Vernon School Districts.

Parochial education is provided by two schools. St. Patrick's School in Anamosa offers education for students from kindergarten through the sixth grade. Sacred Heart Elementary, in Monticello, also offers kindergarten through sixth grade parochial education.

Several options for higher education exist for residents in Jones County. Four colleges with full degree programs are in close proximity to Jones County. The University of Iowa is an Iowa Regent's college that offers a diverse education. The University is located in Iowa City, approximately 45 miles from the center of the County. Coe College and Mt. Mercy College in Cedar Rapids offer various degree programs in a smaller college atmosphere. Cornell College in Mt. Vernon also offers full degree programs. Two community colleges are near Jones County. Kirkwood Community College in Cedar Rapids offers many degree programs and aids students in transferring to Board of Regents schools. Kirkwood also operates a campus in Monticello. Northeast Iowa Community College also offers many of the same programs that Kirkwood does. The college has campuses in Calmar and Peosta.

Other colleges in close proximity to Jones County include Clarke College, University of Dubuque, and Emmanus Bible College in Dubuque. Divine Word College is located in Epworth. Clinton Community College and Mount St. Claire College are located in Clinton.

Jones County, Iowa

**LAND USE PLAN
1997**

3

**Local Government
Finances**

Human Services

The Jones County Community Services administers county relief, veteran's affairs, and case management. The County offers help with rent, medical papers, utilities, and food orders. The case manager supervises mental health services. The case manager also does social work for the county care facility and operates well child clinics. Jones County Community Health, located at the hospital, operates well child clinics.

Additional human services are provided by the Iowa Department of Human Services, located in the Jones County Courthouse.

The Hawkeye Area Community Action Program has offices in Anamosa and Monticello. The offices provide assistance with low-income home energy bills, housing, winter weatherization, and access to a food bank. In addition, HACAP provides an information and referral program for crisis situations. HACAP runs a Head Start program at both of their offices in Jones County. HACAP also maintains a meals program for senior dining, home delivery, and frozen meals. During the holidays, HACAP supports a program for personal interaction called Care and Share.

Social services are often perceived to place financial burdens on the county, but are essential in creating an attractive and nurturing environment. This positive environment is a leading factor in encouraging people to live and work in Jones County. Because of state and federal mandates, county officials have begun to work with other public and private organizations to help secure funding for the programs they offer.

Fiscal Responsibility

The Jones County Board of Supervisors is the entity responsible for preparing and adopting a budget each fiscal year. Other elected officials and appointed department heads have the responsibility for administering programs in accordance with the policies and within budget guidelines adopted by the board of supervisors.

The county is responsible for establishing and maintaining internal control techniques to ensure that county assets are protected from loss, theft, and misuse. Such techniques allow adequate accounting data to be compiled in conformity with generally accepted accounting principles (GAAP). An audit is conducted at the close of each fiscal year to determine whether the county has complied with applicable laws and regulations. For the fiscal year ending June 30, 1995, a minor deficiency in the county's internal control structure concerning the non-segregation of duties in one department was noted. The department stated that it would make an effort to make the necessary changes in order to comply.

Assessed Value

Over the past ten years, taxable valuations have not kept pace with actual valuations in Jones County. From fiscal year 1987 to fiscal year 1997, actual assessed valuations increased by \$43.7 million (or 7.2 percent). In contrast, taxable valuations decreased by \$17 million (or 5.1 percent). The gap between actual and taxable valuations is quite evident when taxable valuations are considered as a percentage of actual valuations. From fiscal years 1987 to 1993, taxable values were 88 percent of actual values. However, since 1993, taxable valuations as a percentage of actual valuations have decreased to 78.0 percent.

Table 3.1 shows actual assessed values, taxable values, and taxable values as a percentage of actual valuations for fiscal years 1987 through 1997. This table shows that actual and taxable valuations reached low points between fiscal years 1990 and 1993. Following fiscal year 1993, actual and taxable valuations began to rise but taxable valuations grew at a much slower pace. From fiscal years 1993 to 1997, actual valuations grew by almost 18 percent. In contrast, taxable valuations grew about 5 percent.

Table 3.1
Jones County Actual and Taxable Land Values
Fiscal Years Ending 1987 - 1997

Fiscal Year Ending	Actual (100%) Assessed Valuations	Taxable Valuations	Taxable Valuations as a % of Actual Valuations
1987	\$604,580,908	\$532,698,555	88.1
1988	584,634,449	535,241,024	91.6
1989	559,184,178	518,342,856	92.7
1990	561,375,362	520,476,794	92.7
1991	554,117,654	510,521,272	92.1
1992	555,036,383	510,312,991	91.9
1993	* 545,479,789	481,049,390	88.2
1994	* 554,290,069	487,076,788	87.9
1995	* 576,949,683	489,307,974	84.8
1996	* 588,071,482	494,543,575	84.1
1997	* 648,303,930	505,686,294	78.0

* Includes Tax Increment Financing Districts.
Source: Jones County Auditor's Office

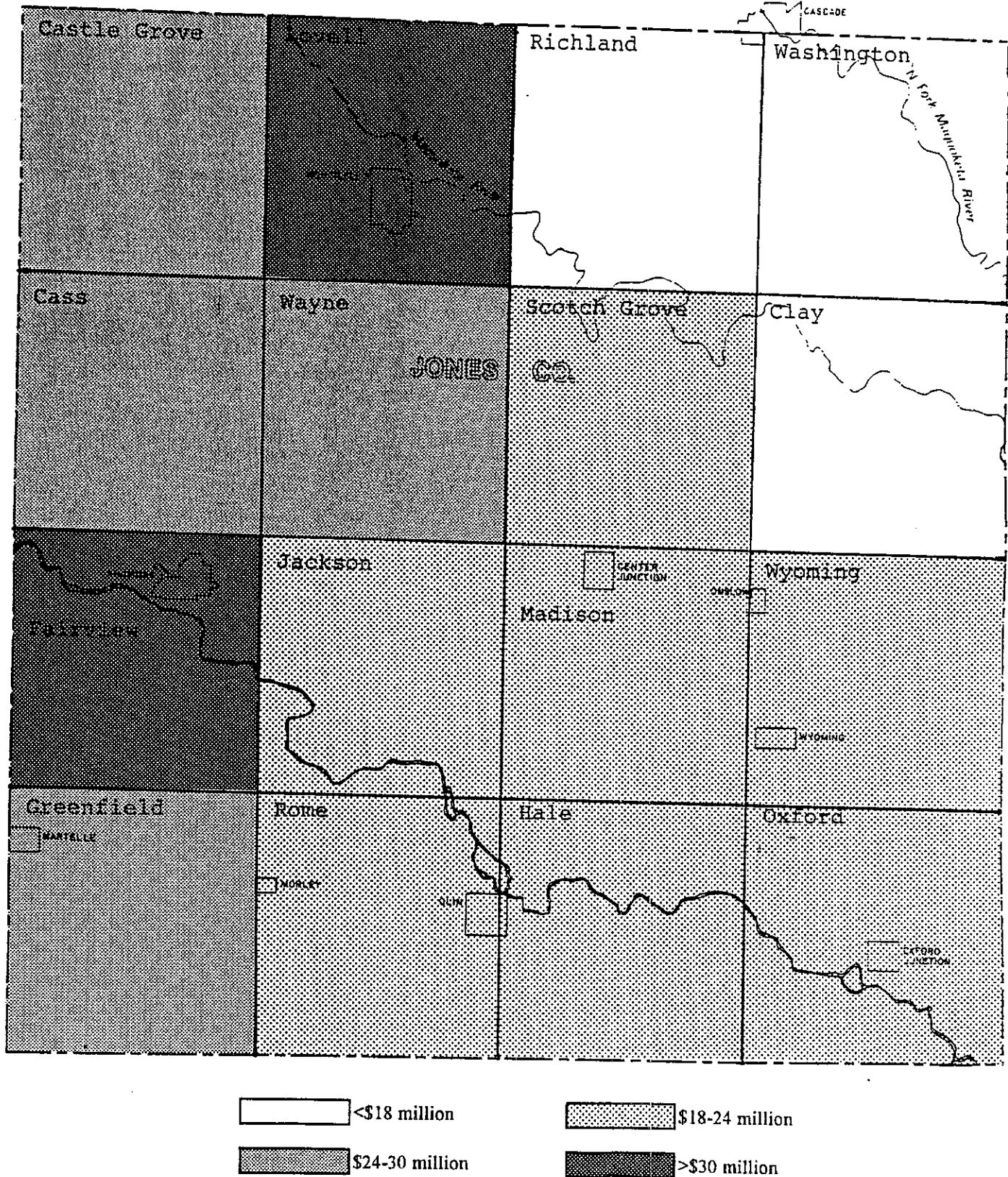
Figure 3.1, on the following page, shows total valuations for land in unincorporated areas of each township in Jones County. As expected, land in Lovell and Fairview Townships is valued the highest. Land values in the western column of townships, nearest to Linn County, and along the Highways 1 and 151 corridors also are high. Townships in the south-central and southeast portions of the county have moderate land values. Six incorporated cities are located in these townships. Lower land values are concentrated in the northeast corner of the county. Topography in this area is quite hilly compared to the rest of the county.

Tax Increment Financing (TIF) & Tax Abatement

The use of tax increment financing (TIF) is one of the powers granted to cities and counties under urban renewal law (Chapter 403, *Code of Iowa*). Property tax revenues from development in a TIF district can be used to finance various activities including but not limited to the construction or repair of infrastructure, site improvements for development property, acquisition and disposal of property for redevelopment, and loans for economic development purposes.

TIF freezes the property tax valuations in the TIF district at the level of January 1 of the preceding year. When the value of property within the district increases, the difference between new and frozen valuations is the increment. Taxes on this amount are diverted from other taxing entities such as school districts and counties (except in the case where the county has established a TIF district), and enter a special fund for financing any debts incurred by the city or county for improvements in the district. This continues until all debts are paid. If no debt is incurred by the city or county, tax revenue is divided per usual percentages. TIF has no effect on actual tax rates being applied to property.

Figure 3.1
Land Valuations in Unincorporated Areas of Jones County



Several municipalities in Jones County have exercised their right to establish TIF districts inside and, in some cases, outside their municipal boundaries. As of January 1, 1995, cities were prohibited by state code to designate new TIF districts outside of their municipal boundaries without the express permission of the county. The communities of Anamosa, Monticello, and Olin have established TIF districts.

Since fiscal year 1992, the ratio of the value of TIF districts to actual valuations has been increasing. In 1992, the value of TIF districts in the county was \$175,876, or less than 0.1 percent of the county's actual valuations. For fiscal year 1997, the value of TIF districts in the county had grown to almost \$10 million, or 1.5 percent of the county's actual valuations.

