

Introduction

The following is a collection of goals, policies, and general implementation initiatives. These lists build of the existing comprehensive plan by attempting to reduce duplication (although some still exists across categories), eliminating actions that have been completed or are no longer relevant, and incorporating new directions based on community input or best practices. The following methodologies guide the creation of the goals, policies, and implementation initiatives:

Goals: Written as statements and expressions of desired outcomes ... “to which planned effort is directed.” Goals should support one or more guiding principles – if it is an important goal and there is no logical supporting guiding principle – maybe consider a guiding principle revision. Consideration should be given to how it measured. Metric may be subjective or objective (quantifiable).

Policies: Written as passive guidelines, general rules or explicit rules in some cases with heavy use of verbs such as: support, encourage, prohibit, protect, preserve, establish, require, etc.

Implementation Initiatives: Written as action statements that work towards achieving a defined outcome. They may have a definitive start and stopping point; or they may be on-going. They may be physical capital improvements or physical plans or they maybe programs. Implementation Initiatives should respond to a specific goal. They require a specified set of resources (human, capital, and/or financial) that should be identified to some degree.

Note: the current list of implementation initiatives is a general identification of initiatives. We will begin to prioritize key initiatives and provide greater details in the final chapter dedicated to plan implementation after our next round of community engagement.

Land Use

Goals

1. Have a land use pattern that accommodates diversity and choice for how Johnston’s existing and future residents live, work, play, and shop.
2. Ensure an adequate supply of land to support a diverse population base that in turn supports a robust economic environment.
3. Ensure adequate land is planned to manage a sustainable and responsible growth pattern.
4. Ensure future growth has adequate municipal infrastructure and transportation connectivity.
5. Preserve sensitive natural resources, habitat, and greenway corridors.
6. Provide for a transition of land uses where conflicting characteristics exists.
7. Maintain the rural character of existing estate housing areas.

General Land Use Policies

1. Accommodate infill development that is consistent with existing development patterns and densities where existing topography and soils are appropriate.
2. Allow infill development in a manner that protects the character of existing residential neighborhoods.

3. Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods.
4. Continue to design and fund sanitary sewer service and other capital improvements in planned growth areas. New development shall be served by municipal sanitary sewer and water systems.
5. Discourage non-residential and/or non-local traffic on local streets.
6. Maintain a circulation system that connects neighborhood areas while emphasizing a system of local and collector roadways to accommodate vehicular movements.
7. Encourage the incorporation of natural features such as woodlands, steep slopes, floodplain areas, and wetlands as connecting greenway links between neighborhood areas.
8. Require sidewalks and trails that provide pedestrian links to the community-wide trail system and the open space/greenway network.
9. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placement.
10. Require future development to set aside adequate land to meet the public service needs of the community (utilities, road rights of way, park and open space, etc).
11. Preserve land to accommodate future public service facility needs such as EMS, Police, Fire, and Public Works.
12. Support agricultural uses with an agricultural land use pattern where active agriculture is a viable economic enterprise or a vital part of the Johnston economy.
13. Allow agricultural uses on the edge of the community as a holding pattern until such time as urban services are extended to enable future development.

Residential Land Use Policies

1. Support development patterns that create a quality living environment in harmony with the natural environment and establish connected patches and corridors of open space.
2. Encourage the placement of housing units in a manner that preserves significant natural resources through the encouragement of cluster practices and other mechanisms.
3. Limit housing to predominantly single-family detached homes as infill in existing rural estate areas and allow for accessory dwelling units where adequate sewer and water services can accommodate such uses.
4. Allow accessory structures within existing rural estate areas consistent with rural residential and hobby farm principal uses.
5. Plan for a variety of housing forms and patterns in areas served by municipal sewer and water to support the diverse needs of the residential population.
6. Prohibit commercial or industrial uses in residential areas including home occupations that involve exterior storage.
7. Encourage residential densities that are related to the future capacity of utility systems and physical site characteristics and limitations.
8. Encourage master planned neighborhoods with amenities that establish a sense of identity that helps promote long-term value stability.
9. Require urban services for all new residential developments including sanitary sewer, municipal water, and storm sewer systems.

