

CEDAR COUNTY COMPREHENSIVE PLAN for 2038

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In partnership with
**East Central Intergovernmental Association, Cedar County Board of Supervisors,
and Cedar County Economic Development Commission**



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CEDAR COUNTY

Comprehensive Plan 2038

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Executive Summary

The 2018 Cedar County Comprehensive Plan serves as a guide to enhance the social, economic, and physical development of Cedar County, Iowa. The plan's mission is to enhance the County's rural character while supporting development that strengthens the economy and improves quality of life. The foundation of the Plan was created using a combination of extensive public and stakeholder input and planning best practices outlined by the Iowa Smart Planning Act and American Planning Association's Comprehensive Plan Standards. The Plan was developed by seven graduate students from the University of Iowa School of Urban and Regional Planning through the Iowa Initiative for Sustainable Communities (IISC), a program of the University of Iowa's Office of Engagement & Outreach. Project partners include Cedar County Board of Supervisors, East Central Intergovernmental Association (ECIA), and Cedar County Economic Development Commission (CCEDCO).

With fewer than 20,000 residents, Cedar County shares borders with three of the four most populous counties in Iowa, which are among the few growing counties in the state: Linn County, Johnson County, and Scott County. Interstate 80, a major freight corridor stretching across the US, passes through Cedar County. The Comprehensive Plan will act as tool for Cedar County staff, public officials, and residents to guide and inform planning decisions for the next fifteen years.

Three major contributors throughout the planning process include the Comprehensive Plan Steering Committee, Cedar County Planning and Zoning Commission, and residents who participated in the community workshops, online surveys, focus groups, and open house. This process resulted in goals, objectives, and strategies that encompass seven focus areas:

- Land-use
- Intergovernmental Collaboration
- Conservation and Recreation
- Economic Development
- Housing
- Transportation
- Quality of Life

Plans for these components all support each other. Since agriculture is pivotal to Cedar County's economy and identity, maintaining and enhancing the County's rural lifestyle is a key component of the Comprehensive Plan. Therefore, the framework of the plan expands upon the overall mission of enhancing rural character while supporting development in an efficient and consistent manner that strengthens the economy and improves quality of life. This plan also supports the County's vision of cooperative development with cities and neighboring counties. Infill and fringe area development are encouraged to preserve prime agricultural land and natural areas. A strategic vision plan was also developed during this process to enhance Cedar County's unique assets and attributes through creative placemaking strategies. Connections between the Comprehensive Plan and the vision plan can be found in the quality of life chapter.

To continue the great momentum generated by this planning process, the Plan calls for the Cedar County Board of Supervisors and the Comprehensive Plan Steering Committee to realize its goals, objectives, and strategies. Effective land-use planning and intergovernmental collaboration will implement the Comprehensive Plan and promote Cedar County as a great place to live, work, and visit. The Comprehensive Plan is a guiding document and, to be successful for years to come, will be regularly evaluated, revised, and amended. Existing conditions profiled in the 2018 plan serve as a baseline for future evaluation, ensuring updates consistent with evolving economic, social, and physical conditions.

Establishing Priorities

Priorities in implementing this Plan were developed from community engagement, steering committee input, American Planners Association best practices, and Iowa Smart Planning guidance. The components with the highest priority feature critical goals that supports the Comprehensive Plan's mission.

Land-Use - Highest Priority

To ensure that new growth is happening in a comprehensive and consistent way, the County will use the Land Development Toolkit and update zoning ordinances to reflect this Comprehensive Plan.

Goal: Promote efficient growth that will protect the health, safety, and welfare of all Cedar County residents.

Intergovernmental Collaboration - Highest Priority

Many upcoming changes in Cedar County will occur within city limits. It is crucial for the County to work with municipalities to encourage consistent and compatible future goals.

Goal: Facilitate increased strategic planning within the region by strengthening communication and identifying opportunities to share information.

Resource Conservation and Recreation - High Priority

Residents expressed interest in preserving natural areas and increasing recreational opportunities. The Plan calls for increasing recreational opportunities and prioritizing compatible development.

Goal: Preserve and enhance the County's rural character, including its prime farmland and rural landscape.

Transportation - High Priority

Transportation is the County's largest expenditure. Planning and prioritizing transportation investments supports all other components.

Goal: Prioritize and plan infrastructure investments.

Economic Development - Medium Priority

It is important for the County to address new challenges for economic development in a rural, commuter-based county. Prioritizing community-based economic development, increasing the workforce population, and highlighting the County's strengths and opportunities will be important.

Housing - Medium Priority

Affordability and diversity of housing should be encouraged by Cedar County. However, most housing growth will most likely occur in incorporated areas. Cedar County should prioritize supporting diverse housing options with land-use development applications, and enhance intergovernmental collaboration to support housing efforts to attract new residents to the County.

Table of Contents

Executive Summary

Goals and Objectives

Chapter 1 Introduction

Chapter 2 The Planning Process

Chapter 3 County Profile

Chapter 4 Housing

Chapter 5 Quality of Life

Chapter 6 Economic Development

7	Chapter 7 Transportation	69
13	Chapter 8 Recreation & Natural Resources	77
19	Chapter 9 Existing & Future Land Use	91
25	Chapter 10 Intergovernmental Collaboration	105
33	Chapter 11 Implementation Strategies	115
39	Chapter 12 Performance Measures	141
49	Appendices	157
	Appendix A: Community Engagement	158
57	Appendix B: County Profile	180
	Appendix C: Economic Development	184
	Appendix D: Transportation	195
	Appendix E: Land Use	197

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List of Figures

	Page Number		Page Number
Figure 2.1: Comprehensive Plan Timeline from August 2017 to May 2018	26	Figure 5.1: Overall Rankings in Health Outcomes in 2017	50
Figure 2.2: Community Workshop Survey Response Overview	29	Figure 5.2: Overall Rankings in Health Factors in 2017	50
Figure 2.3: SWOC activity with Farm Bureau Board on November 6, 2018	31	Figure 5.3: Number of Healthcare Providers in 2015	51
Figure 3.1: Cedar County Population and Population Forecasts, 1990 to 2035.	34	Figure 5.4: Cause of Death in Cedar County in 2015	51
Figure 3.2: Populations in Incorporated and Unincorporated Areas in Cedar County	35	Map 5.1: Cedar County Food Swamp Analysis in 2017	52
Figure 3.3: Population Pyramid of Cedar County, 2016	35	Figure 5.5: Peer Counties Food Environment Index, 2015	52
Figure 3.4: Racial and Ethnic Makeup at National, State, and County Level, 2016.	36	Figure 5.6: Total Served Enrollment - Cedar County School Districts, 2012 - 2017	53
Figure 3.5: Migration into-and-out of Cedar County.	36	Figure 5.7: Education Attainment in 2015	53
Figure 4.1 : Projections of housing in Cedar County (2020 - 2035)	40	Figure 6.1: Location Quotient for Cedar County in 2017	60
Figure 4.2: Change in key housing indicators from 2000 - 2015.	41	Figure 6.2: Key Business Indicator Changes for Cedar County From 2000 to 2016	61
Figure 4.3: Assessed Value of "Owner-Occupied" Housing in Cedar County 2015.	41	Figure 6.3: Number of Households Living in Cedar County on the Snap program from 2009 - 2015	61
Figure 4.4: Age of Cedar County's Housing Stock.	42	Figure 6.4: Percentage of SNAP households with employed household member(s), 2015	61
Figure 4.5: Housing Quality by Ratings, 2017	42	Figure 6.5: Poverty Rate by Age Group in Cedar County in 2015	62
Figure 4.6: A Rental Unit for Single-Family Use in "Very Good" Condition, Built in 1900.	42	Figure 6.6: Real Income Changes from 2010 - 2015 for Cedar County	62
Figure 4.7: Percent Change in Renter Household Income and Gross Median Rent since 2009.	43	Figure 6.7: The old Casey's gas station in downtown West Branch	63
Figure 4.8: Cost-Burdened Households by Income in Cedar County.	43	Figure 6.8: The Brownfield Disinvestment Cycle	63
Figure 4.9: A three-family conversion structure in "observed" condition, built in 1962.	44	Map 7.1: Cedar County's Transportation System in 2017	71
Figure 4.10: Single-family housing in Cedar County	44	Map 7.2: Proximity to Air Access for Cedar County in 2017	72
		Figure 7.1. Median Age Population Estimate for Both Sexes	73
		Figure 7.2: Annual Crash Fatalities 2007 - 2016 in Cedar County	73

	Page Number		Page Number
Figure 7.3: Cedar County Resident's Mode of Transportation to work, 2000-2015	74	Figure 10.1: 28E County Adoption Process	107
Figure 7.4: Travel Time to Work in Cedar County from 2005-2015	74	Figure 10.2: 28E City Adoption Process	107
Figure 8.1: Parks Per Capita in 2015	79	Figure 10.3: Service Times and Fares for River Bend Transit	109
Figure 8.2: Recreation SWOC Analysis	80	Figure 10.4: Flow Chart for the Intergovernmental Review Process.	110
Figure 8.3: Iowa's Impaired Waterbodies in 2016	82		
Figure 8.4: Counties and Cities in the Lower Cedar Watershed	83		
Figure 8.5: Karst Terrain and Sinkholes	84		
Figure 8.6: Alluvial Deposits and Susceptible Wells	84		
Figure 8.7: Iowa Nutrient Reduction Strategy Practices	85		
Figure 8.8: Riparian Forest Buffer	85		
Figure 8.9: REAP Funding Allocations for Cedar County.	86		
Figure 8.10: Iowa CSR2 Weighted Means by County in 2017	87		
Figure 9.1: Incorporated and Unincorporated Land-Use	92		
Map 9.1: Adopted land Use Map, 2006	93		
Figure 9.2: Rural Residential Land-use	94		
Figure 9.3: Distribution of Parcel Size within Unincorporated the County	94		
Figure 9.4: Commercial and Industrial land-use	94		
Map 9.2: Post 2006 Rural Density Clustering	95		
Figure 9.5: Distribution of Agricultural Land Types in 2012	96		
Figure 9.6: Land Value in \$ Per Acre for Cedar County and Iowa in 2010 and 2015	96		
Figure 9.7: Total Harvested Cropland (acres)	97		
Figure 9.8: Acres of Crops Harvested	97		
Map 9.3: Cedar County Future Land Use Map	100		

Comprehensive Plan Goals & Objectives

Land Use

Goal I. Promote efficient growth that will protect the health, safety, and welfare of all Cedar County residents.

Objective I. Encourage consistent and clustered residential development to better utilize resources and public services of the County.

Objective II. Encourage retention and strengthening of commercial districts in County communities.

Goal II. Protect prime agricultural land from encroachment by incompatible land uses.

Objective I. Encourage non-agricultural development (residential, industrial, and commercial) in areas that will preserve prime agricultural land.

Goal III. Ensure safe, efficient, consistent, and compatible growth by using the Future Land Use Map and its criteria for development, when making planning related decisions.

Objective I. Use the planning tool for future growth and land-use decisions, and apply it consistently.

Goal IV. Support development in non-hazardous and environmentally safe areas.

Objective I. Strengthen flood plain management to protect the community, valuable ecosystem services, and the overall natural habitat.

Objective II. Encourage safe distances for development from man-made hazards, such as landfills, dump sites, railways, pipelines, and point source pollution sites.

Objective III. Encourage safe distances for development from environmentally unsafe areas, such as sinkholes, karst terrain, susceptible soil formations, and steep slopes.

Goal V. Encourage collaboration between incorporated and unincorporated land-use planning with neighboring counties and cities.

Objective I. Assess each incorporated area's land-use goals for the next 10 years or any existing land use plans.

Objective II. Encourage collaboration with surrounding counties.

Intergovernmental Collaboration

Goal I. Facilitate strategic planning within the region by strengthening communication and identifying opportunities to share information.

Objective I. Maintain communication and coordination between County Departments and County Supervisors.

Objective II. Encourage municipalities to work with the County comprehensive plan framework.

Objective III. Formally invite groups, agencies, or entities to public meetings where topics are appropriate.

Objective IV. Improve public awareness regarding upcoming events and projects being completed by the County.

Goal II. Minimize potential land use conflicts between cities and the county including issues involving annexation, urban and rural development, code compliance, and fringe area development.

Housing

Goal I. Encourage diversity in type, density and location of housing within the County and its cities to reflect the diverse needs of local residents while protecting public health, safety, and quality of life.

Objective I. Support new housing opportunities in developed areas through infill development, and encourage the conservation and improvement of existing housing stock through rehabilitation and replacement programs.

Objective II. Promote planning, design, and construction of a wide range of housing-unit types to meet the needs of all income levels and age groups.

Goal II. Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands for all residents of the county.

Objective I. Encourage public and private sectors to develop and maintain an adequate supply of housing types for all income levels and age groups.

Objective II. Ensure the development of housing to be built and maintained to standards set by the building and zoning codes.

Goal III. Encourage the creation and use of alternative and renewable energy sources.

Objective I. Increase alternative and renewable energy sources in the county.

Transportation

Goal I. Prioritize or plan road infrastructure spending investments considering state expenditures.

Objective I. Enhance roads and highways throughout the county to improve safety for users.

Objective II. Consider access needs to support desired development patterns.

Objective III. Plan for active transportation, such as biking and walking, to connect parks and other community services.

Goal II. Support a full range of multi-modal transportation opportunities to enhance rural and urban economic vitality in Cedar County.

Objective I. Encourage new connectivity and accessibility options.

Objective II. Establish “fix it first” policies that support the current infrastructure by investing in high-priority projects.

Goal III. Recognize the probable use of Electric Vehicles (EVs) and Autonomous Vehicles (AVs).

Objective I. Prepare highway infrastructure in Cedar County to accommodate new vehicle types.

Conservation and Recreation

Goal I. Preserve, protect, and enhance the quality of Cedar County’s ground water, surface water, and soil.

Objective I. Encourage and assist with implementation of Best Management Practices to reduce the speed and quantity of stormwater runoff in both residential and agricultural landscapes.

Objective II. Educate the public to reduce the negative human impact on water quality and quantity and to help protect community health.

Goal II. Maintain, improve, and expand recreational features (parks, trails, and open space) to meet the demand of residents and visitors.

Objective I. Expand the park and open-space resources within floodplains.

Objective II. Develop and maintain a bike trail network that connects incorporated towns with park areas and neighboring counties.

Objective III. Improve residents’ recreational experiences and knowledge of conservation practices.

Goal III. Preserve and enhance the County’s rural character, including its prime farmland and rural landscape.

Objective I. Identify and prioritize agricultural areas for preservation.

Objective II. Encourage efficient subdivision development of agricultural land in incorporated fringe areas.

Objective III. Minimize conflicts between agricultural and non-agricultural land uses.

Economic Development

Goal I. Encourage community-based economic development and revitalization programs to promote economic diversity, entrepreneurial activities, and tourist attractions.

Objective I. Provide business assistance and information to emerging, existing, and expanding businesses.

Objective II. Develop local assets that leverage County historic, cultural, and recreational environments to support community vitality and tourism.

Objective III. Facilitate succession planning for businesses.

Goal II. Recruit new residents while understanding the dynamics of commuter communities.

Objective I. Identify the need to improve or provide amenities to encourage resident recruitment and retention.

Objective II. Develop an effective marketing strategy to promote recruitment of new residents and highlight tourism opportunities.

Goal III. Prioritize development in coordination with the future land-use map in order to have capacity for potential economic growth, including industrial development without serious environment or land use limitations.

Objective I. Commit to the future land use map.

Objective II. Determine areas best suited for business locations.

Objective III. Encourage retail businesses to locate commercial areas inside incorporated cities.

Goal IV. Support a diverse agriculture economy, including local food and entrepreneurial opportunities.

Objective I. Protect agriculture to preserve and support the local agriculture industry as a key component of Cedar County's economy.

Objective II. Promote and encourage agritourism activities.

Objective III. Encourage regional food stores and restaurants to use Cedar County grown foods.

Quality of Life

Goal I. Promote connections between planning and public health.

Objective I. Increase access to mental health services.

Objective II. Increase awareness of transit services to specialized medical services.

Objective III. Promote recreation opportunities as a tool to boost physical and mental health.

Goal II. Increase access to local and healthy foods.

Objective I. Promote partnerships and policies that incentivize community gardens.

Objective II. Advocate for more vendors to participate in Cedar County farmers' markets.

Goal III. Support Cedar County's quality of life by investing in schools, creative placemaking, and recreation amenities.

Objective I. Encourage Cedar County communities to implement the Cedar County Vision Plan.

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Chapter 1

Introduction

2035 Comprehensive Plan: A Vision for Cedar County

The 2018 Cedar County Comprehensive Plan was developed to help guide the future growth and development of Cedar County for the next 10 to 20 years. The plan addresses land use, housing, economic development, transportation and infrastructure, natural resources, recreation and quality of life.

Why Plan?

The current comprehensive plan for the County was created in 1980 and projected through the year 2000. Since then, development efforts have relied on updated supplemental plans on land use, hazard mitigation, housing, and community building. A new plan will better position the County to make informed development decisions based on current community visions and trends.

This comprehensive plan was created through a transparent public process that engaged the public to create a shared vision for the future of Cedar County. The comprehensive plan serves two purposes: (1) guide and support the County's goals, objectives, and policies, and; (2) provide a legal basis for land development and regulation.

Legal Basis

Sections 333.5 and 335.5 of the Iowa State Code provide the legal basis for comprehensive planning, zoning, and regulations for land use.

Section 335.5 states, *"The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street or highway; to secure safety from fire, flood, panic, and other dangers; to protect health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements."* (Iowa Code, 335.5)



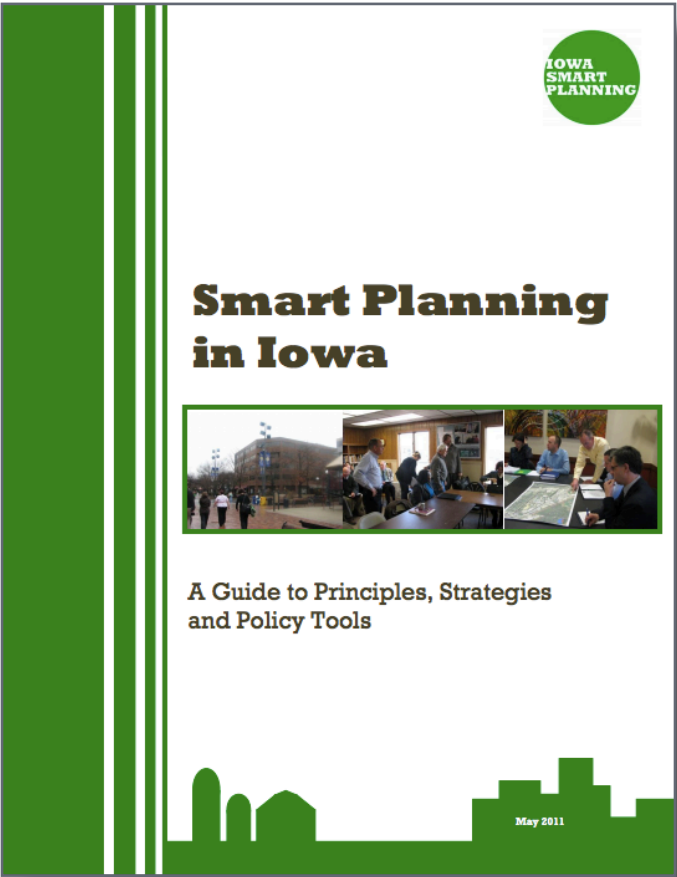
Mechanicsville Community Workshop, October 2017.



Clarence Community Workshop, October 2017.



West Branch Community Workshop, October 2017.



Iowa Smart Planning Principles & Elements

In 2008, Iowa faced natural disasters that caused \$8 to \$10 billion in damages, and devastated communities and individuals throughout the state. In response, the Iowa Legislature adopted the Iowa Smart Planning Act in 2010, as a way to guide and encourage the development of local comprehensive plans. Elements and principles used to develop the plan are listed below. 10 Smart Planning Principles and 13 Comprehensive Plan Elements are included in the Iowa Smart Planning Act¹.

Iowa Smart Planning Principles

1. **Collaboration** between government officials, community members, and stakeholders.
2. **Efficiency, transparency, and consistency** in land development or resource management practices.
3. **Clean, renewable, and efficient energy** practices.
4. **Occupational diversity** to encourage various employment and spending opportunities.
5. **Revitalization** efforts to conserve land, protect historic resources, and strengthen underutilized communities.
6. **Housing diversity** in the revitalization or development of residential uses.
7. **Community character** emphasizes in activity or new development to strengthen local identity and cultures.
8. **Natural resources and agricultural protection** in infill or new development.
9. **Sustainable design** that utilizes and controls the efficient use of land, energy, water, air, and materials.
10. **Transportation diversity** in the expansion or maintenance of transportation systems.

Comprehensive Plan Elements

- | | |
|-------------------------------------|------------------------------------|
| Public Participation | Agricultural and Natural Resources |
| Issues and Opportunities | Community Facilities |
| Land Use | Community Character |
| Housing | Hazards |
| Public Infrastructure and Utilities | Intergovernmental Collaboration |
| Transportation | Implementation |
| Economic Development | |

American Planning Association (APA) Best Practices

The following planning principles were considered throughout the comprehensive plan process, especially during the early stage of designing methods of public engagement. These are considered best practices for comprehensive planning nationwide².

APA Plan Principles

1. Livable Built Environment

Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

2. Harmony with Nature

Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.

3. Resilient Economy

Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.

4. Interwoven Equity

Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.

5. Healthy Community

Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.

6. Responsible Regionalism

Ensure that all local proposals account for, connection with, and support the plans of adjacent jurisdictions and the surrounding region.

7. Authentic Participation

Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.



References

1. Rebuild Iowa Office. (2011, March). Iowa Smart Planning (Rep.). Retrieved https://rio.urban.uiowa.edu/sites/rio/files/Iowa_Smart_Planning_Overview_0.pdf.
2. Godschalk, D., & Rouse, D. (2015, January). American Planning Association. Retrieved <https://www.planning.org/publications/report/9026901/>.

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Chapter 2

Planning Process

Planning Process Summary

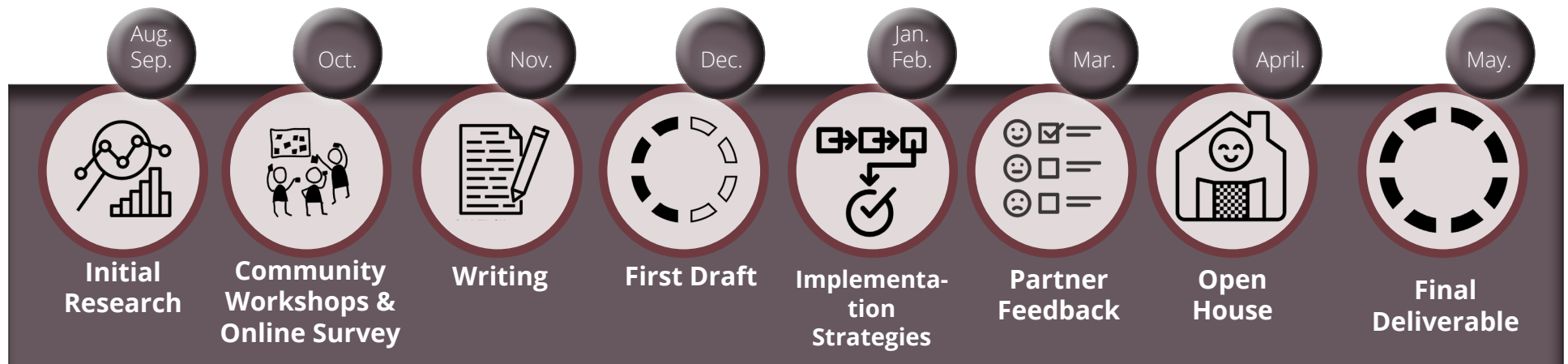
In August 2017, students from the Urban and Regional Planning Program at The University of Iowa began a collaborative process with the Cedar County Board of Supervisors and East Central Intergovernmental Association (ECIA) to update Cedar County's comprehensive plan and develop a strategic vision plan. The result replaces the County's 1980 comprehensive plan and 2006 land-use plan.

Eight workshops were held in the County during the Fall of 2017 from October through the first week of November. Detailed information on these workshops can be found in the Cedar County Vision Plan. Goals and objectives were developed using community input gathered from these workshops.

Project Timeline

Figure 2.1 below shows the timeline for the planning process. From August through the first week of November, research and workshops were conducted to identify the key challenges in Cedar County. Understanding the role of the County in addressing those challenges were also considered. Goals and objectives were drafted in November, and the first draft of the plans were prepared for review. A final draft of the plan was completed in May of 2018 and submitted to the Cedar County Board of Supervisors.

Figure 2.1: Comprehensive Plan Timeline from August 2017 - May 2018.



Methodology

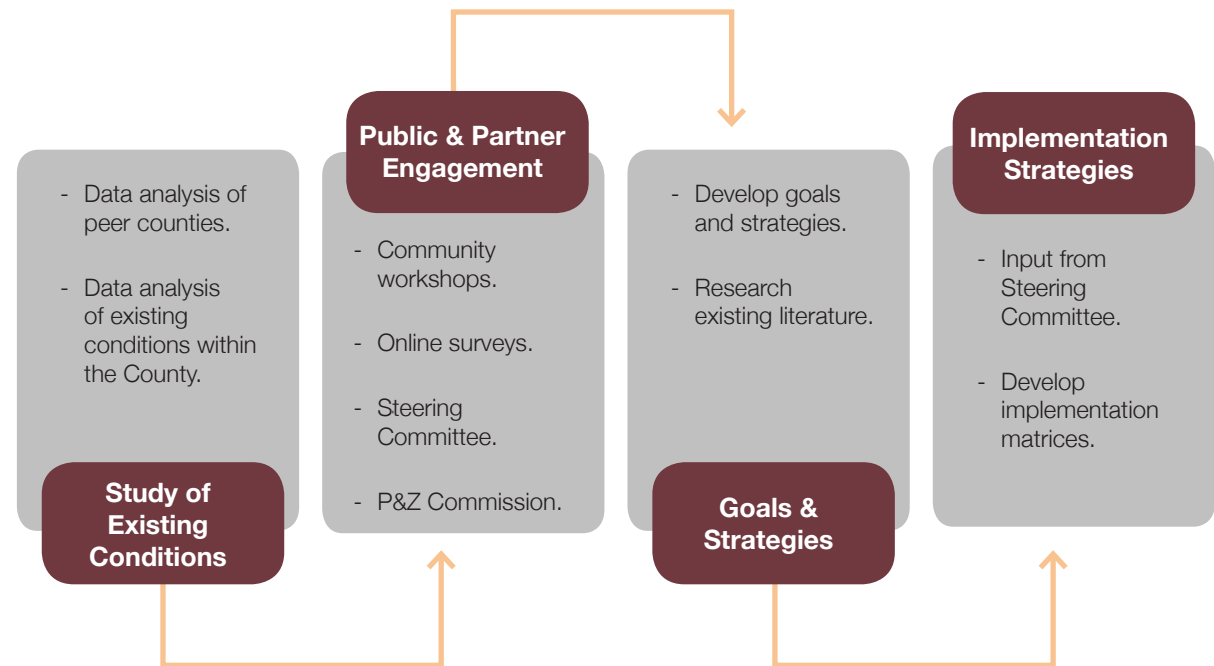
The planning process began by collecting data and conducting research to identify problems and trends within Cedar County. The identified problems and trends modeled the discussion guide and asset maps used in community workshops. Goals and objectives were derived from input received at workshops.

Comprehensive Plan Steering Committee

A nine-member steering committee was formed to oversee the development of the plan. The committee was composed of Cedar County staff, elected officials, and a local resident/business owner. The committee had four formal meetings throughout the planning process and was instrumental in the development of the final comprehensive plan. The committee also provided feedback electronically on specific planning strategies that are incorporated throughout the plan. Steering Committee meetings took place on the following dates.

- November 9, 2017
- January 4, 2018
- March 2, 2018
- April 18, 2018

Planning Process Outline



Mechanicsville Community Workshop, October 10th, 2017.



March 2nd Comprehensive Plan Steering Committee.

Community Workshops

Engaging stakeholders and the community is a critical component of a comprehensive plan planning process. It is important for the community to derive a sense of ownership of the plan throughout the planning process. Residents had opportunities to provide input at eight workshops throughout the county in the Fall of 2017; approximately 120 citizens attended these workshops.

Purpose of Community Engagement

In planning processes, community input is used to inform the development of goals and objectives. Input was gathered on County strengths, where improvements are needed, and the role the County should have in addressing those needs. Input was also sought to identify

existing landmarks in Cedar County and the vision residents want for those sites.

Structure of Community Workshops

Fall community workshops had three components: citizen education, asset mapping, and small group discussion. Each workshop began with an educational session, informing attendees on what a comprehensive plan is and the role it plays in guiding planning decisions in the county.

Asset Mapping

During the asset mapping exercise attendees had the opportunity to provide feedback on: Cedar County's 2006 Land-use Map, a Great Places poster showing significant sites in Cedar County,

and reference maps of incorporated areas.

Small Group Discussion

Small group discussion was conducted on issues such as housing and economic development. The Planning Team used a discussion guide as a tool to discuss various topics. Attendees were asked to state whether they agreed, disagreed, or didn't know from each statement.

Results of Community Workshops

Small Group Discussion

The results of the small group discussion are summarized in Figure 2.2. This graphic is the product of the discussion guides that attendees filled out at the eight fall workshops.



Workshop Dates, 2017

- West Branch - October 3rd
- Mechanicsville - October 10th
- Clarence - October 17th
- Lowden - October 23rd
- Stanwood - October 24th
- Durant - October 25th
- Bennett - November 1st
- Tipton - November 2nd

Figure 2.2: Community Workshop Survey Response Overview.


Overview

Community Workshop Survey



Community-based economic development and revitalization is encouraged by Cedar County

57% Agree
18% Disagree
25% Don't Know




Cedar County has a variety of rental, affordable, mobile, condominium, senior, and single-family housing

40% Agree
43% Disagree
17% Don't Know




Accessible parks, recreation facilities, and open space is an important aspect of rural lifestyles in Cedar County

87% Agree
9% Disagree
4% Don't Know




Increased highway safety and fast emergency responder time needs to be addressed in Cedar County

60% Agree
23% Disagree
17% Don't Know




Cedar County has regional transportation services connecting jobs and other services

20% Agree
50% Disagree
30% Don't Know




Discouraging development in hazardous areas is important for future growth in Cedar County

81% Agree
8% Disagree
11% Don't Know




Providing accessible, quality, and a variety of public services, facilities, and health care options is a priority of Cedar County

46% Agree
31% Disagree
23% Don't Know




Cedar County's regional transportation investments adequately support development

15% Agree
37% Disagree
48% Don't Know




Cedar County offers and provides access to healthy and locally grown food options

72% Agree
16% Disagree
12% Don't Know




New development in Cedar County should respect and encourage safe redevelopment of natural habitats

95% Agree
2% Disagree
3% Don't Know




Economic growth depends on Cedar County providing and maintaining infrastructure that accommodate growth and demand trends

91% Agree
6% Disagree
3% Don't Know



Cedar County encourages water conservation to protect streams, watersheds, and floodplains

61% Agree
17% Disagree
22% Don't Know



Cedar County has up-to-date infrastructure and facilities

26% Agree
49% Disagree
25% Don't Know

Common Themes of Community Workshop Discussion



Development in environmentally sensitive and hazardous areas

- 95% of workshop attendees agreed that new development should be done responsibly and should encourage natural habitat restoration.
- 81% of attendees agreed that discouraging growth in hazardous areas is important for the future of the County.
- Through group discussion, a general consensus among attendees was that the County should set standards to discourage development near landfills and along transportation corridors where hazardous materials are transported.