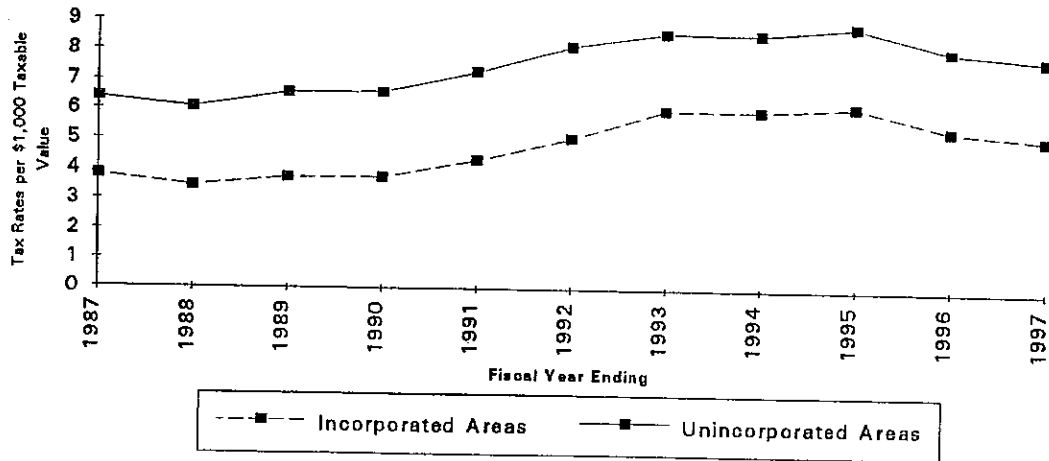
One of Anamosa's TIF districts was created to offer tax abatement. However, no municipality in Jones County offers tax abatement under urban revitalization law (Chapter 404, *Code of Iowa*). City councils can designate an area of the city as a revitalization area. Improvements to qualified industrial, commercial, and residential real estate within these designated areas may be eligible for total or partial exemptions from property taxes on improvements for a specified number of years. The exemptions are intended to stimulate private investment by reducing tax increases that would normally result from making improvements to real property. The purpose of tax abatement is to attract development to specific areas which would otherwise continue to deteriorate or remain vacant.

Tax Levy

A history of property tax rates imposed by the county in incorporated and unincorporated areas from fiscal years 1987 to 1997 shows that the highest levy for each occurred during fiscal year 1995. During that fiscal year, the county levy per \$1,000 of taxable valuation in incorporated places was \$6.26686 and \$8.95636 in unincorporated places.

Figure 3.2 shows the trend in county property tax levies for unincorporated and incorporated areas since fiscal year 1987. Continued valuation growth, new construction, and state property tax relief for mental health and developmental disabilities has contributed to reduced tax levies imposed by Jones County for fiscal years 1996 and 1997. From fiscal years 1995 to 1997, the county levy in incorporated places declined by 16.5 percent. In unincorporated places, the county levy decreased 11.7 percent during this same time period. It should be noted that Figure 3.2 shows only the levies imposed by Jones County and does not include municipal, school district, or community college levies.

Figure 3.2
Trends in Jones County Property Tax Rates, Fiscal Years Ending 1987 - 1997



Source: Jones County Auditor's Office

Table 3.2 shows the total tax rate for each municipality and the percentage that the county's fiscal year 1997 levy of \$5.23164 per \$1,000 of taxable valuation comprises of that city's total tax rate. The cities are ranked from highest total levy to lowest. The table shows that, except for Cascade, Jones County's levy in incorporated places comprises less than one-fifth of each municipality's total tax levy.

Table 3.2
Total Property Tax Rates per \$1,000 of Taxable Valuation and County Levy Percentage of Total Tax Rate for Cities in Jones County for FY 1997

City	Total Tax Levy	% of Jones County Levy to Total Levy
Oxford Junction	\$34.01852	15.38
Wyoming	32.94006	15.88
Anamosa	31.91258	16.39
Morley	30.19693	17.33
Onslow	29.60571	17.67
Olin	29.55050	17.70
Monticello	29.08507	17.99
Martelle	28.44650	18.39
Center Junction	27.32250	19.15
Cascade	25.07511	20.86
AVERAGE	29.81535	17.55

Source: Jones County Auditor's Office

County Bonded Indebtedness

Jones County does not have any outstanding general obligation bonds. Under Chapter 346 of the Iowa Code, counties are allowed to issue general obligation bonds for up to

1.25 percent of their taxable valuations. For fiscal year 1997, Jones County's taxable valuation was \$505,686,294. Therefore, the county's calculated general obligation debt limit for fiscal year 1997 was roughly \$6,321,000.

County Revenues

Table 3.3 depicts a summary of all revenues received under all fund categories for fiscal years ending 1991 through 1996. The percent change from fiscal years 1991 to 1996 is also shown for each category.

Table 3.3
Revenues Received in Fiscal Years 1991 - 1996 & Percent Change for Jones County
(Expressed in thousands)

Category	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	% Change
Net current property taxes	\$2,919	\$3,352	\$3,409	\$3,507	3,624	\$3,315	13.6
Delinquent property taxes - revenues	69	97	55	39	1	2	-97.1
Penalties & interest on taxes	103	125	84	79	42	36	-65.0
Other county taxes	23	25	27	28	30	16	-30.4
Intergovernmental	3,041	2,888	3,016	3,261	3,356	3,807	25.2
Licenses & permits	4	13	13	15	15	25	625.0
Charges for services	236	290	330	341	345	371	57.2
Use of money & property	270	184	124	122	189	269	-0.4
Miscellaneous	51	50	97	65	78	67	31.4
Totals	\$6,716	\$7,024	\$7,155	\$7,457	\$7,680	\$7,908	17.7

Source: Jones County Auditor's Office

Some areas, such as revenues from delinquent property taxes, penalties and interest on taxes, and other county taxes, have experienced significant declines. These declines have been more than covered, however, by increased revenues from property taxes, intergovernmental sources, licenses and permits, charges for services, and miscellaneous revenues. The one category experienced little change when comparing fiscal years 1991 to 1996 was the use of money and property. There was substantial fluctuation in this category, however, between 1991 and 1996. Revenues from the use of money and property fell to as low as \$124,000 in fiscal year 1993 and \$122,000 in fiscal year 1994.

Increases in intergovernmental revenue can be attributed to a larger amount of state shared revenue going into the secondary roads special revenue fund, a larger amount of

money being received in state tax replacements, and an increase in federal grants and entitlements to the county.

Increased fees for licenses and permits and higher charges for services have assisted in increasing revenues in these areas. Conversely, the county has experienced large declines in delinquent property tax revenues and in penalties and interest on delinquent taxes. These reductions are due to the lack of delinquent taxes remaining after tax sales. These sales have become more popular since the state allowed buyers to earn 2 percent interest per month on delinquent taxes they purchase.

County Expenditures

The percent increase for revenues was greater than that for expenditures from fiscal years 1991 to 1996. Revenues grew at a rate of 17.7 percent as expenditures grew only 8.8 percent during this time period.

Table 3.4 summarizes expenditures over all funds for fiscal years 1991 through 1996 and shows the percent change from fiscal years 1991 to 1996 in each fund category.

Table 3.4
Expenditures in Fiscal Years 1991 - 1996 & Percent Change for Jones County
(Expressed in thousands)

Category	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	% Change
Public safety	\$669	\$732	\$727	\$787	\$874	\$961	43.6
Court services	65	87	73	57	71	62	-4.6
Physical health & education	127	131	145	135	142	151	18.9
Mental health	1,504	1,672	1,854	1,841	1,943	2,008	33.5
Social services	163	157	156	166	183	223	36.8
County environment	134	187	214	217	215	231	72.4
Roads & transportation	2,362	2,399	2,362	2,372	2,322	2,525	6.9
State & local government services	188	236	204	208	237	236	25.5
Interprogram services	674	771	625	653	702	715	6.1
Capital projects	1,062	1,016	873	362	410	449	-57.7
Total	\$6,948	\$7,388	\$7,233	\$6,798	\$7,099	\$7,561	8.8

Source: Jones County Auditor's Office

The fluctuations in the capital projects category are dependent on the amount of roadway construction undertaken each year by the Jones County Secondary Roads Department. Reductions in spending on capital projects has had a great impact on decreasing annual expenditures.

Several other categories also showed significant growth in expenditures. Increases in the public safety category are due to the hiring of an assistant county attorney and an additional sheriff's deputy. The cost of providing care for persons with mental illnesses has increased significantly at state institutions, impacting expenditures in this area. The county has also hired additional case managers equal to 2.5 full-time positions. The county is being reimbursed for these new positions by the state. Increases in social services are due to more property tax money supporting the home health aid program. This is viewed as a cost saving measure. Persons who receive health care in their homes can delay moving into an institution where costs to the county and the state are elevated. Increased expenditures in the county environment category can be attributed, in part, to a more active county conservation department. New programs and investment in county parks have increased the use of these facilities. New revenue streams have been identified by the conservation department to cover at least some of the increased expenditures. The department has also added one position. Finally, increased costs in the administration of elections and motor vehicle registrations have attributed to increased expenditures in the state and local government services category.

Fiscal Year Ending Balances

From fiscal years 1991 through 1993, Jones County's ending balances declined by over 14 percent, dipping to a low of \$2,577,720. However, in fiscal years 1994, 1995, and 1996, the county posted significant excess revenues. From fiscal years 1993 to 1996, the county's ending fund balance increased by over 62 percent.

Table 3.5 shows Jones County's ending balances for fiscal years 1991 through 1996. In recent years, the county has been able to post significant ending balances despite limited growth in revenues. This can be attributed, in part, to a \$1.69 million reduction in expenditures from fiscal years 1992 to 1996.

Table 3.5
Jones County Fiscal Year Ending Balances, 1991 - 1996

	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
Total revenues & other sources	\$8,474,886	\$8,893,685	\$8,592,911	\$8,505,521	\$9,046,217	\$8,980,665
Total expenditures & other uses	8,703,866	9,253,390	8,657,954	7,841,543	8,461,534	8,627,828
Excess of revenues/other sources over (under) expenditures & other uses	(228,980)	(359,705)	(65,043)	663,978	584,683	352,837
Beginning fund balance - 7/1	\$3,231,448	\$3,002,468	\$2,642,763	\$2,577,720	\$3,241,698	\$3,826,381
Ending fund balance - 6/30	\$3,002,468	\$2,642,763	\$2,577,720	\$3,241,698	\$3,826,381	\$4,179,218

Source: Jones County Auditor's Office.

Analysis of Local Government Finances

From the information contained in this section, it can be easily discerned that Jones County is a financially sound local government.

The Jones County Board of Supervisors has made minor adjustment in the property tax levy relative to each years' expected expenditures. By reviewing the levy each year, the board has avoided taxing the county on an arbitrary basis. This practice shows a great deal of financial responsibility on the part of the county.

Since fiscal year 1993, Jones County has not had to dip into its fund reserves. This is admirable in an age when local governments are forced to provide an ever-expanding base of services with continually shrinking revenue sources. The demands on local government entities will be intensified as federal and state funding programs are phased out. It will become imperative for Jones County to strike a balance between the provision of services and fiscal responsibility.

The county may need to pursue traditional and non-traditional grant and loan programs in order to procure the funds necessary to effectively provide services to residents. Traditional sources include such state and federal programs like the Community Development Block Grant (CDBG) program, REAP, and RISE. Non-traditional programs include private foundations and public-private partnerships.

Collaboration with cities and other counties, may become necessary in order to undertake large capital projects. Examples of projects where multi-jurisdictional or collaborative approaches may be appropriate include the siting of new landfills, the construction of correctional facilities, and the replacement of care facilities.

Physical Features

Soils

One of the most important natural resources in Jones County is soil. The value of soil as a factor in land use development is becoming more widely recognized. Soil analysis can reveal important factors relative to the potential of lands for residential, industrial, and recreational uses.

The soils of Jones County are grouped into four classes based on origin and location: drift, loess, terrace, and swamp and bottomland soils. Drift soils are formed from glacial material left behind on the surface when glaciers retreated. They are variable in composition and contain boulders, pebbles, and considerable coarse sand. Loess soils are fine, dust-like deposits made by the wind at a time when climatic conditions were very different than at present. Terrace soils are old bottomlands which have been raised above overflow by a deepening of a river channel or by a decrease in the volume of streams which deposited them. Swamp and bottomland soils occur in low, poorly drained areas or along streams where they are subject to more or less frequent overflow. The extent and occurrence of these groups of soils are shown in the following table.

Table 4.1
Areas of Different Groups of Soils in Jones County

Soil Group	Acres	Percent of Total Area of County
Loess Soils	178,560	49.1
Drift Soils	139,392	38.1
Terrace Soils	25,984	7.2
Swamp & Bottomland Soils	20,224	5.6
Total	364,160	100

Source: Soil Survey of Jones County, Iowa, 1991.