10. Encourage subdivision design that allows for a transitioning in density patterns and lot sizes when development is adjacent existing rural residential or large estate lots.
11. Provide appropriate buffers to allow density transitions between incompatible uses or to allow for the integration of alternative housing types into existing neighborhoods.
12. Promote programs and enforce codes that encourage or require the maintenance of the existing housing stock to encourage rehabilitation of deteriorating housing.
13. Reflect the history and character of existing residential neighborhoods in future developments within those neighborhoods.
14. Ensure multi-family higher density housing developments integrate open space areas for recreation and gathering as part of individual developments.
15. Provide appropriate land use transitions at the edges of residential development areas to buffer noise and screen undesirable views from abutting roadways and incompatible land uses.
16. Require quality building materials for housing development that minimizes ongoing maintenance.

Non-Residential (commercial, industrial, institutional) Land Use Policies

1. Provide commercial services convenient to neighborhood areas. Neighborhood scale commercial nodes should generally be less than 10 acres in size and have a greater emphasis on pedestrian systems and walkability.
2. Provide neighborhood commercial areas to supply convenience goods and services principally for adjoining neighborhoods.
3. Provide community commercial areas to supply goods and services that appeal to the community at-large. Community commercial areas should typically be greater than 10 acres of contiguous land area.
4. Provide convenient shopping nodes that offer goods and services for visitors to the community including recreational traffic associated with Saylorville Lake or activities at Camp Dodge.
5. Encourage commercial developments to locate in areas with logical access and good visibility to major collector and arterial streets.
6. Encourage clustering of commercial uses as opposed to strip commercial development lining major roadways.
7. Provide safe and convenient pedestrian access within and connecting to commercial areas.
8. Require high quality durable building materials in commercial areas.
9. Create areas of office development to provide employment opportunities in the community and high-quality commercial land uses.
10. Create distinct office areas with direct access to the transportation network to minimize impacts on existing and future residential areas. In some cases, the designation of property as office may prolong the absorption rate compared to other possible land use designations.
11. Connect office areas to the community-wide trail network to encourage pedestrian movement from residential areas to employment locations.
12. Provide opportunities for new industrial development and expanded employment opportunities in Johnston.

13. Provide attractive, planned environments as means to induce employers to locate within the City.
14. Provide public services and infrastructure to encourage expansion and support the needs of existing and prospective employers.
15. Require that all storage be enclosed within buildings or screened from view from roadways.
16. Provide opportunities for new industrial development, expansion of existing uses and the redevelopment of existing industrial uses to expand employment opportunities and to serve existing businesses in the community.
17. Continue to improve the appearance of existing industrial areas thereby improving the community's image and development potential.
18. Require appropriate land use transitions at the edges of residential neighborhoods through the regulation of setbacks, orientation of building entries and garages, and the placement of screening, buffering and fencing.

Mixed-Use Land Use Policies

1. Limit commercial uses within mixed use developments to those that provide goods and services at a community or neighborhood scale.
2. Ensure a diverse mix of commercial, residential, public and related uses across a site in either a vertical or horizontal pattern of development. Supporting a mix of uses limits the market exposure to downturns in the economy or consumer preferences (economic resilience.)
3. Encourage a vertical mix of uses with street level commercial uses that activate the street and residential or office uses on upper levels.
4. Promote a highly pedestrian oriented design pattern inclusive of street level amenities, bike facilities, clear wayfinding signage, and active street level uses.
5. Leverage opportunities for shared parking and where possible encourage parking under ground, within structures, or hidden behind buildings.