Quality, affordability, and diversity of existing housing stock

- 43% of attendees disagreed that Cedar County has a variety of housing options across the county.
- Senior housing and affordable housing were the two housing types brought up most that attendees felt the county lacks.
- There were discussions regarding the aging housing stock, which may be limiting the County's attractiveness as a place to live for younger adults.



Economic growth and county infrastructure

- 91% of attendees agreed that economic growth depends on the County providing and maintaining adequate infrastructure to accommodate growth.

Survey Methods

“A Day on the Prairie”

Outreach efforts began on September 16th, 2017. The Planning Team attended, “A Day on the Prairie”, an event hosted by the Cedar County Historical Society. The theme of the event highlighted the Great Sunbury Bank Heist. The Planning Team surveyed attendees at the event, collecting 32 responses. The questionnaire used for the event can be found in the Community Engagement Appendix.

Cedar County Community Survey (Online)

An online survey was sent out to stakeholders to provide an opportunity for all to participate in the planning process, specifically those that were unable to attend a fall workshop. The survey was derived from the small group discussion guide



Members of the Planning Team at “A Day on the Prairie” in 2017.

that was used at the community workshops. This ensured that both workshop attendees and those filling out the online survey were receiving, and providing input to the same set of questions. The survey was closed in January 2018 and 142 survey responses were collected and used to inform the plan.

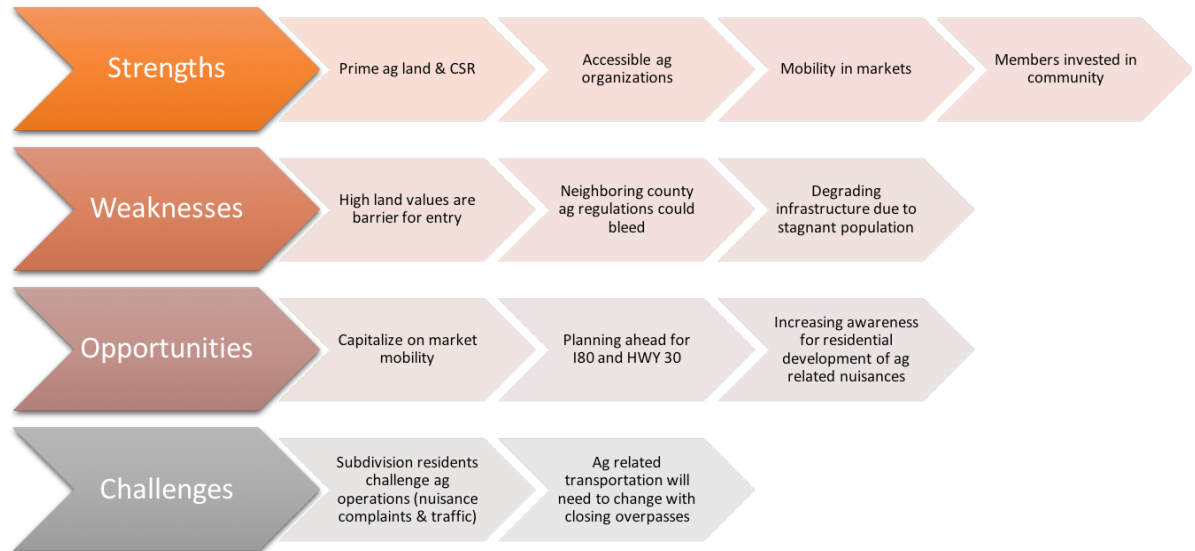
High School Survey (Online)

A survey was sent out to high school districts across the County. This survey focused on student’s opinions on the strengths and weaknesses of Cedar County, as they pertain to attracting young adults or encouraging them to remain living in the County. The survey was closed in January 2018 and a total of 52 responses were received and used to inform the plan.

Farm Bureau Focus Group

The Planning Team met with the Cedar County Farm Bureau Board on November 6th. This meeting addressed concerns the Board had about inclusion of farmers in the planning process. The Planning Team and Cedar County Supervisors discussed the strengths, weaknesses, opportunities and challenges (SWOC) of agriculture in Cedar County. The Planning Team met with the Farm Bureau again on March 5th, 2018 to update on progress and present the strategies selected for the Future Land Use Map.

Figure 2.3: SWOC Activity with Farm Bureau Board on November 6, 2018.



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Chapter 3

County Profile

Introduction

This chapter provides background information on Cedar County, including population projections for the County.

Population Trends

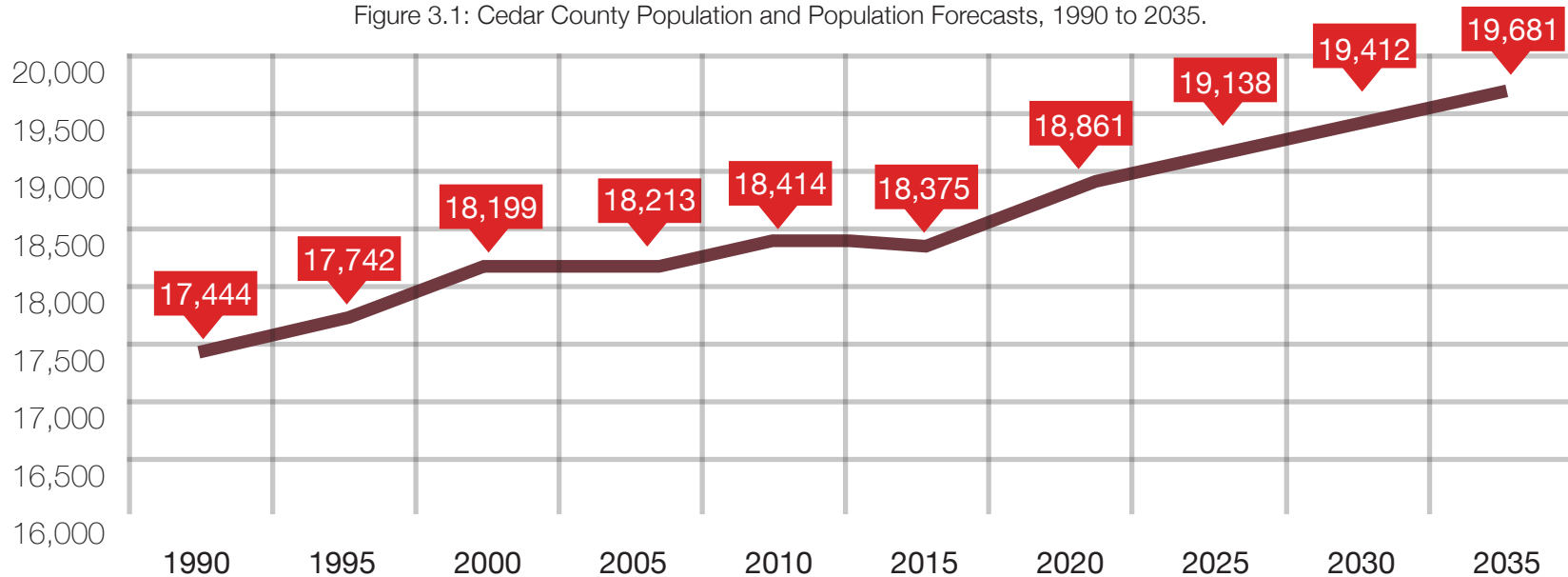
Cedar County's population was estimated at 18,389 in 2016, the second smallest compared to neighboring counties². The County's population has remained relatively stable for the last two decades. By 2035, Cedar County's population is expected to grow to approximately 19,700 residents, with new residential development concentrated around West Branch, Durant and the northwest corner near Lisbon. The opposite

trend is observed in unincorporated areas near Stanwood and Bennett. Identifying where the County is gaining more residents is important to the development of Cedar County's Future Land Use Map.

Cedar County has an older population compared to the State of Iowa and the U.S. The median age of residents in 2016 was 42.2, compared to 38 and 37.7 at the state and national level, respectively³. The percent of residents aged 65 or over has steadily increased⁴. Residents aged 50-59 years old occupy the largest age cohort in the population pyramid. If the current trends continue, about half of the County's population will

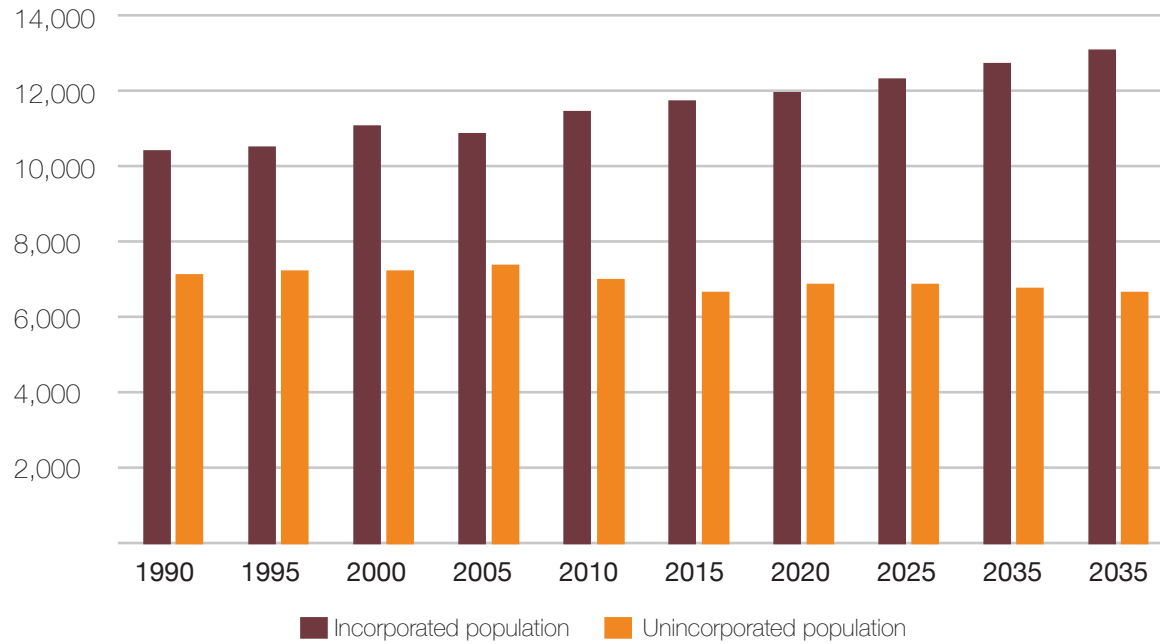
be 60 or older in the next twenty years. An aging population would likely lead to increased demand for public transit, healthcare, and senior housing. It also implies the need to attract young people to maintain a viable in-house workforce.

Figure 3.1: Cedar County Population and Population Forecasts, 1990 to 2035.



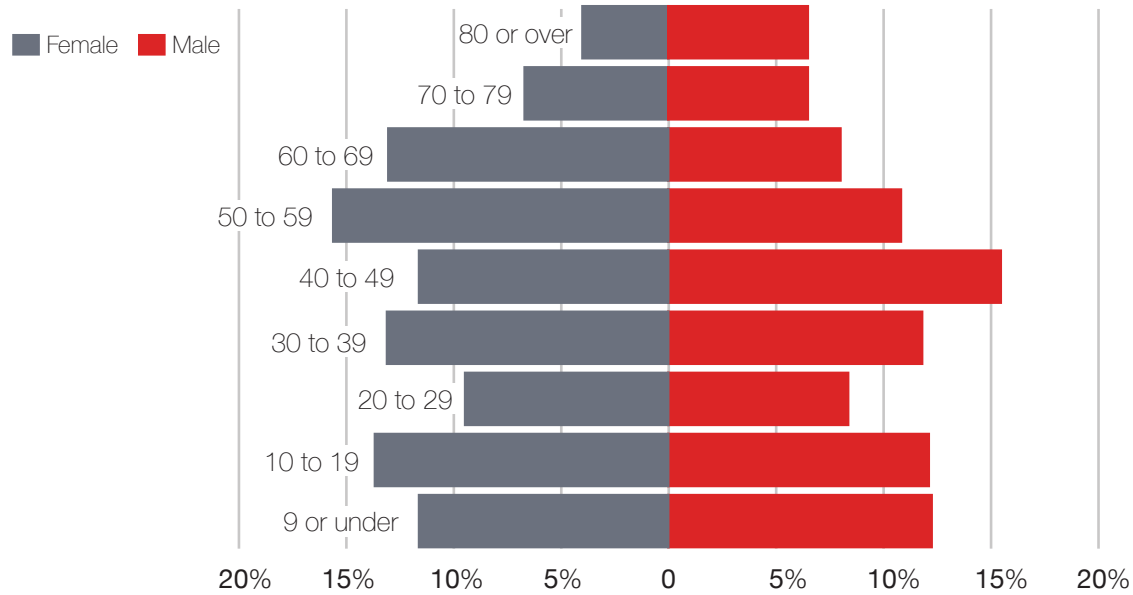
Sources: Population estimates from 1990 -2005: Annual Population Estimates of the Total Population for Counties (number of persons as of July 1st in each year), U.S. Bureau of Economic Analysis - April 2012 release, Population estimates from 2009-2016: American Community Survey 5-Year Estimates. Projections by Cedar County Comprehensive Planning Team (2018).

Figure 3.2: Populations in Incorporated and Unincorporated Areas in Cedar County.



Source: ACS 5-year estimates. Projections by Cedar County Comprehensive Planning Team (2018).

Figure 3.3: Population Pyramid of Cedar County, 2016.



Source: Sex by Age, ACS 5-Year Estimates. Table B01001: Sex by Age, 2012 - 2016.

Race and ethnicity

The racial and ethnic makeups of Cedar County are generally less diverse than that of the State. As of 2016, 1.8% of residents are Hispanic or Latino. 2.90% of residents are Non-White, of which 0.6% are Black or African American, 0.8% are Asian, and 1.5% are other races. The percentage of the Non-White population at the state and national levels are 9.1% and 26.7%, respectively.

However, the County's racial makeup has become more diverse over the years. The percentage of minority groups such as Black or African American and Asian have been growing since 2010⁵. Recent demographic changes indicate that racial diversity and inclusion should be considered to promote social equity.

Figure 3.4: Racial and Ethnic Makeup at National, State, and County Level, 2016.

Race/Ethnicity	United States	Iowa	Cedar County, Iowa
White	73.3%	90.9%	97.1%
Black or African American	12.6%	3.3%	0.6%
American Indian and Alaska Native	0.8%	0.3%	0.1%
Asian	5.2%	2.1%	0.8%
Native Hawaiian and Other Pacific Islander	0.2%	0.1%	0.0%
Some other race	4.8%	1.3%	0.3%
Two or more races	3.1%	2.0%	1.1%
Hispanic or Latino	17.3%	5.6%	1.8%

Source: Demographic and Housing Estimates, Table DP05, ACS 5-Year Estimates, 2012-2016.

Migration

There were more people moving out of Cedar County than into the County from 2010 to 2016. The gap tends to get bigger when there are no immigrants from abroad, as seen in Figure 3.5. Nearby counties such as Johnson, Linn, Muscatine, Clinton, and Iowa tend to be popular destinations for migrants⁶. An understanding of amenities or services out-of-County migrants are seeking for their relocation may help the County to sustain and expand its population base.

Figure 3.5: Migration into-and-out of Cedar County.

Migration category	2010	2011	2012	2013	2014	2015
Migration from a different state	241	237	184	108	92	85
Migration to a different state	154	80	143	115	267	230
Migration from a different county, same state	719	631	659	692	614	743
Migration to a different county, same state	808	844	986	921	901	746
Migration from abroad	48	21	20	0	0	5
Total migration out of Cedar County	962	924	1129	1036	1168	976
Total migration to Cedar County	1008	889	863	800	706	833

Source: Census Flows Mapper, US Census Bureau (ACS 5-Year Estimates data).

County Amenities

Cedar County has many amenities, including good public safety, 9 school districts⁷, a housing stock with 92% of units in normal or better condition⁸, easy access to major highways, and proximity to metro areas such as Cedar Rapids, Iowa City, and the Quad Cities⁹. Compared to the statewide average, the County has a relatively well-educated population, lower poverty and unemployment rates, and average median household income. The rural landscape and the countryside quietness are also among the factors that make Cedar County a desirable place to live. These assets are what the County takes pride in and could use to attract new residents in the future.

Nevertheless, there are possibilities for improving quality of life in Cedar County. Diversifying the current housing stock to include more senior, single-family, rental, and affordable options can accommodate the aging population and attract young families to live and work in the County. The County could improve its competitiveness to attract new business in various sectors, considering the recent decrease in businesses and the smaller number of jobs available in the County the last few years¹⁰. As a rural community, the County could see an increase in the farming workforce, which could be hindered by rising farmland values and larger farm sizes¹¹. Moreover, a trail network could improve connectivity among the towns, thus enhancing the sense of community and advertising the County's many great places to its people and to visitors.



Cedar County

Iowa

93.4%

91.7%

% High School Graduate or Higher



\$54,391

\$54,575

Median Household Income



3.3%

4.5%

Unemployment Rate



6.4%

12.3%

% People Live Below Poverty Level

Source: ACS 5-Year Estimates 2012 - 2016. (All Data Displayed Above).

References

1. According to the US Census Bureau, “the American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people” with a wide variety of topics, such as demographic composition, employment, educational attainment, housing, transportation, and income, etc. There are ACS 1-Year, 1-Year supplemental, 3-year, and 5-year estimates. The ACS 5-Year Estimates data has been collected periodically over 60 months with the largest sample size for all areas, and thus is the most reliable census data source for small populations. More details are available at the US Census Bureau.
2. See Appendix B: Community Profile, Figure 1: Population Estimates of Cedar County and Neighboring Counties (2016).
3. 2012-2016 ACS 5-Year Estimates, Table DP05: ACS Demographic and Housing Estimates.
4. See Appendix B: County Profile.
5. 2012-2016 ACS 5-Year Estimates, Table DP05 Demographic and Housing Estimates.
6. According to Census Flows Mapper with ACS 5-Year Estimates statistics.
7. See Appendix B: Community Profile, Figure: School district enrollment in Cedar County (2007 – 2016).
8. See Housing Chapter.
9. See Transportation Chapter.
10. See Appendix C: Economic Development.
11. See Land Use Chapter.

Chapter 4

Housing

Introduction

Housing is the bedrock of a community. It is not only a shelter, but an economic good and a taxable commodity. It can determine transportation needs and social, political, and economic relations. Housing type and variety are important considerations in local land-use and decision-making processes.

Through a series of community workshops and an online survey, County residents discussed housing opportunities and challenges in Cedar County. The most common themes are:

- There should be more housing options in the County. Residents are worried about the availability of affordable housing, “entry-level” housing for starting families, rentals, and senior housing.
- Subdivision regulations should be mindful of the preservation of agriculture and natural habitat while still encouraging new development.
- There is a need for high quality housing near Elementary Schools.
- Responsible development around I-80 and HWY 30 should be encouraged to avoid “pass-by” communities.
- Development should be prioritized inside incorporated city limits to preserve agriculture land.
- The quality of rental housing is poor. No rental code exists to enforce standards. There are also lead issues, and an aging housing stock.

This chapter presents the different factors affecting housing in Cedar County including the number, type, and conditions of existing units, household income, and housing affordability. It also provides goals, objectives, and strategies to guide the County in addressing housing strengths and weaknesses.

Housing Projections

Examining population trends and demographics provide a snapshot of the County’s current and future housing needs, and is used to establish housing growth strategies for the County. Cedar County should prepare for an increase of 1,306 new residents between 2016 and 2035. This growth will most likely happen in the incorporated areas¹.

Assuming each new housing unit is occupied by 2.28² persons, there will be an increase of 572 new housing units by 2035, or about 30 units a year from 2016-2035. In accordance with this plan, the County will work to encourage the majority of growth inside incorporated areas and into the designated growth areas located on the future land use map.

A house for sale in West Branch.



A pre-manufactured home in Davenport, IA.



Figure 4.1 : Projections of housing in Cedar County (2020 - 2035) using average single-family lot size (1.37 acres) and multi-family (3.3 acres).

Year	Number of New Housing Units	Single-Family Dwelling Units	Multi-Family Units	Acres Needed
2020	213	181	32	293
2025	121	103	18	167
2030	120	102	18	165
2035	118	100	18	162
Total	572	486	86	787

Source: The University of Iowa, the Planning Team.

Figure 4.1, on page 40, provides the number of new housing units needed based on the current housing stock of 85% single-family dwellings and 15% multi-family³. This table identifies how many units should be built in five-year increments until 2035. The acres needed are calculated at a density of one unit per 1.37 acres for single-family and 3.3 acres for multi-family, assuming 10% of land is allocated for right-of-way's.

Housing Characteristics

The following trends were observed in Cedar County from 2000 to 2015:

- The growth in housing units out-paced the population growth throughout the County⁴.
- Owner-occupied housing grew while renter-occupied housing decreased. The decrease in renter-occupied housing was more severe in the unincorporated areas⁵.
- The average household size in Cedar County has decreased, following state and national trends.
- The median value of owner-occupied housing in Cedar County increased by 13%⁶.
- Median gross rent increased 10.5% in incorporated areas and 16% in unincorporated areas⁷.

A condominium in Tipton.



Image Source: County Assessor, 2017.

Figure 4.2: Change in key housing indicators from 2000 - 2015.

Housing Indicators	Incorporated areas			Unincorporated areas		
	2000	2015	% Change 2000-2015	2000	2015	% Change 2000-2015
Total Housing Units	7,570	8,111	7.15%	3,599	3,644	1.25%
Total Occupied Units	7,147	7,620	6.62%	3,374	3,425	1.51%
Owner Occupied Units	5,487	6,084	10.88%	2,655	2,897	9.11%
% Owner Occupied	76.8%	79.8%	3.91%	79%	84.60%	7.09%
Renter Occupied Units	1,660	1,536	-7.47%	709	528	-25.53%
% Renter Occupied	23.2%	20.2%	-12.93%	21%	15.40%	-26.67%
Vacant Units	423	491	16.08%	225	219	-2.67%
Vacancy Rate	5.6%	6.1%	8.93%	6.30%	6%	-4.76%
Median Value (Owner-Occupied Units)	\$118,958	\$134,700	13.23%	\$138,632	\$156,574	12.94%
Median Gross Rent	\$607	\$670	10.38%	\$637	\$741	16.33%
Persons Per Household	2.91	2.4	-17.53%	2.6	2.5	-4.00%

Source: American Community Survey, 2010 and 2015.

Assessed Value

- In 2015, around 77% of Cedar County's housing had an assessed value between \$50,000 and \$200,000⁸. In comparison, 67% of unincorporated Cedar County were in the same range.
- The share of housing that cost between \$100,000 and \$200,000, which is considered affordable to residents making 100% of the Area Median Income, was greater in incorporated areas than unincorporated areas⁹.
- Median home value was higher in unincorporated areas compared to the county-wide level.

Figure 4.3: Assessed Value of "Owner-Occupied" Housing in Cedar County 2015.

Assessed value of housing units	Unincorporated areas	Incorporated areas
<\$50,000	5.80%	9.34%
\$50,000-\$99,999	21.22%	22.19%
\$100,000-\$149,000	19.54%	25.99%
\$150,000-\$199,999	20.54%	19.72%
\$200,000-\$299,000	19.90%	16.07%
\$300,000 and Above	13.01%	6.69%

Source: American Community Survey 5-Year Estimates, 2015.

Year Built

54% of the total housing stock in Cedar County was built before 1960, and will require increased maintenance¹⁰.

2.8% of all housing units were built after the 2008 recession; only 0.2% were built in unincorporated areas¹¹.

Homes built before 1978 are susceptible to lead hazards. More than half of the County housing stock faces this risk¹².

Figure 4.4: Age of Cedar County's Housing Stock in 2015.

Year Built	Incorporated areas		Unincorporated areas	
	# Units	Percent	# Units	Percent
2014 or later	81	1.14%	0	0.00%
2010 to 2013	126	1.78%	7	0.20%
2000 to 2009	783	11.03%	468	13.66%
1980 to 1999	857	12.07%	525	15.33%
1960 to 1979	1248	17.58%	683	19.94%
1940 to 1959	732	10.31%	538	15.71%
1939 or earlier	3271	46.08%	1,204	35.15%

Source: American Community Survey 5-Year Estimates, 2015.

Figure 4.6: A Rental Unit for Single-Family Use in "Very Good" Condition, built in 1900.



Source: Cedar County Assessor, 2017.

Housing Quality

Figure 4.5: Housing Quality by Ratings in 2017.

Rating	# Units	Percentage
Excellent	230	3.11%
Very Good	819	11.07%
Above Normal	2208	29.84%
Normal	3449	46.61%
Below Normal	333	4.50%
Poor	135	1.82%
Very Poor	67	0.91%
Observed	159	2.15%
None	2	0.03%

Source: Cedar County Assessor, 2017.

Data from the Cedar County Assessor provides insight on the condition of the County's housing stock. The assessor rates each property in Cedar County based on its quality. The ratings include: Excellent, Very Good, Above Normal, Normal, Below Normal, Poor, Very Poor, and Observed¹³. These rankings are subjective, relative to the expected condition of the home based on their age. The Cedar County County Assessor described the rating of "Normal" as indicating that, "*[the] structure, based on its age, has had routine maintenance. Not so little that the structure needs attention and the value is lessened because of the lack of routine maintenance; and not so much that the value is increased beyond a comparable 'normal' building of the same age.*"¹⁴

According to the assessor rankings, only 9.4% of the County's housing stock is "below normal", which indicates houses in poor repair or in need of maintenance in relation to the age of the housing unit¹⁵. This is a good sign that homeowners are investing in maintenance beyond the minimum required. The housing stock will continue to age and the County should continually monitor the quality of housing.

As aging housing is replaced over time, it is important that the County works with municipalities within the county to develop

a regional building code. This will allow the County to split costs with other government entities to ensure consistent development. Building codes can also be utilized to ensure quality rental housing.

Cedar County can address the quality of existing rental properties by conducting housing inspections to make sure that rental properties are being maintained. Housing inspections can be done in coordination with incorporated municipalities to split inspection costs and address rental quality.

Housing Affordability

Diverse affordable housing can help stimulate the economy by creating jobs, attracting new employers, recruiting a skilled workforce, and reducing the risks of delinquency and foreclosures¹⁶.

Throughout the country, housing costs have been increasing at a higher rate than income. This trend is making it harder for individuals to gain access to affordable housing. The Department of Housing and Urban Development (HUD) defines affordable housing as households that spend 30 percent or more of pre-tax income on housing costs, including rent or mortgage payments and utilities as cost-burdened¹⁷. The 2015 American Community Survey (ACS) shows nearly 51.8% of rental households were cost-burdened¹⁸. HUD defines heavily cost-burdened households as those paying over 35% of their pre-tax incomes¹⁹. Area median income (AMI) is an income measurement HUD uses to determine eligibility to housing programs, and is used to assess the availability of affordable housing across multiple income categories²⁰. Every year HUD provides county-specific area median income brackets, and these are used to define households earning 0-30 percent AMI as very low income, 30-50 percent AMI as “Low income”, and 50-80 percent as “Moderate income”. As shown in Figure 4.8, Cedar County household trends indicate an increase in households that are housing-cost burdened.

Cedar County households are also experiencing an increase in housing that is cost-burdened. Since 2009, rental costs in Cedar County have increased at a higher rate than a renter’s household income, with the exception of 2015²¹. This gap

Figure 4.7: Percent Change in Renter Household Income and Gross Median Rent Since 2009.

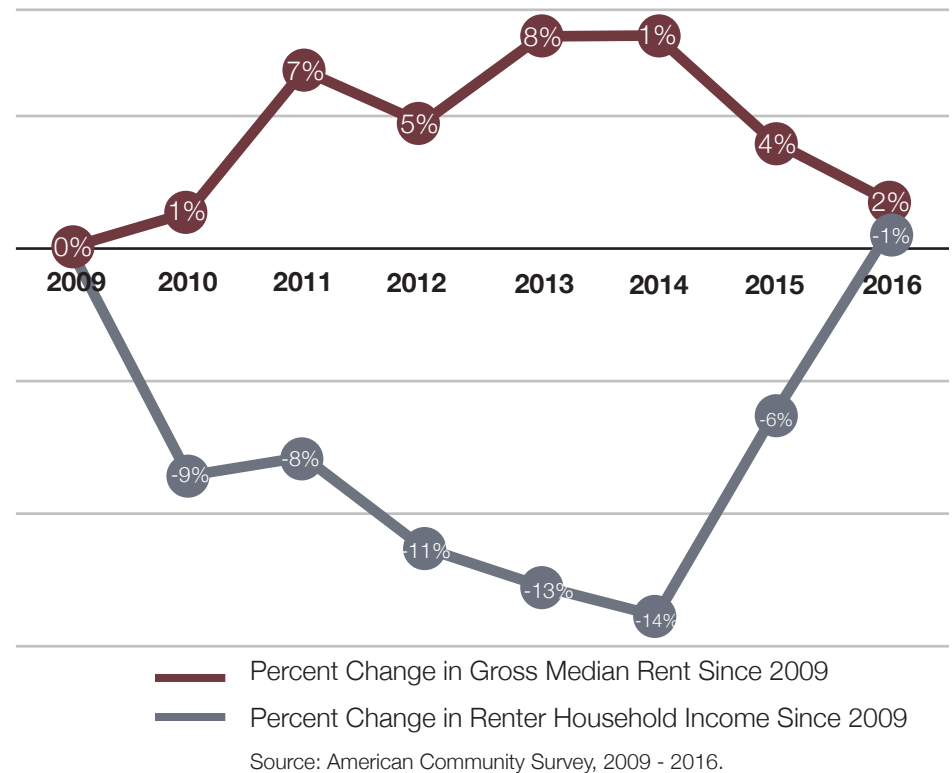


Figure 4.8: Cost-Burdened Households by Income in Cedar County.

% of Median Family Income	Renter Households	In affordable units	Cost-burdened	Heavily Cost-burdened	% Cost-burdened
0-30%	240	0	165	75	100%
30-50%	350	105	210	35	70%
50-80%	300	212	84	4	29.30%
80-100%	310	310	0	0	0%
>100%	385	355	15	15	7.80%
Total	1585	982	474	195	42%

Source: Housing and Urban Development CHAS, 2010-2014.

Figure 4.9: A three-family conversion structure in “observed” condition, built in 1962.



Source: Cedar County Assessor, 2017.

Figure 4.10: Single-family housing in Cedar County.



Source: Cedar County Planning Team, 2017.

between income and rent changes highlights the need for Cedar County to coordinate with municipalities, realtors, developers, and housing advocates²². Figure 4.8 identifies Area Median Income in five brackets; households making below 30% of AMI are all cost burdened. 60% of households at 30-50% AMI are cost-burdened and 30% of all renter households are cost-burdened. Low income and very-low-income Cedar County households are cost-burdened at higher rates than moderate-income households.

Renewable Energy

Renewable Energy is defined by the U.S. Environmental Protection Agency (EPA) as “resources that rely on fuel sources that restore themselves over short periods of time and do not diminish. Such fuel sources include the sun, wind, moving water, organic plant and waste material (eligible biomass), and the earth’s heat (geothermal).”