Soil Limitations for Jones County

Generally, the county's soils have only slight to moderate limitations for agricultural use, while having generally moderate, severe, or very severe limitations for other uses such as septic tanks, highway construction, recreational or cottage uses. Before developing any area in Jones County, a detailed soil survey is a precursor for determining the ideal use of a parcel of land.

Soil Associations

Soil Associations can be used to examine general topographical characteristics and geographical arrangements. The following information on Jones County soils is from the

U.S. Department of Agriculture's Soil Survey. There are seven Major Soil Associations found in Jones County. The locations of these associations are shown in Figure 4.1.

1. Fayette-Downs-Exette
2. Dinsdale-Waubeeek-Downs
3. Fayette-Nordness-Rock Outcrop
4. Ostrander-Floyd-Clyde
5. Sawmill-Chaseburg-Perks
6. Chelsea-Orwood-Sparta
7. Kenyon-Rockton-Emeline

1. Fayette-Downs-Exette Association: *Gently sloping to very steep, well drained, silty soils formed in loess; on uplands.* This association consists of soils on ridges and convex and concave side slopes. It is dissected by many saucer-shaped drainageways on the upper part of side slopes. The drainageways are found on the lower part of the side slopes. Native vegetation was hardwood timber or mixed hardwood timber and prairie grasses. Slopes range from 2 to 40 percent.

2. Dinsdale-Waubeeek-Downs Association: *Gently sloping to strongly sloping, well drained and moderately well drained, silty soils formed in loess or in loess and the underlying glacial till; on uplands.* This association consists of soils on narrow to wide ridgetops and convex side slopes. The side slopes are dissected by many small drainageways. The native vegetation was prairiegrass or mixed hardwood timber and prairie grasses. Slopes range from 2 to 14 percent.

3. Fayette-Nordness-Rock Outcrop Association: *Rock outcrop and moderately sloping to very steep, well drained, silty and loamy soils formed in loess or in loamy or silty material and the underlying residuum over limestone bedrock; on uplands.* This association consists of soils on narrow ridges and strongly dissected, convex side slopes. It typically has narrow, meandering stream valleys bordered by very steep side slopes that have scattered limestone outcrops. Along major streams and their tributaries, limestone bluffs or escarpments rise abruptly 25 to 200 feet in height above the narrow bottom land. The native vegetation was hardwood timber. Slopes range from 5 to 60 percent.

4. Ostrander-Floyd-Clyde Association: *Nearly level to moderately sloping, well drained, somewhat poorly drained, and poorly drained, loamy and silty soils formed in loamy sediments and the underlying glacial till on uplands.* This association consists of soils on long, wide, convex ridgetops and side slopes; on lower, concave foot slopes; and in drainageways. Relief is generally low. The network of drainageways form an integrated dendritic pattern. Glacially deposited, granite boulders and stones were once common on the surface, but most were removed as the soils were cultivated. The soils formed mainly in glacial outwash or erosional sediments and the underlying glacial till. The native vegetation was prairie grasses. Slopes range from 0 to 9 percent.

5. Sawmill-Chaseburg-Perks Association: *Nearly level, poorly drained, well drained, and excessively drained, silty and loamy soils formed in alluvial sediments on bottom land.* This association consists of soils on narrow to wide flood plains in the major stream valleys. Abandoned stream channels are common in some areas. The native vegetation was prairie grass or deciduous trees. Because of frequent flooding on the Chaseburg and Perks soils and the resulting deposition of new material, some areas of these soils show little evidence of profile development. Slopes range from 0 to 2 percent.

6. Chelsea-Orwood-Sparta Association: *Very gently sloping to very steep, excessively drained and well drained, sandy and silty formed in eolian sediments; on uplands and stream terraces.* This association consists of soils on undulating and dunelike landscapes. The soils in the uplands are on moderately sloping and strongly sloping, narrow ridgetops and strongly sloping, narrow ridgetops and strongly sloping to very steep side slopes. The soils on stream terraces are on broad to narrow ridges and strongly sloping to steep, narrow side slopes. The native vegetation was hardwood timber, mixed hardwood timber and prairie grasses, or prairie grasses. Slopes range from 1 to 30 percent.

7. Kenyon-Rockton-Emeline Association: *Gently sloping to moderately steep, somewhat excessively drained to moderately well drained, loamy soils formed in loamy sediments and the underlying glacial till or in residuum over limestone bedrock on uplands.* This association consists of shallow to moderately deep soils on narrow to wide ridges and convex side slopes. Relief is generally low. The association is characterized by a poorly developed network of drainageways. The drainageways commonly change direction at right angles, following crevices in the limestone bedrock. The native vegetation was prairie grass. Slopes range from 2 to 18 percent.

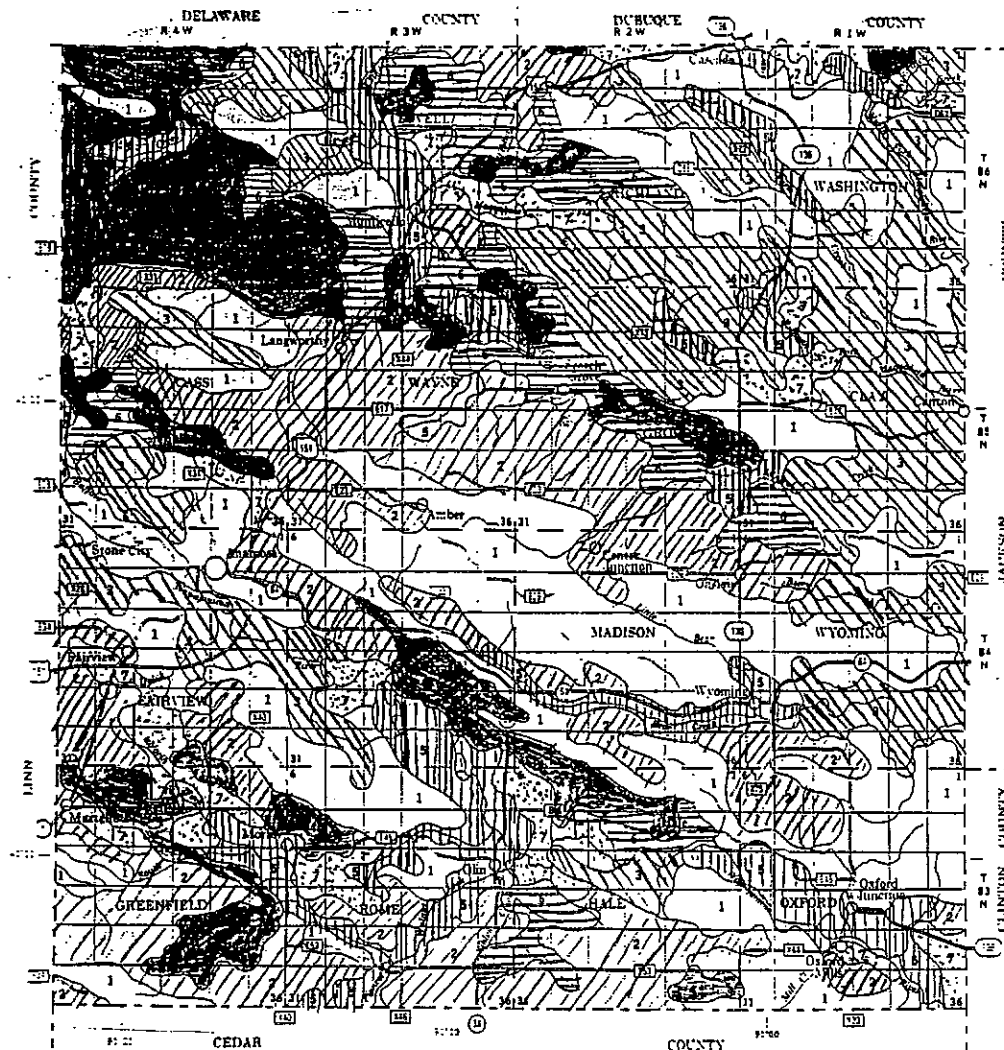
The major uses of each type of soil are listed in Table 4.2. Note that the soils in all seven associations will support agricultural uses such as cultivated crops and pasture land or open space uses such as wood land or hardwood timber stands.

Table 4.2
Percentage and Major Uses of Soil Associations found in Jones County

Soil Association	% found in County	Major Uses
Fayette-Downs-Exette	26	Cultivated Crops, Pasture land, Hardwood timber
Dinsdale-Waubek-Downs	22	Cultivated Crops, Pasture land, Hardwood timber
Fayette-Nordness-Rock	19	Pasture or Hayland, Managed Woodland
Ostrander-Floyd-Clyde	12	Cultivated Crops, Permanent Pasture land
Sawmill-Chaseburg-Perks	10	Cultivated Crops, Permanent Pasture land
Chelsea-Orwood-Sparta	6	Pasture, Hay, and Woodland
Kenyon-Rockton-Emeline	5	Cultivated Crops, Permanent Pasture or Woodland

Source: Soil Survey of Jones County, Iowa, 1991.

Figure 4.1
Soil Associations Found in Jones County



SOIL LEGEND*

- | | |
|--|--|
| <p> FAYETTE-DOWNS-EXETTE ASSOCIATION: Gently sloping to very steep, well drained, silty soils formed in loess; on uplands</p> <p> OINSDALE-WALBEEK-DOWNS ASSOCIATION: Gently sloping to strongly sloping, well drained and moderately well drained, silty soils formed in loess or in loess and the underlying glacial till; on uplands</p> <p> FAYETTE-NORDNESS-ROCK OUTCROP ASSOCIATION: Rock outcrop and moderately sloping to very steep, well drained, silty and loamy soils formed in loess or in loamy or silty material and the underlying residuum over limestone bedrock; on uplands</p> <p> OSTRANDEE-FLOYD-CLYDE ASSOCIATION: Nearly level to moderately sloping, well drained, somewhat poorly drained, and poorly drained, loamy and silty soils formed in loamy sediments and the underlying glacial till; on uplands</p> | <p> SAWMILL-CHASEBURG-PERKS ASSOCIATION: Nearly level, poorly drained, well drained, and excessively drained, silty and loamy soils formed in alluvial sediments; on bottom land</p> <p> CHELSEA-CRWOOD-SPARTA ASSOCIATION: Very gently sloping to very steep, excessively drained and well drained, sandy and silty soils formed in eolian sediments; on uplands and stream terraces</p> <p> KENYON-ROCKTON-EMELINE ASSOCIATION: Gently sloping to moderately steep, somewhat excessively drained to moderately well drained, loamy soils formed in sandy sediments and the underlying glacial till or in residuum over limestone bedrock; on uplands</p> |
|--|--|

* Unless otherwise indicated, the texture given in the descriptive headings refers to the surface layer of the major soils in the associations

Continued 553

Source: Soil Survey of Jones County, Iowa, 1991.