Natural Resources/Open Space/Parks Land Use Policies

Other Land Use Policies (Camp Dodge, Army Corp/Saylorville, Utilities)

1. As part of the development process, require the identification of natural resources and environmentally sensitive lands and the integration of such lands into a connected greenway corridor where such opportunities exist.
2. Work collaboratively with adjoining communities and Camp Dodge to encourage compatible land use development.
3. Support continued operations at Camp Dodge. Maintain land use and zoning practices on surrounding land parcels that recognizes the uses of the Camp Dodge property including "buyer beware" notification.
4. Cooperate with Camp Dodge in coordinating required infrastructure to serve Camp operations including the roadway network and utility systems.
5. Collaborate with the Army Corps to ensure that existing recreational resources are operated in perpetuity.
6. Collaborate with the Army Corps on infrastructure improvements that benefit both parties.

7. Collaborate with the Johnston School District to ensure adequate land for school facilities.
8. Interconnect the city's most important public facilities including schools via open space corridors and trails.

Implementation Actions

1. Work with Polk County to encourage preservation of agricultural lands surrounding the City of Johnston by exercising the City of Johnston's extraterritorial review authority to discourage or prevent premature development in planned growth areas.
2. Zoning Code Update
 - a. Update the zoning map to align with the new land use patterns and supporting policies, and to eliminate out dated or unneeded Planned Unit Developments (PUDs).
 - b. Review commercial zoning districts to ensure performance standards address adequate transitioning, screening, landscaping standards, lighting, and walkability provisions.
 - c. Review and update parking requirements to align with current parking demands, trends and best practices.
 - d. Review commercial and multi-family residential districts to incorporate bicycle facilities.
 - e. Revisit the mixed use center zoning district:
 - i. Collaborate with the development, lending, and contractor community to understand the strengths and weaknesses of the district.
 - ii. Consider modifications that remove barriers and simplify standards.
 - iii. Consider two mixed use districts that distinguish between a neighborhood scale mixed use and the Merle Hay Road Corridor mixed use.
 - iv. Incorporate general assumptions regarding the desired mix of uses.
 - f. Incorporate recommendations from the proposed Recreational Amenities Report to ensure multi-family residential development projects have adequate gathering and recreational space for residents.
3. Continue to facilitate development and redevelopment in areas along Merle Hay Road consistent with the Merle Hay Road Redevelopment Plan and the future land use plan.
4. Work with property owners and other governmental jurisdictions in formulating and implementing a plan for the re-use of the gravel pit areas in eastern Johnston along the Des Moines River.

Economic Development

Goals

1. Create a business environment that will enable Johnston businesses (existing or new) to thrive.
2. Expose Johnston as a great place to do business at the local, regional, national, and global scale.
3. Create and maintain an outstanding quality of life for residents and the business community.
4. Revitalize, rejuvenate, or redevelop aging (or economically obsolete) commercial/industrial properties.

Policies

1. Ensure supply of quality industrial and commercial property is available for development.
2. Align public investment with identified economic development opportunities.
3. Ensure development property has affordable access to sanitary sewer, water, electric, gas, public roads, and high speed internet.
4. Encourage preservation of the agricultural and open spaces that support key employers such as Corteva and Camp Dodge.
5. Encourage reinvestment in aging commercial and industrial properties or districts.
 - a. Encourage or actively participate in aggregation of small parcels along arterial roadways to facilitate organized redevelopment.
6. Collaborate with industry experts in exploring ways to bring desired businesses and services including dining and entertainment (experience based) to Johnston.

Implementation Actions

1. Continue to meet and coordinate with property owners and prospective developers in support of ongoing infrastructure planning for future growth areas.
2. Conduct biannual community surveys to identify economic development priorities.
3. Work with Johnston Economic Development Corporation (JEDCO) to attract businesses to Johnston's business park areas and effectively educate the public about economic development.
4. Utilize tax incentives or other economic tools to attract target industries and encourage high quality development.
5. Develop an outdoor recreation action plan and marketing strategy in collaboration with local and regional agencies and organizations that leverages Johnston's outdoor recreation assets as economic development drivers (Beaver Creek Recreation Corridor, Saylorville Lake, regional trail access, Camp Dodge, etc.)
6. Continue acquisition of floodplain properties along Beaver Creek for inclusion in the recreation corridor.
7. Develop a façade and sign replacement program to encourage bringing storefronts and signs up to code.
8. Invest in the development of iconic commercial districts such as the Johnston Town Center and Gateway that will attract users from across the metro.