Since 1991, the cost of electricity in Iowa has increased 42%²³, and is mostly dependent on non-renewable energy sources. As non-renewable energy sources become more scarce, the costs of producing and transporting energy from these sources will continue to grow. This has led to growth in the renewable

energy sector in Iowa, with a majority of the growth in wind energy. Shifting resources to renewable energy sources will not only reduce the cost of electricity for residents, it can produce opportunities for job creation. As the public becomes more aware of energy conservation techniques and practices, more people will want to incorporate conservation practices. This will require municipalities, private sector, and residents to cooperate in promoting and permitting energy conservation techniques throughout Cedar County.

Wind Energy

There has been growth in Iowa’s wind energy sector. Currently, Iowa produces 36% of its energy from wind, creating an estimated 8,000 to 9,000 jobs²⁴. By 2030, Iowa is expected to produce enough wind electricity to power 6.3 million homes and save \$3.6 billion in electricity bills for Iowa consumers²⁵.

Solar

Solar is another renewable method that can reduce energy costs. Currently, the Iowa solar industry employs around 800 people, and Iowa is home to 40 solar energy companies. Solar energy works by converting light from the sun into electricity²⁶. Utilization of solar photovoltaics and solar water heating can reduce operating expenses for businesses and homes.

Geothermal

Geothermal is another renewable energy source. Geothermal converts the heat energy from inside the earth into heating and cooling for homes and businesses. Geothermal can cut utility bills by 30%-50% compared to conventional heating and cooling systems²⁷.

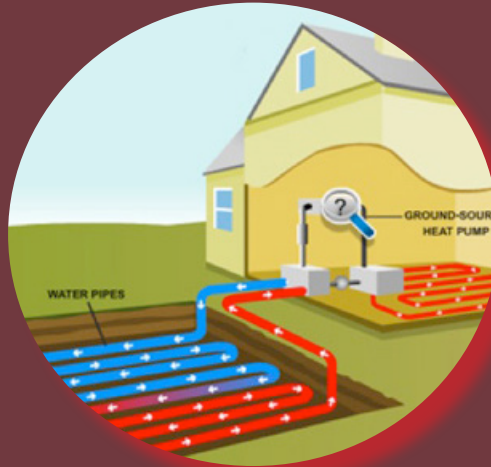
Energy Star

Energy Star is run by the Environmental Protection Agency, and it identifies and promotes energy-efficient products. Since it started in 1992, Energy Star has helped American families and businesses save \$430 billion on their energy bills. By encouraging and promoting Energy Star products, the County can help residents save money on their electric bills²⁸.

Encouraging the use of renewable energy in future projects can reduce energy costs for the County and its residents. This will offset the growing trend of increasing energy costs and provide economic growth for installation and maintenance jobs. Renewable energy can also reduce strain on the existing energy grid and infrastructure by producing and distributing energy on a local, decentralized basis.



Solar Panels on a Turkey CAFO.
Source: Iowa Farm Bureau, 2017.



Example of Geothermal in a Single-Family Home.
Source: TCPPermaculture, 2018.



Wind Turbine in Rural Iowa.
Source: Global Green Partners, 2018.

Goals, Objectives, and Strategies

Goal I. Encourage diversity in type, density and location of housing within the County and its cities to reflect the diverse needs of local residents while protecting public health, safety, and quality of life.

Objective I

Support new housing opportunities in already developed areas through infill development, and encourage the conservation and improvement of existing housing stock through rehabilitation and replacement programs.

Strategies

- Work with HUD Lead Based Paint Hazard Control Grant Program to help get residents access to grants to reduce lead-based paint hazards.
- Conduct a Housing Needs Analysis to identify housing needs issues and present solutions to county. (Also applicable to Objective 2)
- Focus housing growth in Cedar County primarily within existing municipal boundaries or in newly annexed areas.

Objective II

To promote planning, design, and construction of a wider range of housing-unit types in adequate supply for all income levels and age groups.

Strategies

- Work with the Eastern Iowa Regional Housing Authority to address affordable housing needs.
- Encourage communication and collaboration among local leaders, organizations, and planning staff to address housing needs of elderly, special needs, and low-income citizens of Cedar County.
- Encourage municipalities to include affordable, senior and special needs housing in discussion with developers regarding new development.

Goal II. Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands for all residents of the county.

Objective I

Encourage public and private sectors to develop and maintain an adequate supply of housing types for all income levels and age groups.

Strategies

- Coordinate efforts of the County and its municipalities to meet the demand for safe, decent, sanitary and affordable housing in conjunction with land-use fringe agreement objectives.
- Support nonprofit housing organizations that address housing needs and affordability, provide education and training for renters and first time home-buyers.

Objective II

Ensure the development of housing to be built and maintained to standards set by the building and zoning codes.

Strategies

- Enact a Rental Housing Code to ensure housing facilities and the conditions present in rental dwellings are of the quality necessary to promote the health, safety, and welfare of the general public.
- Support programs that maintain or rehabilitate the local housing stock.

Goal III. Encourage the creation and use of alternative and renewable energy sources.

Objective I

Increase alternative and renewable energy sources in the county.

Strategies

- Review and modify the zoning ordinance and other relevant county regulations as necessary to remove barriers to the use of renewable energy systems such as solar, wind, and geothermal.
- Promote the use of renewable and inexhaustible energy sources over non-renewable energy sources.
- Encourage the development and incorporation of sustainable design, construction practices, material sourcing, and high-quality energy efficiency in current and future housing whenever possible.

Housing: End-of-Chapter Notes and Resources

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28. Ibid.

Chapter 5

Quality of Life

Introduction

This chapter provides an overview of public health to showcase quality of life determinants in Cedar County. This chapter also connects the comprehensive plan with the Cedar County Vision Plan.

Public Health

Current Conditions

Planning and public health professions should align to make Cedar County a healthier place to live, work, and play. In comparison to nearby and peer counties, Cedar County is a safe and healthy community. The following illustrates Cedar County's health conditions;

Health Outcomes

Lighter shades indicate better performance in health outcomes. Health outcomes measures length and quality of life of residents. As seen on the right, considering health outcome scores, Cedar County has better evaluation scores than peer counties.

Health Factors

Lighter shades indicate better performance in health factors. Health factor is determined on a weighted score for health behaviors, clinical care, social and economic factors, and the physical environment. As seen on the right and, considering health factor scores, Cedar County has better evaluation scores than most peer counties.

Figure 5.1: Overall Rankings in Health Outcomes in 2017.

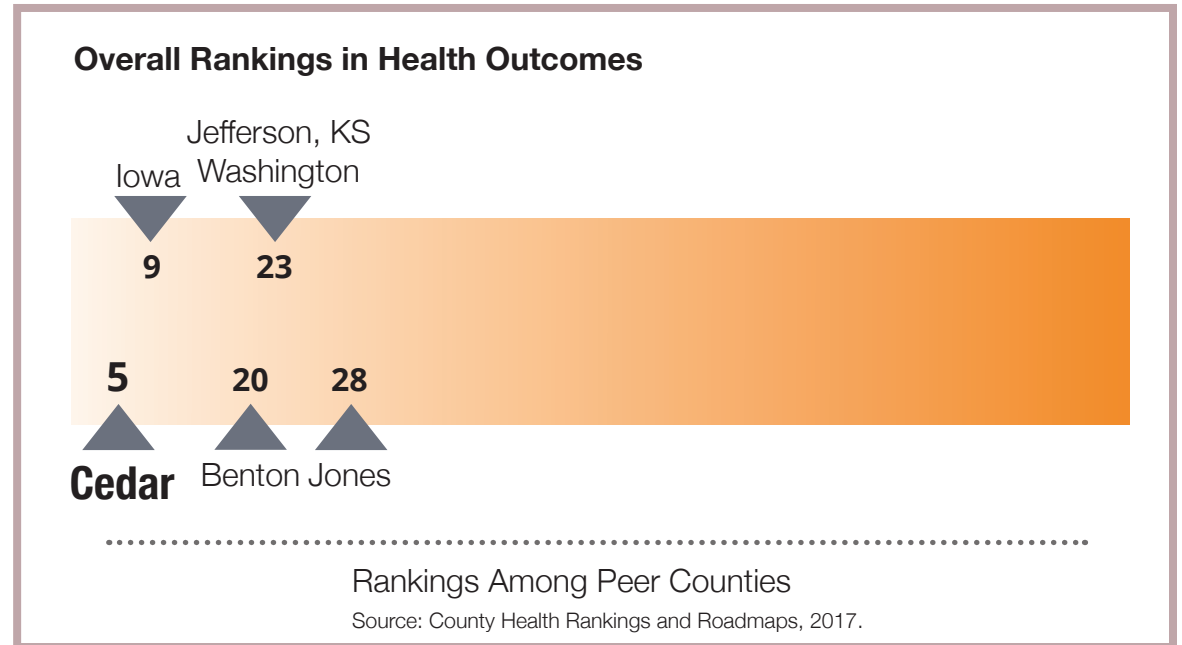
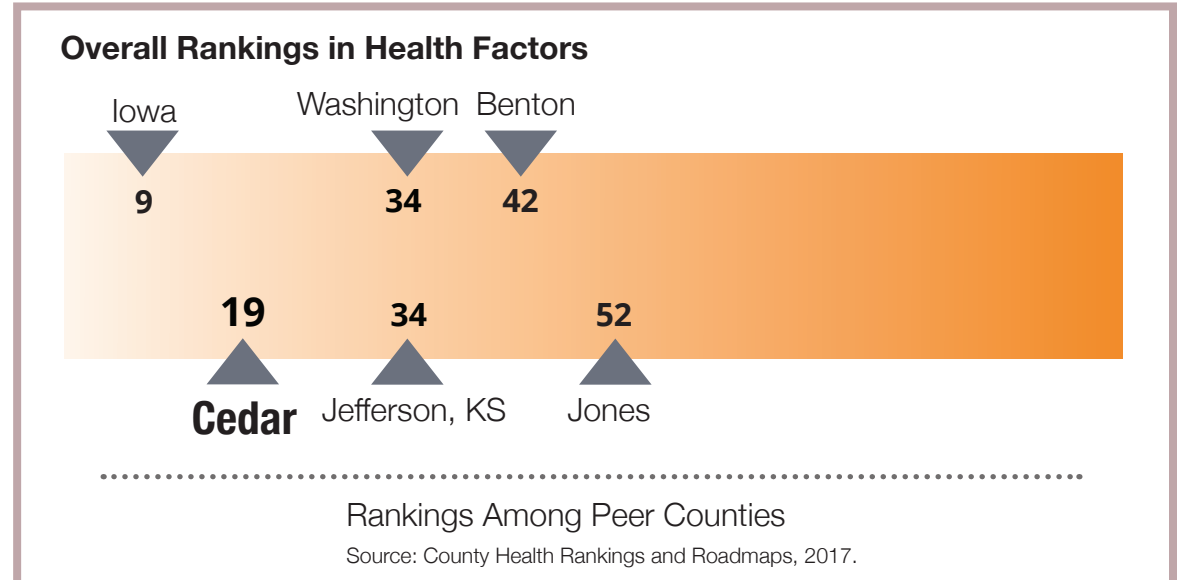


Figure 5.2: Overall Rankings in Health Factors in 2017.



Number of Health Care Providers

In Cedar County, about 5% of residents live without health insurance. This is slightly lower than the state wide average, with 7% of residents living without health insurance¹. Trends indicate that Cedar County is losing healthcare services. Compared to peer counties, Cedar County has fewer primary care physicians and mental health providers. While proximity to Iowa City, Cedar Rapids, and Quad Cities metro areas can accommodate for lost services, many community workshop attendees expressed concern over limited healthcare options in the County.

As seen on the right, there are 0 mental health facilities in Cedar County. The lack of services does have an effect on the community. Cedar County is in the bottom quartile of peer counties in east central Iowa for depression of older adults².

Cause of Death

The following compares cause of death in Cedar County with Jones County, one of the unhealthiest peer counties. Primary diseases affecting Cedar County residents are cancers, cardiovascular diseases, stroke, and diseases of the circulatory system. Avoiding unhealthy, fatty foods, and increased exercise are solutions to these health concerns. Community workshop attendees expressed the desire to have more access to healthy food options and recreation opportunities.

Emergency Response Time

During the community engagement processes, fast and reactive emergency response time was brought up as a regional concern. Due to declining volunteers in emergency services, residents are worried about their safety and welfare in the case of an emergency.

Limited availability of accessible data effected the planning team's ability to analyze this issue further. In the future Cedar County should pay attention to how emergency services can support the maintenance of an active and transparent department.

Figure 5.3: Number of Healthcare Providers in 2015.

	Primary Care Physicians	Mental Health Providers	Dentists
Cedar County	5	0	10
Jones	9	9	7
Washington	16	11	9
Benton	3	1	6
Jefferson	9	4	3

Source: County Health Rankings and Roadmaps, 2015.

Figure 5.4: Cause of Death in Cedar County in 2015.

	Cedar County	Jones County
Top 3 Causes of Death	Percentage of Residents Effected	
Cancers	1%	1%
Major Cardiovascular Diseases	2%	2%
Heart Diseases	1%	1%
Other Key Causes of Death		
- Stroke - Atherosclerosis Cardiovascular Diseases	- Alzheimer's Diseases - Accute Myocardial Infraction	

Source: County Health Rankings and Roadmaps, 2015.

Access to Health Foods

Current Conditions

Access to healthy foods are pivotal components to quality of life factors. 72% of workshop attendees agree that Cedar County provides access to healthy and locally grown food options. Even though most of the county meets rural food security standards (Figure 5.5) Cedar County residents desire more healthy and accessible options to food.

Food Environment Index

The Food Environment Index measures two variables: limited access to healthy foods and food insecurity. For rural areas, limited access to healthy foods is defined by low-income individuals living less than 10 miles away from a grocery store. Food insecurity estimates the percentage of the population who did not have access to a reliable source of food during the past year 0 (worst) - 10 (best).

Farmers Markets in the County

Cedar County residents can find locally grown or crafted food at farmers markets in West Branch, Tipton, Clarence, and Durant. Workshop attendees are proud of their local farmers markets, but want a greater variety of vendors.

Map 5.1: Cedar County Food Swamp Analysis in 2017.

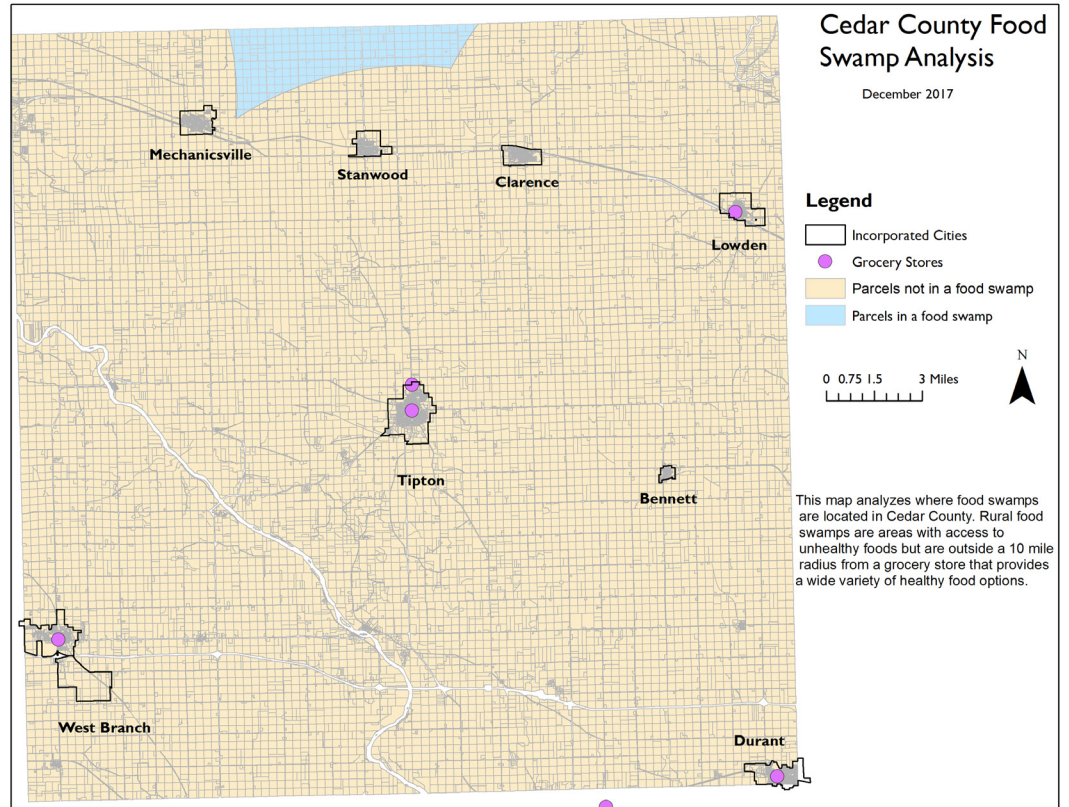
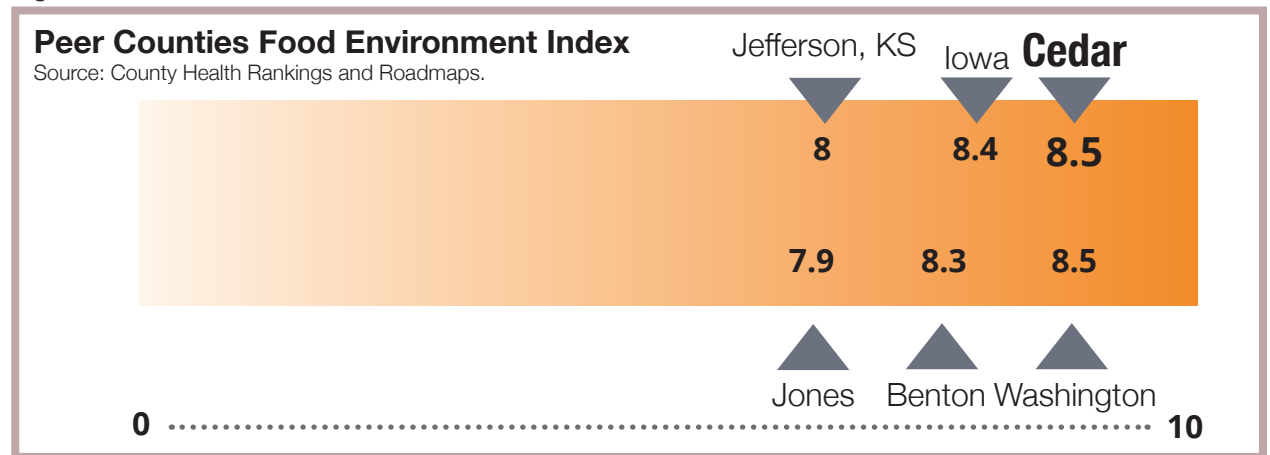


Figure 5.5: Peer Counties Food Environment Index, 2015.

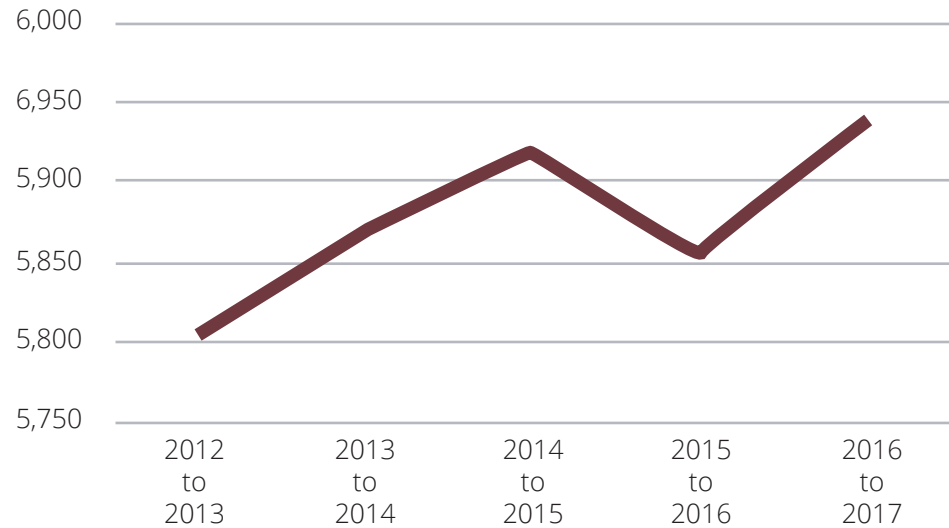


Education

Education is critical to the quality of life for rural and urban communities. Access to quality education directly affects where a family decides to live. Cedar County children attend school in either North Cedar, Lisbon, West Branch, Durant, West Liberty, Wilton, or Bennett school districts. Community workshop attendees expressed prioritizing high quality education in Cedar County.

Cedar County has a higher education attainment compared to peer counties. The total number of enrolled students being served in Cedar County School Districts has increased. Open enrollment rates into Cedar County School Districts has also increased. These positive trends support community workshop attendees' proclamation of Cedar County School Districts popularity. As an attractive amenity, the County needs to coordinate with school districts to support future growth.

Figure 5.6: Total Served Enrollment - Cedar County School Districts, 2012 - 2017.



Source: Iowa Department of Education 2012 - 2017.

Figure 5.7: Education Attainment in 2015.

	Cedar	Benton	Iowa	Jones	Washington	Jefferson, KS
Less than High School	949	1,274	819	1,158	1,453	949
High School (includes equivalence)	4,750	6,363	4,369	5,770	5,375	4,345
Some College	4,373	6,054	3,832	5,230	5,030	4,287
Professional Degree	136	204	133	47	230	89
Bachelor's Degree	1,987	2,848	1,496	1,800	2,095	1,669
Advanced Degree	642	727	719	569	816	802
% of the Population over 25 with a Bachelor degree or higher	22%	22%	21%	17%	21%	7%

Source: American Community Survey Five Year Estimates, 2015.

Goals, Objectives, and Strategies

Goal I. Promote connections between planning and public health.

Objectives

- Increase access to mental health services.
- Increase awareness of transit services to specialized medical services.
- Promote recreation opportunities as a tool to boost physical and mental health.



Goal II. Increase access to local and healthy foods.

Objectives

- Promote partnerships and policies that incentivize community gardens.
- Advocate for more vendors to participate in Cedar County farmers markets.



Goal III. Support Cedar County's quality of life by investing in schools, creative placemaking, and recreation amenities.

Objective

Encourage Cedar County communities to implement the Cedar County Vision Plan.

It is important to understand that strengthening the quality of life in Cedar County will require participation from public and private partnerships, focusing on a variety of social, economic, and environmental outcomes. The public health, education, and food planning concepts previously discussed are just a few of the important indicators for Cedar County.

Please refer to the Cedar County Vision Plan to review implementation strategies that will strengthen quality of life in the county. These strategies address the following;

- Increased access to recreation amenities, which support healthy lifestyles that will help alleviate health issues common for those in the county.
- Family friendly amenities to support Cedar County rural lifestyles.
- Strengthened historic and cultural identity.



Quality of Life: End-of-Chapter Notes and Resources

- 1. ACS 5-Year Estimates, 2011- 2015
- 2. Professional Research Consultants, Inc. (2015, December). 2015 Community Health Needs Assessment (Rep.).

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Chapter 6

Economic Development

Introduction

The economic development section addresses opportunities and strategies to strengthen, enhance, and diversify, the tax base and employment of Cedar County. Consideration should be given to retaining and expanding existing businesses, encouraging entrepreneurship and new businesses, diversity of employment, improving opportunities to all residents, promoting community strengths, access to transportation, and diverse housing for the County's workforce.

Resiliency

A resilient community is one that can absorb and recover quickly from major changes. Resiliency is an important part of future long-term planning. The County's ability to plan and prepare will allow the County to adapt to future changes.

Key Components

- A diverse and resilient economic base.
- New opportunities for entrepreneurship, businesses, and employment.
- An innovative, skilled, educated, and competitive workforce.
- Utilization of safe and efficient business practices to protect and preserve agriculture land and the natural habitat.
- Encouraging close proximity to employment centers and workforce housing.

Guiding Principles

- Ensure resilient and diverse economic development.
- Encourage entrepreneurship.
- Support existing businesses.
- Create economic opportunities in harmony with agriculture and the natural habitat.





Community Concerns in Economic Development

Throughout the community engagement process, residents identified opportunities, concerns, and challenges the County can address. This section outlines the summary and common themes discussed from community members.

Summary of Community Input

Residents expressed opportunities for Cedar County in public surveys and community workshops. Workshop attendees highlighted opportunities in historical tourism, agriculture, brownfield development, and marketing the small town atmosphere, with easy access to highways for resident recruitment. Concerns included limited job opportunities, a declining work force, entry-level workforce housing, improving grassroots economic development, and the County marketing its resources.

The most common discussions were:

- Community based economic development is encouraged but there is room for improvement in the County.
- Planned growth around existing infrastructure could improve efficiency for public and private enterprises.
- Brownfields could be redeveloped for economic activities.
- County marketing and greater coordination between communities is needed.
- A small labor force means large employers are less interested in locating in Cedar County.
- Limited job opportunities is a barrier for younger adults.
- Historic, cultural, and recreational opportunities should be increased in the community to attract tourists and new residents.
- Access to local and diverse food options is a potential for economic development.
- Increased agritourism activities are opportunities for Cedar County.
- Lack of entry-level housing may deter young families from moving into the County.
- Improving transportation and affordable housing options to reduce financial stress.

Key Findings

Top Industries

A location quotient is used to identify and quantify how clustered an industry is in a particular region compared with the United States. This can help identify Cedar County's strengths, in particular economic sectors. Location quotient numbers greater than one means there is a higher number of industries located in the selected area compared to the national average for that specific industry. For example, construction has a location quotient of 1.2 which means construction firms

are 1.2 times more concentrated than the national average.

Cedar County's most concentrated industries are in natural resources, manufacturing, trade and transportation, and construction. This suggests agriculture, manufacturing, warehousing, truck driving, and construction are particular strengths of the County. The County should pay close attention to supporting, retaining, and helping these industries adapt to new technology or market changes.

Low Unemployment

Unemployment in 2015 was 3%, down from 3.7% in 2010. Cedar County's 2015 unemployment rate is lower than the median peer county of 4.6%.

Figure 6.1: Location Quotient for Cedar County in 2017.

Supersector	Location Quotient in March 2017	Average Weekly Wage Q1 in 2017	Weekly Average Wage Percentage Change from 03/2016 - 03/2017	Weekly Average Wage Change from 03/2016 - 03/2017
Construction	1.2	\$765	9.3%	\$65
Education and Health Services	0.79	\$502	11.8%	\$53
Financial Activities	0.5	\$725	0.3%	\$2
Information	0.35	\$689	-25.4%	\$234
Leisure and Hospitality	0.62	\$193	0.5%	\$1
Manufacturing	1.51	\$1,019	6.1%	\$59
Natural Resources and Mining	2.48	\$867	4.3%	\$36
Other Services	0.6	\$523	-6.8%	\$38
Professional and Business Services	0.47	\$786	-3.1%	\$25
Trade, Transportation, and Utilities	1.43	\$730	-2.7%	\$20
Total, all industries	0.94	\$705	1.1%	\$8

Source: Bureau of Labor and Statistics, 2017.

Key Business Indicators

Key business indicators measure a number of variables in taxable sales to assess changes in the business climate. Cedar County experienced several declines from 2000 to 2016 as seen in Figure 6.2.

There has been a decline in economic and business activity in the County. Real total taxable sales has decreased by 1.2%, the number of reporting firms has decreased by 13.7%, and the average sales per capita has decreased by 2.4%. Average sales per firm has increased by 14.4% since 2000. The business decline is due to some business mergers, retiring business owners, and a decrease in microbusinesses that employ four or less employees.

Figure 6.2: Key Business Indicator Changes for Cedar County From 2000 - 2016.

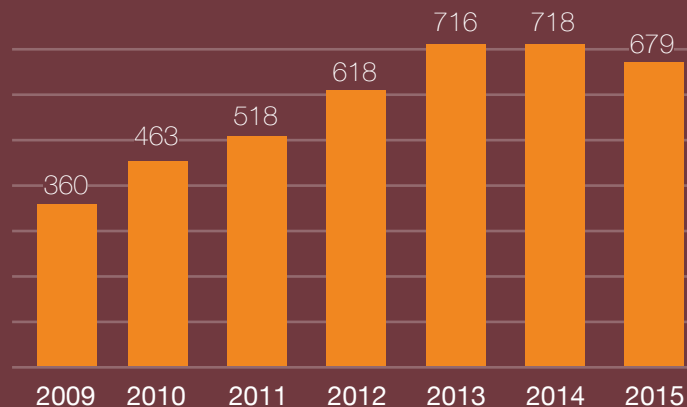
Key Business Indicator	2000	2016	% Change
Real Total Taxable Sales	\$102,825,037	\$101,595,901	-1.2%
Number of Reporting Firms Annualized	636	549	-13.7%
Average Sales Per Capita	\$5,653	\$5,519	-2.4%
Statewide Sales Per Capita	\$12,648	\$12,281	-2.9%
Average Sales Per Firm	\$161,802	\$185,141	14.4%
Statewide Sales Per Firm	\$392,384	\$454,924	15.9%

Source: Iowa State University Community Indicators Program, 2016.

Interwoven Economic Equity

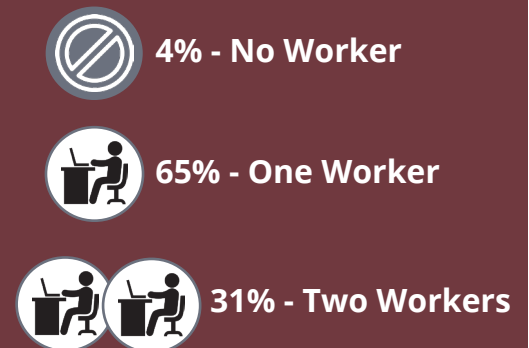
The Supplemental Nutritional Assistance Program (SNAP) helps subsidize food for low-income residents. Measuring the participants in the SNAP program may indicate how financially secure a community's workforce is. The number of households participating in the SNAP program increased by 88.6% from 2009 to 2015. The increase in households is due to a change in the standard and decreasing real wages in young adults aged 25-44. For participating households, 96% of household have one or more workers in the house, indicating wages need to increase for Cedar County residents. The 2018 state food assistance numbers indicate a decreasing trend in the number of households in Cedar County. However, the County should be aware that households receiving SNAP are still higher than in 2009 and that most households receiving SNAP have one or more worker in the household.

Figure 6.3: Number of Households Living in Cedar County on the Snap program from 2009 - 2015.



Source: American Community Survey, 2015.

Figure 6.4: Percentage of SNAP households with employed household member(s), 2015.



Source: American Community Survey, 2015.

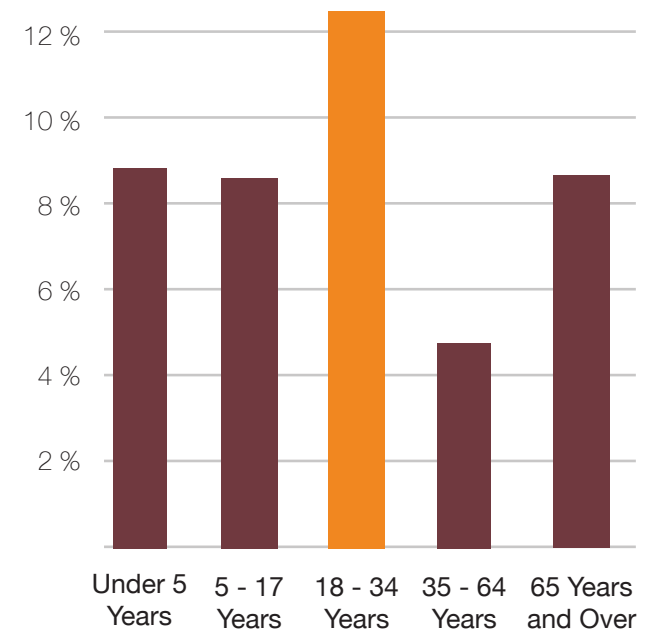
Opportunities for Young Adults

This section outlines changes in income among age groups to show if all age groups have been affected by income changes. Real median income changes explain how much income has changed over long periods of time where inflation is calculated.