Topography

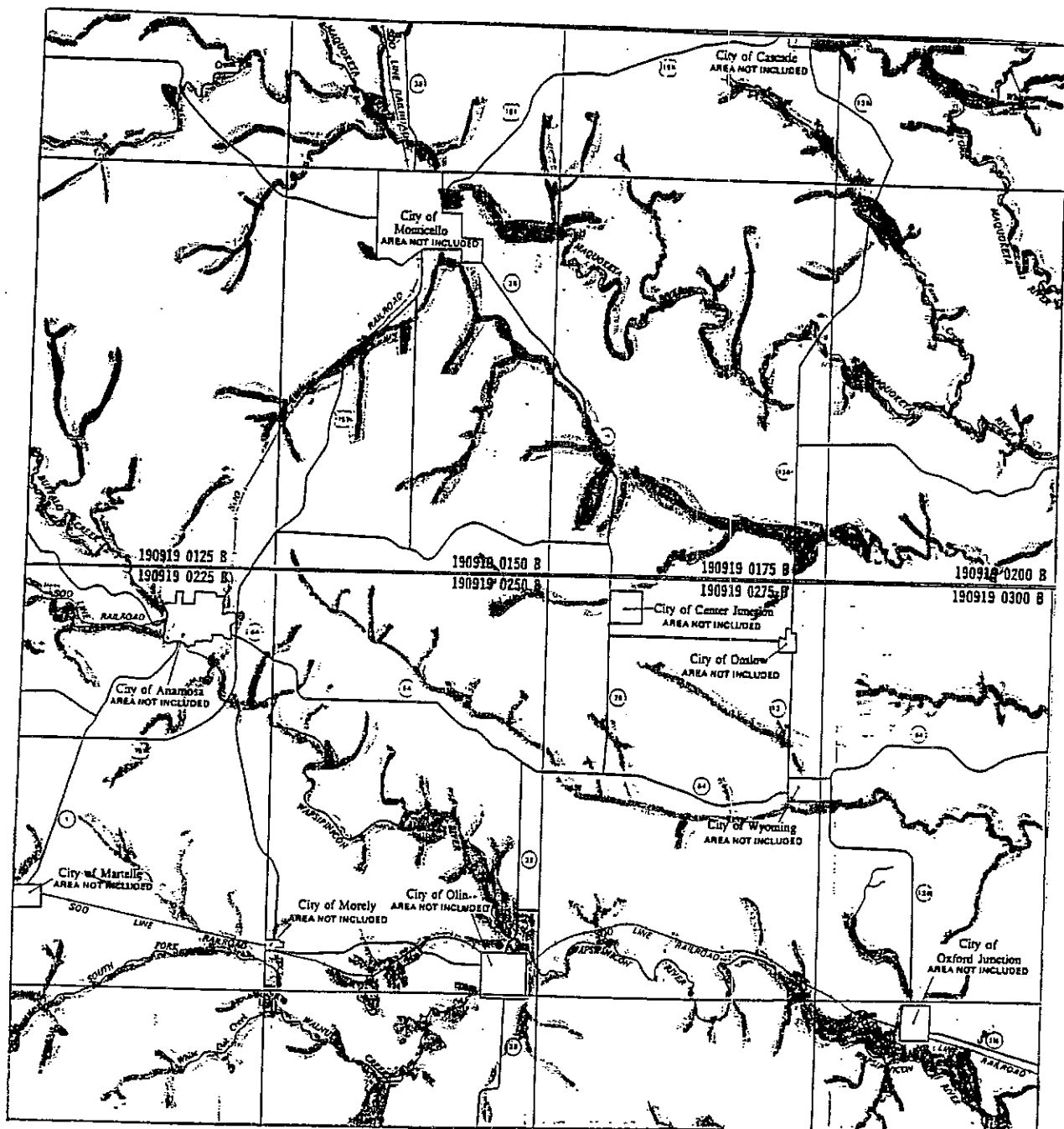
Much of Jones County is typified by rolling hills and river valleys. Almost all of Jones County's surface lies between 750 and 1050 feet above sea level. Much of Jones County's water comes from two dominant rivers in the area, the Maquoketa and the Wapsipinicon. The Wapsipinicon river runs from the northwest corner along an east by southeasterly course which passes many of Jones County's southern towns including Anamosa, Olin, and Oxford Junction. The Maquoketa river runs in the same direction but enters from the northwestern portion of the county before heading toward Monticello and southeast towards Canton. These river valleys greatly affect the surface relief of Jones County. The river valleys lie between 700 and 800 feet above sea level throughout the county. The Northern Fork of the Maquoketa river also passes through the northeast corner of the county and provides added variation in the topography in that area.

Through much of the central and northwestern areas of the county, in between the rivers, rolling hills often peak at over 1,000 to 1,050 feet above sea level. In contrast, much of the eastern and southern portions of the county are at lower levels, roughly 800 to 850 feet above sea level. Though the gradual rolling hills remain a constant through nearly all of Jones County, the southern quarter does offer more flat areas at lower ground levels, especially along the Wapsipinicon River. In addition to the major bodies of water, Jones County has many tributaries and creeks that further define its topography. The county generally slopes down toward the east and south. This is due to the effect the Mississippi River has on the entire state's topography.

Flood Hazard Areas

Flood prone areas in Jones County include all areas along the major rivers. Monticello's eastern edge is bordered by the Maquoketa River and one of its tributaries, which are potential flood areas. Anamosa's southern and western edges are bordered by the Wapsipinicon River and Buffalo Creek, which are also prone to flood. The eastern portion of the Wapsipinicon River also affects many flatlands where flooding may spread over wide areas. For a more detailed examination of the flood prone areas of Jones County refer to the flood insurance map, Figure 4.2, on the next page.

Figure 4.2
Flood Prone Areas of Jones County (Zone A Flood Insurance Areas)



Jones County, Iowa

**LAND USE PLAN
1997**

4

**Physical Features
& Infrastructure**

Water and Sanitary Sewer Infrastructure

Municipal water and sanitary systems can supply an efficient and safe means of accessing water sources and treating sanitary wastes. Within Jones County, many incorporated communities have water and sewage systems including Anamosa, Cascade, Martelle, Monticello, Olin, Onslow, Oxford Junction, and Wyoming. Morley and Center Junction have water supplies, but no sewage system. Some of the smaller unincorporated communities that do not currently have municipal water and sewage systems include Amber, Stone City, Langworthy, Scotch Grove, and Hale. Rural well systems and cesspools are found throughout the county for many who do not have access to municipal systems.

In July 1997, The Iowa Rural Water Association (IRWA) completed a regional water framework study for eastern Iowa which covers 12 counties including Jones. A regional water system would expand the water infrastructure for Jones County and provide a reliable, safe, and efficient source of water, with a potential overall savings to the average consumer. According to IRWA, this service would eliminate the use of private wells providing water for human consumption, increase home land values, and improve livestock production for the typical rural user. Anamosa and Monticello were identified as potential secondary municipal water sources. Estimated cost to serve rural residents and communities of under 500 in all 12 counties was \$311.65 million.

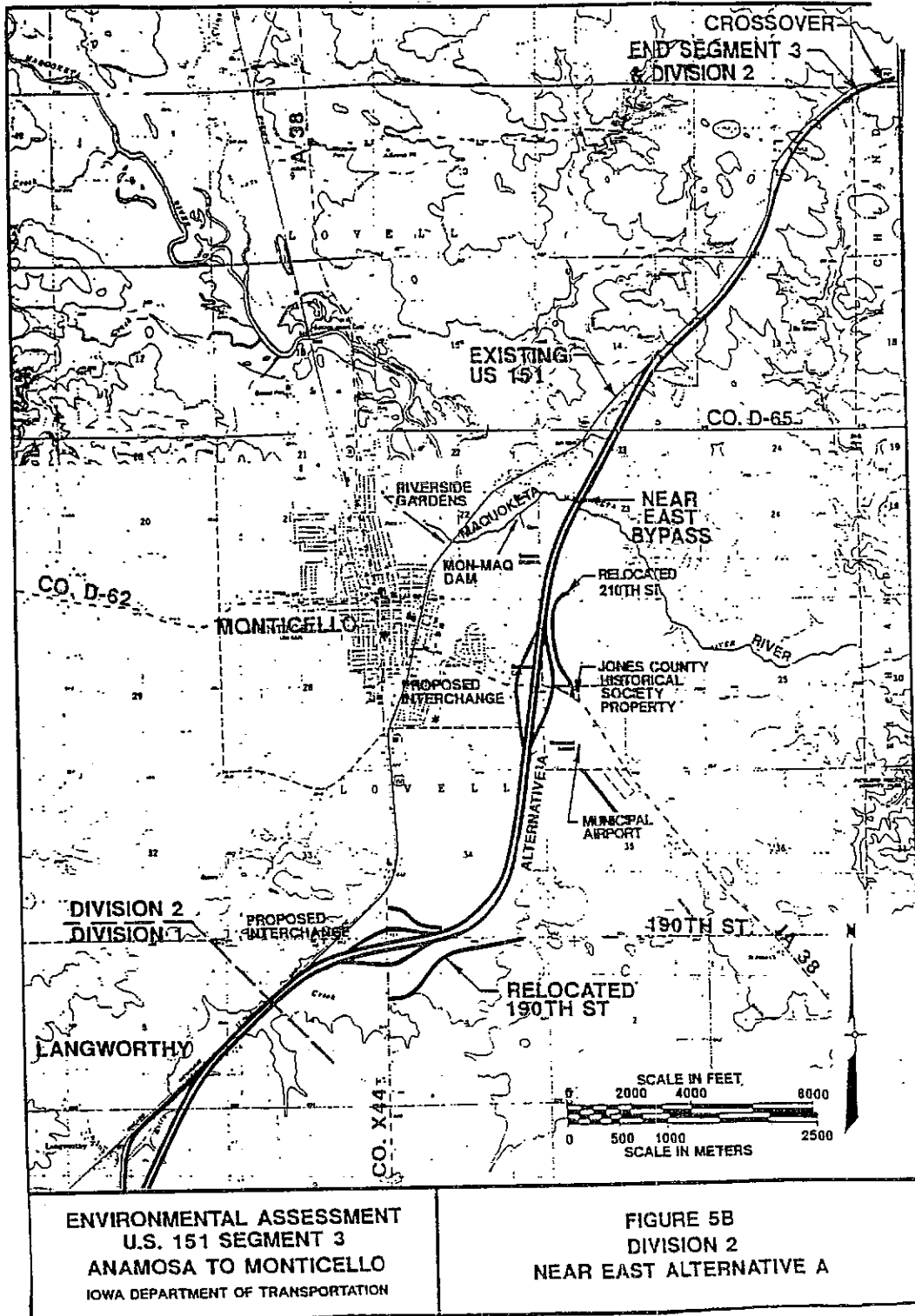
Based on sample data from the 1990 U.S. Census, there are 7,366 housing units in Jones County. Of those, 4,419, or about 60 percent, had access to a common public or private water source. Almost 4,300 housing units, or 58 percent, had access to public sewers. Approximately 40 percent of Jones County's housing units were without access to public water systems.

Transportation

Numerous major highways serve Jones County including U.S. Highway 151 (north-south), Iowa Highways 64 (east-west), 38 (north-south), 136 (north-south), and 1 (north-south). Highway 151 is a four lane highway from Marion to a mile and a half west of the Jones County line. Construction to expand Highway 151 to four lanes to Highway 64 and bypass Anamosa is targeted to begin in 1999. In addition, a bypass will be built around Cascade.

The Department of Transportation is also considering the construction of a bypass around the southeastern edge of Monticello (see next page, Figure 4.3). Construction on this project could begin as early as 2000. Highway 151 could become four lane throughout Jones County. Commuter traffic between Dubuque, Anamosa, Monticello, and Cedar Rapids is a major reason why Highway 151 is likely to be upgraded.

Figure 4.3
Proposed U.S. Highway 151 Bypass Around Monticello



Traffic Count Summary

Between 1985 and 1993, seventeen roads experienced an Average Daily Traffic (ADT) growth of 30 percent or more. These seventeen segments accounted for 11,360 (78.24 percent) of the 14,520 ADT growth in Jones County. Highway 151, between Anamosa and Monticello, had the highest ADT at 7,100, a 32 percent increase over 1985 ADT counts. Seven other road segments had an ADT of over 2,000. Another eight carry between 1,000 and 2,000 ADT.