Natural Resources

Goals

1. Protect existing sensitive natural resources: including steep slopes, sensitive soils, and dense tree cover.
2. Improve water quality and limit or prevent pollutants from entering surface or groundwater resources.
3. Protect downstream receiving waters from further habitat loss, channel erosion, and streambank degradation.
4. Provide safe and stable conveyance of stormwater runoff from site outlets to regional stormwater facilities.
5. Protect public and private investments from damage due to flooding or the impacts of flooding.
6. Use the integrated stormwater management system as a resource to develop aesthetic enhancements and amenities
7. Preserve areas of habitat where wildlife and nature can thrive including steep slopes, sensitive soils and dense tree cover.

Policies

1. Seek to establish a balance between conserving key natural resources, floodplains, and future urban development through natural open space and greenway network techniques.
2. Encourage conservation subdivision design practices that incorporate natural resource and sensitive environmental areas into a connected greenway corridor network.
3. Facilitate development in areas with sensitive environmental resources to use site and building designs that embrace sustainable practices.
4. Promote strategies and best practices for energy conservation and preventing pollution of the land, water, and air.
5. Partner with and support environmental organizations that promote green building practices and standards, such as Leadership in Energy and Environmental Design (LEED).
6. Encourage tree planting on private and public property and along street rights-of-way within the city.
7. Assist in the preservation of prime agricultural lands to allow areas to be farmed as long as desired by property owners by designating agricultural reserve areas and other mechanisms.
8. Encourage efforts to preserve wildlife species including preservation of natural habitat areas where feasible.
9. Maintain compliance with federal, state and local wetland rules and regulations and compliance with air quality, water quality and noise regulations.
10. Continue participation in the National Flood Insurance Program.

Implementation Initiatives

1. To preserve trees, floodplain, steep slopes, water quality, select stands of timber, and other similar environmentally sensitive features, examine specific requirements for

environmental protection, such as erosion control or limited development on steep slopes, that may be incorporated into the city's subdivision regulations.

2. Cooperate with the Wastewater Reclamation Authority (WRA) and other levels of Des Moines metropolitan government in promoting the use of innovative sewage treatment systems.
3. Consider public acquisition of select plant and wildlife habitat areas to ensure preservation.
4. Sand and gravel deposits are a natural resource. Future reclamation efforts for lands being mined for sand and gravel should be continually monitored and evaluated.

Transportation

Goals

1. Cooperate with county, regional and state government agencies to create a multi-modal transportation system that provides for the safe, efficient and effective movement of people and goods.
2. Provide a local transportation system that is consistent with the overall growth policies of the City of Johnston.
3. Utilize design standards and complete street principles to improve traffic flow and offer multi-modal choice: walk, bike, transit, and drive.
 - a. Conform to Iowa Smart Planning Principle #10: Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.
4. Strengthen the transportation network, amenities, and land use pattern to make alternatives to driving desirable and economically viable.