Young adults living in Cedar County are facing challenges of decreasing income. About 12% of households aged 18-34 are living in poverty.

Figure 6.6 shows that the median income in Cedar County increased by 0.8% from 2010 to 2015. However, median household income under age 25 have seen a decrease of 4.9% and an 8.7% decrease for households aged 25-44. Households aged 45 - 64 saw a 1.3% increase in median household income, and households 65 years and older experienced a 9.2% increase in median household income.

Figure 6.5: Poverty Rate by Age Group in Cedar County in 2015.



Source: American Community Survey, 2015.

Figure 6.6: Real Income Changes for Cedar County from 2010 - 2015.

Income Group	2010 (adjusted for inflation)	2015	5 year percentage change
Median Household Income	\$58,588	\$59,047	0.8%
Under 25 years old	\$42,063	\$40,000	-4.9%
25 to 44 years old	\$67,323	\$61,459	-8.7%
45 to 64 years old	\$68,564	\$69,430	1.3%
65 years and over	\$32,294	\$35,250	9.2%

Source: American Community Survey, 2010 and 2015 5 Year estimates.

Brownfields

Brownfields are defined by the U.S. Environmental Protection Agency (EPA) as “property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2015, ECIA established the East Central Brownfields Coalition (ECBC) to help address the problem of brownfield properties in its service area. In May of 2016, ECBC was awarded a \$600,000 grant to identify, assess, and return brownfield properties to productive use.

impacts for future development in surrounding areas. Promoting redevelopment with incentives and brownfield tax credits may encourage investment that mitigate the health, economic, and social impacts that may arise with brownfield sites. Cedar County should strive to identify more sites and report them to the Iowa DNR and ECIA. The County should coordinate with ECIA to promote options to properly reusing brownfield sites.

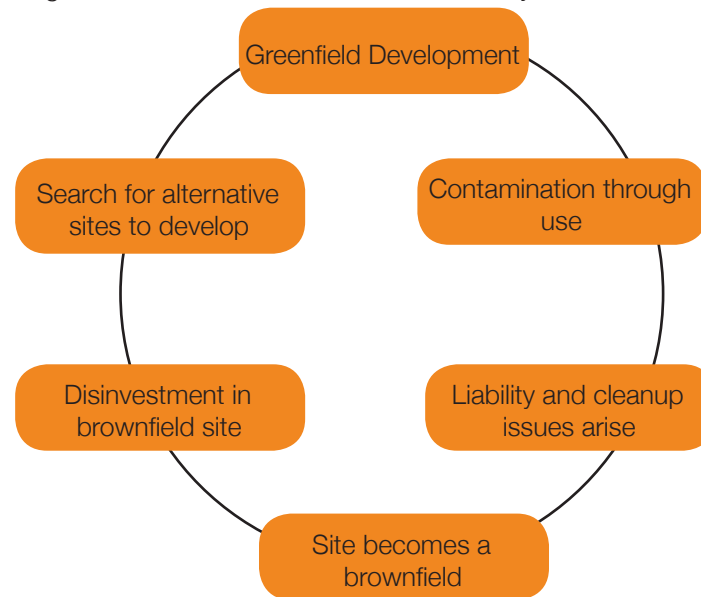
There are a total 11 brownfield sites in Cedar County according to the Iowa DNR inventory. Often times, potential costs of remediation for contaminated sites exceed the current value of the land. A negative return on investment discourages private development and may have negative

Figure 6.7: The old Casey’s gas station in downtown West Branch.



Source: Picture taken on September 25, 2017 by Chris Kofoed.

Figure 6.8: The Brownfield Disinvestment Cycle.



Source: Long, Gargas, Hubner, Tardiff, “Sustainability and the USA”, 2011.

Goals, Objectives, and Strategies

Goal I. Encourage community-based economic development and revitalization programs to promote economic diversity, entrepreneurial activities, and tourist attractions.

Objective I.

Provide business assistance and information to emerging, existing, and expanding businesses.

Strategies

- Commit to supporting CCEDCO and consider providing additional help or resources as needed.
- Assist and support the Cedar County Visioning Steering Committee's efforts to implement the vision plan.
- Host town hall sessions on business education, financial awareness, and economic development. Topics could include how to start a business, the importance of saving, Main Street programs, grant writing, and the Certified Local Government program.
- Partner with local colleges to assist in entrepreneurial opportunities and increase wages, training, and education.
- Coordinate with the Limestone Bluffs Resource and Conservation revolving loan fund program to increase the number of applications and funds available.
- Incorporate hometown competitiveness programs into community-based economic development. For example, promote entrepreneurial classes and clubs that encourage high school students to start their own business.

Objective II.

Develop local assets that leverage County historic, cultural, and recreational environments to support community vitality and tourism.

Strategies

- Assist in the facilitation of a uniform advertisement for promoting historic, cultural, recreational, and agritourism activities in coordination with the vision plan.
- Investigate and promote incentives that encourage rehabilitating historic buildings, landmarks, and housing. One example is to establish urban revitalization districts where property tax relief is given to homeowners who improve their homes.
- Become a Certified Local Government (CLG). The CLG program is a state managed program administered by the Secretary of Interior where municipalities and counties are given additional access to historic preservation grants.

Objective III.

Facilitate succession planning for businesses.

Strategies

- Encourage successional planning where young and emerging business professionals can manage and potentially own existing businesses.
- Promote networking opportunities to bring older business owners and young, emerging, potential business owners together.
- Research and promote community share owner opportunities for vital businesses. For example, public ownership at Lowden's grocery store would create community buy in and risk which potentially could sustain the Lowden grocery store over a long period of time.

Goal II. Recruit new residents while understanding the dynamics of commuter communities.

Objective I.

Identify the need to improve or provide amenities to encourage resident recruitment and retention.

Strategy

- Work with municipal and county leaders, realtors, and county residents to develop amenities needed to recruit new residents over the next 15 years.
- Develop an intergovernmental coordinated plan to provide amenities in the short, medium, and long term.
- Encourage local municipalities and the County to increase bedroom community facilities such as parks, ponds, or trails.
- Consider general obligation bonds as an option for the County and municipalities to increase commuter community amenities.

Objective II.

Develop an effective marketing strategy to promote recruitment of new residents and highlight tourism opportunities.

Strategy

- Recognize the need, provide support, and encourage municipalities' and County efforts to provide affordable and accessible workforce housing. For example, community discussions on grants, smaller zoning single-family lots, allowing for smaller housing in zoning ordinances, increasing housing diversity, and finance mechanisms.
- Coordinate with large regional employers on promoting Cedar County as a place to live to encourage recruitment.
- Promote county recruitment through television, radio, social media, and brochures.
- Consider and educate the County and its communities in financing recreational amenities such as general obligation bonds or greenspace.
- Investigate possible incentives to encourage new residents, such as tax credits or other reduced fee options.

Goal III. Prioritize development in coordination with the future land-use map in order to have capacity for potential economic growth, including industrial development without serious environment or land use limitations.

Objective I.

Commit to the future land use map.

Strategy

Amend industrial and commercial zoning codes to reflect the future land-use map and the objectives and strategies of the economic development chapter.

Objective III.

Encourage retail businesses to locate commercial areas inside incorporated cities.

Strategies

- Office space retail should be encouraged inside city limits.
- Industrial sites should have direct access to existing infrastructure along major highways, the Interstate, and railroad lines.
- Allow for clustered and coordinated large scale commercial outside of the cities.
- Large lot commercial development should be clustered to prevent significant impacts on traffic and adjacent or surrounding uses.
- Coordinate with ECIA to encourage the redevelopment of brownfield sites.

Objective II.

Determine areas best suited for business locations.

Strategies

- Promote commercial and industrial growth outside the flood-prone areas recognized in FEMA flood maps.
- Collaborate with CCEDCO to identify an inventory of land best suitable for industrial development.
- Commercial zoning in unincorporated areas will be carefully controlled to ensure shopping opportunities are located in relative proximity incorporated areas, while major industrial areas should be located in unincorporated areas where large amounts of land is needed.

Goal IV. Support a diverse agriculture economy, including local food and entrepreneurial opportunities.

Objective I.

Protect Agriculture to preserve and support the local agriculture industry as a key component of Cedar County's Economy.

Strategies

- Follow the future land use map recommendations and prioritize agriculture preservation.
- Promote young farmer opportunities and programs while working, in coordination with collaborating partners such as ISU Extension and Outreach office, River Bend Local Foods, and SILT program.
- Increase efforts to expand farmers market opportunities and increase the number of attendees and vendors.
- Encourage and educate crop diversity opportunities that exist for Farmers in Cedar County.
- Promote the improvement of local institutional food purchasing policies.

Objective II.

Promote and encourage agritourism activities.

Strategies

- Ensure Cedar County zoning ordinances allow and encourage agritourism related opportunities while respecting neighboring land and infrastructure.
- Provide financial and technical assistance to agriculture-related business start-ups.
- Investigate the needs, questions, and concerns regarding growing diverse crops.

Objective III.

Encourage regional food stores and restaurants to use Cedar County grown foods.

Strategies

- Publicize local-food-friendly regional grocery stores and restaurants to encourage local food production.
- Promote, encourage, and assist farmers to recruit regional stores and restaurants to sell their products.

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Chapter 7

Transportation

Introduction

Transportation is an important element in every community. It enables people, goods, and services to be transported safely and efficiently. Access to Federal, State highways, and Railroads is an advantage for economic development in Cedar County. Existing transportation infrastructure is described in the following sections (see Figure 7.1).

Federal and State Highways

30 miles of Interstate-80 crosses southern Cedar County, with an Annual Average Daily Traffic (AADT) of 28,871. 21 miles of Highway-30 run through northern Cedar County, with an AADT of 4,126. Highway 38 runs through central Cedar County, connecting the County with Jones and Muscatine Counties, with an AADT of 4,122. Iowa-130 connects Cedar County with Scott County, and has 13.1 miles with an AADT of 1,265. Highway-6 connects Cedar County with Muscatine County, with 2.8 miles as a rural section with 3,510 AADT.

County and City Roads

These roads are important for Cedar County because they provide local access to individual properties and sites in the county. Usually, these roads have the lowest volume of traffic. Cedar County has 949 miles of roads (not including state roads). 891 miles are surfaced of which, 752 miles are gravel surface, and 139 miles is paved surface. There are 58 miles of dirt roads in the county.

Railroad

Rail service in Cedar County is dominated by the Union Pacific Railroad, which is considered one of the busiest rail lines in the state. This line crosses northern Cedar County, parallel with US-30, and passes through four cities: Lowden, Clarence, Stanwood and Mechanicsville. A small portion of the Iowa Interstate Railroad passes through southern Cedar County. Currently, Cedar County does not have passenger rail service.

Public Transit

River Bend Transit began services in Cedar County in 1978. It provides rural transit service, which includes Region 8 (Cedar and Clinton Counties), and Region 9 (Muscatine and Scott Counties). Service is also provided to medical facilities in Iowa City. However, service is irregular and without fixed routes. Currently, River Bend Transit is the only public transit available in the County.

Air Access

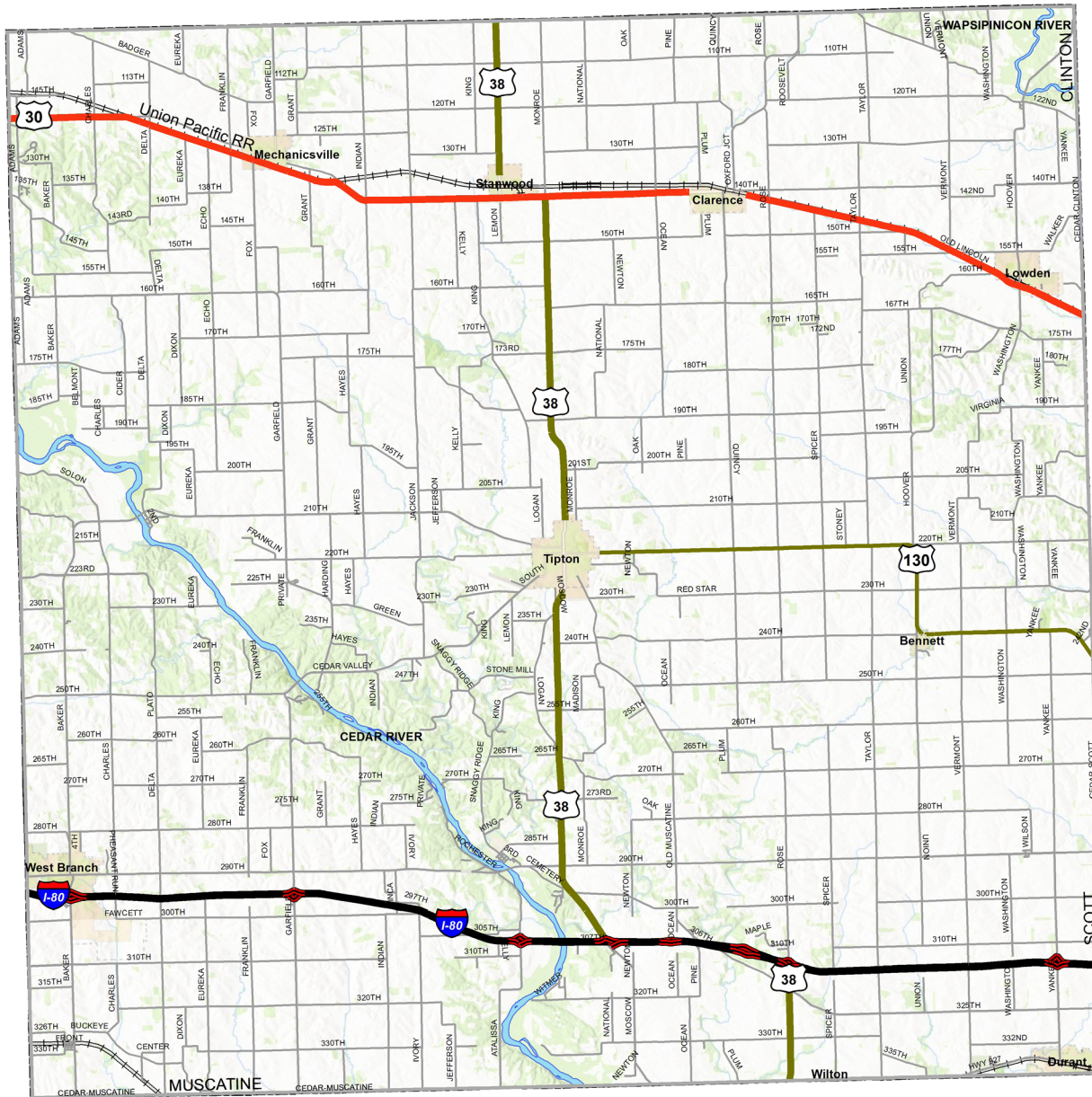
There are five types of airport services in Iowa: Commercial, Enhanced, General, Basic and Local. Cedar County has access to all air services in Iowa as seen in Map 7.2.



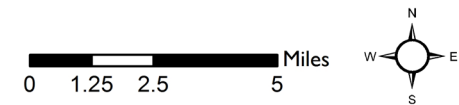
Map 7.1: Cedar County's Transportation System in 2017.

Current Transportation System

April 2018



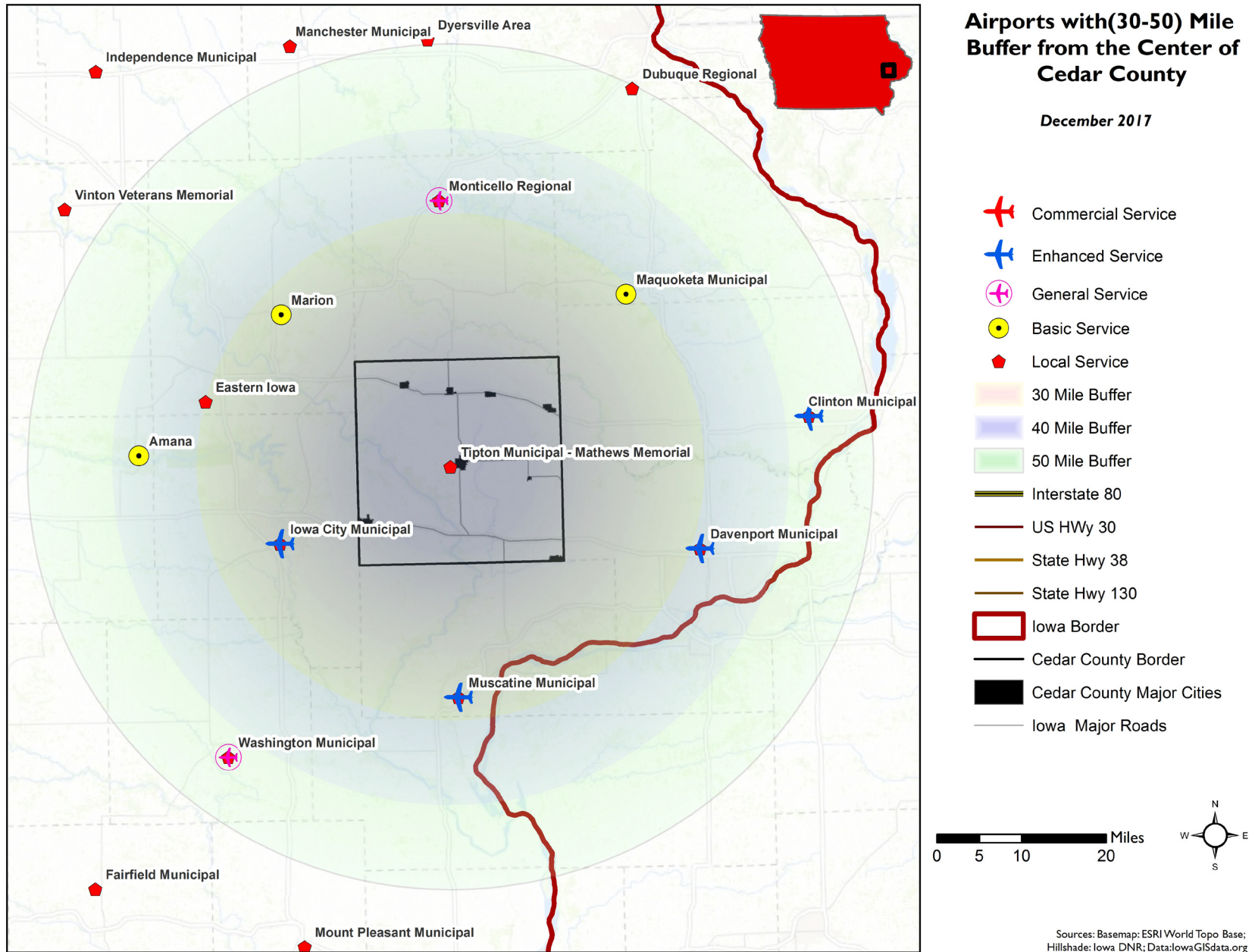
- Cedar County Boundary
- Interstate Ramps
- Interstate 80
- State Highway 30
- State Highway 38
- State Highway 130
- County Roads
- Rail Road
- Major Rivers
- Cities



Sources: Basemap: ESRI World Topo Base; Hillshade: Iowa DNR; Data: Data.gov

Source: Iowa Department of Transportation, 2017

Map 7.2: Proximity to Air Access for Cedar County in 2017.



Source: Iowa Department of Transportation, 2017.

Bike and Pedestrian Facilities

Active transportation is the oldest mode of transportation. Biking and walking modes are often overlooked in the transportation system. Addressing active transportation is now a Federal requirement in roadway design. These facilities include sidewalks, multi-use trails, crosswalks, and paved shoulders. Approximately, 3.1% of Cedar County residents use active transportation as a means of commuting to work.

Safety

Transportation safety is important to consider when examining the highway network. There were 3,640 crashes from 2007-2016 in Cedar County, 32 of which were fatal. Traffic crashes increased from 2007 to 2016. In the last ten years (2007-2016), fatalities vary from 1 to 5 per year as seen in Figure 7.2.

Understanding Cedar County

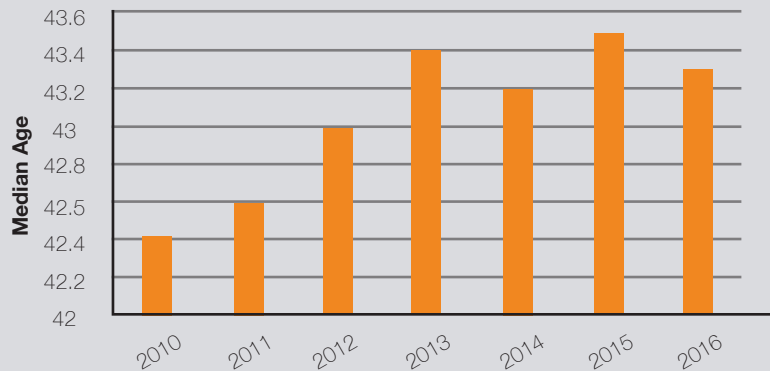
Cedar County's population is undergoing generation shifts. Median age has increased from 42.4 years old in 2010 to 43.5 in years old in 2015 (see Figure 7.1). The median in Cedar County is higher than the median age of Iowa, which is 38 years old in 2015. Addressing senior transportation needs will be important as the population ages, and fewer seniors are able to drive.

Average Travel Time to Work

Average travel time to work for Cedar County residents has increased over the past 10 years, and this trend will likely continue. Since 2005, the percentage of workers commuting 30 minutes or more to work increased from 37% to 40%, while the percentage of workers commuting less than 10 minutes decreased from 24% percent in 2005

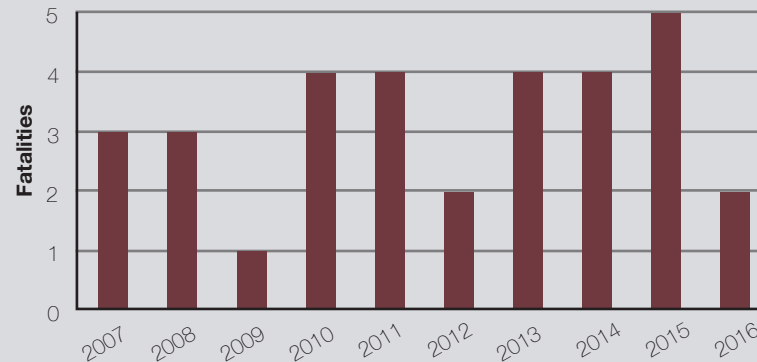
to 23% in 2015 as shown in Figure 7.4. Cedar County has a higher than average commute time (25.1 minutes) compared to the state average (18.9 minutes), and national average (25.9 minutes) in 2015. Travel time can indicate the distance between where Cedar County residents live and work. Transportation expenses are associated with household's cost of living. Therefore, travel time to and from work could have an impact on quality of life. For example, an additional five minutes per trip would result in an additional 50 minutes per week and 41.6 hours per year.

Figure 7.1. Median Age Population Estimate for Both Sexes.



Sources: U.S. Census Bureau, American Community Survey.

Figure 7.2: Annual Crash Fatalities 2007 - 2016 in Cedar County.



Source: Iowa.gov: Iowa.DOT.https://www.iowadot.gov/crashanalysis/.

Mode of Transportation to Work

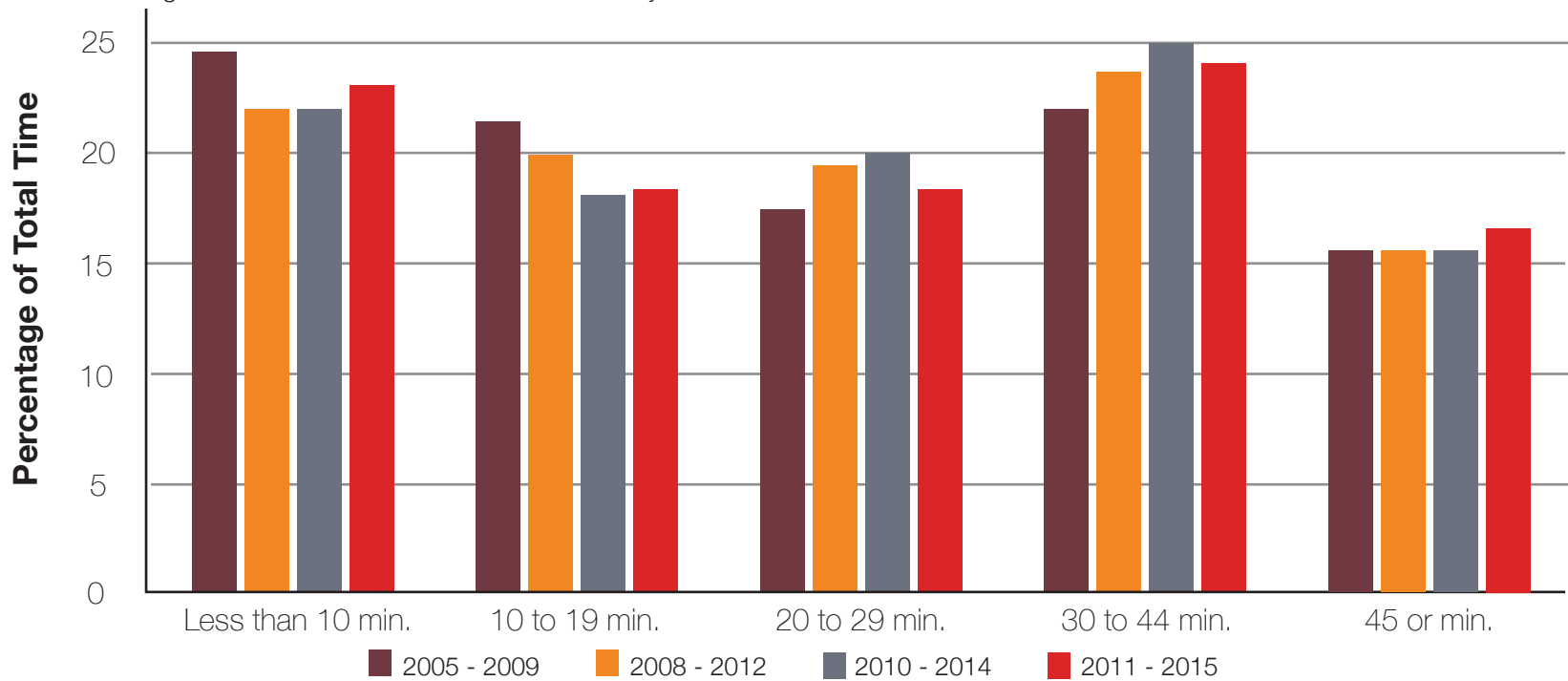
The transportation modes used in Cedar County can be found in Figure 7.3. Most Cedar County residents drive to work alone, while public transportation, carpooling, and walking saw the largest percentage decreases (61.5%, 25.8%, and 16.5%), respectively from 2000 to 2015. Workers who work at home increased from 2000 to 2015.

Figure 7.3: Cedar County residents- mode of transportation to work, 2000-2015.

Mode of Transportation to Work	2000	2006-2010	2011-2015
Drove alone	77.4%	78.2%	80%
Carpooled	13.3%	13.8%	10.0%
Public transportation	0.3%	0.0%	0.1%
Walked	3.6%	2.6%	3.0%
Taxicab, motorcycle, bicycle, or other means	0.6%	0.9%	0.5%
Worked at home	4.8%	4.6%	6.5%
Total:	100%	100%	100%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

Figure 7.4: Travel time to work in Cedar County from 2005-2015.



Source: American Community Survey Five Year Estimates, 2005 - 2015.

Goals, Objectives, and Strategies

Goal I. Prioritize or plan road infrastructure spending investments considering state expenditures.

Objective I.

Enhance roads and highways throughout the county to improve safety for users.

Strategies

- Engineer roads for lower vehicle speeds, better roadway lighting, larger print on signs, more visible pavement markings, safer turning movements at intersections, and paved shoulders.
- Monitor and maintain the County's road network to ensure safety.
- Educate drivers about the risks associated with drunk driving.
- Prioritize safety improvements at railroad grade crossings.

Objective III.

Plan for active transportation, such as biking and walking, to connect parks and other community services.

Strategies

- Involve rural communities in planning for their future: transportation planning should integrate considerations around various modes (cars, walking, bicycling, and transit) as well as strengthen support for land-use plans.
- Adopt a street design manual outlining overall street design requirements as well as encourage towns and cities to adopt the same street design manual.
- Encourage paved shoulders on rural roads to extend road life and improve safety for drivers.
- Encourage communities in Cedar County to develop a Transportation

Improvement Program.

Objective II.

Consider access needs to support desired development patterns.

Strategies

- Encourage smart growth planning to manage growth and development by preventing sprawling development.
- Encourage connectivity of new developments to improve emergency response time.
- Support urban redevelopment projects that redevelop vacant or abandoned building into lower cost housing.

Goal II. Support a full range of multi-modal transportation opportunities to enhance rural and urban economic vitality in Cedar County.

Objective I.

Encourage new connectivity and accessibility options.

Strategies

- Investigate transportation needs of elderly and disabled residents.
- Provide a forum coordinating interests and actions with other governments, such as the surrounding counties or nearby metropolitan areas.

Objective II.

Establish “fix it first” policies that support the current infrastructure by investing in high priority projects.

Strategies

- Regularly maintain highway infrastructure to increase the life span of roads.
- Provide incentives to direct growth in a manner compatible with rural character and rural economies. This will conserve agricultural and natural resources on agricultural land.

Goal III. Recognize the probable use of Electric Vehicles (EVs) and Autonomous Vehicles (AVs).

Objective I.

Prepare highway infrastructure in Cedar County to accommodate new vehicle types.

Strategies

- Engage the public in the planning process for infrastructure projects.
- Encourage communities in Cedar County to develop a Transportation Improvement Program.
- Improve roads to accommodate autonomous vehicle technology.
- Establish data sharing agreements to enhance local transportation planning and operations.
- Investigate opportunities to provide electric charging infrastructure.
- Reduce parking requirements for multi-family homes and commercial centers for lower costs, affordability, and increase trip reduction strategies.
- Make necessary efforts to update laws to prevent and punish any interference or disabling of AV communications.
- Collaborate with The University of Iowa and the private sector to implement targeted retraining or career development programs that address the negative impact of automation.

Chapter 8

Recreation and Natural Resources

Recreation and Natural Resources

Introduction

The stewardship of and investment in natural resources are vital to a community's physical and socio-economic well-being. The spectrum of conservation is expansive, ranging from protecting and rehabilitating natural habitats to preserving open space, safeguarding water quality and quantity, protecting environmentally sensitive areas, preserving valuable farm land, and many others. As an integral part of comprehensive planning, conservation and preservation efforts aim at maintaining and enhancing the natural environment and resources as legacies to the future generations.

67% of the online survey respondents agreed that “accessible parks, recreation facilities, and open space is an important aspect of rural lifestyles in Cedar County”. This perspective echoed the opinion of 87% of the participants at the Cedar County Planning Community Workshops held in October and November of 2017.