Table 4.3
Traffic Counts in Jones County for the Years 1985, 1989, and 1993

	Route Name	From	To	ADT 1993	ADT 1989	ADT 1985
1)	151	Monticello	Cascade	3910	3920	3150
2)	E45	Morley	Olin	620	550	400
3)	E45	38	X75	500	430	190
4)	136	64	E17	1470	1140	1010
5)	136	Wyoming	Cedar County	1300	860	860
6)	E53	38	X64	160	280	200
7)	38	Monticello	Scotch Grove	2270	2050	1440
8)	E17	136	Jackson County	460	400	350
9)	38	64	E53	1930	1610	1560
10)	38	64	E23	1330	1550	1440
11)	E16	Monticello	Linn County	730	730	640
12)	151	Anamosa	Linn County	6900	5930	4430
13)	E17	Scotch Grove	136	480	300	360
14)	136	Cascade	E17W	780	590	500
15)	64	Anamosa	X44	2070	1860	1240
16)	X44	E23	151	800	670	580
17)	64	Wyoming	Jackson County	1460	1230	1050
18)	X31	D62	Anamosa	700	600	600
19)	D62	Linn County Line	Monticello	1060	1060	750
20)	E29	38	136	480	430	420
21)	X40	151	Cedar County	1060	940	640
22)	E45	Linn County Line	X40	510	460	330
23)	E45	X75	136	220	180	180
24)	151-E23	Anamosa	Amber (X44)	820	570	560
25)	64	X44	136	2070	1860	1420
26)	1	Linn County Line	Wapsi State Park	4180	4220	3440
27)	151	Anamosa	Monticello	7100	5840	4810
28)	38	Monticello	Delaware County	2750	2300	1840
29)	E23	Amber	38	470	460	300
30)	X64	Oxford Junction	Cedar County	670	700	700
31)	D61	Cascade	Jackson County	570	500	390
32)	38	Scotch Grove	64	1330	1040	870
33)	X75	64	E45	280	250	270
Totals				51440	45510	36920

Source: Iowa Department of Transportation.

Table 4.4
Jones County Average Daily Traffic Counts (ADT's) Greater Than 2,000

Route Name	From	To	ADT
U.S. Highway 151	Anamosa	Monticello	7,100
U.S. Highway 151	Anamosa	Linn County	6,900
State Highway 1	Linn County	Wapsi State Park	4,180
U.S. Highway 151	Monticello	Cascade	3,910
State Highway 38	Monticello	Delaware County	2,750
State Highway 38	Monticello	Scotch Grove	2,270
State Highway 64	Anamosa	County Road X44	2,070
State Highway 64	County Road X44	State Highway 136	2,070

Source: Iowa Department of Transportation.

Road Surfacing

Jones County's roadway system is predominantly made up of gravel roads. Paved roads make up less than 17 percent of Jones County's arterial roadways. Note the following table for a more detailed breakdown of Jones County roadway types.

Table 4.5
Amount and Percentage of Road Types found in Jones County

Road Types	Kilometers	Miles	% of Total Roads in Jones County
Earth Roads			
Legal: Not open to traffic	6.72	4.18	0.49%
Unimproved	2.45	1.52	0.18%
Graded and Drained	46.99	29.2	3.45%
Total	56.16	34.9	4.13%
Surfaced			
Gravel	1074.23	667.5	78.91%
Bituminous - Asphalt	1.28	0.8	0.09%
Paved - Concrete	229.69	142.7	16.87%
Total	1305.2	811	95.87%
TOTAL	1361.36	845.9	100.00%

Source: Jones County Engineer, 1996.

The Jones County Engineer also categorizes roads into Local Secondary Roads and Farm to Market Roads. Local Secondary Roads make up all roadways used for general transportation. They comprise approximately 63 percent of Jones County's roads. Farm to Market Roads are designed primarily for agriculture and business transport and make up most of the other 37 percent of roads in the county. Bridges in Jones County number close to 240 with over 190 of them measuring at lengths over 20 feet. According to the County Engineer, there is no major maintenance emphasis on any one portion of the county, meaning that current roadway improvements are spread throughout the county.

Other Transportation Modes

The Monticello Airport is the only airport in the county. The airport is located one-half mile southeast of the city. The closest major airport is the Cedar Rapids Municipal Airport approximately thirty miles away. The Cedar Rapids Airport has seven major commercial passenger carriers.

Major commercial bus lines do not make stops in Jones County. The nearest point to board a commercial line is at the Ground Transportation Center in Cedar Rapids. The Jones County transit system is JETS, or Jones Economy Transportation Services. The system is available to all residents but serves primarily senior and disabled citizens for a small fee.

No railroads currently serve the County at this time. Several lines were abandoned in the early 1980s. These abandoned lines included access to Cedar Rapids via Anamosa and Monticello along Highway 151. Another abandoned line ran from Cedar Rapids to Martelle and east across the bottom of the county to Oxford Junction before entering the northern edge of Clinton County. The nearest operating railroad tracks are those of the Chicago and Northwestern Railroad in Cedar County.

Existing Bike trails in Jones County are all on shared roadways with state and county roads. Monticello serves as the major hub for shared roadway bike trails. Monticello connects bikers to Linn County via county roads D62 and E16. Monticello connects bikers with Delaware County via Iowa Highway 38. Cascade can be reached via U.S. Highway 151. Monticello is also accessible from Scotch Grove, again on Highway 38. From Scotch Grove one can bike to Onslow east on county road E17, and then south on Iowa Highway 136. Onslow is connected to Wyoming, also by 136. From Wyoming one can bike to Oxford Junction via county roads X75 south and E45 east. From Oxford Junction, bikers can connect to Clinton County on Highway 136, and from there head to Cedar County on county road Y24. Cedar County is also connected to Morley and Anamosa for bikers using county road X40. From Anamosa, bikers can travel to Linn County via county road E28.

In addition to those existing means of rural biking, a 25 mile bicycle lane between Anamosa and Monticello has been proposed by the Iowa Department of Transportation. The lane would head north out of Anamosa along county road X31 before turning east along E16 and going into Monticello. This project is projected to cost between \$2.85 and \$3.55 million, dependent upon several factors, including surface type.

A group is working to obtain funding to convert an old rail bed to a bicycle/pedestrian trail. The trail will go through the southern tier of townships. An offer to purchase has been signed. The Board of Supervisors and the County Conservation Commission have supported the trail.

Recreation

Jones County offers several parks and recreational areas for the use of its residents and guests of Jones County. Central Park is the largest and most centrally located in the county. Central Park is a 217 acre facility offering such activities as camping, fishing, boating, and hiking, as well as providing picnic areas. Pictured Rocks Park is somewhat smaller at 26 acres, and is located four miles south of Monticello on Iowa Highway 38. Mon-Maq Dam is a 50 acre site lying just one mile northeast of Monticello. Mon-Maq Dam offers a river access for canoeing. Boating can be accessed through the Stone City Access (west of Anamosa), the Anamosa Boat ramp (southern edge of Anamosa), the Jungletown Access (three miles south of Hale), the Oxford Mills Access (just south of Oxford Junction), the Newport Mills Access (six miles northwest of Olin), and the Olin Access (just northeast of Olin). In addition, the 136 Access (seven miles south of Cascade on Iowa 136) offers boating and picnicking in close proximity to the towns of Cascade, Canton, and Onslow.

As mentioned elsewhere in this section, Wapsipinicon State Park, contiguous to Anamosa's southwestern boundary, is the only state owned and operated park facility in Jones County. The 390 acre park features a modern camping facility with 15 electric and 15 non-electric campsites. Open and enclosed picnic facilities are available. The park also offers hiking trails, fishing, hunting, and a boat ramp.

Jones County, Iowa

**LAND USE PLAN
1997**

5

**Current
Land Use**

Jones County, Iowa
Land Use Plan, 1997

Current Land Use Tools

Jones County has never adopted zoning or subdivision ordinances. Therefore, the county exerts little control over where certain land uses may be located. There are, however, certain state laws and regulations and county ordinances that are administered by Jones County staff that have subtle impacts on the placement of land uses.

Flood Plain Management Ordinance

Jones County has enacted a Flood Plain Management Ordinance in accordance with the National Flood Insurance Program (NFIP). The ordinance is administered by the Jones County Engineer's Office.

The provisions of the ordinance apply to all areas containing special flood hazards according to the Flood Insurance Rate Map. The ordinance has a four-fold purpose to:

1. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flood or which cause excessive increases in flood heights or velocities.
2. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
3. Protect individuals from buying lands which may not be suited for intended purposes because of a flood hazard.
4. Assure that eligibility is maintained for property owners in the county to purchase flood insurance through the NFIP.

All development within flood hazard areas must: be consistent with the need to minimize flood damage; use construction methods and practices that will minimize flood damage; use construction materials and utility equipment that are resistant to flood damage; and obtain all necessary permits from federal, state, and local governmental entities including approval from the Iowa Department of Natural Resources.

Generally, the ordinance requires that new or substantially improved structures have their lowest floor elevated a minimum of one foot above the 100 year flood level. A means of access which would be passable during a 100 year flood event is also required.

Minimum Land Requirements for Well & Septic Systems

The Jones County Sanitarian reviews permit applications for the installation septic systems up to 1,500 gallons per day and non-public water supplies. The Iowa Department of Natural Resources reviews permit applications for septic systems in excess of 1,500 gallons per day and public water systems.

In most cases, it is required that each individual dwelling unit be on its own septic system. This requirement is waived where community sewage treatment facilities are available or where the dwelling units are manufactured or mobile homes in a court designed for such use. Mobile and manufactured homes located on the same lot as a single-family home may share a septic system as long as the single family home's septic system can handle the additional load and is in satisfactory working condition. Also, the mobile or manufactured home must be for temporary occupancy by a relative.

In addition, there are distance minimums between the locations of wells and septic systems. The sanitarian enforces the state law which stipulates that wells be a minimum of 100 feet from any septic system. This law can have an impact on the minimum size of a lot and where structures are placed on that lot. Problems arise in unincorporated communities where municipal sewer and water are not available and lot sizes are small. Households may not be able to dig a new well if their neighbors have septic systems that come within 100 feet of where the well is to be placed. Likewise, a household may not be able to replace their septic system if it would come within 100 feet of a well.

It is also the Sanitarian's responsibility to review and sign-off on all subdivision plats where lots will be created that are less than or equal to two acres in size or no public or quasi-public sewer is made available to a proposed plat. Standards for compliance are set by Chapters 38, 39, and 49 of (567) of the Iowa Administrative Code which has been adopted by reference in the county's ordinance book.

Agricultural Areas

Under Section 352.6 of the *Iowa Code*, owners of farmland may petition the Board of Supervisors to create an Agricultural Area. A minimum of 300 acres, as compact and nearly adjacent as possible, are required. Only the owner of the land may give consent to include land in an Agricultural Area. Such areas may not be located in a municipality. Land owners may petition for withdrawal from an Agricultural Area after three years have elapsed from the date of creation.

In Agricultural Areas, the use of the land is limited to agricultural operations and residences constructed for occupation by a person engaged in farming or a family farm operation.

The Board of Supervisors must hold a public hearing on a proposed Agricultural Area prior to adoption. A legal description of the Agricultural Area must be filed with the county recorder upon approval. Seven such Agricultural Areas have been created in Jones County.

Land in Agricultural Areas is exempt from the imposition of benefit assessments and special assessments for sewer, water, lights, or non-farm drainage services. Agricultural operations in an Agricultural Area can not be found to be a nuisance except in cases of a violation of federal or state law, negligent operation, or where injury or damage has

resulted from pollution or change in condition of the waters of a stream, overflowing of a person's land, or excessive soil erosion onto another person's land. Creating an Agricultural Area also deters frivolous lawsuits by requiring a plaintiff to pay court costs and attorney fees if a court determines a suit against the defendant farmer is frivolous.

