

Walford Planning & Zoning Meeting #1  
Agenda - Kickoff Meeting  
July 9, 2019 6:00pm

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- I. Review Project Schedule/ Scope
- II. Identify Project Management Team Members
  - a. Private Business Owners
  - b. City Staff
  - c. County Staff
  - d. School District
  - e. Law Enforcement
  - f. Town Historian
  - g. Involved Citizens
  - h. Rental Property Owners
  - i. Health Representatives
  - j. ECICOG
- III. SWOT Analysis
- IV. Schedule Next Meeting
  - a. Project Management Team Meeting #1

Walford Planning & Zoning Meeting #1  
Minutes - Kickoff Meeting  
July 9, 2019 6:00pm

- I. Review Project Schedule/ Scope
- II. Identify Project Management Team (PMT) Members
  - a. Fareway Rep
  - b. Myron Pariezek
  - c. City Council Member(s)
  - d. Newer Residents <5 years
  - e. Debbie Herenberger
  - f. Michelle Jordan – Wild Hogs Owner
  - g. Gary Moynihan
  - h. Rob Davis
  - i. Spanke – Fire Department
  - j. Cortez Davis – Cedar Rapids Fire Department
  - k. Connie Pegump - Bank
- III. SWOT Analysis
  - a. Additional Questions
    - i. How can we encourage development?
- IV. Schedule Next Meeting
  - a. PMT Meeting #1 – August 6<sup>th</sup> at 6:00 PM
- V. Other Items
  - a. July 23<sup>rd</sup>
    - i. P&Z members to contact potential PMT members
    - ii. P&Z to come up with additional questions for SWOT analysis
  - b. July 30<sup>th</sup>
    - i. PMT members to respond yes or no
    - ii. P&Z to send SWOT questions to new PMT members

Walford Project Review Committee #1  
Agenda - Kickoff Meeting  
August 13, 2019 6:00pm

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- I. Introductions
- II. What is a Comprehensive Plan
  - a. Process and Schedule
- III. Where and who Are we?
  - a. Mind mapping exercise
  - b. Census Data
  - c. Existing Mapping
- IV. Where do you want to go? Who do you want to be?
  - a. Mind mapping exercise
  - b. Advancing existing plans
- V. How can we get there together?
  - a. Public engagement plan
  - b. What defines success?

Meeting Minutes  
PRC Meeting #1  
Walford Comprehensive Plan  
August 13, 2019

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#### Attendees

- Mike Leymaster – Planning and Zoning
- Keith Brown – Planning and Zoning
- Burke Blanchard- Planning and Zoning
- Paula Butz – Planning and Zoning
- Gary Grabe - Planning and Zoning
- Bill Voss – City of Walford
- Cortez Davis – Cedar Rapids Fire Department
- Rod Fiser – Police Officer
- Jared Foss – Snyder & Associates
- Mindy Moore – Snyder & Associates
- Mackenzie Locey – Snyder & Associates
- Kelli Scott – Snyder & Associates

- I. Introductions- 6:05
- II. What is a Comprehensive Plan
  - a. Snyder & Associates presented information on what a comprehensive plan is, and the project schedule.
- III. Where and Who Are We?
  - a. Strengths
    - i. Proximity to Cedar Rapids and other larger cities
    - ii. Quiet
    - iii. Low tax base
    - iv. Low crime/ safety
    - v. Small town feel
    - vi. Schools/ rec facilities
    - vii. Jobs/ businesses/ Wild Hogs
  - b. Weaknesses
    - i. Lack of community/ No Main Street
    - ii. Highway creates barrier between north/south sides of town- How to cross/connect.
    - iii. Highway presents high traffic volume, speeds and is unsafe to cross
    - iv. Walford is maxed out residentially
    - v. Railroad presents growth and mobility barriers



- vi. Lack of water system and fire protection
  - vii. Concern on water well regulations and safety
  - viii. Unable to attract development
  - ix. Unaffordable housing, no entry level.
  - x. Sports complex, housing developments not visible from highway
  - xi. Lack of trails/ sidewalks
  - xii. Lack of general services (grocery store, hair salon, etc.)
  - xiii. Lack of communication with citizens, How do we reach them?
  - xiv. Developers don't consider Walford for potential projects
- c. Snyder & Associates presented existing census data and current conditions mapping.
- IV. Where do you want to go? Who do you want to be?
- a. Vision for Walford
    - i. City water which will lead to development and potential for the vision
    - ii. Growth within reason (residential, commercial)
    - iii. Retail services – Grocery store, gym, barber shop, dry cleaners, pharmacy, doctors, Quick Star
    - iv. Amenities so people don't have to leave Walford
    - v. Amenities and bathrooms at parks, more park facilities
    - vi. Splash pad
    - vii. Local and regional trail connections
    - viii. Roundabout or traffic calming along highway- develop a way to cross highway, Turn lanes, lower speed limit
    - ix. Community center/ space to hold events and festivals.
    - x. Improved communication via emails, texts, signs, emergency alerts, social media, events, mailers, website, etc.
    - xi. Affordable housing- duplexes, townhomes, zero entry
    - xii. Encourage young families to locate in Walford.
- V. Snyder & Associates wrapped up the meeting talking about the public engagement plan and the public survey.
- a. Snyder's Next Steps
    - i. Develop MetroQuest survey- send to committee members for review prior to going live.
    - ii. Develop agenda for September 10 meeting
    - iii. Identify focus groups and dates
    - iv. Send committee members logo/ branding options for the plan
    - v. Discussion on project website
  - b. Walford's Next Steps
    - i. Review public survey
    - ii. Recruit additional PRC members
- VI. Adjourn – 7:30

# Issues!

• Lack of community  
↳ no main street

• Connecting North & South sides of town

• Crossing the highway can be dangerous

• View from highway not appealing

• Moved out residentially

• Turning lanes

Highway 15  
NEEN PARK

• Good regionally but causes disconnect in Walford

• Growing would mean crossing the railroad

• Turning lanes

Want to lower speed limit - DOT opposition

• Huge costs to save this → Building tower

# Walford

## COMPREHENSIVE PLAN

AUG 13

### What we love about Walford

- + Proximity to Cedar Rapids
- + Quiet
- + Wild Hogs
- + Low tax base - both good & bad (\$)
- + Low crime & safe
- + Small town feel
- + Jobs
- + Schools
- + Rec Facilities
- + Visiting

• People don't know what is happening when

↳ How to improve communication?

- signs?

- emails/texts → emergency alerts, events, etc

### What do we want?

- Want to see growth within reason
- Grocery store
- Barber shop
- Other retail → services: dry cleaners, gym, pharmacy, doctors
- Amenities so people don't have to leave Walford
- Bathrooms at parks
- Move park facilities
- Trail connections to big trails
- Roundabout on Hwy 15
- Safe crossing over Highway (ped/bike)
- Proper gas station w/ convenience store
- Community Center/Space
- Hold events/festivals

Should we focus growth North of 151 since east has railroad/truckle

Commercial @ 1st st?

• How do we keep young people here??

↳ but still keep quietness