This chapter provides an (1) analysis of existing inventory, strengths, weaknesses, opportunities, and challenges; (2) Sets goals, objectives, and strategies accordingly across the main themes of agricultural preservation, natural resource conservation, and recreation. The chapter is in compliance with Iowa Code Chapter 18B, and uses references from “Smart Planning in Iowa: A Guide to Principles, Strategies, and Policy Tools: Emphasizing Principle 8: Natural Resources and Agricultural Protection. It is also supported by American Planning Association’s Best Practices for Sustaining Places with Comprehensive Planning.¹

The formulation and implementation of goals, objectives, and strategies are founded in community input and analysis of existing conditions, and depend largely on the people of Cedar County for a successful future.



Recreation and Natural Resources Goals

Recreation

Maintain, improve, and expand recreational features (parks, trails, and open space) to meet the demand of residents and visitors.

Natural Resource Conservation

Conserve, protect, and enhance the quality of Cedar County’s groundwater, surface water, and soil.

Agricultural Preservation

Preserve and enhance the efficient utilization of rural land for agricultural purposes and preservation of rural character.

Recreation

Parks, Nature Reserves, Wildlife Management Areas, and Open Space

Cedar County has an estimated area of 1,122 acres of recreation amenities and natural conservation areas. 74.4% of the sites are county parks, wildlife management areas, nature reserves, access easements, and are managed by the Cedar County Conservation Board. 2.5% are city parks in Bennett, Mechanicsville, Stanwood, and Tipton. The Department of Natural Resources (DNR) manages Mink Run Wildlife Management Area and Rock Creek Island St. State Preserve, while the Natural Park Service (NPS) manages the Herbert Hoover National Historic Site.

Figure 8.1 was compiled using GIS data from Cedar County and Iowa Geodata². The actual green space in other counties might be underestimated as the data source (Iowa Geodata) usually does not include city parks.

Figure 8.1: Parks Per Capita in 2015.

County	Acreage	Population in 2016	Per Capita green space (acres)
Cedar	1,122	18,389	0.066
Linn	14,284	218,076	0.065
Scott	13,309	171,116	0.078
Jones	4,650	20,481	0.227
Johnson	34,447	142,006	0.243
Muscatine	11,985	42,949	0.279
Clinton	17,856	47,972	0.372
State of Iowa	925,508	3,046,355	0.304

Source: Calculations were made from GIS data from Cedar County and Iowa Geodata, 2018.



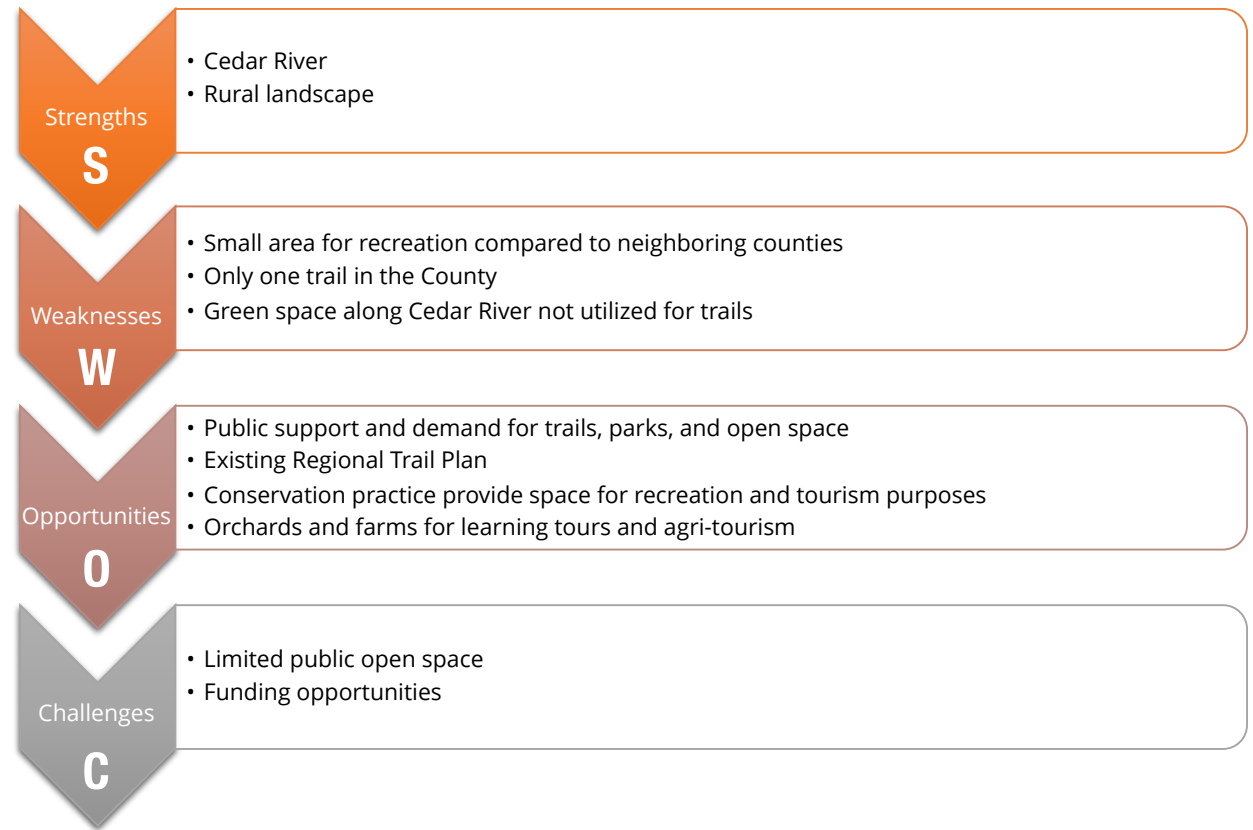
Trails

Hoover Nature Trail is the only trail in Cedar County. This 3.5 mile long trail starts from Oasis Rd. NE, north of Fairview Cemetery Rd. NE (Oasis) and ends at E College St., just east of N 2nd St. (West Branch). Hoover Nature Trail is expected to connect Linn County, Cedar County, and Johnson County. Many residents who attended the community workshop series from October to November 2017 showed interest in seeing more trails, especially bike trails that connect municipalities in Cedar County. A trail network may improve the County's attractiveness to potential residents in the future. A regional trail plan that included Cedar County was made by ECICOG in 2013. The plan has not been implemented. It is recommended that the Cedar County Board of Supervisors work with local municipalities to include trails in the upcoming Capital Improvement Programs (CIPs) and actively search for funding opportunities.

Recreation SWOC Analysis

The recreational experience in Cedar County is enabled and enhanced by the natural beauty of Cedar River, and open space in the County. There is a strong connection between the conservation of the County's natural environment and recreation opportunities for residents. The following SWOC analysis summarizes the strengths, weaknesses, opportunities, and challenges for Cedar County.

Figure 8.2: Recreation SWOC Analysis.





Natural Resources

There are social, economic, and health benefits directly associated with natural resource conservation and preservation. The most distinct and valued natural resource in Cedar County is the Cedar River, running south east through the County. Many tributaries feed into this river, posing both opportunities and challenges for development and other land uses throughout the County.

Healthy ecosystems benefit residents and make the County an attractive place for visitors. This section considers the major natural resources within Cedar County and identifies opportunities to improve conservation and protection.

Topics in this Section

National Flood Insurance Program

Lower Cedar Watershed Management Authority

Unsewered Communities

Soil and water conservation programs

Agricultural Preservation

Water Resources

Water Quality

Cedar County has both surface water and groundwater resources. One of the challenges facing Cedar County is water quality. From a quality aspect, there are areas within the County that need to improve. The Iowa DNR has designated three tributaries in the County as impaired, meaning they are impeding either recreational use, or have pollution concentrations deemed unsafe for humans by the DNR.

Wastewater

All developments within the unincorporated areas of the County must install a private septic system to manage wastewater for that site. Many rural areas in the County were developed under relaxed sewer regulations (1940-1970), and do not meet current standards. These older, or non-existent, systems may affect the shallow groundwater and nearby surface streams. In a rural community, this is very concerning, as many residences pull their drinking water from shallow aquifers or sand-point wells.

The Iowa DNR has deemed a community as “unsewered” if these criteria are met:

- 10 or more residential homes with one or more houses per acre.
- Lacks a central sewage treatment system or most of its septic systems do not meet state standards.

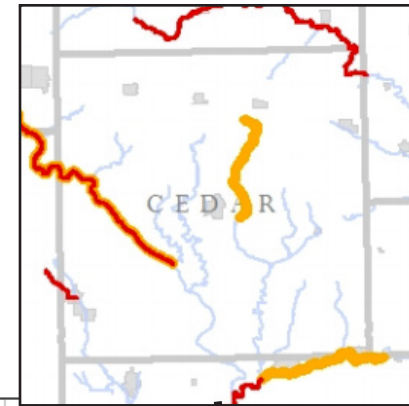
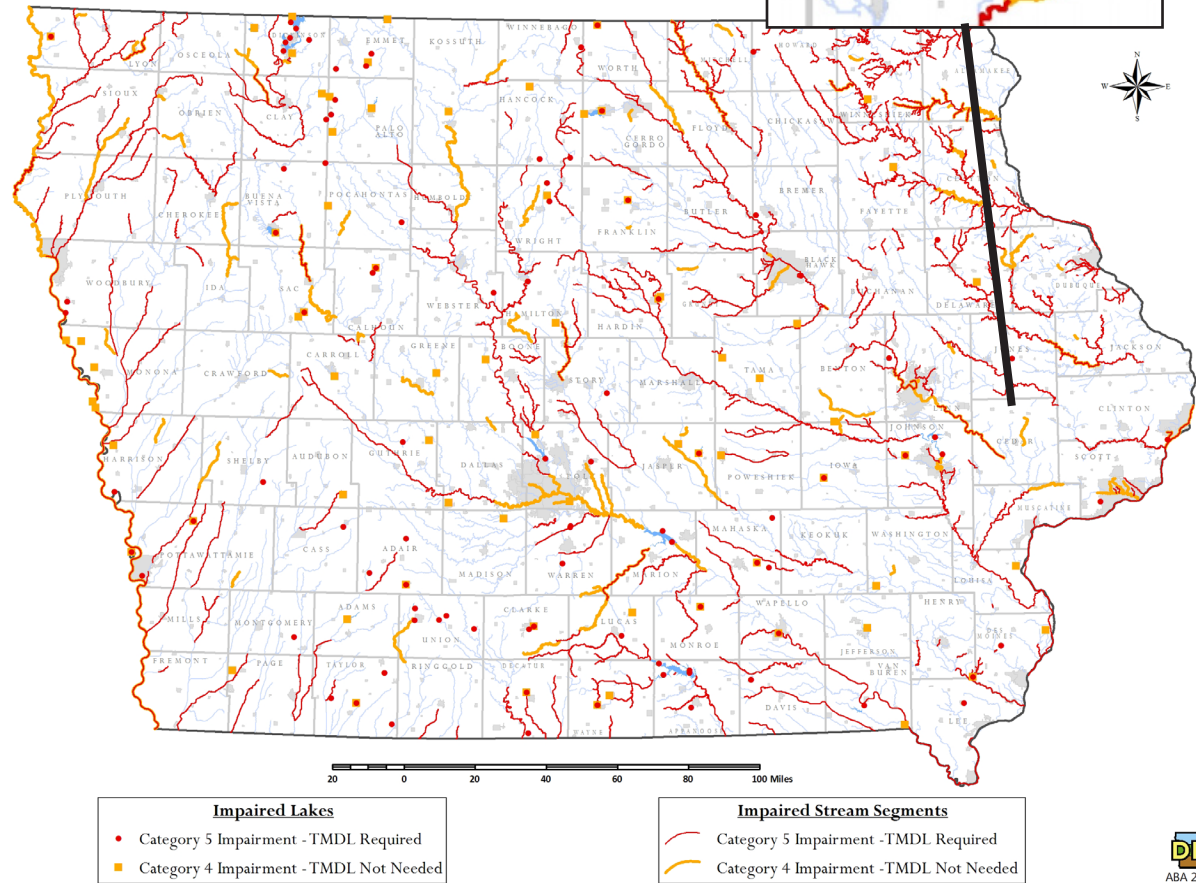
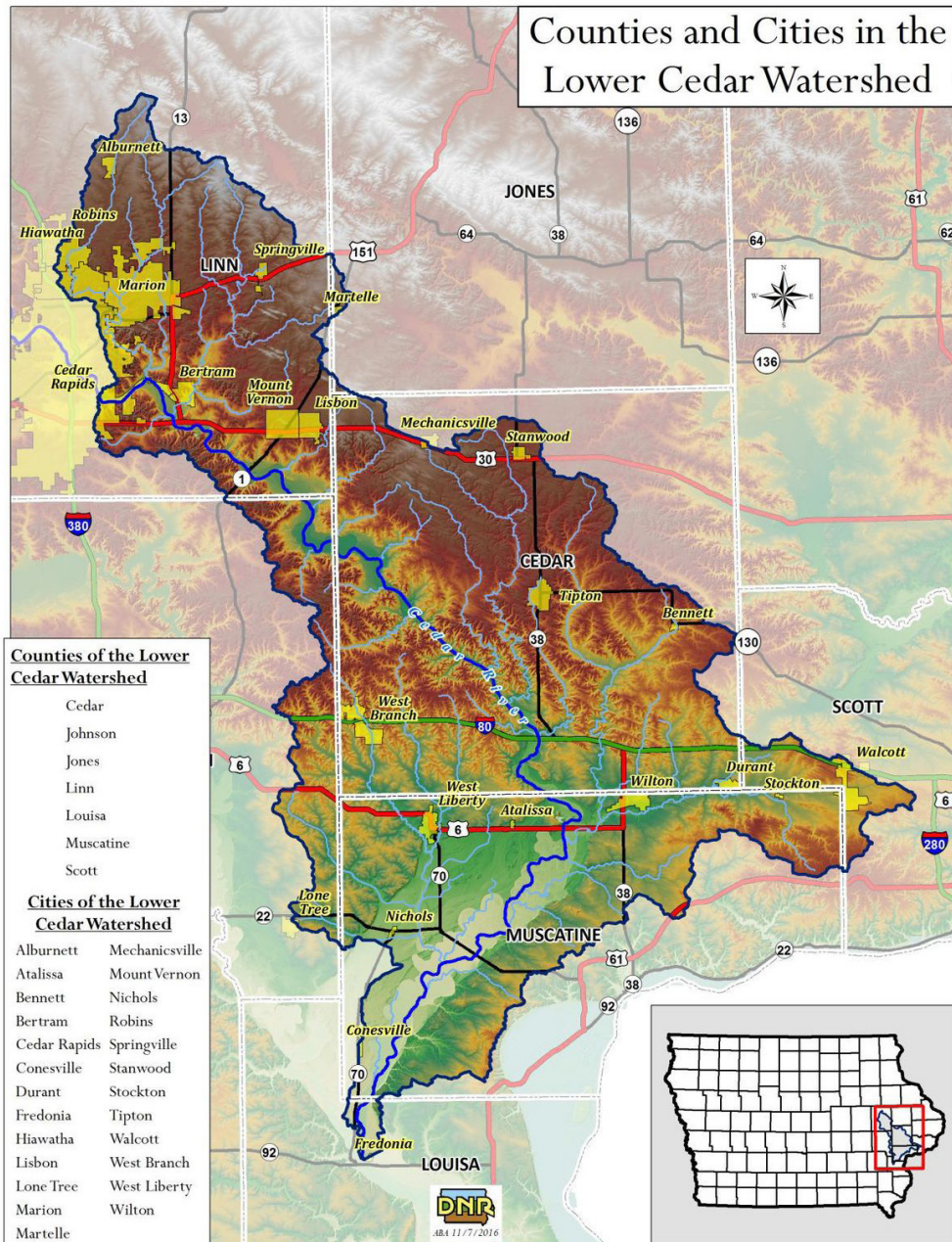


Figure 8.3: Iowa's Impaired Waterbodies in 2016.



Source: Iowa DNR, 2016.

Figure 8.4: Counties and Cities in the Lower Cedar Watershed.



Source: Iowa DNR, 2016

Flooding and Floodplain Management

National Flood Insurance Program

Nearly 650 Iowa communities currently participate in the National Flood Insurance Program (NFIP). To participate in the program, a community must adopt and enforce floodplain management ordinances meant to reduce damage from future flood events. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters and business owners in these communities, regardless of whether their property is in the current floodplain or not. Community participation in the NFIP is voluntary, but there are many advantages to participating.³ To purchase insurance, residents can contact an insurance agent or an insurer participating in the NFIP. It is not possible to buy the insurance directly from NFIP. To assist in finding an insurance agent, residents can call the NFIP referral call center at 800-427-4661. According to an estimate from a local insurance agent estimate, annual premium quotes range from \$600 to \$4,000 per policy, which is determined based on location and value of the home.

Lower Cedar Watershed Management Authority (LCWMA)

Watershed Management Authorities (WMAs) are voluntary, intergovernmental agreements between counties, cities, and soil and water conservation districts (SWCDs) to cooperatively plan and manage watersheds. There are more than 20 active WMAs in the State of Iowa.

On January 4th, 2018, the LCWMA was formed by a Chapter 28E Agreement among 25 parties, including 6 counties, 6 SWCDs, and 13 cities. Similar to other WMAs, the LCWMA seeks to:

- Assess and reduce flood risk;
- Assess and improve water quality;
- Monitor federal flood risk planning and activities;
- Educate residents of the watershed regarding flood risks and water quality; and
- Allocate funds for water quality improvements and flood mitigation.

The many benefits that Cedar County and its jurisdictions have from being and active part of this coalition include fostering multi-jurisdictional partnership and cooperation, and leveraging funding and technical assistance.

Soil and Subsurface Hazards

Soil

Soil is arguably the most prized natural resource of Cedar County. Soil that is high in organic matter yields a better crop and relies less heavily on applying fertilizers and other nutrients. Agricultural practices year round can affect the soil's health, reduce erosion, and absorb rain water.

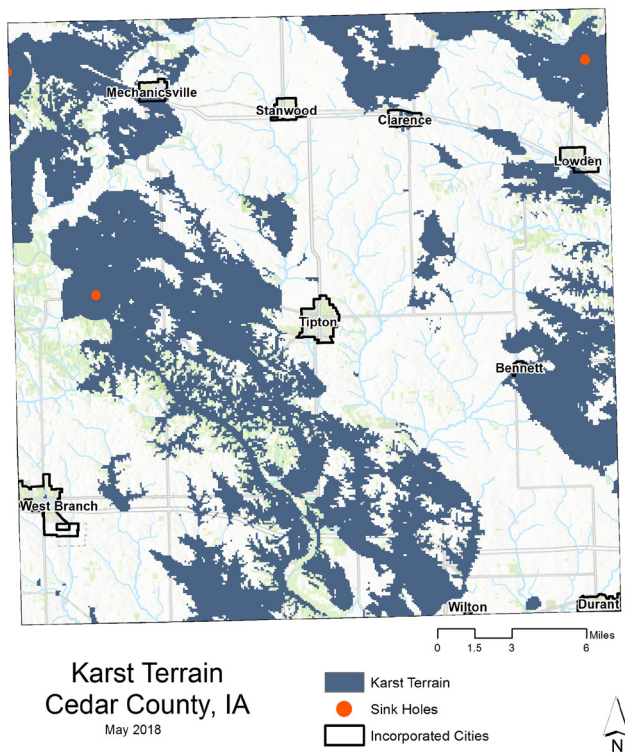
Karst Topography

Karst topography refers to areas with shallow bedrock that is easily dissolved. These areas are prone to sinkholes and depressions and are usually of limestone or dolomite materials. In addition to sinkholes, these formations are very susceptible to groundwater contamination. Contaminants are able to travel quickly from surface waters to aquifers without any soil filtration.

Alluvial Soils

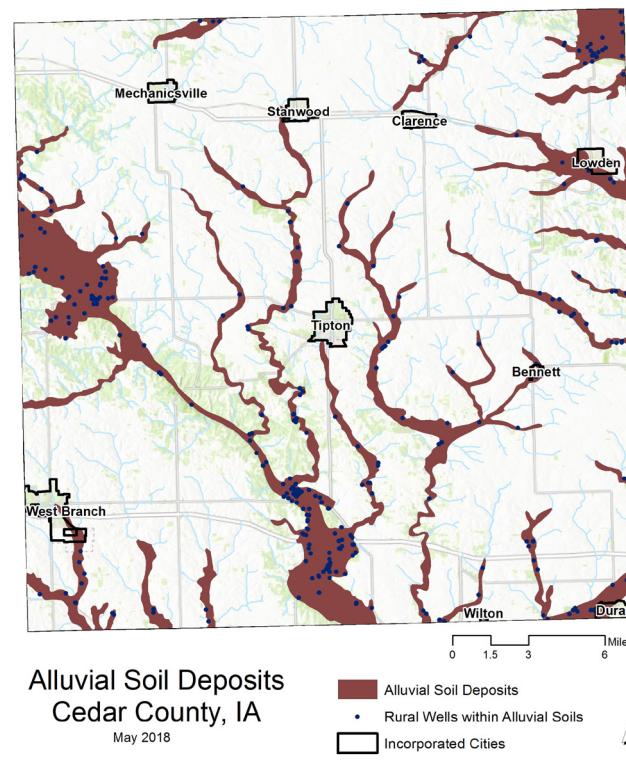
Wells within alluvial deposits are very susceptible to contamination. These wells are susceptible to flooding and are contaminated more easily because of proximity to shallow groundwater moving through alluvial deposits. Groundwater moves quickly through these deposits and is less likely to filter nutrients, such as nitrates.

Figure 8.5: Karst Terrain and Sinkholes.



Source: Iowa DNR, 2016.

Figure 8.6: Alluvial Deposits and Susceptible Wells.



Source: Iowa DNR, 2016.

Conservation Programs

The Environmental Quality Incentives Program (EQIP)

The Environmental Quality Incentives Program (EQIP) is a voluntary conservation program of the USDA-Natural Resources Conservation Service (NRCS) that promotes agricultural production and environmental quality as compatible goals. This program is available to farms and offers financial and technical assistance to install or implement structural and management practices on eligible agricultural land.

At the national level, EQIP's priorities include water quality, air quality, soil erosion, and wildlife habitat. In Cedar County, the following resource concerns are addressed by EQIP:

- **Soil Erosion** caused by rainfall and surface water runoff water.
- **Degraded Plant Condition** including low plant productivity, inadequate plant nutrient value or palatability for extended use, and invasive plants.
- **Livestock Production** including insufficient quantity and quality of feed, forage, and water for livestock production.
- **Water Quality Degradation** due to excessive nutrients, organics, suspended sediment and turbidity in ground and surface water.
- **Animals**, particularly inadequate quality of food and shelter for fish and wildlife.
- **Air Quality Impacts** caused by emission of greenhouse gas effecting the ecosystem processes.
- **Inefficient Energy Use** in farming practices and field operations.

EQIPs funds are distributed through NRCS field offices based on the:

- Percent of agricultural land with impaired water due to agricultural practices.
- Number of livestock.
- Soils containing a "Land Capabilities Class II(2) and greater".
- Number of acres eligible for wildlife habitat conservation.

EQIP uses a ranking system that give reward and priority to the above resource concerns. Additional points are also given to farms located in the Watershed of West Branch or the Watershed of Yankee Run Creek, as well as watershed identified through the Iowa Reduction Strategy and the DNR 303(d) impaired water lists.

The Iowa Nutrient Reduction Strategy

The Iowa Nutrient Reduction Strategy is a technology-based framework for improve the quality of Iowa waters and the Gulf of Mexico. The Nutrient Reduction Strategy Decision Support Tool identifies practices that farmers can use to lower the amount of phosphorous and nitrogen in run-off from farms. It also provides a tool to estimate the cost and offers information on government cost-share programs for each practices.

Figure 8.7: Iowa Nutrient Reduction Strategy Practices.

Practice Category	Practice Name
Edge of Field	Reconstructed wetlands
	Bioreactor (woodchip)
	Riparian Forest Buffer
	Vegetative Filter Strip
	Saturated buffers (riparian)
	Drainage management
Land Use Change	Prairie strips
	Cover crops (winter rye)
	Herbaceous biomass (switchgrass)
	Extended rotations
	Grazed pasture
	Living mulch (kura clover)

Source: Iowa State University, 2016.

Figure 8.8: Riparian Forest Buffer.



Source: Tyndall & Bowman, 2016, IA NRS Cost Tool Overview for Iowa State University.

Resource Enhancement and Protection (REAP) Program

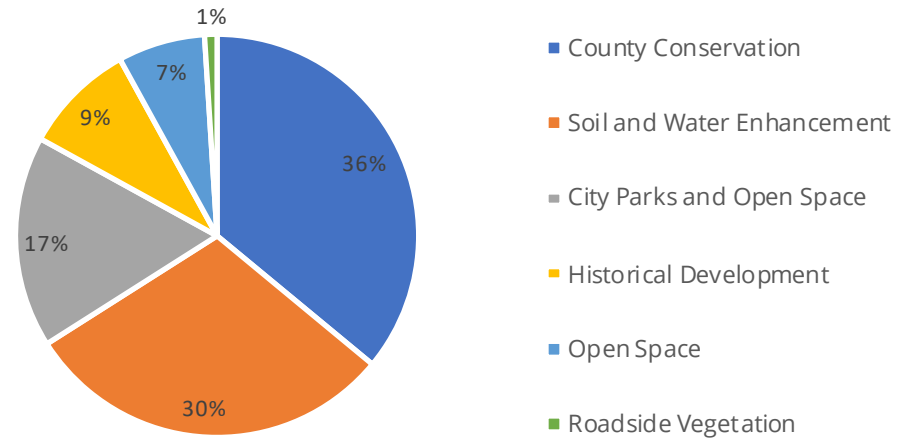
REAP is a state program that aims to protect and enhance the state's natural and cultural resources. Funds through REAP go to the following seven categories:

1. Roadside Vegetation (3%)
2. Historical Resources (5%)
3. State Land Management (9%)
4. City Parks and Open Space (15%)
5. Soil and Water Enhancement (20%)
6. County Conservation (20%)
7. State Open Space (28%)

From 1987 to 2017, Cedar County received a total of \$901,718, of which \$320,991 was for County Conservation, \$275,212 for Soil and Water Enhancement, \$156,250 for City Parks and Open Space, \$79,620 for Historical Development, \$63,395 was for Open Space, and \$6,250 for Roadside Vegetation.

Figure 8.9: REAP Funding Allocations for Cedar County.

REAP Allocations in Cedar County (1987-2017)



Source: Iowa Department of Natural Resources, 2017.

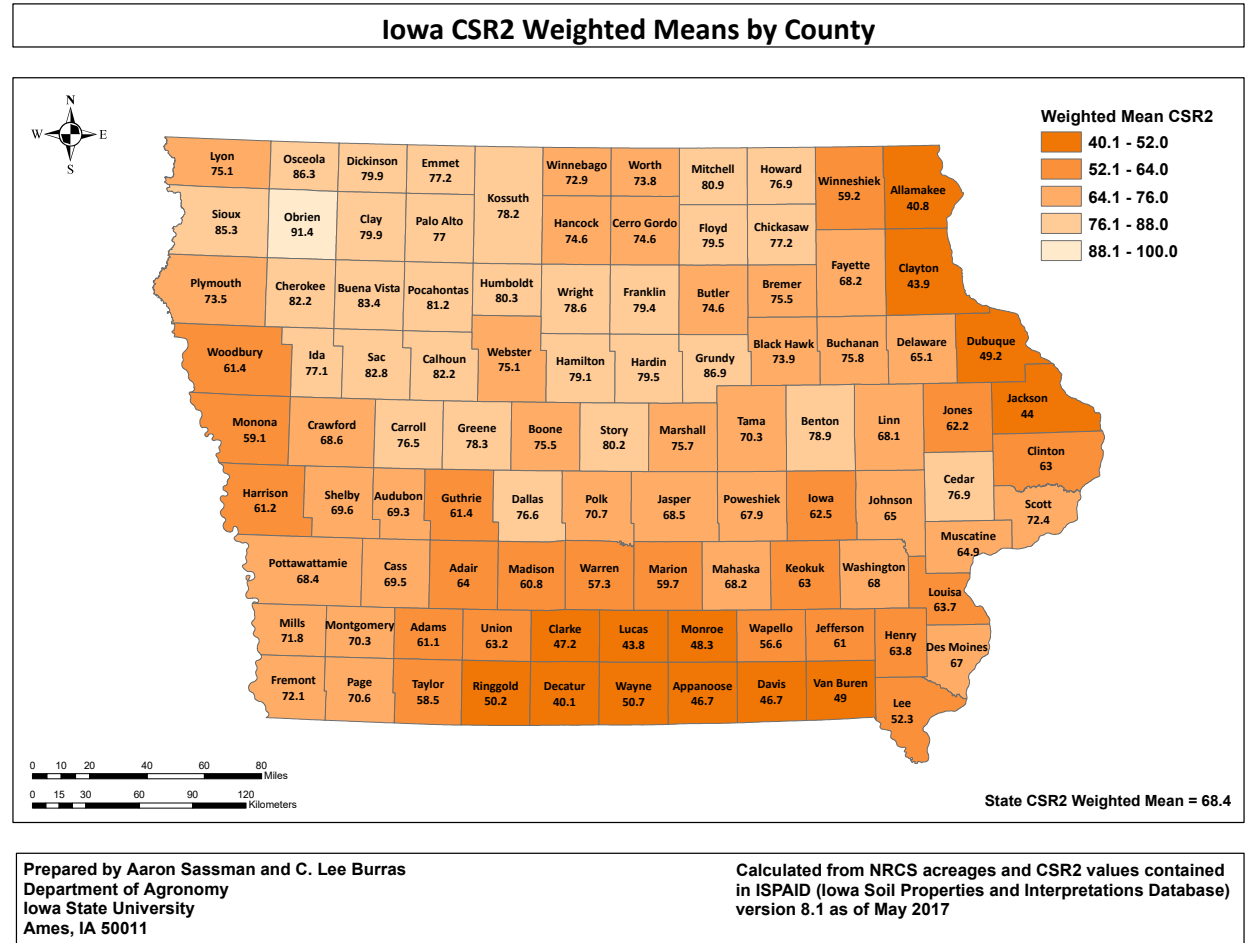
Agricultural Preservation

Agriculture is a major economic activity for Cedar County and the State of Iowa. Much of Cedar County’s land-use is agricultural, making up about 91.7% of overall land cover.

Farmland within the County has a higher average CSR2 value, 76.6, than the average for the State, 68.4, and highest of all the southeastern counties (weighted mean). The value of agricultural land in the County has a current (2017) average value of \$8,407 per acre, higher than the state average of \$7,326.³

According to Iowa Code, Chapters 352 and 18B, agricultural protection and natural resource preservation are considered goals of the State and shall be considered as important principles for comprehensive planning. Iowa Smart Planning (Chapter 18B) states that any “planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities”⁴.

Figure 8.10: Iowa CSR2 Weighted Means by County in 2017.



Goals, Objectives, and Strategies

Goal I. Preserve, protect, and enhance the quality of Cedar County's groundwater, surface water, and soil.

Objective I

Encourage and assist with implementation of Best Management Practices to reduce the speed and quantity of stormwater runoff in both residential and agricultural landscapes.

Strategies

- Provide incentives for Best Management Practices (i.e. bioretention cells, permeable pavements, bioswales, rain gardens, and soil quality restoration) on developments approved by the County.
- Work with the Lower Cedar Watershed Management Authority to identify agricultural areas where conservation practices would benefit water quality.
- Encourage greenway development (i.e. riparian strips) along surface streams and tributaries.

Objective II

Educate the public to reduce the negative human impact on water quality and quantity and to help protect community health.