Uniform Rural Address System

A system for assigning addresses to rural structures has been established in Chapter 3 of Title IV of the county's Code of Ordinances. All subdivision plats must be reviewed by the E911 Coordinator prior to acceptance of a final plat by the county.

The E911 Coordinator assigns a number designation consistent with the established E911 grid system to all lots in new subdivisions. Every person who erects a new building in the county must, within seven days of commencement of construction, notify the E911 Coordinator so a number can be assigned to the structure.

It is the E911 Coordinator's responsibility to make periodic checks of rural areas in Jones County to insure that the provisions of the uniform rural address system ordinance are being carried out and that address markers are being maintained appropriately.

Land Assessment

According to the Jones County Assessor, there were over 340,000 acres assessed as agricultural as of January 1, 1996. Traditionally, parcels of land in excess of 10 acres in agricultural production have been taxed as such. This is due in part to farms 10 acres or larger being eligible for an agricultural land tax credit through the state.

However, all parcels 10 acres or larger are not assessed as being agricultural. The assessor bases how a parcel of land should be taxed on use rather than acreage. Therefore, if a house is located on 12 acres of timber and has no agricultural-type out buildings, it will be taxed as rural residential rather than agricultural. Likewise, if a six acre parcel is farmed and the individual farming it owns the land surrounding the six acre parcel and it is used for agricultural purposes, it will be assessed as agricultural.

No guidelines differentiating between agricultural and rural residential uses have ever been established by the Iowa Department of Revenue on the basis of parcel size. This determination is left to the county assessor and is based primarily on use.

Analysis of Current Land Uses

In late 1996 and early 1997, a survey of existing land uses was undertaken by the East Central Iowa Council of Governments. Sidwell maps were used to determine the land uses in less populated, rural townships. These maps combine aerial photographs with maps showing road rights-of way, platted lots and streets, and other features. The results

of this inventory are very general in nature, however, they do provide a picture of the extent of development in Jones County.

In January 1997, East Central Iowa Council of Governments staff undertook a windshield survey of Lovell and Fairview Townships which are more densely populated. Windshield surveys were also conducted in the county's unincorporated communities.

In general, the land use inventory supported assertions made elsewhere in this plan. These assertions include the following:

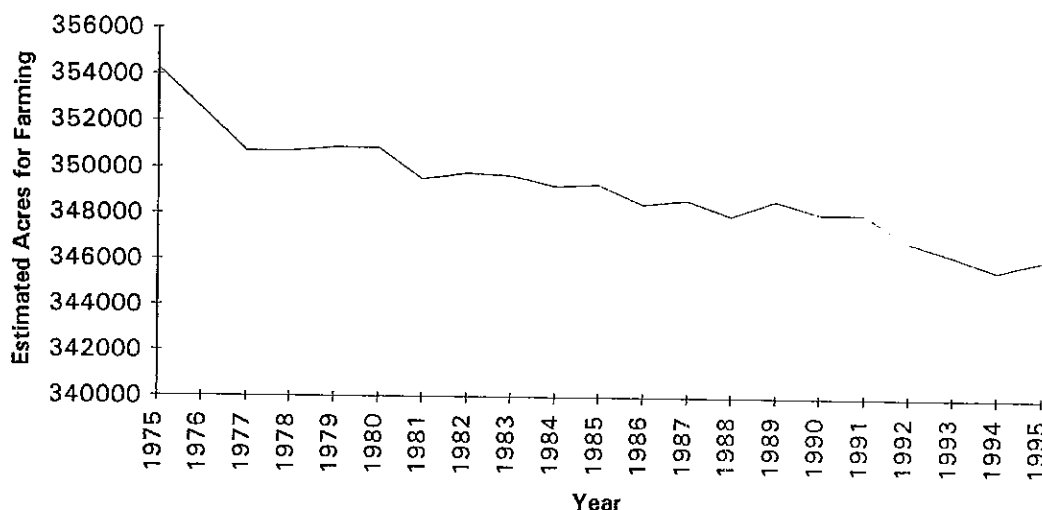
1. There are numerous rural subdivisions around Anamosa and Monticello.
2. The most densely populated townships are Lovell and Fairview.
3. The western half of Jones County is more developed than the eastern half.
4. Many new residential developments outside of cities are located in rural areas, beyond urban fringe areas and unincorporated villages.
5. All of Jones County is experiencing a great deal of residential development.
6. Few new, single-family homes have been constructed in unincorporated communities in the past 20 to 30 years.
7. Unincorporated communities contain a mix of uses, located in close proximity to one another and ranging from residential to industrial. This has created many unintended conflicts between uses.

Agricultural/Vacant

Agricultural land uses are dominant in Jones County. For the purposes of the land use survey, land in the production of crops, timber stands, vacant lots in unincorporated communities, farmsteads, and similar uses were considered agricultural or vacant.

Figure 5.1 below is a crude estimate of the loss of land in farm production since 1975. The estimate was based on the estimated number of farms and estimated average farm size multiplied together for every year since 1975. The graph does not take into account vacant land taken out of production, land annexed into a city, or land put into a reserve program.

Figure 5.1
Acres in Farming based on Estimated Number of Farms & Average Acres per Farm
Jones County
1975 - 1995



Source: Iowa's Counties, 1996 Edition, Iowa State University

Single-Family Residential

The single-family residential category included homes in rural subdivisions, on land which has been severed from a farmstead, or in unincorporated communities. The majority of single-family homes in the county, outside of incorporated places, lie in the western two columns of townships. While many of the rural subdivisions are comprised of two or three lots, large housing developments were found in Lovell Township, west of Monticello, and throughout the northern two-thirds of Fairview Township.

It was noted that many of the rural subdivisions have gravitated to wooded, rough terrain which is usually not suited to agricultural production. The development of marginal agricultural land is a generally accepted planning practice. However, steps should be taken to preserve trees in wooded developments. As development moves from west to east it will become necessary to protect prime agricultural land from being developed.

The lack of a county-wide subdivision ordinance has resulted in access roads in some new subdivisions being inconsistent, inadequate, and barely passable. Some larger subdivisions contained paved streets while others used narrow gravel lanes. Few subdivisions contained through streets although most were located less than a quarter mile from paved roads. Many had lanes that terminated with a cul-de-sac or had no outlet. The streets platted in these rural subdivisions were generally dedicated to the county for maintenance and snow removal. By adopting a subdivision ordinance, the county could require streets of a certain width to accommodate maintenance and emergency vehicles as well as designate types of streets it would include in the county road system. The county could

opt to maintain only through streets built to the county engineer's specifications. The maintenance responsibility for streets terminating in a cul-de-sac or having no outlet could fall on the homeowner's association for that subdivision. By encouraging the use of private drives in subdivisions where through roads are not likely, county maintenance costs can be kept at a minimum.

Several instances of residential lots abutting land with intensive commercial or industrial uses were noted in unincorporated communities. Locations of this type of haphazard development include Hollywood, along U.S. 151; Fairview, along County Road E-34; Scotch Grove, and Langworthy. Conflicts that can arise as a result of this type of development include increased traffic in residential areas and congestion of traffic systems, lower land values of residential property adjacent to commercial and industrial uses, and inefficient use of land (urban sprawl evident in Fairview, along Ridge Road, and Hollywood).

Generally, new housing investment is not being made in unincorporated communities in Jones County. Few single-family homes less than 20 years old were found in the nine villages. Most of the houses in these communities were constructed prior to 1970. Some also were in need of significant rehabilitation to be habitable.

Mobile/Manufactured Home Residential

Data collected in October 1996 from the Jones County Assessor showed 275 mobile or manufactured homes outside incorporated places in Jones County. Manufactured housing is affordable compared to many of the homes being constructed in rural subdivisions and is assisting in meeting the demand for housing in Jones County. Courts for mobile and manufactured homes are located in the unincorporated communities of Fairview and Hollywood and along Slide Rock Road. If new manufactured home courts are platted, serious consideration should be given to large setbacks from surrounding land uses, community wells and sewage treatment systems, and lot sizes, setbacks, street layouts, and landscaping now being promoted by the Iowa Manufactured Housing Association and Iowa State University Extension in the video, *Design Guidelines for Manufactured Housing Developments*.

Manufactured homes are located on single-family lots in unincorporated communities throughout Jones County. The villages of Amber, Oxford Mills, and Stone City each had at least five manufactured homes on single-family lots. In some cases, manufactured homes were the most recent addition to the housing stock in unincorporated communities. Until zoning is enacted by Jones County, manufactured housing will not have to conform to the general character of surrounding single-family homes. If zoning is enacted, provisions may be made requiring new manufactured homes located in unincorporated communities to fit in with surrounding site-built homes. Such provisions may include removing wheels and axles, placing the home on a permanent foundation, and meeting all set-back and yard requirements.

Throughout the county, manufactured homes are being used as second dwelling units on farmsteads. They are basically an accessory to the site-built farm house. Typically, the parents, sons, or daughters and their families of persons living in the farm house reside in these accessory homes. In some cases, the inhabitants of the manufactured home use the same well and septic system used by the farm house.

Locating one manufactured home next to and on the same lot as a farm house is an acceptable practice. It is an efficient use of land because having two dwelling units on the same parcel increases density. However, where the manufactured home will be used as a second dwelling unit, it should be treated as an accessory use similar to a garage or shed. If the farm house's well and septic systems will also be used by the manufactured home, the systems should be sufficient to handle the expected load based on the determination of the county sanitarian. If the manufactured home's system will be separate from that of the farm house, adequate land for treatment should be provided. The number of accessory manufactured homes per farm house should be limited to one. This will assure adequate land area for sewage treatment and a well field. One manufactured home on a farmstead will not make a significant impact on transportation infrastructure as several manufactured homes would. Since the manufactured home is to be recognized as an accessory structure, it should be located in proximity to other accessory structures (garages and sheds), namely in the side or rear yards. This may create a problem, however, where a farm house's leach field is located in the rear or side yard.

It should be noted that the recommendations in the above two paragraphs will only apply to manufactured homes located on the same parcel of land as a farm house that has been severed from the rest of the farm. If zoning is enacted, severed parcels would be considered rural residential and fall under the county zoning ordinance whereas parcels where farm dwellings have not been severed would be considered exempt under Iowa Code.

Seasonal Residential

Privately owned campgrounds not located within a state or county park were designated seasonal residential. Two areas were found that met this description. 162nd Street in the Wildwood Acres development (Section 13, Clay Township) follows the north bank of the Maquoketa River for roughly one mile. It has hook-ups for recreational vehicles and travel trailers.

The other area includes land in and near the Camelot Campgrounds (Section 18, Oxford Township, west of 65th Avenue). Camelot Campgrounds is comprised of cottages and travel trailers used predominantly for seasonal use, however, some structures are undoubtedly inhabited year-round. Cottages and small manufactured homes line both banks of the Wapsipinicon west of 65th Avenue. While most are used for seasonal use, some are used as permanent residences.

Since Jones County is transversed by the Maquoketa and Wapsipinicon Rivers, some seasonal cottages may have been inadvertently overlooked. Should the county enact zoning, intensive site surveys should be conducted to located such uses.

Commercial

For the most part, commercial establishments outside of incorporated places, are concentrated in unincorporated villages. Uses in this broad category include small retail stores, storage garages for construction vehicles, auto repair establishments, junk yards, veterinary clinics, vehicle sales lots, restaurants, taverns, livestock sale barns, feed stores, and other places of commerce.

In Fairview, Hollywood, Scotch Grove, and Langworthy there were examples of commercial lots abutting residential lots with very little setback in between the uses. Several auto repair shops in single family garages were noted. Such uses often involve noise as well as hazardous and flammable materials. Predominantly single-family neighborhoods are inappropriate for such uses. Should zoning be enacted by the board of supervisors, steps should be taken to separate conflicting commercial and residential uses by requiring increased setbacks, buffering, and other measures to mitigate such conflicts.