Policies

1. Ensure that new right-of-way acquisition has ample width for bicycle and pedestrian facilities (separate trails or shared bike lanes) and bus stop infrastructure.
2. Incorporate transportation right-of-way as part of future land use and growth corridor plans.
3. Residential areas and local streets should be protected from the impact of truck traffic by designating truck routes in the city that correspond to roadways that are classified as municipal arterials or higher.
4. Discourage the overuse use of cul-de-sac and loop street development, as these developments limit flexibility within a street network.
5. Driveways on collector and arterial streets should be discouraged or spaced to minimize hazardous traffic situations and maintain traffic carrying capacities.
6. Private streets should conform to the City of Johnston's adopted public street design standards and guidelines.
7. Unify major roadway corridors with appropriate design guidelines and consistent landscaping and signage improvements.
8. Encourage electric vehicle quick (DC fast charging) charging stations at retail/restaurant locations throughout the City, especially near statewide transportation corridors. Encourage AC level 2 electric vehicle charging stations at all major employers, including public and institutional.
9. Ensure signage is informative as well as aesthetically pleasing.
10. Utilize low maintenance landscaping techniques that will not interfere with drivers, cyclists, and pedestrian's ability to safely travel.
11. Restrict vehicular parking to one side of the roadway on all City owned streets. The City will determine which side of the street is best suited for parking needs and will clearly sign areas where no parking is allowed.
12. Coordinate with regional agencies to plan for future arterial and collector roadway corridors within future growth areas of Johnston.

13. Ensure intersections are well marked, clear of visual clutter, and are designed to ensure the safety of vulnerable road users.

Implementation Initiatives

1. Using the Johnston Walkability Study as a guide, implement and fund a plan for sidewalks and trails that provides safe pedestrian and bicycle circulation for both commuter travel and recreation.
2. Retrofit all non-ADA compliant pedestrian infrastructure to be consistent with the latest Public Rights-of Way Accessibility Guidelines (PROWAG).
3. Identify the types (occasional riders, commuters, and all-purpose riders) and locations of transit riders within Johnston and plan for their transportation needs.
4. Continue to work with DART to evaluate bicycle and pedestrian connections to transit and future needs of these facilities in the community, including local infrastructure such as bus shelters, benches, bus bike racks, and updated route information and signage.
5. Designate pre-planned emergency detour routes that avoid residential areas and local streets as much as possible.
6. Modify standard roadway sections as needed to preserve significant resources such as wooded areas.
7. Establish an access management and urban design standards for all new development along collector and arterial streets.
8. Modify traffic signal timing to allow adequate time for pedestrians, wheel chairs and bicyclists to safely cross streets.
9. Work with DART to ensure public transit remains accessible to areas with affordable housing.
10. Explore corridor connection possibilities between north/northwest growth areas and the core area of Johnston in collaboration with Camp Dodge.

Housing

Goals

1. Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Johnston residents.
2. Establish a housing pattern that respects the natural environment while striving to meet local housing needs and the community's share of metropolitan area housing growth.
3. Establish a community of well-maintained housing and neighborhoods including ownership and rental housing.
4. Improve access and linkages between housing, employment, retail centers, parks, and civic/cultural institutions.

Policies

1. Promote ongoing maintenance of owner occupied and rental housing units.
2. Promote the development of multi-family housing in areas that are proximate to jobs, services, multi-modal transportation, parks, and civic institutions.
3. Require the thoughtful integration of usable open spaces within residential developments in order to maintain a living environment that is consistent with the city's vision and guiding principles.
4. Require housing to be built outside of floodways and with adequate flood protection.
5. Integrate transparency into the development review process to increase community awareness of the benefits of new development regardless of development type.
6. Encourage owners and managers of multi-family and rental housing to be active participants in the Crime Free Multifamily Housing Program.
7. Encourage the integration of affordable housing as a part of development projects rather than an entire project being affordable.
8. Collaborate with regional agencies, the for profit, and not for profit housing development community to implement new approaches to provide affordable and workforce housing.
9. Encourage the formation of low cost and inclusive neighborhood associations to address long-term maintenance of landscaping and other neighborhood improvements.

Implementation Initiatives

1. Update zoning and subdivision regulations to consider new and emerging housing forms and the wide variety of housing types.
2. Develop a housing study to identify affordable and workforce housing needs unique to Johnston.
3. Use GIS and other data sources to monitor conditions and trends in the housing stock, including ownership status, values, sales, improvements, and consumer trends.
4. Organize and facilitate community conversations to help build trusting relationships between the development community and Johnston residents.
5. Build partnerships with lending institutions to provide grants or low interest or zero interest loan programs aimed at modernizing, improving, or maintaining older housing stock in Johnston.