Strategies

- Regularly update information on impaired streams and poor water quality on the County website to provide educational materials for public awareness.
- Regularly update groundwater vulnerability data from IDNR and educate residents about groundwater contamination risks.
- Develop a task force to create a plan for improving urban and rural sewage systems.

Goal II. Maintain, improve, and expand recreational features (parks, trails, and open space) to meet the demand of residents and visitors.

Objective I

Expand the park and open-space resources within floodplains.

Strategies

- Encourage donation or transaction of lands within the 100-year floodplain along Cedar and Wapsipinicon Rivers.
- Utilize multiple funding sources to finance recreational amenities, including bonds and grants from state or federal programs such as Resource Enhancement and Protection (REAP) grants.

Objective II

Develop and maintain a bike trail network that connects incorporated towns with park areas and neighboring counties.

Strategies

- Collaborate with ECICOG and neighboring counties to update and implement the Region 10 Trails Plan with connections to public parks and open spaces.
- Investigate funding opportunities for future trails network.

Objective III

Improve resident's recreational experiences and knowledge of conservation practices.

Strategies

- Partner with schools, conservation groups, property owners, and others to support and promote recreation and natural-resource-protection programs.
- Maintain and upgrade park amenities to increase usage of parks and add to the economic, social, and health benefits of parks.
- Regularly update the GIS inventory of parks, open space, and similar recreation facilities.

Goal III. Preserve and enhance the County's rural character, including its prime farmland and rural landscape.

Objective I

Identify and prioritize agricultural areas for preservation.

Strategies

- Use the CSR2 as a primary criterion for future growth areas.
- At the secondary level, consider agricultural land in the Land Development Toolkit for site-specific development to ensure prime agricultural lands are preserved.

Objective II

Encourage efficient subdivision development of agricultural land in incorporated fringe areas.

Strategies

- Work with cities to discourage the extension of municipal utilities and infrastructure beyond established growth areas.
- Adhere to the Future Land-Use Map's growth areas to avoid "leap frog" growth.

Objective III

Minimize conflicts between agricultural and non-agricultural land-uses.

Strategies

- Discourage non-agricultural land-uses in agricultural areas outside the designated growth areas.
- Discourage residential land-use near intensive agricultural activities, such as commercial feed lots.
- Encourage voluntary compliance with the Rural Design Guidelines by awarding bonus points in the Land Development Toolkit.

Recreation and Natural Resources: End-of-Chapter Notes and Resources

1. Godschalk & Rouse, 2015.
2. (Iowa Department of Natural Resources, 2017) <http://www.iowadnr.gov/Environmental-Protection/Land-Quality/Flood-Plain-Management/National-Flood-Ins-Program>.
3. (Farmland Value Survey, Iowa State University, Center for Agricultural and Rural Development).
4. (Rebuild Iowa, Smart Planning in Iowa: A Guide to Principles, Strategies, and Policy Tools).

Lower Cedar Watershed Management Authority Sources

1. (n.d.). Retrieved May 2, 2018, from Iowa Secretary of State: <https://sos.iowa.gov/28E/Controller.aspx?cmd=SOSDetail&id=32102>.
2. Watershed Funding/ Financial Resources. (n.d.). Retrieved May 2, 2018, from Iowa Storm Water: http://www.iowastormwater.org/en/what_is_a_watershed/watershed_resources/watershed_funding__financial_resources/?option=com_content&view=article&id=182%253Afinancing-financial-resources&catid=40%253Ams4-cat&Itemid=275.
3. Watershed Management Authorities. (n.d.). Retrieved May 2, 2018, from Iowa Department of Natural Resources: <http://www.iowadnr.gov/Environmental-Protection/Water-Quality/Watershed-Management-Authorities>.
4. Watershed Management Authorities of Iowa. (n.d.). Retrieved May 2, 2018, from Iowa Water Center: <http://www.water.iastate.edu/WMAiowa>.
5. Some examples are the 319 Watershed Planning Grant, 319 Watershed Implement Grant, 604(b) Funding for COGs, MPOs and possibly WMAs by IDNR, the Land and Water Conservation Fund through the Resource Enhancement and Protection (REAP) program, and River Enhancement Community Attraction & Tourism (RECAT) awards, etc.

Conservation Program Sources

1. Environmental Quality Incentives Program. (n.d.). Retrieved May 1, 2018, from Natural Resource Conservation Iowa: <https://www.nrcs.usda.gov/wps/portal/nrcs/ia/programs/financial/eqip/>.
2. Iowa Nutrient Reduction Strategy. (n.d.). Retrieved May 1, 2018, from Iowa State University: <https://www.nrem.iastate.edu/bmpcosttools/>.
3. NRCS. (n.d.). Cedar County EQIP. Retrieved May 1, 2018, from Natural Resource Conservation Service Iowa: https://www.nrcs.usda.gov/wps/portal/nrcs/ia/programs/financial/eqip/NRCS142P2_007992/.
4. REAP Funding at Work. (n.d.). Retrieved May 1, 2018, from Iowa Department of Natural Resources: <http://www.iowadnr.gov/Conservation/REAP/REAP-Funding-at-Work>.

Chapter 9

Existing and Future Land Use

Introduction

An important piece of the comprehensive planning process is developing future land-use guidelines for Cedar County. Land-use defines where people live, play, and work. It describes how and why the land is being used for a particular purpose. To plan effectively, the existing land-use and development patterns should be assessed and fully understood. The Cedar County Land Use Plan, adopted in 2006, established a set of development goals, objectives, policies, and a vision for future development to address challenges that remain relevant in 2018. This chapter will review the existing land use and development trends to develop a framework for future land use development for Cedar County.



Existing Land-use

Cedar County contains 581.9 square miles, or 372,428 acres, with 16 townships and 8 incorporated cities. The existing land use map, adopted in 2006, displays the areas of the County that were identified as existing or future growth areas for a particular type of land use (i.e. residential, industrial, etc.). Figure 9.1 shows the distribution of parcels within incorporated and unincorporated areas throughout the County. Urban (incorporated) only accounts for 1.4% of Cedar County's land use.

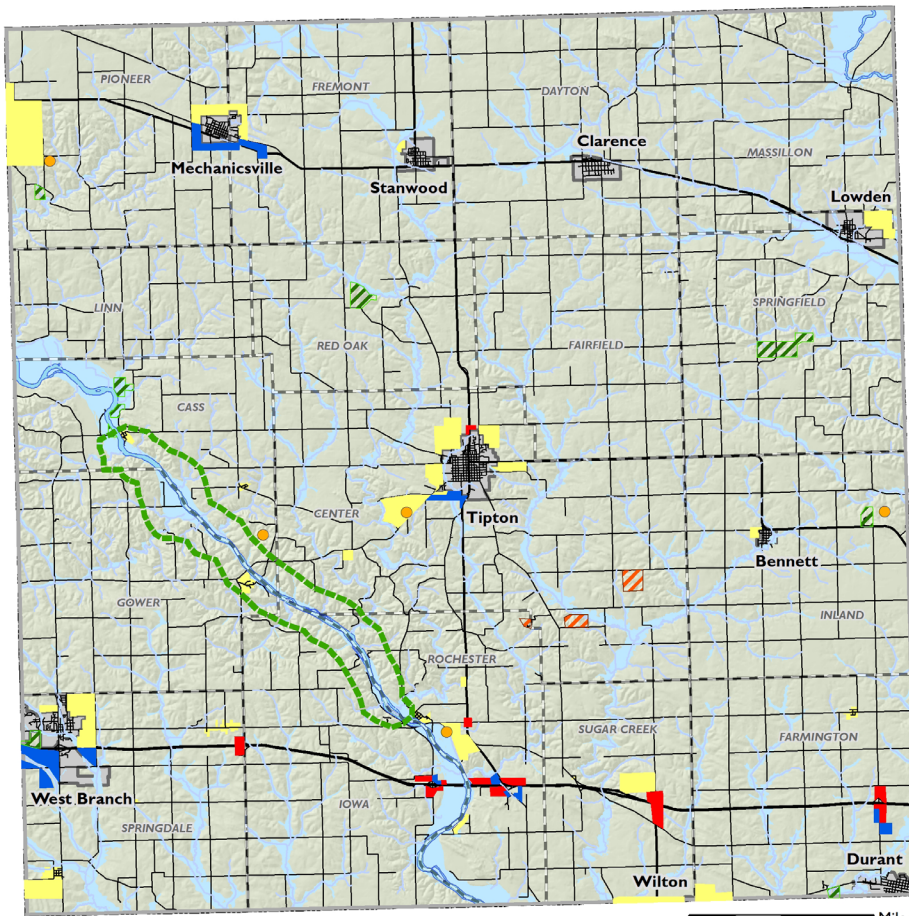
Figure 9.1: Incorporated and Unincorporated Land-Use.

	Number of Parcels	Number of Acres	% of Total Area	Average Parcel Size (acres)
Rural	13,897	351,306	94.3%	25.3
Urban	5,619	5,122	1.4%	0.9

Source: Cedar County Assessor's Office, 2017.

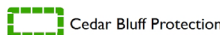

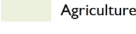


Map 9.1: Adopted Land Use Map, 2006.


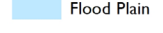
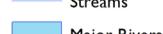
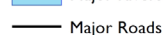

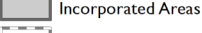
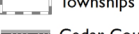
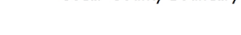


Existing Land Use Map
Cedar County, IA
December 2017

Land Use Types

-  Cedar Bluff Protection
-  Commercial
-  Industrial
-  Public Park
-  Recreational
-  Residential
-  Agriculture

Legend

-  Old Landfill/Dump Sites
-  Flood Plain
-  Major Rivers
-  Major Roads
-  County Roads
-  Incorporated Areas
-  Townships
-  Cedar County Boundary

0 1.25 2.5 5 Miles



Sources: Basemap: ESRI World Topo Base; Hillshade: Iowa DNR (nrGISlib); Data: Shapefiles were retrieved from iowagisdata.org and land use types were digitized based on the 2006 Land Use Plan prepared by ECIA.

2006 Land Use Map Descriptions

Agriculture

The agricultural area was established for farming related activities, including commercial and industrial activities that support the farming community.

Residential

The residential area was established to indicate suitable locations for development. These were located near incorporated areas and certain rural areas that have developed over time.

Commercial

The commercial area was established to indicate suitable locations for commercial development. These were primarily located near cities and interchanges along Interstate 80.

Industrial

The industrial area was established to indicate suitable locations for industrial and manufacturing development and supporting activities such as warehousing and trucking operations. These were primarily located near cities and interchanges along Interstate 80.

Recreational

These areas indicated suitable locations for private recreational facilities, such as golf courses.

Public Park

These areas indicated suitable locations for public parks.

Bluff Land Protection

This area was established to protect the unique environmental character that is provided by the Cedar River bluffs. Development was allowed, but limited per location, height, or specific site improvements.

Old Landfill/Dump Sites & 100-year Floodplain

These symbols indicate constraint considerations for future development.

Development Trends

Residential

Residential development is one of the key land-uses for unincorporated Cedar County. It builds the tax base for the County and is necessary for County economic growth. In this section, residential development is considered non-agricultural residential development. This type of parcel is generally less than 20 acres in size and is not connected to an agricultural operation. These can be standalone parcels or parcels within a platted, rural subdivision.

There are 8 unincorporated towns that account for 346 of these rural residential properties. Figure 9.3 displays the number of residential parcels within an unincorporated town.

The remaining 1,935 non-agricultural residential parcels are scattered throughout the County or within a rural subdivision. The goal of this section is to understand the development trend of these residences, especially after 2006, when residential growth areas were first identified. Since the 2006 Land Use Plan was adopted, about 211 non-agricultural, residential dwellings have been constructed. Of these, only half have been built within a designated residential land use area. The other half are scattered throughout the County. The map on the following page shows the clustering density of post-2006 residential construction in Cedar County.

Commercial and Industrial

The majority of Cedar County's commercial and industrial land-use areas are located directly off of Interstate 80, which runs east to west at the southern part of the County.

Commercial and industrial land-uses are under more pressure than in previous years due to major highway and interstate expansions. Highway 30 in the northern portion of the County is extending to four lanes and Interstate 80 is expanding to six lanes. Construction will likely take place, or at least start, within the next 20 years and should therefore be a consideration for commercial and industrial land-use plans.

Many residents believe the expansions will increase the amount of traffic on the major roadways and development on these traffic arteries should capitalize on that. Expansions will also increase the commuting ease for residents working in Cedar Rapids, Iowa City, or Davenport, slightly increasing the demand for "bedroom community" development.

Figure 9.2: Rural Residential Land-Use.

	Number of Parcels	Number of Acres	% of Total Area	Average Parcel Size (acres)
Rural Residential	2,281	7,555	2.0%	3.3

Source: Cedar County Assessor's Office and the Iowa GIS Data Repository, 2018.

Figure 9.3: Distribution of parcel size within the Unincorporated County.

Town Name	Number of Parcels/Residences	Average Parcel Size (acres)
Downey	53	0.81
Centerdale	5	0.34
Springdale	50	1.05
Cedar Valley	40	2.39
Buchanan	20	1.06
Cedar Bluff	43	0.49
Rochester	68	0.53
Lime City	10	0.50
West Rochester	24	0.26

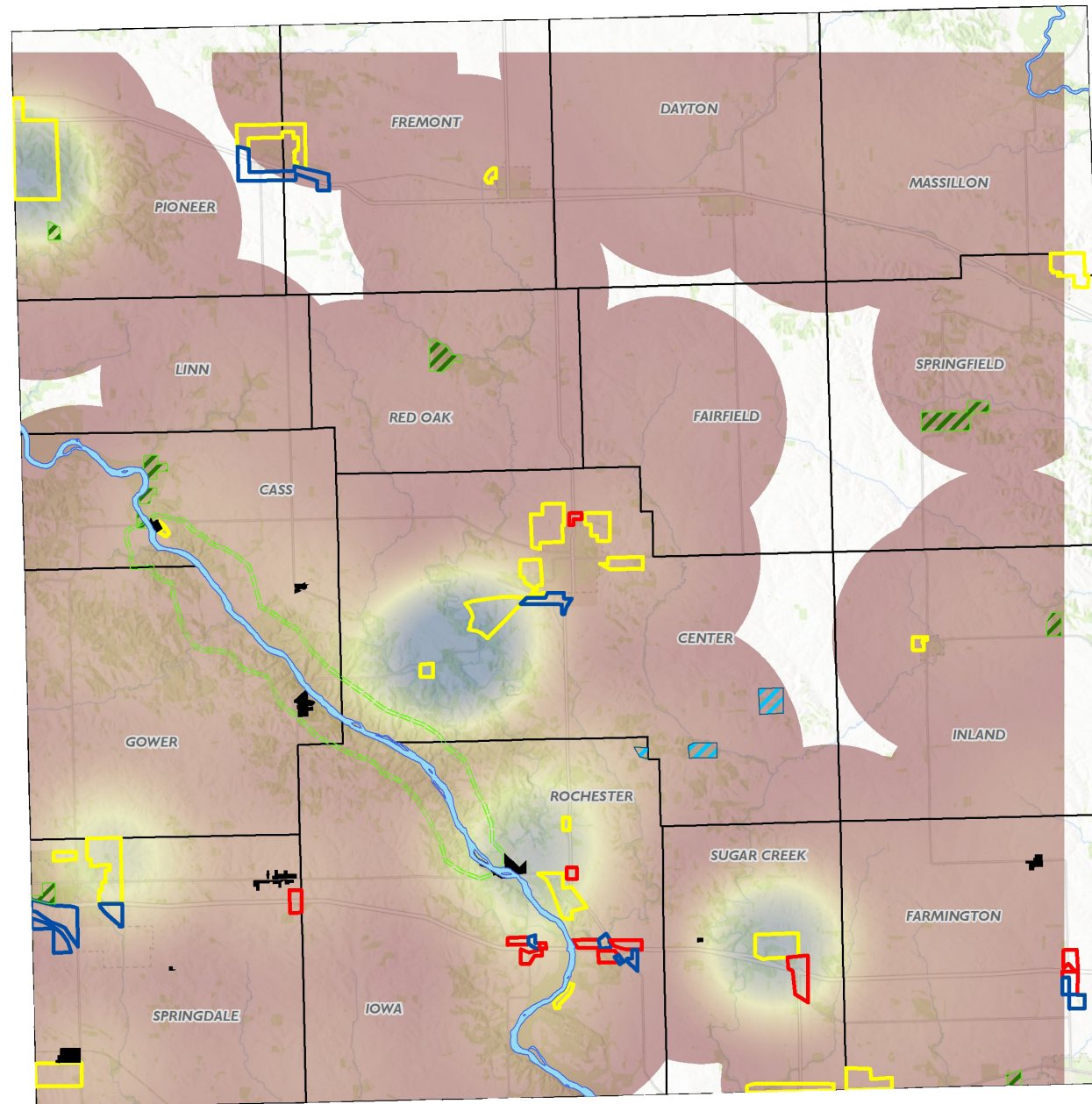
Source: Cedar County Assessor's Office and the Iowa GIS Data Repository, 2018

Figure 9.4: Commercial and Industrial Land-Use.

	Number of Parcels	Number of Acres	% of Total Area	Average Parcel Size (acres)
Rural Industrial	10	100	0.03%	10
Rural Commercial	320	2,142	0.6%	6.7
Total	330	2,242	0.6%	6.8

Source: Cedar County Assessor's Office, 2017.

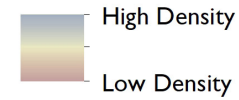
Map 9.2: Post 2006 Rural Density Clustering.



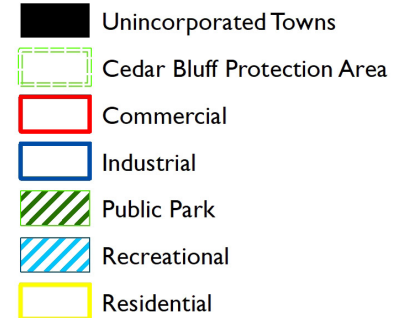
Post-2006 Rural Residential Density Clustering

December 2017

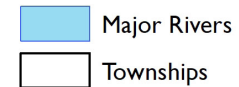
Residential Development



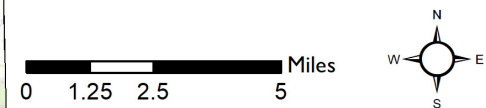
2006 Future Land Use Areas



Legend



Assessed data was joined with parcels and used to run a Kernel Density analysis on residential dwellings constructed after 2006. The resulting map identifies where newer constructed homes are clustered in regards to quantity and proximity to one another.



Sources: Basemap: ESRI World Topo Base; Hillshade: Iowa DNR; Data: Address Parcel from iowagisdata.org, joined with and attribute table provided by the County's Assessor's Office.

Development Trends

Agriculture

Agricultural land is the largest land-use category in Cedar County, consisting of 91.7% of the total area in the County. Agricultural land is split up into two categories. The first is agricultural dwelling which is normally associated with a house on one parcel of land, often less than 40 acres, that is associated with a farm operation. Many parcels that hold this categorization have a portion of the parcel in production or is considered arable and therefore have a larger average parcel size (27.3 acres). The other category is agricultural land, being an arable land parcel with no dwelling. This category can, however, have buildings such as barns, outbuildings, or equipment sheds on the property.

Agricultural land in Cedar County is increasing in price per acre, at a higher percentage than the State of Iowa. Based on the 2015 Iowa State University's Farmland Value Survey, Cedar County agricultural land has raised in value by 63% while the State of Iowa average has raised 50.7% (see Figure 9.6).

According to the 2012 Census of Agriculture (USDA), the number of farms in Cedar County decreased by 7.8% from 2007 to 2012.

Overall Agricultural Trends

Agricultural land-use has been shifting statewide, with the number of total farms decreasing and the average size of individual farms increasing. The starkest trend in Iowa's agriculture is the value of land per acre, increasing over 50% in the last five years (Iowa State University Land Value Survey, 2015).

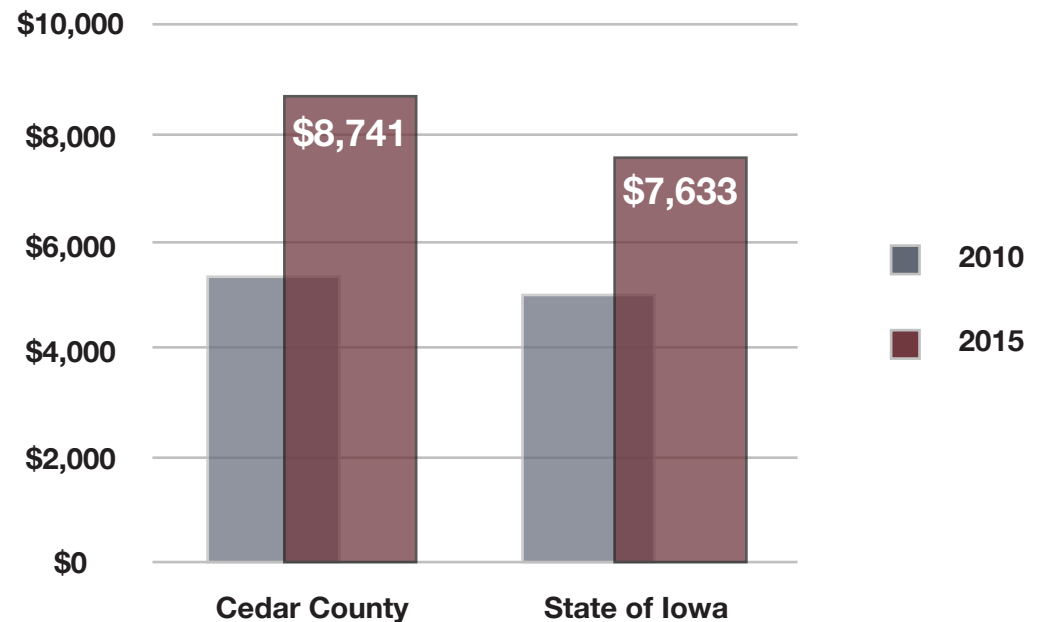
While crops play a large role in the County's economy, it is not necessarily increasing economic growth. Land availability serves as a physical barrier to industry expansion and land value may create barriers to entry, especially for young farmers and smaller operations.

Figure 9.5: Distribution of Agricultural Land Types in 2012.

	Number of Parcels	Number of Acres	% of Total Area	Average Parcel Size (acres)
Agricultural Land	9,888	304,143	81.7%	30.8
Agricultural Dwelling	1,367	37,366	10.0%	27.3
Total Agricultural Land	11,255	341,509	91.7%	30.3

Source: US Department of Agriculture (USDA), 2012 Census of Agriculture.

Figure 9.6: Land Value in \$ Per Acre for Cedar County and Iowa in 2010 and 2015.



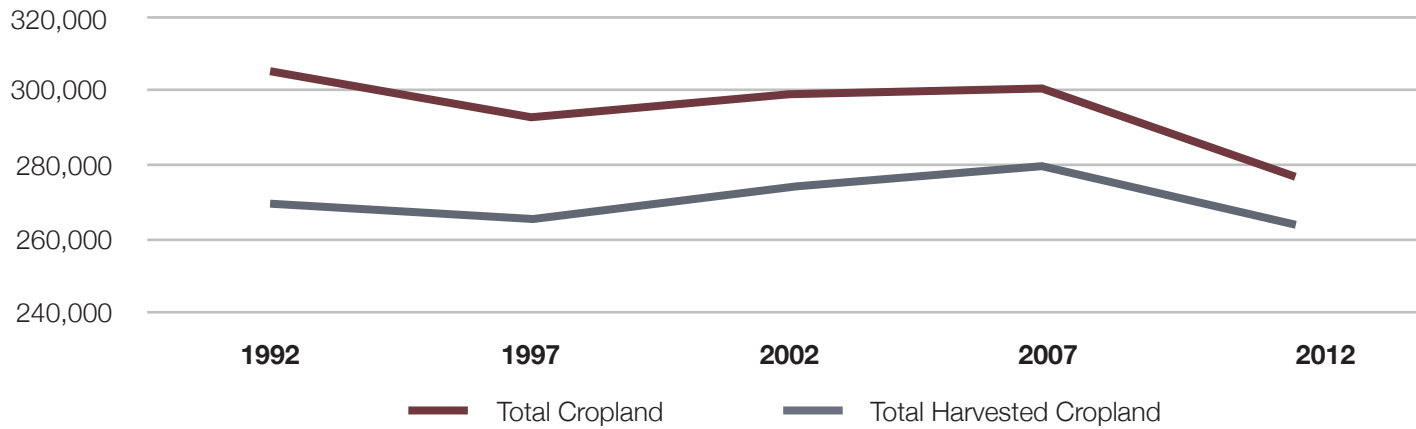
Source: Iowa State University's Farmland Value Survey, 2015.

Census of Agriculture

The USDA completes a quinquennial agricultural survey to assess agricultural production and land-use in the US. The most current survey data was collected and used within this comprehensive plan was reported in 2012. The 2017 Census of Agricultural is complete and will be released sometime in 2018.

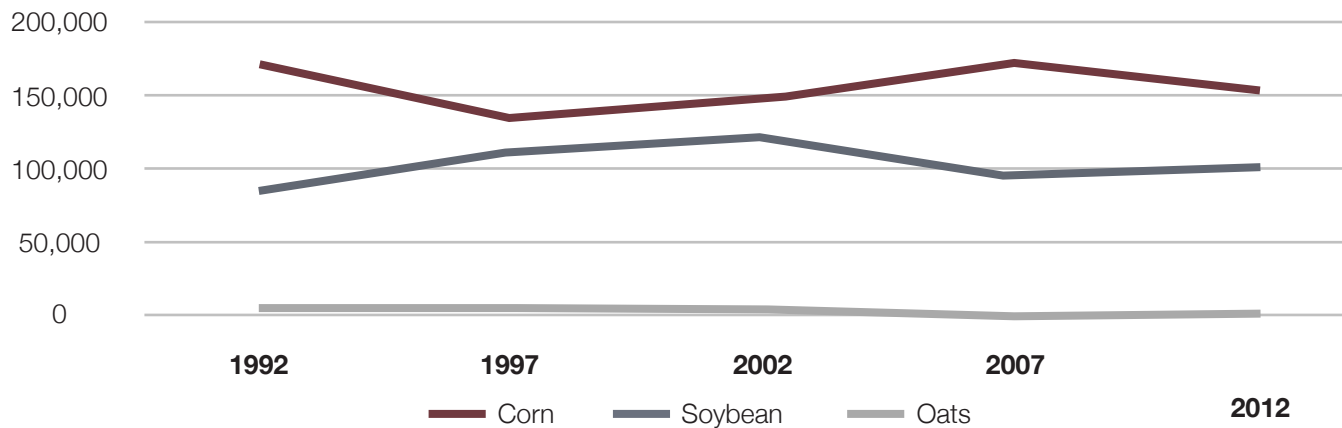
	2007		2012
Cropland Harvested	279,545 acres	↓	262,666 acres
Corn	174,935 acres	↓	155,316 acres
Soybean	95,262 acres	↑	97,666 acres
Oats	594 acres	↓	377 acres

Figure 9.7: Total Harvested Cropland (acres).



Source: USDA quinquennial agricultural survey, 2012.

Figure 9.8: Acres of Crops Harvested.



Source: USDA quinquennial agricultural survey, 2012.



Image Source: South East Farm Press, 2013.



Image Source: Universal Medios, 2017.

Future Land Use

To generate a methodology for identifying future land-use areas, the Planning Team worked with the Planning & Zoning Commission, the Comprehensive Plan Steering Committee, University of Iowa faculty, and input from the public. Preferred development/growth areas were generated using selected criteria to identify constraining or restricting areas of the County.

Interwoven Land Use Considerations

Agricultural preservation

Natural resource protection

Economic vitality

Housing demand

Transportation

Future Land Use Analysis

An overlay analysis was used to assess the viable unincorporated areas. Six major development constraints were considered in this analysis: floodplain, steep slopes, paved roads, intensive agricultural operations, Corn Suitability Rating, and areas experiencing population growth. A breakdown of each of these six criteria can be found on the following page.

100-year floodplain

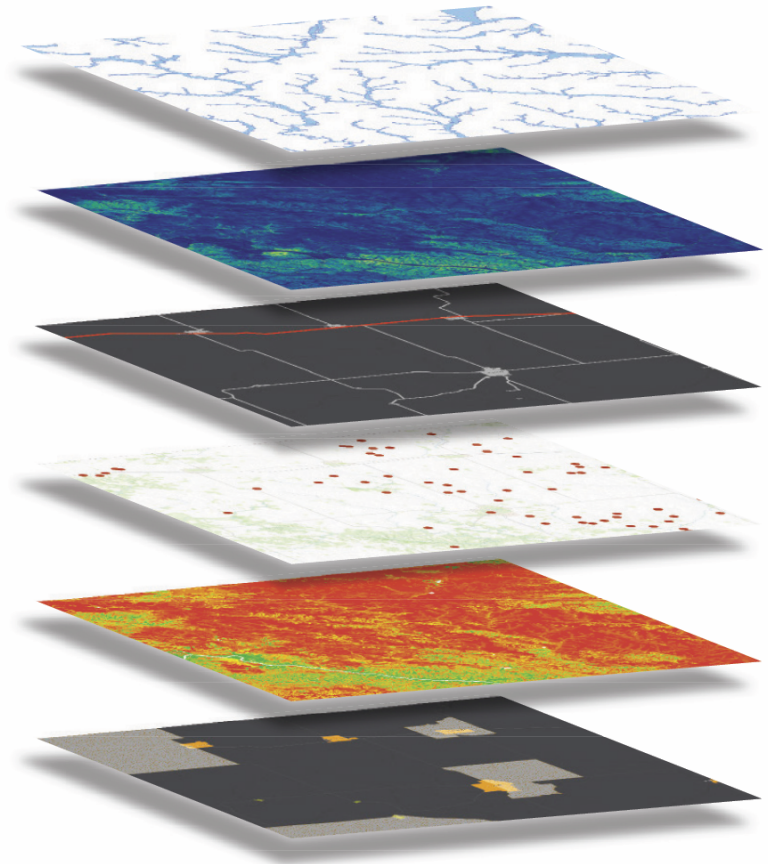
Steep slopes

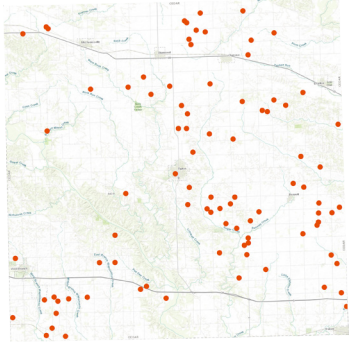
Paved roads

Intensive Agricultural Operations

Corn Suitability Rating (CSR2)

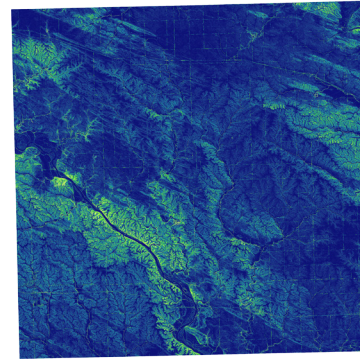
Population Growth





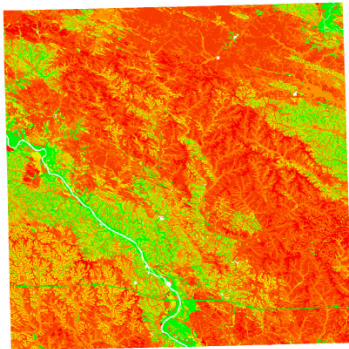
Intensive Agricultural Operations

The County considers intense agricultural operations, such as confined animal feeding operations (CAFOs), as a criteria for future land use development. These operations could pose nuisance and environmental issues for new residential development, as residential may impede farming operations (i.e. traffic on roads). The overlay analysis considers a distance of 2,500 feet from registered operations as a safe distance for future development.