Several commercial areas are located within one mile of Anamosa on the urban fringe. Commercial areas are also located in the fringe area around Monticello. Commercial uses are located south of the city on U.S. 151, north of Monticello on Iowa 38, and east of the city on 210th Street. Both Monticello and Anamosa have exerted their powers of extra-territorial subdivision and zoning review within two miles of their boundaries.

Industrial

For the purposes of the land use survey, grain elevators, quarries, power substations, propane storage tanks and stations, commercial livestock feeding operations, and manufacturing plants were considered industrial uses.

There are several quarries throughout the county which provide sand, gravel, and limestone. The limited number of commercial livestock feeding operations in Jones County are located in the southeast quadrant of the county.

The only manufacturers located outside an incorporated place are in the fringe areas north and south of Monticello. Swiss Valley has a large operation at U.S. 151 and County (Amber) Road X-44. Other industries are located between Swiss Valley and Monticello city limits. The area north of 11th Street is in Jones County and is an extension of the Monticello industrial park as are industrial uses on the west side of Iowa 38 from 11th Street to the Maquoketa River.

Public

There is at least one cemetery in each township in Jones County. Land used for cemeteries, churches, state and county parks, gun clubs, roadside areas, and golf courses were considered public.

The Jones County Conservation Department maintains 12 areas throughout the county. These areas range in use from parks to small river accesses. The total acreage of all areas is almost 360 acres. Many of these areas provide public access to rivers in the county. Steps should be taken to ensure continued access for county residents. Single-family homes have been built along some water resources in the county. Such continued development may result in a lack of access to water for residents.

Current Land Use Maps

Current land use maps for the unincorporated areas of Jones County are enclosed in the pocket in the back of the plan. The maps are divided in the following manner:

<u>Figure</u>	<u>Area/Township</u>
5.2	Jones County
5.3	Unincorporated Communities (Amber, Fairview, Hale, Hollywood, Langworthy, Oxford Mills, Scotch Grove, Stone City, and Temple Hill)

Jones County, Iowa
Land Use Plan, 1997

Jones County, Iowa

**LAND USE PLAN
1997**

6

**Future
Land Use**

Introduction

The future land use section is general in nature. This generality allows goals, objectives, and land use maps to be applied throughout the county. Specific application of goals, objectives, and growth areas may differ from one area of the county to another. Therefore, the information contained in this section should be used as a framework on which to base ordinances, regulations, and land use decisions.

Changes should be made to this section of the plan whenever it is deemed appropriate. Ideally, the future land use section should be reviewed and updated annually. At the minimum, the plan should be reviewed once every three to five years. Amending the plan is a relatively simple procedure. Following a public hearing, the planning and zoning commission may recommend a change to the plan to the board of supervisors. A public hearing concerning the change is also held by the board of supervisors. The amendment is adopted by the board by resolution.

It should be recognized that the goals and objectives contained in this section do not have the force of law. The goals and objectives set forth here can only be attained through the adoption and enforcement of appropriate land use regulations such as zoning and subdivision ordinances.

Land Use Goals & Objectives

The following goals are intended to provide a direction for sound growth management in Jones County. These goals are to be used as a guide for local officials in implementing specific land use management tools, making policy decisions, and making decisions on development proposals. The below goals and objectives do not have the same force and effect as an ordinance nor do they establish a legislative mandate.

The goals and objectives set forth are broad and general, as they do not commit the county to any specific recommendations. They should be used, however, to guide the county's decisions to ensure that they are consistent with the overall guidelines of the plan. The general goals are listed in the order of importance. Objectives under each goal are listed in no particular order. After each goal and objective, citations are provided for enabling legislation or existing regulation from the Iowa Code, Iowa Administrative Code, and/or Jones County Code of Ordinances. Citations are abbreviated in the following manner: CI = Code of Iowa; IAC = Iowa Administrative Code; and JC = Jones County ordinance. Appropriate chapter, section, or title numbers follow the source. No citation after a goal or objective means that the provision would be included under Chapter 331 of the Iowa Code, County Home Rule.

General Land Use Management

The goals and objectives listed below are intended to be applied throughout Jones County, regardless of land use designation. These goals and objectives comprise the overall land use strategy of the county.

General Goal: Effectively manage and encourage growth and direct it into appropriate areas based on land use. (CI 335.4; CI 352.1; CI 354.1(4))

Objectives

1. Make decisions on the development of land relative to the use's impacts on existing and future infrastructure (including transportation), educational facilities, and natural resources. (CI 335.5; CI 352.1; CI 354.1(4))
2. Reduce the impact of a commercial site on its residential neighbor; implement guidelines which provide for buffering, increased setbacks, or other means for reducing conflicts between incompatible uses, especially in unincorporated communities. (CI 335.5; CI 352.1)
3. If the county enacts zoning, a comprehensive and intensive site survey of all structures and parcels of property should be conducted. (JC Title IV, Chapter 3 or Ord. No. 94/95-01) ✓
4. Enter into fringe area agreements with municipalities having subdivision ordinances to encourage the use of municipal infrastructure and higher density development in areas abutting existing city limits. Such agreement will require the cities and the county to work together to promote logical and orderly development on the urban fringe. (CI 28E; CI 354.9)
5. Preserve the scenic, rural, and natural character of Jones County by encouraging development near existing cities and allowing development in appropriate areas. (CI 335.5; CI 352.1; CI 354.1(4))
6. Development on agricultural land is appropriate based on the following criteria:
 - a. 65 or less CSR. (CI 335.5; CI 354.1(2))
 - b. the size of the parcel based on lot size requirements. (CI 335.3; CI 354.1(2))
 - c. the neighboring parcels being of similar land usage. (CI 335.4)
 - d. the parcel's location on the future land use map. (CI 335.5; CI 354.1(2,4))
 - e. the capability of the soil for development on which the subject parcel is located according to the latest *Soil Survey of Jones County, Iowa*. (CI 335.4, CI 354.1(2))
7. Provide adequate land area and a suitable range of development locations to accommodate projected residential, commercial, and industrial needs. (CI 335.4; CI 352.1)
8. Evaluate development in unincorporated communities based on its compatibility with surrounding uses. (CI 335.4; CI 352.1)
9. Maintain, manage, and improve the county's transportation network. (CI 309.57, .67; CI 335.5; CI 354.1(4); CI 354.8; JC Title IV, Chapter 1 & 2)

Agricultural Land Preservation Areas

Preservation of prime agricultural land and agricultural uses is a major land issue for Jones County. Existing federal and state policies recognize agricultural land as a resource to be protected. Jones County recognizes and stresses the importance of comprehensive planning and growth management strategies for agricultural land preservation. Several land owners in Jones County have already taken measures to protect their agricultural land by voluntarily establishing Agricultural Land Preservation Districts as authorized by Chapter 176B, *Code of Iowa*.

Areas designated for Agricultural Land Preservation are high value agricultural lands containing few if any non-agricultural uses, with ownership patterns that indicate a long-term commitment to agriculture. Areas designated for Agricultural Land Preservation are intended to preserve the rural character of the area, preserve high value agricultural land and protect agricultural resources from encroachment from non-agricultural uses.

General Goal: Give priority to agricultural land uses and the preservation of those uses, especially on land high in productivity. (CI 352.1)

Objectives

1. Make decisions on the development of land based on conditions including, but not limited to corn suitability ratings (CSR), parcel size, and agricultural productivity. (CI 335.5; CI 352.1; CI 354.1(1))
2. Direct and allow non-agricultural development to locate on less productive agricultural land. (CI 335.5; CI 352.1; CI 354.1(2))
3. Protect existing agricultural operations. (CI 335.2; CI 335.5; CI 352.1; CI 354.1(2))

Critical Resource Areas

Recreational areas, forests, wetlands, streams, lakes, and aquifers provide recreational opportunities, scenic enrichment, and necessary ecological variety. Jones County will encourage planning and land use management which recognizes the special advantages and limitations imposed by natural systems and which encourages protection of the land and wise use of its resources. Critical Resource Area designations are areas of severe slope or erosion potential, flood hazard areas, hydrologically sensitive areas, significant vegetation, soils with severe limitations to development, or other significant natural features.

Areas designated as Critical Resource Areas indicate lands which present significant limitations to development or contain environmental conditions which require special management. Special planning considerations and environmental concerns should be taken into account during the development review and approval process. Intense development or alteration of the environment is not intended in these areas.

General Goal: Preserve Jones County's environmentally sensitive areas, including woodlands, wetlands, forested areas, wildlife habitat areas, public areas such as county and state parks, and rural ambiance. (CI 352.1; CI 354.1(2))

Objectives

1. Take measures to reduce erosion in new subdivisions by (CI 335.5; CI 352.1; CI 354.1(2)):
 - a. adopting an urban erosion control ordinance to decrease the damage to drainage facilities and property caused by erosion during development. (CI 161A.64)
 - b. requiring temporary seeding during construction in new subdivisions.
 - c. making the developer or homeowner responsible for repairing damage to drainage facilities and property caused by erosion in their developments prior to acceptance of a final plat.
 - d. preserving as many trees and natural features as possible in subdivisions.
2. Accommodate growth while preserving environmentally sensitive areas and open space through "clustering" development. (CI 335.5; CI 352.1; CI 354.1(2))
3. Preserve river corridors as open space through the application of the county's flood plain management ordinance and expansion of county conservation areas. (CI 161E.1; CI 350.4; CI 352.1; JC Title VI, Chapter 1)
4. Protect water resources from contamination by:
 - a. enforcing well and septic standards and regulations. (IAC Chapters 38, 39, 49 of (567); JC Title V, Chapters 2-5)
 - b. increasing setbacks for commercial and industrial developments abutting water resources. (CI 335.3; CI 352.1; JC Title VI, Chapter 1)
 - c. requiring buffer strips between structures, septic systems, etc. along watercourses. (CI 352.1; JC Title VI, Chapter 1)
 - d. requiring subdividers to provide appropriate on-site sewage treatment that will adequately serve the platted area. (CI 354.1(4); CI 354.8; IAC Chapters 38, 49 of (567))
5. Restrictive covenants should be reviewed by appropriate oversight entities to insure adequate provisions are made for obtaining water and treating wastewater in new subdivisions. (CI 354.8)
6. Determine appropriate development on specific sites on a case-by-case basis taking soil type, percolation tests, depth to bedrock, and topography into account. (CI 335.4; CI 352.1; CI 354.1(2))
7. Existing uses that are detrimental to their surrounding environment should not be encouraged to expand. (CI 335.5)
8. The existing landfill site is the landfill site for Jones County and intended for the use of the residents of Jones County. (CI 302; CI 305A; CI 306; CI 455B)

Rural Residential Areas

Jones County has experienced an influx of residents in the last five years. Families desiring to leave urban areas are purchasing one to five acre parcels, building homes, and commuting to work. Many of these acreages are built along paved roads that allow quick access to U.S. Highway 151 or county road E-34. With the planned expansion of U.S. 151, this trend is likely to continue. Jones County recognizes the demand for rural housing, and will accommodate such uses in conformance with the goals and objectives listed below.

Rural Residential Areas are undeveloped low-to-moderate value agricultural land or areas which may be considered logical extensions of existing development. Rural Residential Areas are intended to preserve the rural character of the area, preserve the character of adjacent development, and be compatible with adjacent land uses. These areas are intended to accommodate low-density residential development.