Parks and Recreation

Goals

1. Provide a park and recreation system that meets the needs of a growing and diverse population.
2. Provide a park and recreation system that strengthens the image of the city and provides places for social gatherings within neighborhoods and the larger community.
3. Using the Johnston Walkability Study as a guide, Johnston will have safe, convenient, and coordinated facilities for alternative means of transportation throughout Johnston.
4. Through park development, maintenance, and continued improvement, Johnston will establish a park system that is a leader in sustainability and natural resources management. Areas within the Beaver Creek Natural Resource Area, such as Terra Park, will be a regional destination.
5. Become a hub and destination within the Des Moines Area water trail network for outdoor recreation.

Policies

1. Implement the recommendations contained within this plan based on the needs of Johnston's population and sustainable development and management practices.
2. Coordinate planning and development of the park and recreation system with other local, county, state and federal governments and agencies.
3. Preserve and protect the natural environment with an emphasis on the conservation of appropriate natural resources for the present and future benefit of the community.
4. Offer a variety of activities in the park and recreation system including active and passive recreation areas, conservation areas, cultural sites and public art.
5. Multi-use park and recreation facilities will be encouraged to maximize accessibility and use by area residents.
6. Operate recreational programs that are accessible to all members of the community.
7. Encourage the development of recreational programs that meet the needs of the young, seniors, teen and adult populations as well as people with special needs.
8. Conserve and protect natural resource areas including wetlands, groundwater recharge areas, streams, woodlands and drainageways where feasible.
9. Use new green building materials and technologies in park buildings where possible.
10. New park facilities and substantial renovations of existing facilities will include a sustainability evaluation of materials, energy use, operating costs and lifecycle replacement costs.
11. Use traditional and alternative stormwater management techniques in the development of new parks consistent with Johnston's Watershed Assessment and Stormwater Management Plan.
12. Native plants should be used in parks to reduce landscape maintenance requirements, to provide food and shelter for wildlife and to discourage invasive and nuisance species.
13. Encourage community and neighborhood involvement in the maintenance and management of natural areas.

14. Promote convenient and equitable access to parks and recreation facilities by generally locating parks within ½ mile of all residents.
15. Utilize Crime Prevention through Environmental Design (CPTED) principles in the planning and design of new park facilities.
16. Promote the benefits of active living through Parks and Recreation Department communications.
17. City-wide trails will act as coordinating elements for the Johnston park system.
18. Trails will be integral to larger scale development and will be installed at the developer's expense. These trails will connect to the existing and proposed extensions of the Johnston trail system.
19. The Johnston trail system will be coordinated with the trail systems of Polk County, the Corps of Engineers and surrounding cities.
20. Continue to partner with the Johnston Community School District, Camp Dodge, Army Corps as appropriate in the planning, development and operation of the Johnston park and recreation system.
21. Collaborate with the private sector where appropriate to provide community recreation services and facilities.
22. Continue to coordinate youth athletic programs with local athletic associations.
23. Require private recreation areas to be built and maintained by developers of medium and high-density residential developments.
24. Acquire park land and develop existing land into parks at a rate commensurate with the needs of Johnston's growing population.
25. Collaborate with federal, state and county agencies to preserve natural resource areas.
26. Promote recycling in all parks and public buildings.
27. Utilize the Johnston park system to promote active healthy living.
28. Ensure that park and open space areas are accessible consistent with the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.