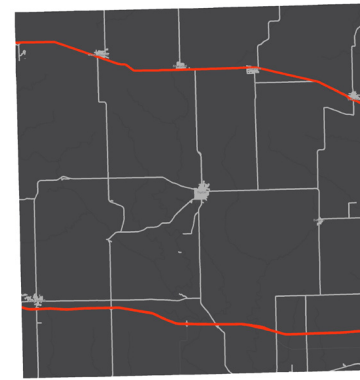
Slope

Slope is a very important element of land development. Steep slopes are susceptible to movement and are more difficult to build on. Many counties in Iowa use slope as one of the criteria for development. The analysis used to locate growth areas uses slopes greater than 15% as a barrier for development.



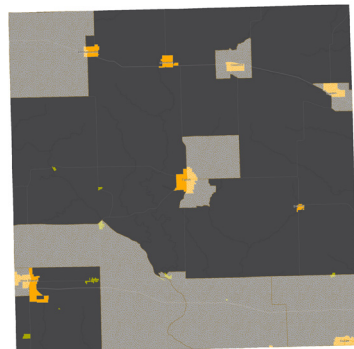
Corn Suitability Rating

The Corn Suitability Rating (CSR2) is used in the overlay analysis to preserve prime agricultural land. Only areas that are below 75 in CSR2 value are considered viable for future land use development.



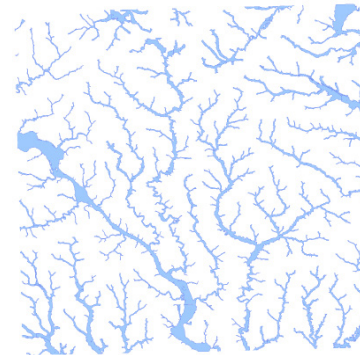
Paved Roads

Develop should occur on or very near to paved roads. When development is scattered throughout a county on gravel and unpaved roads, costs for maintenance and services can increase for the County. The analysis uses only county paved roads. It leaves out Interstate 80, as there is no direct access.



Growing Areas

Another factor that is included in the overlay analysis is the population growth of specific areas in the County. Future development should occur in areas that are growing, as that is where the demand for growth is. These areas are the north western corner, west of Mechanicsville, north of West Branch, and areas along Interstate 80.



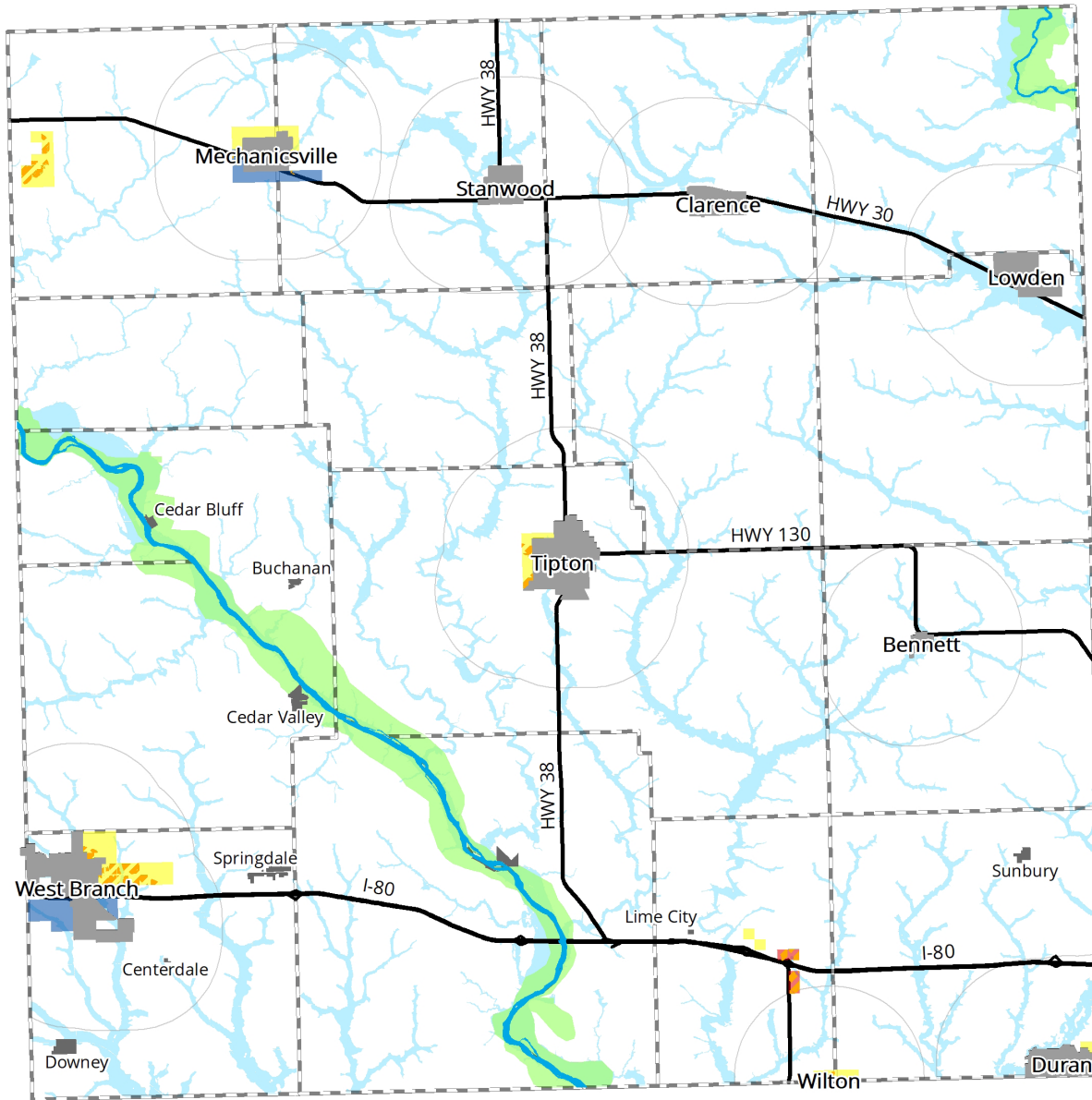
Floodplains

No development or structure should happen in the 100-year floodplain and should be deterred from the 500-year floodplain. As storms increase in frequency and magnitude, it is ever more important to keep residents safe from flood hazards. The overlay analysis includes the 500-year flood gradient, in order to be proactive against development in these areas.









Future Land Use Map

Map 9.3: Cedar County Future Land Use Map.





Future Land Use Map April 2018

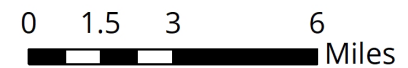


Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  Agricultural
-  Conservation Area
-  City Development Review Area
-  100-year Floodplain

Political Boundaries and Roads

-  Incorporated Areas
-  Townships
-  Unincorporated Towns
-  Major Roads



Future Land Use Map Description

Primary Growth Areas

The Primary Growth areas are a result of the overlay analysis of primary development constraints:

- 100-year Floodplain
- Close proximity to intensive agriculture operations
- 0.25 miles from a paved road
- < 15% slope
- Average CSR2 value of parcel < 75
- Areas experiencing population growth

Development of these parcels would score high with the Land Development Toolkit and would receive points for the "Compatibility with Comprehensive Plan" criteria within the Toolkit.

Future Growth Areas

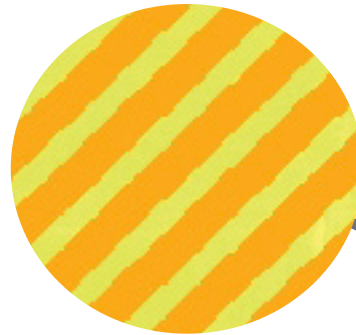
The Future Growth areas are derived from the Primary Growth Areas and adjacent land use within cities or major subdivisions. They are categorized as residential, commercial, and industrial, based on compatibility with the surrounding land-uses. These areas were aggregated to quarter-quarter sections (PLSS) which are 40 acres in area.

Development of these parcels would score moderately with the Land Development Toolkit and would receive points for the "Compatibility with Comprehensive Plan" criteria within Toolkit.

Conservation Areas

These areas were derived from Deciduous Forest and Steep Slope land cover data. The purpose of this designation is to limit development for forest preservation, water quality protection, hazardous slope protection, and riparian corridor protection.

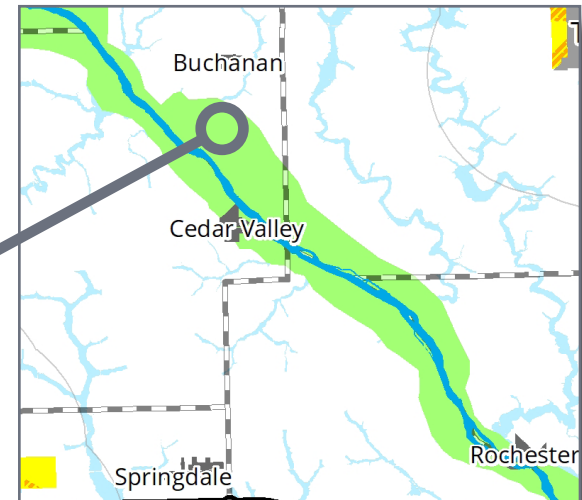
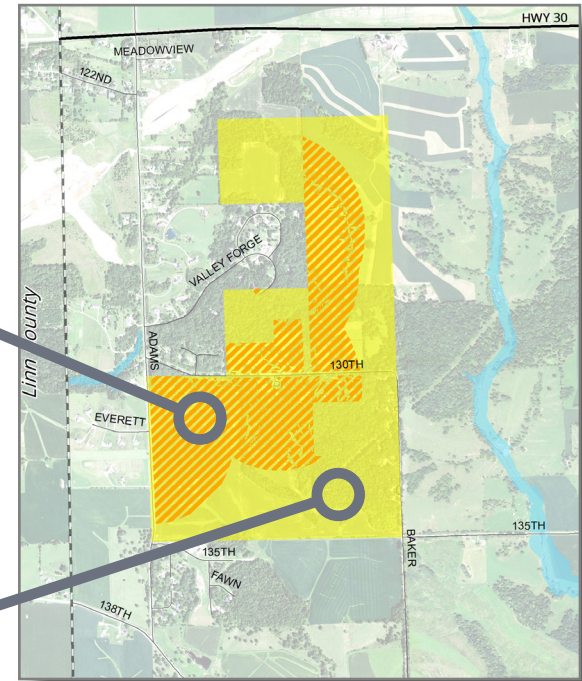
Primary Growth Area



Future Growth Area Residential



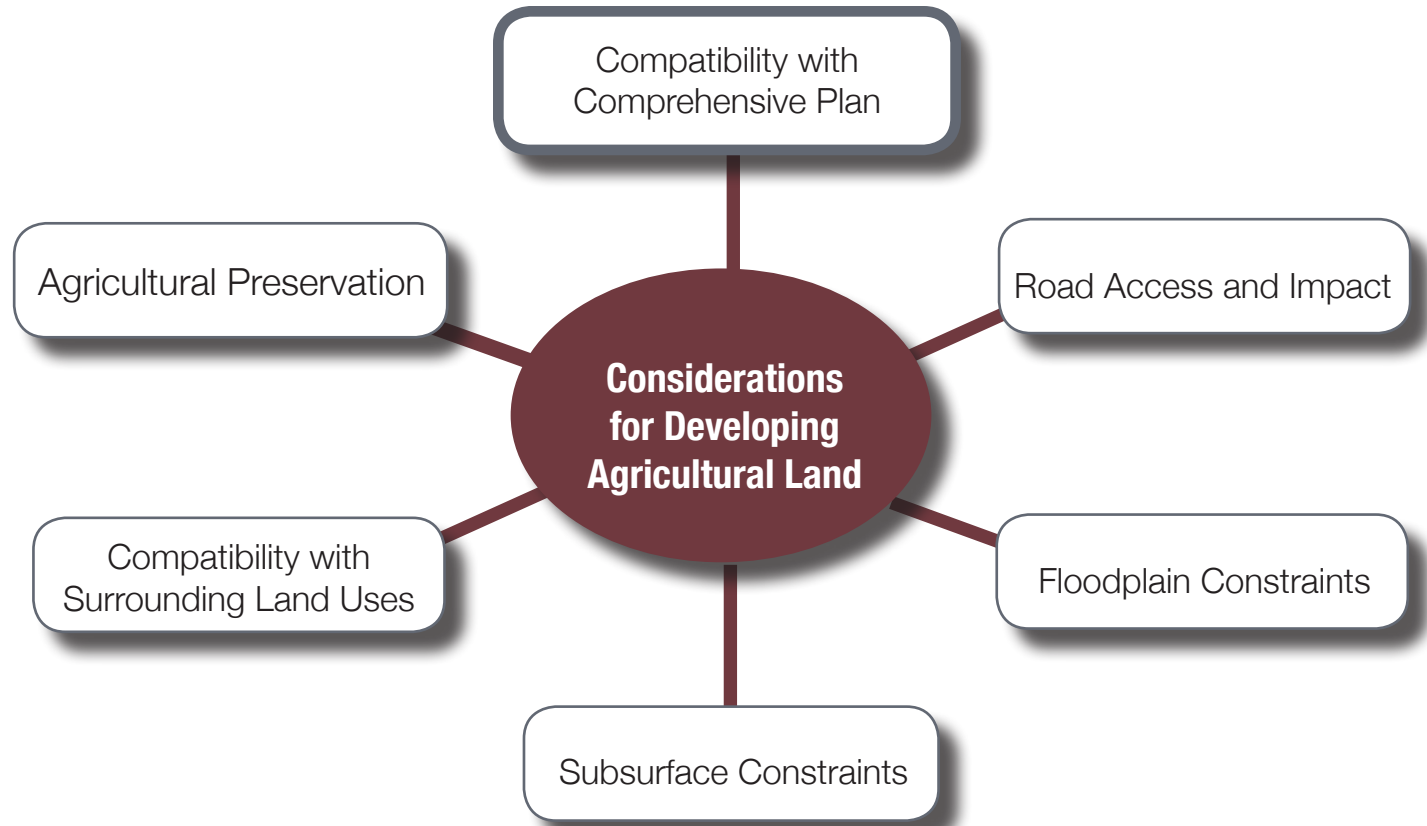
Conservation Area



Land Development Toolkit

The purpose of the Land Development Toolkit is to provide a consistent method of evaluation for development applications in the rural areas of Cedar County. The intent is to direct development in the unincorporated areas of Cedar County to locations that can most efficiently accommodate development, given existing public infrastructure investments, and to minimize the fragmentation of highly productive, intact agricultural lands.

The Toolkit is a set of criteria that were put together and given weights by the Planning Team and the Planning & Zoning Commission. The Toolkit is based off of the USDA-NRCS's Land Evaluation and Site Assessment (LESA), an agricultural preservation tool.



In a growth area?	<input checked="" type="checkbox"/>	500 points
		+
On a paved road?	<input checked="" type="checkbox"/>	150 points
		+
Near other residential?	<input checked="" type="checkbox"/>	500 points
		+
Safe slopes & soils?	<input checked="" type="checkbox"/>	500 points
		+
Out of floodplain?	<input checked="" type="checkbox"/>	200 points

The Land Development Toolkit provides two important outcomes for Cedar County:

1. Provides a tool to quantify decisions made at the Planning & Zoning Commission, providing insight for possible development conditions for the Board of Supervisors.
2. Considers implications residential development could have on existing farming operations, public infrastructure, and health/safety/welfare of residents.

Goals, Objectives, and Strategies

Goal I. Promote efficient growth that will protect the health, safety, and welfare of all Cedar County residents.

Objective I.

Encourage consistent and clustered residential development to better utilize resources and public services of the County.

Strategies

- Identify areas where land uses are compatible with existing infrastructure and landscape constraints, and generate a strong criteria of guidelines for future development.
- Encourage collaboration with transportation and natural resource/ environmental planning efforts of the County to build development guidelines.

Objective II.

Encourage retention and strengthening of commercial districts in County communities.

Strategy

- Use major paved roads to encourage development and inventory the possible locations equipped with appropriate infrastructure for commercial development.

Goal II. Protect prime agricultural land from encroachment by incompatible land uses.

Objective I.

Encourage non-farm development (residential, industrial, and commercial) in areas that will preserve prime agricultural land.

Strategies

- Update the Corn Suitability Rating language within the Cedar County Zoning Ordinance and Subdivision Regulations to the new dataset, CSR2 (2013).
- Develop a Land Development Toolkit to serve as a land evaluation and site assessment tool for analyzing site proposals.

Goal III. Ensure safe, efficient, consistent, and compatible growth by using the Future Land Use Map and its criteria for development, when making planning related decisions.

Objective I

Use the planning tool for future growth and land-use decisions, and apply it consistently.

Strategy

- Revise and update criteria for land use mapping after 5 years to address changes in land use or environmental factors.

Goal IV. Support development in non-hazardous and environmentally safe areas.

Objective I.

Strengthen floodplain management to protect the community, valuable ecosystem services, and the overall natural habitat.

Strategy

- Establish floodplain protection areas (natural resource protection areas) in the future land use map to help prevent future development in flood prone zones.

Objective II.

Encourage safe distances for development from man-made hazards, such as landfills, dump sites, pipelines, and point source pollution sites.

Strategy

- Inventory County hazard point sources and use them in the Land Development Toolkit for site evaluation.

Objective III.

Encourage safe distances for development from environmentally unsafe areas, such as sinkholes, karst terrain, susceptible soil formations, and steep slopes.

Strategy

- Inventory the County's natural hazards and use the information in the Land Development Toolkit for site evaluation.

Goal V. Encourage collaboration between incorporated and unincorporated land-use planning with neighboring counties and cities.

Objective I

Assess each incorporated area's land-use goals for the next ten years or any existing land-use plans.

Strategy

- Develop fringe-area agreements with Bennett, Clarence, Durant, Lowden, Mechanicsville, Stanwood, Tipton, West Branch, and Wilton.

Objective II

Encourage collaboration with surrounding counties.

Strategy

- Promote planning agreements with neighboring counties to coordinate growth and public service areas.

Chapter 10

Intergovernmental Collaboration

Introduction

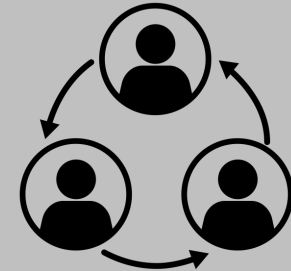
The success of Cedar County's comprehensive plan will rely on the ability of all eight communities to work together as a region to achieve a unified vision. In accordance with Iowa's Smart Planning Legislation, comprehensive plans may identify current problems or conflicts, recommendations, and identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.¹ Discussions between County staff and members of the public identified communication or collaboration as an area of improvement. This Chapter outlines the benefits of collaboration, intergovernmental agreements, improving communication, outlining possible future conflicts, and establishes goals and objectives.



Benefits of Collaboration

Cedar County communities must take advantage of the benefits strong regional partnerships and intergovernmental collaboration may provide. Some of the benefits of intergovernmental collaboration include:

- **Cost savings** due to increased efficiency and avoiding unnecessary duplication.
- The **ability to address regional** issues with communication and coordination through actions.
- **Identifying issues early** by enabling local jurisdictions to identify and resolve potential conflicts at an early age.
- **Reduce litigation** by resolving issues before they become mired in litigation or unwanted outcomes.
- **Consistency** through cooperation of consistent goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability** by jurisdictions cooperating to provide greater predictability to residents, developers, businesses, and others.
- **Understanding** as jurisdictions, communicating on issues of mutual interest to become more aware of other communities' needs and priorities.

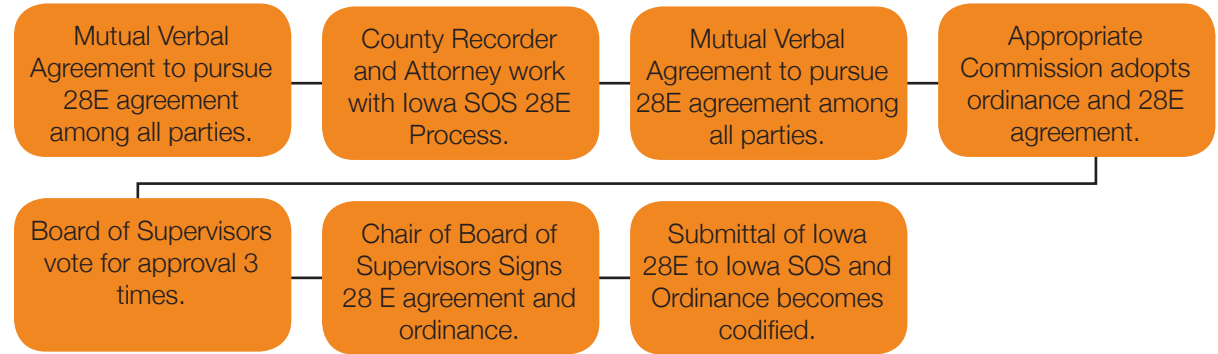


Intergovernmental Agreements

Cedar County communities may work together using a combination of formal and informal agreements to provide services to their citizens. Formal Municipal agreements are commonly referred to as 28E agreements under chapter 28E of Iowa State Code. According to the Secretary of State's Inventory in 2017, there are 336 28E agreements within Cedar County. The agreements cover a wide range of jurisdictions and issues such as sewer, road systems, economic development, emergency response agreements, and health services. The most common agreements are between townships and municipalities where municipalities help provide fire and police services to nearby townships.

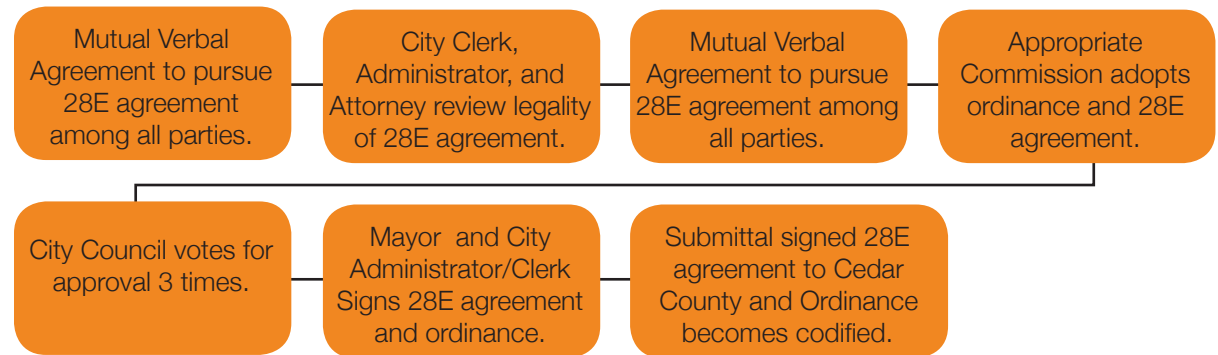
28E agreements only require a resolution, but encouraging an adopted ordinance will internally codify the agreements. To ensure all government agencies are committed to the agreement, the planning team recommends internal legal policies for land use agreements. These are referred to as local ordinances. Ordinances require three public hearings and votes of approval by the elected official body. The initiator of 28E agreements must be a governmental agency, and all mutual agencies have 60 days to change their mind after signing an agreement. Cedar County will need to rely on the knowledge of the process from the Cedar County Recorder and the legality of the agreement from the County Attorney.

Figure 10.1: 28E County Adoption Process.
28E County Adoption Process



Note: Since an ordinance is being passed with a 28E agreement all meetings must follow IA public hearing requirements, including three open hearings by the elected body.

Figure 10.2: 28E City Adoption Process.
28E City Adoption Process



Note: Since an ordinance is being passed with a 28E agreement all meetings must follow IA public hearing requirements, including three open hearings by the elected body.

Note: Cities have 60 days to change their mind on 28E agreements.

Lower Cedar River Watershed Management Authority

The newly formed Lower Cedar River Management Authority exists to provide technical assistance to improve water quality, reduce water consumption, and to protect, promote, and preserve ground water resources within the watershed. Members include Cedar, Muscatine, Linn, Jones, Louisa, Johnson, and Scott Counties. According to the Secretary of State's website, Cedar County has entered an agreement with the Lower Cedar River Watershed Management Authority.

Internal Communication

In a small populated, rural county, there may be limited administrative capabilities to carry out projects or coordinate internally between departments, elected officials, and other key project partners. Strong administrative communication establishes priorities and creates a common mission for administrative staff to ensure goals are being completed. Input by County staff from informal meetings with the planning team, community workshops, and online surveys identified internal communication is strong, but needs to be improved.

Greater coordination between staff and supervisors will enhance the County's ability to meet the needs of its citizens, with a strong and cohesive central focus. Respondents noted in the past, monthly meetings took place between departments, supervisors, and ECIA where issues between departments were discussed in coordination with ECIA. These meetings stopped taking place when the staff lead from ECIA left the organization.

Open internal communication with regional organization should be a central focus of the County to promote a common focus for administrative staff. The County must follow open meeting laws when the criteria is met.²

Regional Organizations

CCEDCO

Cedar County Economic Development Commission is a Cedar County Board consisting of County Supervisors and City Council members to help improve economic development throughout Cedar County and its participating communities. Informal interviews with economic development groups revealed a need for improved outreach to the general public on services provided by CCEDCO. Greater coordination between the County, its communities, and the public can give businesses greater access to small business startup resources, low-interest revolving loans, financial assistance, and other economic development tools.

ECIA

East Central Intergovernmental Association is a membership sponsored organization of local governments in Cedar, Clinton, Delaware, Dubuque, and Jackson Counties. Cedar County coordinating with ECIA through membership, may provide greater resources to the County and its communities. Sharing resources and coordinating discussions of common concerns may improve the quality and consistency of solutions to regional and local problems.

EIRHA

Eastern Iowa Regional Housing Authority is a division of ECIA which works to provide decent, safe, and affordable housing for eligible

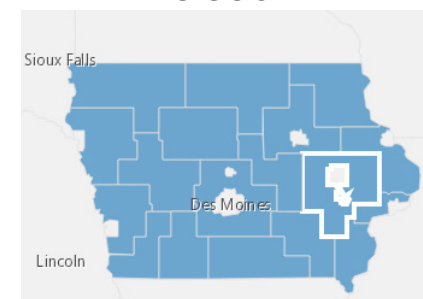
households for the governments of Cedar, Clinton, Delaware, Dubuque, Jackson, Jones and Scott County.

ECICOG

East Central Iowa Council of Governments is one of eighteen regional planning affiliations in Iowa. ECICOG is providing transportation planning and administrative services for Cedar, Benton, Iowa, Johnson, Jones, Linn and Washington Counties. ECICOG is responsible for preparing and evaluating passenger transportation in Region 10. These services include public transit system, private transportation providers, volunteer



ECICOG



transportation programs, medical and human service transportation providers.

River Bend Transit

River Bend Transit is a public transit service that provides weekday door-to-door service to the elderly, disabled and general public. Vehicles are provided with full ADA access and drivers specialized in serving individuals with disabilities. This service is available for rural residents in Cedar, Clinton, Muscatine, and Scott counties. Figure 10.3 shows the service schedule and cost per person.

Transportation Collaboration

To improve the transportation system in the County, there should be cooperation among different providers and agencies. This will help transit users cross multiple boundaries to access their needs of transportation. Below lists some suggestions to improve collaboration.

1. Establish one website that provides information on all transit services in the region.
2. Collaborate with other public transit outside the county to maximize the benefit and reduce the cost.
3. Funding solutions to improve regional transportation for Cedar County residents.

Figure 10.3: Service times and fares for River Bend Transit.

City service	Monday	Tuesday	Wednesday	Thursday	Friday
County (Tipton and Mealsite)	X		X		
Iowa City		X		2nd	X
Cedar Rapids				1st & 3rd	
Davenport				4th	
Special trip				5th	
Service Fare					
Type of service	Fare cost for Senior (60+) or disabled individuals				
Out of county	\$6.50				
In-town	\$1.50				
County	\$3.00				
+ Additional \$5.00 fare for General Public					

Source: riverbendtransit.org.



Image Source: City of Davenport, Iowa.

Potential Future Conflicts

Land Use

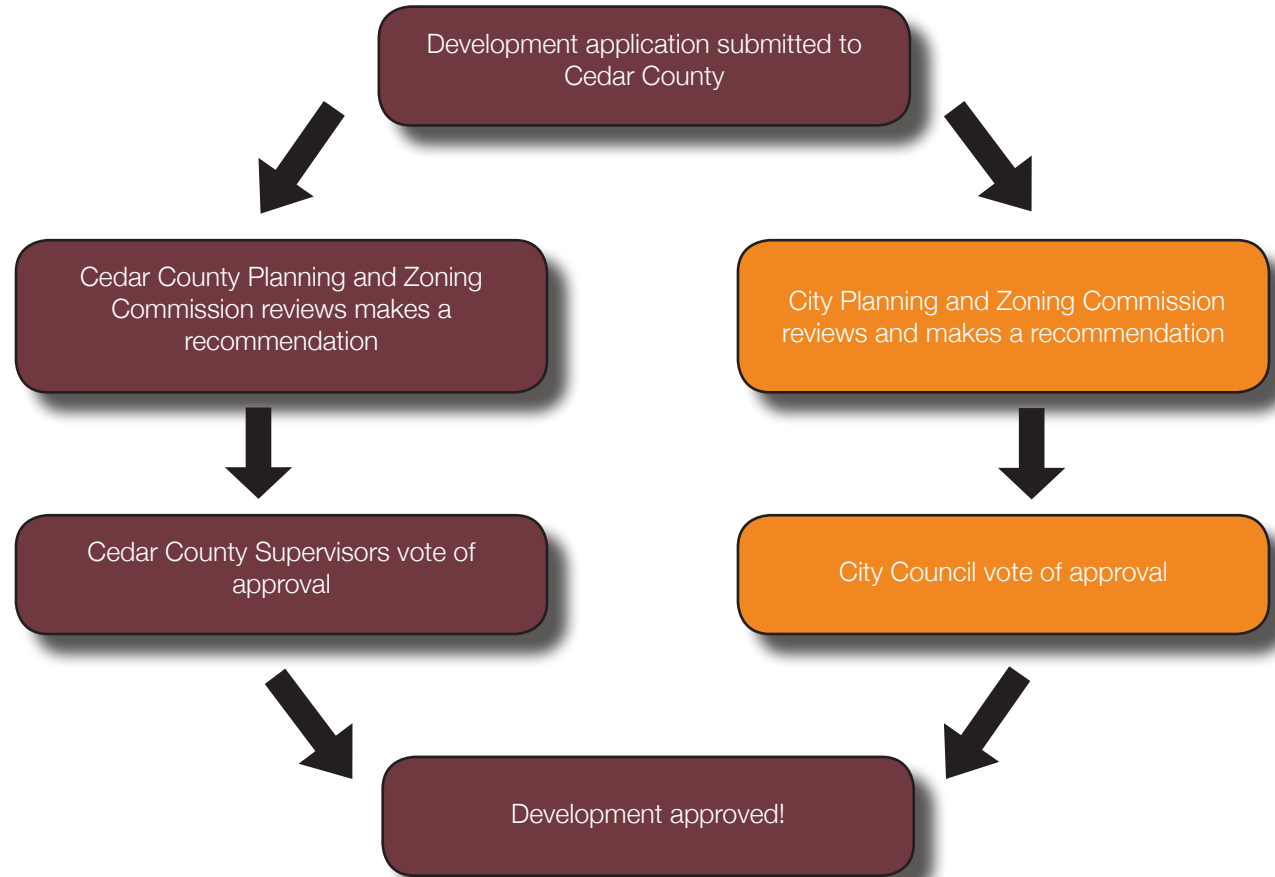
Cedar County communities should work together to provide the best services possible to their residents. As certain communities in Cedar County grow or retract, land use and land development issues can be a major cause of conflicts between municipalities. Future conflicts may arise between cities and Cedar County from rural developments in unincorporated areas of the county. Developments outside of incorporated communities can miss out on opportunities to use their excess utility capacity. New residents may also increase demand on public streets and other infrastructure needs without fully contributing to the full expenses of these public resources.