General Goal: Provide for and encourage orderly residential growth, ensuring that adequate infrastructure and public services are available. (CI 335.5; CI 352.1; CI 354.1(2, 4))

Objectives

1. Adopt a policy as part of a county subdivision ordinance that encourages the use of private streets in subdivisions where appropriate, especially where through roads are not likely. (CI 309.57; CI 354.1(2, 4); JC Title IV, Chapter 1)
2. As part of a subdivision ordinance, ensure that all roads providing access to residences are of an adequate width and grade to accommodate maintenance and emergency vehicles. (CI 354.1(4); CI 354.8; JC Title VI, Chapters 1, 3)
3. Establish appropriate minimum lot sizes by ordinance for rural residences based on environmental and land use conditions. (CI 335.5; CI 352.1; CI 354.1(2))
4. Continue to allow secondary homes on farmsteads as long as on-site wells are capable of handling additional demands or adequate land is available to serve both the farm house and the secondary home, and the septic system will satisfy all federal, state, and county rules and regulations. (CI 335.2; CI 335.3; CI 352.1; IAC Chapters 38, 39, 49 of (567); JC Title V, Chapters 2-5)
5. Encourage the orderly growth of residential developments proposed beyond municipal fringe areas (CI 335.5; CI 352.1; CI 354.1(2)):
 - a. Direct and allow non-agricultural development to locate on less productive agricultural land. (CI 335.4; CI 352.1)
 - b. Encourage the use of "clustering" to preserve open space while adhering to county health regulations for septic and water systems. (CI 335.5; CI 352.1; CI 354.1(2); IAC Chapters 38, 39, 49 of (567); JC Title V, Chapters 2-5)
 - c. Development must have reasonable access to a hard-surfaced road. (CI 309.57; CI 335.4; CI 354.1(4); JC Title IV, Chapter 1)

- d. Encourage future development to locate in existing subdivisions.
6. New manufactured home courts should be set back from surrounding land uses, utilize community wells and sewage treatment systems, and follow lot size, setback, street layout, and landscaping guidelines recommended by the Iowa Manufactured Housing Association and Iowa State University Extension. (CI 335.30)

Residential Expansion Areas

Residential Expansion Areas are likely to occur as logical extensions of existing development at or near the limits of incorporated cities or densely developed unincorporated areas. The availability of paved streets and public services (sewer and water) are the greatest determining factors for the location of these areas.

Residential Expansion Areas are intended to accommodate urban-density residential subdivisions upon the availability of urban services, and will contribute towards meeting the projected housing demand for Jones County. It is anticipated that the provision of urban services would be a condition of residential subdivision approval in Residential Expansion Areas.

General Goal: Provide for and encourage orderly residential growth near developed areas, ensuring that adequate infrastructure and public services are available. (CI 335.3; CI 352.1; CI 354.1(2, 4))

Objectives

1. Establish appropriate minimum lot sizes by ordinance for rural residences based on environmental and land use conditions. (CI 335.3, .5; CI 352.1; CI 354.1(2); IAC Chapters 38, 39, 49 of (567); JC Title V, Chapters 2-5)
2. Allow for higher density and mixed-use residential development where subdivisions will abut municipalities and city sewer and water infrastructure will be utilized. (CI 335.4, .5; CI 352.1)
3. New manufactured home courts should be set back from surrounding land uses, utilize community wells and sewage treatment systems, and follow lot size, setback, street layout, and landscaping guidelines recommended by the Iowa Manufactured Housing Association and Iowa State University Extension. (CI 335.30)

Residential Infill Areas

Areas designated for Residential Infill primarily consist of existing single family residential development and approved residential subdivisions. Any new development within infill areas would be expected to occur on undeveloped land in a subdivision, or as a result of single-lot splits. No major development requiring subdivision approvals would be anticipated in Residential Infill areas.

Residential Infill Areas are intended to preserve the character of the existing development and to protect existing land uses. New development within these areas is intended to accommodate limited demand for residential housing.

General Goal: Encourage orderly residential growth in already platted and established subdivisions, requiring a minimum of new infrastructure and public services. (CI 335.5; CI 352.1; CI 354.1(2, 4))

Objectives

1. Undertake a housing needs assessment to identify units requiring rehabilitation or demolition. (currently underway)
2. Establish appropriate minimum lot sizes by ordinance for rural residences based on environmental and land use conditions. (CI 335.5; CI 352.1; CI 354.1(2); IAC Chapters 38, 39, 49 of (567); JC Title V, Chapter 5)
3. Adopt guidelines which require manufactured homes located in unincorporated Jones County to be visually compatible with surrounding structures and land uses. (CI 335.30)

Commercial and Industrial Development Areas

Jones County has a scattered pattern of existing commercial uses. Areas designated as Commercial Development are locations near existing commercial uses likely and encouraged to expand. Commercial expansion will typically develop along major transportation routes and near municipalities where public services are readily available.

New commercial development in these areas shall be designed to protect adjacent land uses and the future character of the surrounding area. Commercial designations are the least restrictive concerning allowable uses.

Currently, much of Jones County's industrial development consists of quarries or developed areas within incorporated municipalities. Industrial development has the most impact on surrounding land uses and requires more services. Jones County can expect industrial growth with the expansion of U.S. 151 near existing industrial areas or municipalities that can provide the level of services required.

Areas designated for Industrial Development include existing industries and undeveloped areas at the fringes of the corporate limits of a city which are expected to fall within that city's growth patterns. New industrial development in these areas will be designed to protect adjacent land uses and the character of the surrounding area.

General Goal: Promote and encourage sustainable economic development in Jones County.

Objectives

1. Assist and encourage commercial and industrial development which will create jobs paying higher than 80 percent of the county's average wage.
2. Promote and allow appropriate commercial and industrial development to locate at the intersections of major transportation arterials and in, adjacent to, or near urban areas. (CI 309.57; CI 335.4; CI 352.1; CI 354.1(4); JC Title IV, Chapter 1)
3. "Cottage" industries and home based businesses should be encouraged and promoted where activities are conducted in the primary residence or accessory building conforming to all applicable ordinances and regulations. (CI 335.5)
4. Reduce conflicts between commercial and industrial development and other uses such as residences, agricultural land, or environmentally sensitive areas through the use of extended setbacks, buffering, or other means. (CI 335.3, .5; CI 352.1; CI 354.1(2, 4))

Plan Administration

It is expected that the Jones County Land Use Plan will not remain in its current state. It will be revised, updated, and amended from time-to-time.

The Land Use Plan will become effective on the date it is adopted by the Jones County Board of Supervisors. Background studies and projections contained in this Land Use Plan were developed through 2020. Therefore, unless superseded by a new plan, the life of this Land Use Plan will be through 2020.

Establishing a life for the Land Use Plan does not, however, preclude the updating or amendment of the plan. At the minimum, the Board of Supervisors or a designated county board or commission should review the Land Use Plan every three to five years. Amendments to the plan should be considered on the basis of this review. More frequent review of the Land Use Plan may be necessary if Jones County experiences a large amount of growth in a short period of time (one or two years).

An amendment to the Land Use Plan should:

- be compatible with the overall goals and objectives of the plan;
- result in compatibility with surrounding land uses; and
- be justified by an applicant to support the amendment.

If the county, through the adoption of appropriate ordinances, has a planning and zoning commission, all proposed amendments to the plan should be submitted to said commission for review and recommendation. The Board of Supervisors should hold a public hearing on the plan amendment prior to acting on the commission's recommendation. Amendments to the Land Use Plan may be initiated by an owner of property in the county, the planning and zoning commission (if any), or the Board of Supervisors.

Options for Plan Implementation

Under Iowa Code, Jones County has several options for implementing the goals, objectives, and future land use map contained in this plan. These options are reviewed below.

Zoning Ordinances

Zoning is the most common land use control mechanism in Iowa. In fact, roughly 85 percent of the state's population lives in a city or a county which has a zoning ordinance in effect.

Zoning regulates the various aspects of how land may be used. Certain uses of land are permitted in each zone according to specific standards. The objectives of zoning include:

- Conserving and protecting property values by preventing incompatible land uses from locating near one-another;
- Encouraging efficient and orderly development patterns to facilitate adequate and economical public services;
- Limiting overcrowding of land and the congestion of transportation systems and public facilities;
- Facilitating the adequate provision of transportation systems, drinking water sources, sewage treatment, schools, parks, and other public facilities; and
- Preserving the availability of agricultural land and protecting soil from wind and water erosion.

These objectives are met by controlling land uses, population density, building height and bulk, lot sizes, yards and open spaces, setbacks, and accessory uses under a zoning ordinance.

Zoning ordinances do constrain how property owners use their land. However, these constraints are intended to protect each property owner from the uncontrolled actions of others. Without zoning, junk yards, asphalt batching plants, and other obtrusive uses could locate next to residential areas. While such uses are important to a county, their proper location is not adjacent to residential properties.

Subdivision Regulations

Subdivision regulations provide for the establishment and enforcement of standards so that building lots are created in such a manner that protects the public health, safety, and welfare.

There are three basic purposes for regulating the subdivision of land:

1. To ensure that when a parcel of land is divided, it is done accurately and with permanent records.
2. To carry out the goals and objectives of the Land Use Plan.

3. To provide controls for the uniform design and construction of streets, drinking water sources, sewage treatment, and other improvements.

In a subdivision ordinance, the county can require the establishment of homeowner's associations and deed restrictions that will provide for the maintenance and upkeep of private streets and facilities without expense to the county. Quality controls can also be established in the subdivision ordinance. These quality controls ensure that the location, size, and quality of improvements are acceptable and adequate.

Without a subdivision ordinance, many problems may result. Lots are sometimes poorly arranged - strung out one lot deep on both sides of an existing road - causing traffic congestion, sprawl, and other problems. Streets may be poorly paved or too narrow for the passage of emergency vehicles.

County Land Preservation and Use Ordinances

Counties in Iowa also have the option of adopting Agricultural Land Preservation Ordinances. Such ordinances constitute a "scaled down" form of zoning under Iowa Code Chapters 352, County Land Preservation and Use Commissions, and 335, County Zoning. Section 335.27 of the Iowa Code allows counties to adopt an agricultural land preservation ordinance.

The purposes for adopting such an ordinance include:

- Providing local citizens and local governments the means by which agricultural land may be protected from non-agricultural development pressures;
- Preserving the availability and use of agricultural land for agricultural production;
- Providing for the orderly use and development of land and related natural resources in the county for residential, commercial, industrial, recreational, and other uses;
- Preserving property rights;
- Protecting significant natural and historic resources and fragile ecosystems of the state and county including forests, wetlands, rivers, streams, lakes and their shorelines, aquifers, prairies, and recreational areas;
- Promoting the efficient use and conservation of energy resources;
- Promoting the creation and maintenance of wildlife habitats; and
- Considering the protection of soil from wind and water erosion.

The ability to convert agricultural land to another use is based on the policies of a county land preservation and use plan and accompanying ordinance.

To protect agricultural uses, some counties have included a statement on permits for construction on land located within or adjacent to agricultural areas which states:

"The property described herein is located within, or immediately adjacent to, an area where land is used for commercial agricultural production. Owners, residents, and other users of this property may be subject to inconvenience, or discomfort arising from

agricultural operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind (including aircraft), the storage and disposal of manure, and the application of chemical fertilizers, herbicides, and pesticides. Owners, residents, and other users of this property should be prepared to accept such inconvenience or discomfort from agricultural operations.”

Agreements under Iowa Code Chapter 28E with Cities

Chapter 28E of the Iowa Code allows local governments to enter into joint agreements with one another. Many such agreements have been entered into by cities and counties to jointly review proposed subdivisions up to two miles beyond a city's boundaries.

In counties that have subdivision regulations, cities do not lose their right to review proposed plats in the two mile area beyond city limits. Where areas overlap, developers may encounter the need to comply with differing sets of regulations. By default, the most stringent regulations apply. Either the city or the county may waive their rights to review the proposed subdivisions in the two mile area around a city.

However, by implementing a 28E Agreement, the city and county may agree on locations where each jurisdiction's requirements should be met or a set of requirements just for that two mile area which are a hybrid of both the county's and the city's regulations.

Jones County, Iowa
Land Use Plan, 1997