Implementation Actions

1. Review and update the Parks and Recreation Plan every five to ten years.
2. Establish and employ high quality design standards in the development of the park system.
3. Conduct periodic needs assessments and user studies to ensure that current park operations meet residents' needs and to expand the base of information for future Parks and Recreation Plan updates.
4. Utilize the city's website and other outreach methods to provide information on park and recreation opportunities in Johnston.
5. Develop natural resource management plans for natural areas within the Johnston park system.
6. Provide park and open space areas that provide shade, seating and trail loops of varying lengths to encourage active living for an aging population.
7. Install bicycle parking at park system destinations to encourage bicycle use.
8. Develop partnerships with federal, state, regional and county agencies as well as for-profit and non-profit organizations and companies to fund active living initiatives.

9. Conduct community facilities study that explores opportunities for aquatics, meeting space and community educational/cultural resources. Partner with local and regional entities that can benefit from such facilities and ensure economic impact and financial feasibility is studied.
10. Create an interconnected park, trail and recreation corridor along Beaver Creek through implementation of the Gateway and Water Trails Plan.

Utilities

Goals

1. Ensure core utility systems will meet the needs of current residences and businesses and serve future growth in a fiscally responsible manner without compromising the quality of the natural environment.
2. Provide safe and clean drinking water to all of its residents and businesses.
3. Work to preserve and improve upon the quality of its surface water resources.
4. Solid waste should be safely collected and disposed of in ways that minimize land, air, water, and visual pollution.
5. Reduce greenhouse gas emissions and costs by increasing energy production through renewable energy sources and reducing the overall consumption of energy.
6. Ensure that wastewater collection and treatment is provided in an efficient, low-cost manner that meets current and future demand.
7. Have all residents, businesses, and institutions be digitally connected with fast, reliable, and affordable internet services.

Policies

1. Utilities should be designed, located and constructed to avoid significant adverse environmental impacts and to protect valuable environmental features. Siting decisions should include all relevant planning policies, and should include the following:
 - a. Necessary improvements should be provided where utilities are inadequate to serve existing development in urban areas. Utility capital improvement programs should give priority to improving systems with significant inadequacies.
 - b. Utility providers, including the city and Des Moines metropolitan service providers, should plan to eventually serve urban uses and densities throughout all urban areas and those rural areas where the comprehensive plan has determined that urban densities will be appropriate in the future.
 - c. Standards and plans for utility services in rural areas should be consistent with long-term, low-density development. Facilities that serve urban areas, but must be located in rural areas or resource lands, should be designed and scaled to serve primarily the urban areas.
 - d. Utilities should make joint use of utility rights-of-way whenever possible. Underground utilities should also be grouped together and easily accessible for maintenance, repairs, and expansions.
 - e. Above-ground utility installations should be designed and located to minimize unsightly views and environmental impacts. Power and telephone poles should be as far from right-of-way centerlines as possible.
 - f. Power and communication wires should be installed underground where feasible, particularly in newly-developing and high-density areas. Existing overhead utilities should be installed underground when other improvements occur within the right of way.
2. Public sewers are the preferred method of wastewater treatment for development in urban service areas. Onsite systems should continue to be monitored and replaced with

municipal systems according to public health issues and needs, and as determined appropriate by the City of Johnston.

3. Service areas for sewers should be designated only in urban areas and their identified expansion areas. In designating or adjusting service area boundaries, the following criteria should be applied:
 - a. Detailed land use plans and zoning for urban uses and densities support the proposed expansion;
 - b. Potential adverse impact of sewers on adjacent rural areas or resource lands, and environmentally sensitive areas will be mitigated;
 - c. Sewers are technically feasible within the proposed expansion area;
 - d. The proposed expansion can be served by gravity sewer, pressure line or similar approved method, to the existing service area; and
 - e. There is sufficient treatment plant capacity and interceptor capacity to serve the entire existing service area as well as the proposed expansion.
4. Level-of-service standards for the water supply assure water quality, adequate municipal supply and fire-flow levels in urban and areas. Level-of-service standards for rural areas must also assure water quality and municipal supply, and provide fire-flow levels consistent with low residential densities.
5. The city should design system improvements and plan future annexations based on the following factors:
 - a. Adequate system capacity to accommodate planned land use intensities in urban areas; and
 - b. The planned area-wide, low residential densities and rural uses in rural areas.
6. Conservation measures should be included in municipal plans to support planned land uses with reliable service at minimum cost, and to assure maximum net benefit in the allocation of water for municipal and recreational uses.
7. Public watersheds should be managed primarily for the protection of drinking water, but should allow for multiple uses, such as recreation, when such uses do not endanger water quality standards.
8. Surface water management should be used to protect natural drainage systems wherever possible.
9. A basin and watershed approach will be utilized in surface water management, with the responsibility shared between the various municipalities and Polk County.
10. Basin and watershed plans will provide for multiple uses, including recreation, fish and wildlife enhancement, flood protection, erosion control, public utility management and reclamation, and open space.
11. Surface water management facilities should be funded through adequate and equitable system fees on contributing and benefiting properties, with the facilities required for new development designed and built for low-cost, long-term maintenance and consistency with water quantity and quality standards.
12. Energy distribution and transmission facilities, such as substations, pump stations, major power lines and pipelines, biofuels and wind energy generation, and transmission and reception towers, should be located in industrial areas and resource lands when

possible. They should be located in residential areas only when necessary to provide an efficient and cost-effective method of utility service.

13. The city's siting decisions for energy facilities should be based on the following factors:
 - a. Minimal health risks to residents of neighboring properties, whether from noise, fumes, radiation or other hazards;
 - b. Minimal visual impacts, achieved with buffering through distance and/or landscaping;
 - c. No adverse impacts on aviation traffic patterns from power lines, transmission towers, or reception towers; and,
 - d. Convenient access to a street.
14. Large scale transmission and reception towers, should be located outside residential areas when possible.
15. The city should presume a wireless telecommunications facility is safe if it meets the technical emission standards set by the Federal Communications Commission. The facility should not create interference with any other communication signals.
16. The city should encourage the principle of co-location, which affords two or more utility providers the ability to place their transmitting facilities in the same location or on the same tower or pole.
17. Johnston should maintain local control to streamline the permitting process for the installation of small cell wireless technology.
18. Johnston should periodically evaluate the existing fiber optic infrastructure and service providers and ensure all residents and businesses have access to high quality and affordable high speed internet.
19. Allow for smaller scale wind or solar energy installations that are designed to co-exist within the context of the surrounding neighborhood.
20. Trees should be viewed as a public utility for the benefits of reducing stormwater runoff and improving air quality among other benefits.

Implementation Initiatives

1. Develop a mechanism to monitor the private industry's high-speed internet affordability, availability and service to ensure it is meeting the community's needs.
2. Undertake a high speed internet visioning study and explore opportunities to improve high speed internet affordability and accessibility throughout the city.
3. Operation and maintenance standards should be established and continue to be reevaluated for both urban and rural service areas. Special programs should be established in areas with a high risk of system failure, depending on utility funding ability.
4. The city should continue the practice of updating its methodologies in addressing surface water run-off.
5. Changes in collection methods that minimize airborne or water-eroded material collection shall be monitored and reported (i.e., lids on recycling bins).
6. The city should continue efforts to reduce the level of residential, commercial, and industrial inflow and infiltration (I & I) into the sanitary sewer system.

7. The city will continue to utilize programs to encourage the use of retention ponds, vegetated swales, rainwater gardens, and other water storage methods to remove pollutants from the stormwater.
8. The city will continue coordination with Metro Waste Authority to encourage the reuse and recycling of household goods.
9. Educate residents and businesses about rebates available for technology upgrades, appliance upgrades, operations or other sustainability practices that result in more efficient energy usage and lower consumption.
10. To help maintain local control over the deployment of small cell wireless technology throughout Johnston, the City will:
 - a. Establish a batch permitting process that will allow vendors to submit one permit for multiple poles with similar installation requirements.
 - b. Identify a contact person with local ROW and easement knowledge who can handle communications with vendors.