At times, there may be rural development issues next to a city boundary when the County assumes a City may annex the area following development. Sometimes annexation does occur, but other times the city does not have the extra utility capacity, cannot afford extending utility lines, or rural development not meeting city ordinances.

Iowa Code 28E gives cities with an adopted subdivision ordinance the option to review subdivision plats that are within a two-mile radius of their boundary. The County does not need to notify any city that does not have an adopted two-mile extraterritorial jurisdiction. However, it may be in the best interest of the County and Cities to coordinate and collaborate future growth regardless of two-mile extraterritorial jurisdictions.

Not all communities in Cedar County will grow, and it is possible that some communities may no longer be able to afford to provide basic public services. The County should update its current zoning codes

Figure 10.4: Flow Chart for the Intergovernmental Review Process.



and encourage smaller communities to adopt similar zoning policies to create compatibility between smaller municipalities and the County.

Coordinated Tourism Activities

Community workshops revealed residents want improved collaboration between cities to minimize event conflicts. From the perspective of the workshop attendees, residents voiced concerns that many of the municipal sponsored events often have conflicting times with other community events. Although scheduling conflicts are common between multiple jurisdictions and organizations, it may be beneficial for the County or an organization representing Cedar County to develop a strategy for community events that increases public and tourism participation.

Lack of Implementation

At the County level, many future changes will take place in incorporated cities. Although Cedar County does not have jurisdiction of incorporated cities, implementing County goals will be difficult within the framework of the County's comprehensive plan. Therefore, it is essential for Cedar County to lead in facilitating agreements, agreed adoption of goals, and collaboration between the County and its communities. Often times, the County may have to play a supportive role by encouraging and providing some administrative support to help incorporated cities work within the County's comprehensive framework.

Who Should be Involved?

- Incorporated communities in Cedar County
- School Districts
- ECIA
- CCEDCO
- Regional Planning Commissions (RPCs)
- Metropolitan Planning Organizations (MPOs) or Transit districts
- Adjacent Counties
- Lower Cedar River Watershed Management Authority or other key environmental districts
- Sanitary sewer, water utility, or other utility districts
- Housing or redevelopment authorities
- Emergency service districts or authorities
- Kirkwood Community College
- The University of Iowa
- Iowa State University Extension Office
- Sustainable Iowa Land Trust



A Day on the Prairie, hosted by the Cedar County Historical Society and Museum, is a wonderful event showcasing Cedar County's rich history.



Fringe Agreements and Municipal Agreements

Chapter 28E of the Iowa State Code allows for governments to enter into agreements to help resolve conflicts. For instance, establishing fringe agreements between the County and the municipalities can avoid conflicts such as annexation disputes. These agreements allow for orderly planning and development, by establishing future annexation areas for each municipality, and identify where future development should occur. These agreements allow for cost savings by laying out easement agreements for future utility extensions. Fringe agreements allow for the creation of maps such as Swisher's fringe area map (below), where each future land use is planned for in advance.

The Need for Development Codes

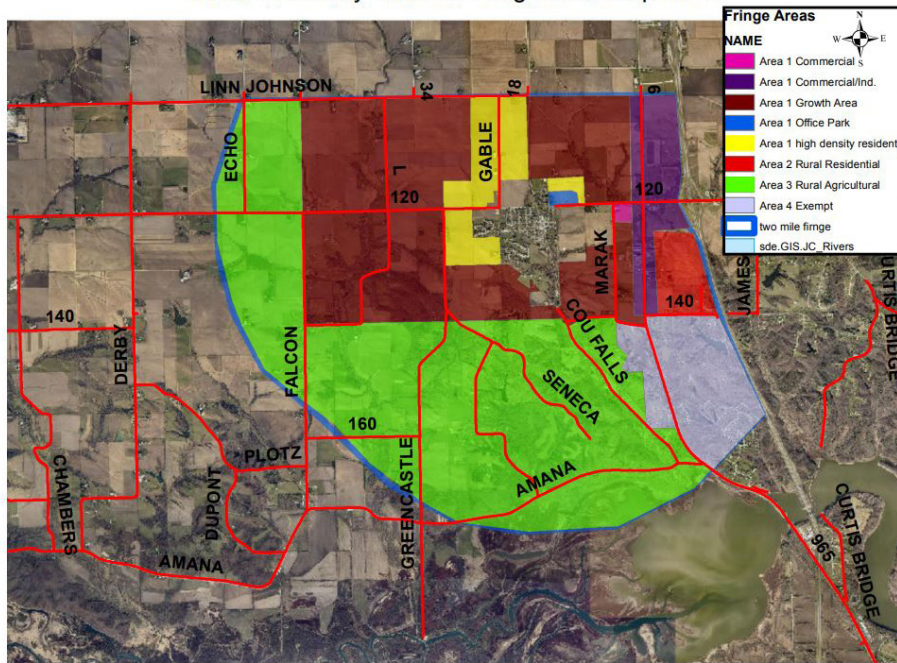
Governments may establish land development tools such as zoning, subdivision regulations, and building codes to establish land use patterns that are logical, orderly, attractive, and compatible. Enforcement of development codes can allow for public resources to be utilized more efficiently.

Zoning, subdivision, and building codes vary across municipalities within Cedar County. These differences make it harder for builders and developers, and can lead to leapfrog development with developers choosing to develop in unincorporated areas with less restrictions on development.

County and City governments should adopt

similar development codes to limit incompatible developments in unincorporated areas. It will also reduce the complexity of subdividing and building within Cedar County. Development ordinances compatible with small communities may benefit the smaller communities with limited resources to administer and enforce some ordinances. Cities and the County can enter into a 28E agreement where the County will provide building inspector services which would include the inspection from review of building permit applications through the issuance of building permits. The costs for a building inspector can be split between the Cities' and the County through the 28E Agreement.

Johnson County Swisher Fringe Area Map 2015



Map Revised: February 25, 2015
RJ Moore



Goals, Objectives, and Strategies

Goal I. Facilitate strategic planning within the region by strengthening communication and identifying opportunities to share information.

Objective I.

Maintain communication and coordination between County Departments and County Supervisors.

Strategies

- Improve upon multi-department weekly or monthly meetings with County Supervisors to ensure all internal agencies are coordinating efforts and collaborating on projects within the County Comprehensive Plan.
- Assign a department to oversee internal communication and spearhead communication activities.
- Empower multiple departments to lead, discuss, and inform other County staff and supervisors of their opportunities, challenges, and progress towards the comprehensive plan.
- Start an annual half-day communication meeting to strengthen relationships, improve implementation of the comprehensive plan, and possibly introduce new information to improve job performance or department efficiency.

Objective II.

Encourage municipalities to work with the County comprehensive plan framework.

Strategies

- Encourage the support of local governments and organizations in implementing Cedar County goals.
- Support annual reviews by cities about their progress in advancing the comprehensive plan.

Objective III.

Formally invite groups, agencies, or entities to public meetings where topics are appropriate.

Strategies

- Establish an intergovernmental committee comprising of incorporated communities, school districts, and other key intergovernmental agencies.
- Start a monthly review meeting on upcoming regional projects to inform necessary partners and discuss the projects' compatibility with the County comprehensive plan.
- Assign a department to oversee intergovernmental communication.
- Establish a monthly newsletter or other alternative to creatively highlight topics addressing the regions needs as an additional way to inform and promote intergovernmental awareness or collaboration.

Objective IV.

Improve public awareness regarding upcoming events and projects being completed by the County.

Strategies

- Update the County's website to increase public information about upcoming projects and events.
- Create a County social media page to inform the public about upcoming projects, implementation of comprehensive plan, and to increase the sense of identity in the region.

Goal II. Minimize potential land use conflicts between Cities and the County including issues involving annexations, urban and rural development, code compliance, and fringe area development.

Strategies

- Establish fringe area development agreements to resolve conflicts between Cities and the County.
- Establish and promote county-wide development codes to promote consistent development throughout the county.
- Establish land use policies that protect agricultural land and open space by encouraging new development to locate with existing cities and fringe areas where adequate public utilities are planned or can be provided.
- Create Village Plans for unincorporated villages. This will allow for consistent development in towns and reduce future costs for the County.
- Utilize 28E agreements to share cost among the county and municipalities for projects and positions such as a county-wide building inspector.



Chapter 11 Implementation

Introduction

This chapter outlines how implementing strategies will assist the County in achieving their goals and objectives. Strategies were developed by the Cedar County Planning Team and were reviewed by the Cedar County Comprehensive Planning Steering Committee and County staff.

Responsibility for adopting and implementing future planning initiatives remains with the County guided by its elected leadership, steering committee, and County staff. It is highly recommended that annual reviews take place to ensure the completion of goals and objectives.

This plan does not establish any new ordinances or legislative mandates. However, it does establish that new regulations should be adopted in accordance with a comprehensive plan. The goals, policies, and key findings in this plan are to be used as a guide for local officials in decision making and implementing specific development tools, such as zoning ordinances, subdivision ordinances, and building codes. The adoption of this plan does not commit the County to any specific strategies. It should commit the County to actions that are consistent with the goals, objectives, and strategies listed in this plan.

ABBREVIATIONS:

BoS: Board of Supervisors

EHZ: Department of Environmental Health and Zoning

PZC: Cedar County Planning and Zoning Commission

CGEDCO: Cedar County Economic Development Commission

CDFB: Cedar County Farm Bureau

ECIA: East Central Intergovernmental Association

ECICOG: East Central Iowa County of Government

EIRHA: Eastern Iowa Regional Housing Authority

SILT: Sustainable Iowa Land Trust ISU: Iowa State University

WMA: Watershed Management Authority

How to Use The Matrices

An implementation matrix presents a schedule for the recommendations or strategies, summarizing the goals and objectives proposed in this plan.

Priority

Priority indicates where the County should focus its efforts on first. Each chapter is given a priority to help the County identify which big picture items should be prioritized first. Strategies are also given priority to help determine which actions steps should be given a higher priority.

Schedule

Helps the County determine and plan when strategies should be completed. Identifying time-frames helps elected officials, staff, and volunteers plan and prepare for the completion of their designated tasks. SHORT = 0-2 years, MEDIUM =3-5 years, LONG =5-10 years.

Lead and Collaborating Partners

This column sets responsibilities and provides recommendations of which parties or entities should be included. Setting responsibilities establishing accountability and providing collaborating partners helps the lead include and assign tasks to successfully complete strategies. It is necessary to identify these partners, reach out, and maintain communication and coordination for successful plan implementation. Additional organizations may be identified and added over time.

Regular Updates

Sections below establish the monitoring the progress of the plan. This is a crucial component of the plan, to update the process and be kept up-to-date every year.

Status

The status column is meant to measure the performance of the tasks mentioned. Sometimes essential services may come up and push start times back. This is important to note and identify so project leaders can identify ways to overcome obstacles.

Comments

Comments give the lead, reviewers, or readers, an idea of the progress and obstacles faced so far. Concise and vital information mentioned may help assist if elected official, staff, or volunteer transitions take place.

HOUSING	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Encourage diversity in type, density and location of housing within the County and its cities to reflect the diverse needs of local residents while protecting public health, safety, and quality of life.						
Objective I. Support new housing opportunities in developed areas through infill development, and encourage the conservation and improvement of existing housing stock through rehabilitation and replacement programs.						
1. Work with HUD Lead Based Paint Hazard Control Grant Program to help get residents access to grants to reduce lead-based paint hazards.	Medium	Medium	BoS	ECIA, EIRHA, County Departments		
2. Conduct Housing Needs Analysis to identify housing needs issues and present solutions to county. (Also applicable to Objective II).	High	Short	BoS	County Departments		
3. Focus housing growth in Cedar County primarily within existing municipal boundaries or in newly annexed areas.	Medium	Continuous	BoS	Planning and Zoning Commission, municipal leaders, developers		
Objective II. Promote planning, design, and construction of a wide range of housing types to meet the needs of all income levels and age groups.						
1. Work with Eastern Iowa Regional Housing Authority to address affordable housing needs.	Medium	Continuous	BoS	ECIA, EIRHA, County Departments		
2. Encourage communication and collaboration among local leaders, organizations, and planning staff to address housing needs of elderly, special needs and low-income citizens of Cedar County.	Medium	Continuous	BoS	EHZ, municipal leaders, developers		
3. Encourage municipalities to include affordable, senior and special needs housing in discussion with developers regarding new development.	Medium	Continuous	BoS	EHZ, municipal leaders, developers		

HOUSING (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal II. Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands for all residents of the county.						
Objective I: Encourage public and private sectors to develop and maintain an adequate supply of housing types for all income levels and age groups.						
1. Coordinate efforts of the County and its municipalities to meet the demand for safe, decent, sanitary and affordable housing in conjunction with land-use fringe agreement objectives.	Medium	Medium	BoS	EZH, municipal leaders		
2. Support nonprofit housing organizations that address housing needs and affordability, provide education and training for renters and first time home-buyers.	Low	Continuous	BoS	Municipal Leaders, municipal economic developers, business leaders, EIRHA		
Objective II. Ensure the development of housing to be built and maintained to standards set by the building and zoning codes.						
1. Enact a Rental Housing Code to ensure housing facilities and the conditions present in rental dwellings are of the quality necessary to promote the health, safety, and welfare of the general public.	Medium	Long	BoS	Planning and Zoning Commission, municipal leaders, developers		
2. Support programs that maintain or rehabilitate the local housing stock.	Medium	Continuous	BoS	Municipal leaders, municipal economic development groups, business leaders		

HOUSING (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal III. Encourage the creation and use of alternative and renewable energy sources.						
Objective I: Increase alternative and renewable energy sources in the county.						
1. Review and modify the zoning ordinance and other relevant county regulations as necessary to remove barriers to the use of renewable energy systems such as solar, wind, and geothermal	Low	Medium	EHZ	Municipal Leaders, regional electric providers, county departments		
2. Promote the use of renewable and inexhaustible energy sources over non-renewable energy sources.	Low	Continuous	EHZ	Municipal Leaders, regional electric providers, county departments		
3. Encourage the development and incorporation of sustainable design, construction practices, material sourcing, and high-quality energy efficiency in current and future housing whenever possible.	Low	Continuous	EHZ	Municipal Leaders, regional electric providers, county departments		

INTERGOVERNMENTAL COLLABORATION	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Facilitate strategic planning within the region by strengthening communication and identifying opportunities to share information.						
Objective I. Maintain communication and coordination between County Departments and County Supervisors.						
1. Improve upon multi-department weekly or monthly meetings with County Supervisors to ensure all internal agencies are coordinating efforts and collaborating on projects within the County Comprehensive Plan.	High	Short	BoS	County Departments		
2. Assign a department to oversee internal communication and spearhead communication activities.	Medium	Short	BoS	County Departments		
3. Empower multiple departments to lead, discuss, and inform other County staff and supervisors of their opportunities, challenges, and progress towards the comprehensive plan.	Medium	Short	BoS	County Departments		
4. Start an annual half-day communication meeting to strengthen relationships, improve implementation of the comprehensive plan, and possibly introduce new information to improve job performance or department efficiency.	Low	Short	BoS	County Departments		
Objective II. Encourage municipalities to work with the County comprehensive plan framework						
1. Encourage the support of local governments and organizations in implementing Cedar County goals.	High	Short	BoS	EHZ, CCEDCO		
2. Support annual reviews by cities about their progress in advancing the comprehensive plan.	Low	Medium	BoS	EHZ, CCEDCO		

INTERGOVERNMENTAL COLLABORATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective 3. Formally invite groups, agencies, or entities to public meetings where topics are appropriate.						
1. Establish an intergovernmental committee comprising of incorporated communities, school districts, and other key intergovernmental agencies.	High	Medium	BoS, EHZ	County Departments		
2. Assign a department to oversee intergovernmental communication.	High	Short	BoS, EHZ	BoS, County Departments, organizations listed in Intergovernmental Collaboration Chapter		
3. Establish a monthly newsletter or other alternative to creatively highlight topics addressing the regions needs as an additional way to inform and promote intergovernmental awareness or collaboration.	Low	Medium	County Intergovernmental Department Led	BoS, County Departments, organizations listed in Intergovernmental Collaboration Chapter		
4. Start a monthly review meeting on upcoming regional projects to inform necessary partners and discuss the projects' compatibility with the comprehensive plan	Medium	Medium	Intergovernmental Committee	BoS, County Departments, organizations listed in Intergovernmental Collaboration Chapter		
Objective 4. Improve public awareness regarding upcoming events and projects being completed by the County.						
1. Update the County's website to increase public information about upcoming projects and events.	Medium	Continuous	Intergovernmental Committee	BoS		
2. Create a County social media page to inform the public about upcoming projects, implementation of comprehensive plan, and to increase the sense of identity in the region.	Low	Short	Intergovernmental Committee	BoS County Departments		

INTERGOVERNMENTAL COLLABORATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal 2. Minimize potential land use conflicts between cities and the county including issues involving annexation, urban and rural development, code compliance, and fringe area development.						
1. Establish fringe area development agreements to resolve conflicts between cities and the county.	Medium	Short	BoS	Municipal leaders		
2. Establish and promote county-wide development codes to ensure consistent development throughout the county.	High	Medium	BoS	Municipal leaders		
3. Establish land use policies that protect agricultural land and open space by encouraging new development to locate within cities and fringe areas where adequate public utilities are planned or can be provided.	Medium	Medium	BoS	County Departments, municipal leaders		
4. Create Village plans for unincorporated villages. This will utilize in place infrastructure investments and reduce future costs to the county.	Medium	Medium	BoS	County Departments		
5. Utilize 28E agreements to share cost among the county and municipalities for projects and positions such as a county-wide building inspector.	Medium	Continuous	BoS	Municipal leaders County Departments		

ECONOMIC DEVELOPMENT	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Encourage and community-based economic development and revitalization programs to promote economic diversity, entrepreneurial activities, and tourist attractions.						
Objective I. Provide business assistance and information to emerging, existing, and expanding businesses.						
1. Commit to supporting CCEDCO and consider providing additional help or resources as needed.	High	Continuous	BoS	Municipal Leaders, Municipal Economic Development Groups, Business Leaders		
2. Assist and support the Cedar County Visioning Steering Committees efforts to implement the Cedar County Vision Plan.	High	Continuous	CCEDCO	Great Visions Committee, Municipal Leaders and Staff, BoS, Business Leaders		
3. Host town hall sessions on business education, financial awareness, and economic development. Topics could include how to start a business, the importance of saving, Main Street programs, grant writing, and the Certified Local Government program.	High	Short	CCEDCO	City Economic Development Groups, Historic Preservation Commissions, Main Street Groups. Key business owners, bankers, accountants, other positions as required		
4. Partner with local colleges to assist in entrepreneurial opportunities and increase wages, training, and education.	Medium	Medium	CCEDCO	University of Iowa, Iowa State University, Kirkwood		
5. Coordinate with the Limestone Bluffs Resource and Conservation revolving loan fund program to increase the number of applications and funds available.	High	Medium and Long	CCEDCO	Municipal Economic Development Groups, Bankers, committed community members.		
6. Incorporate hometown competitiveness programs into community-based economic development. For example, promote entrepreneurial classes and clubs that encourage high school students to start their own business.	Low	Long	CCEDCO	School Districts, Business Leaders, Municipal Economic Development Groups		

ECONOMIC DEVELOPMENT (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective II. Develop local assets that leverage County historic, cultural, and recreational environments to support community vitality and tourism.						
1. Assist in the facilitation of a uniform advertisement for promoting historic, cultural, recreational, and agri-tourism activities in coordination with the great visions plan.	Medium	Medium	CCEDCO	Cedar County Visioning Steering Committee, Local Farmers, Herbert Hoover Library, National Park Service, Economic Development Groups, Historic Societies		
2. Investigate and promote incentives that encourage rehabilitating historic buildings, landmarks, and housing. One example is to establish urban revitalization districts where property tax relief is given to homeowners who improve their homes.	High	Medium	CCEDCO	Historic Preservation Commission, Historic Societies		
3. Become a Certified Local Government (CLG). The CLG program is a state managed program administered by the Secretary of Interior where municipalities and counties are given additional access to historic preservation grants.	Low	Long	CCEDCO	Cedar County Historical Society		
Objective III. Facilitate succession planning for businesses.						
1. Encourage successional planning where young and emerging business professionals can manage and potentially own existing businesses.	Medium	Medium	CCEDCO	Business Owners Municipal Economic Development Groups		
2. Promote networking opportunities to bring older business owners and young, emerging, potential business owners together.	High	Short	CCEDCO	Business Owners Municipal Economic Development Groups		
3. Research and promote community share owner opportunities for vital businesses. For example, public ownership at Lowden's grocery store would create community buy in which could potentially sustain the Lowden grocery store over a long period of time.	Medium	Long	CCEDCO	Business Owners Municipal Economic Development Groups		

ECONOMIC DEVELOPMENT (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal II: Recruit new residents while understanding the dynamics of commuter communities.						
Objective I. Identify the need to improve or provide amenities to encourage resident recruitment and retention.						
1. Work with municipal and county leaders, realtors, and county residents to develop amenities needed to recruit new residents over the next 15 years.	High	Short	CCEDCO	Developers and municipal leaders		
2. Develop an intergovernmental coordinated plan to provide amenities in the short, medium, and long term.	High	Medium	EHZ	CCEDCO, Intergovernmental Committee, Comprehensive Plan Steering Committee, BoS		
3. Encourage local municipalities and the County to increase bedroom community facilities such as parks, ponds, or trails.	Medium	Medium and Long	CCEDCO	Municipal leaders, BoS, developers, Municipal Planning Zoning Commissions		
4. Consider and promote general obligation bonds as an option for the County and municipalities to increase commuter community amenities.	Low	Long	CCEDCO	County Treasurer, BoS, municipal leaders, City Staff		
Objective II. Develop an effective marketing strategy to promote recruitment of new residents and highlight tourism opportunities.						
1. Recognize the need, provide support, and encourage municipalities' and County efforts to provide affordable and accessible workforce housing. For example, community discussions on grants, smaller zoning single family lots, allowing for smaller housing in zoning ordinances, increasing housing diversity, and finance mechanisms.	High	Short and ongoing	CCEDCO	Municipal leaders, BoS, developers, Municipal PZCs.		
2. Coordinate with large regional employers on promoting Cedar County as a place to live to encourage recruitment.	Medium	Medium and ongoing	CCEDCO	University of Iowa, University of Iowa Hospital and Clinics, other large employers		

ECONOMIC DEVELOPMENT (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
3. Promote county recruitment through television, radio, social media, and brochures.	High	Medium and ongoing	CCEDCO	BoS, business owners, municipal economic development groups, historical societies, municipal leaders		
4. Consider and educate the County and its communities in financing recreational amenities such as general obligation bonds or greenspace requirements in subdivision regulations.	Medium	Medium	CCEDCO	Municipal leaders and staff, BoS, realtors, developers, municipal economic development groups		
5. Investigate possible incentives to encourage new residents such as, tax credits or other reduced fee options.	Low	Long	CCEDCO	Municipal leaders, City Staff, BoS, municipal economic development groups		
Goal III. Commit to the future land-use map in order to have capacity for potential economic growth, including industrial development without serious environment or land use limitations.						
Objective I. Commit to the future land use map.						
1. Amend industrial and commercial zoning codes to reflect the future land-use map and the objectives and strategies of the economic development chapter.	Low	Long	EHZ	PZC, BoS, CCEDCO		
Objective II. Determine areas best suited for business locations.						
1. Promote commercial and industrial growth outside the flood-prone areas recognized in FEMA flood maps.	Medium	Continuous	EHZ	PZC, BoS, CCEDCO		
2. Collaborate with CCEDCO to identify an inventory of land best suitable for industrial development.	Low	Continuous	EHZ	PZC, BoS, CCEDCO		
3. Commercial zoning in unincorporated areas will be carefully controlled to ensure shopping opportunities are located in relative proximity incorporated areas, while major industrial areas should be located in unincorporated areas where large amounts of land is needed.	Medium	Continuous	EHZ	PZC, BoS, CCEDCO		

ECONOMIC DEVELOPMENT (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective III. Encourage retail businesses to locate commercial areas inside incorporated cities.						
1. Office space retail should be encouraged inside city limits.	Low	Continuous	EHZ	PZC, BoS, CCEDCO		
2. Industrial sites should have direct access to existing infrastructure along major highways, the Interstate, and railroad lines.	High	Continuous	EHZ	PZC, BoS, CCEDCO		
3. Allow for clustered and coordinated large scale commercial development outside of the cities.	High	Continuous	EHZ	PZC, BoS, CCEDCO		
4. Large lot commercial development should be clustered to prevent significant impacts on traffic and adjacent or surrounding uses.	High	Continuous	EHZ	PZC, BoS, CCEDCO		
5. Coordinate with ECIA to encourage the redevelopment of brownfield sites.	Medium	Continuous	CCEDCO	PZX, BoS, EHZ		
Goal IV: Support a diverse agriculture economy, including local food and entrepreneurial opportunities.						
Objective I. Protect agriculture to preserve and support the local agriculture industry as a key component of Cedar County's economy.						
1. Follow the future land use map recommendations and prioritize agriculture preservation.	High	Continuous	EHZ	PZC, BoS, CCEDCO		
2. Promote young farmer opportunities and programs while working, in coordination with collaborating partners such as ISU Extension and Outreach office River Bend Local Foods, and SILT program.	High	Medium	CCEDCO	CDFB, SILT, BoS, ISU Extension and Outreach		
3. Increase efforts to expand farmers market opportunities and increase the number of attendees and vendors.	Medium	Continuous	CCEDCO	CDFB, BoS, ISU Extension and Outreach		

ECONOMIC DEVELOPMENT (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
4. Encourage and educate crop diversity opportunities that exist for Farmers in Cedar County.	Low	Medium	CCEDCO	CDFB, BoS, ISU Extension and Outreach		
5. Promote the improvement of local institutional food purchasing policies.	Low	Long	EHZ	CDFB, BoS, CCEDCO		
Objective II. Promote and encourage agritourism activities.						
1. Ensure Cedar County zoning ordinances allow and encourage agritourism related opportunities while respecting neighboring land and infrastructure.	Low	Continuous	EHZ	PZC, CCEDCO, BoS		
2. Provide financial and technical assistance to agriculture-related business start-ups.	Medium	Medium	CCEDCO	ISU Extension and Outreach, CDFB, SILT, ISU Extension and Outreach		
3. Investigate the needs, questions, and concerns regarding growing diverse crops.	High	Short	CCEDCO	ISU Extension and Outreach, CDFB, SILT		
Objective III. Encourage regional food stores and restaurants to use Cedar County grown foods.						
1. Publicize local-food-friendly regional grocery stores and restaurants to encourage local food production.	Medium	Short		CDFB, SILT, local businesses		
2. Promote, encourage, and assist farmers to recruit regional stores and restaurants to sell their products.	High	Medium and continuous		ISU Extension and Outreach, CDFB, SILT, BoS, municipal economic development groups, local businesses		

TRANSPORTATION	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Prioritize or plan road infrastructure spending investments considering state expenditures.						
Objective I. Enhance roads and highways throughout the county to improve safety for users.						
1. Engineer roads for lower vehicle speeds, better roadway lighting, larger print on signs, more visible pavement markings, safer turning movements at intersections, and paved shoulders.	High	Continuous	County Engineers (Secondary Roads Department)	Municipal leaders, County Engineers, Iowa DOT		
2. Monitor and maintain the county's road network to ensure safety.	High	Continuous	County Engineers (Secondary Roads Department)	Municipal leaders, County Engineers, Iowa DOT		
3. Educate drivers about the risks associated with drunk driving.	High	Continuous	County Engineers (Secondary Roads Department)	Municipal leaders, County Engineers, Iowa DOT		
4. Prioritize safety improvements at railroad grade crossings.	High	Continuous	County Engineers (Secondary Roads Department)	Municipal leaders, County Engineers, Iowa DOT		
Objective II. Consider access needs to support desired development patterns.						
1. Encourage smart growth planning to manage growth and development by preventing sprawl development.	High	Long	EHZ	PNZ, BoS, CCEDCO, Iowa DOT		
2. Encourage connectivity of new developments to improve emergency response time.	High	Long	EHZ	PNZ, BoS, CCEDCO, Iowa DOT		
3. Support urban redevelopment projects that redevelop vacant or abandoned building into lower cost housing.	High	Long	EHZ	PNZ, BoS		

TRANSPORTATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective III. Plan for active transportation, such as biking and walking, to connect parks and other community services.						
1. Involve rural communities in planning for their future: transportation planning should integrate considerations around various modes (cars, walking, bicycling, and transit, as well as strengthen support for land-use plans.	High	Long	EHZ	EHZ, PNZ, BoS		
2. Adopt a street design manual outlining overall street design requirements as well as encourage towns and cities to adopt the same street design manual.	Medium	Long	County Engineers (Secondary Roads Department)	EHZ, PNZ, BoS		
3. Encourage paved shoulders on rural roads to extend road life and improve safety for drivers.	Low	Long	County Engineers (Secondary Roads Department)	EHZ, PNZ, BoS		
4. Encourage communities in Cedar County to develop a Transportation Improvement Program.	Medium	Long	County Engineers (Secondary Roads Department)	EHZ, PNZ, BoS		
Goal II. Support a full range of multi-modal transportation opportunities to enhance rural and urban economic vitality in Cedar County.						
Objective I. Encourage new connectivity and accessibility options.						
1. Investigate transportation needs of elderly and disabled residents.	Medium	Long	EHZ	EHZ, PNZ, BoS		
2. Provide a forum coordinating interests and actions with other governments, such as the surrounding counties or nearby metropolitan areas.	Medium	Long	EHZ	EHZ, PNZ, BoS		

TRANSPORTATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective II. Establish “fix it first” policies that support the current infrastructure by investing in high-priority projects.						
1. Regularly maintain highway infrastructure to increase the life span of roads.	High	Continuous	County Engineers (Secondary Roads Department)	Municipal leaders, Iowa County Engineers Association, private sector		
2. Provide incentives to direct growth in a manner compatible with rural character and rural economies. This will conserve agricultural and natural resources on agricultural land.	Medium	Long	EHZ	BoS, business owners, municipal economic development groups, historical societies, municipal leaders		
Goal III. Recognize the probable use of Electric Vehicles (EVs) and Autonomous Vehicles (AVs).						
Objective I. Prepare highway infrastructure in Cedar County to accommodate new vehicle types.						
1. Engage the public in the planning process for infrastructure projects.	High	Continuous	EHZ	PNZ, BoS		
2. Encourage communities in Cedar County to develop a Transportation Improvement Program.	High	Long	EHZ			
3. Improve roads to accommodate autonomous vehicle technology.	Low	Long	County Engineers (Secondary Roads Department), EHZ			
4. Establish data sharing agreements to enhance local transportation planning and operations.	Low	Long	EHZ	Municipal leaders, University of Iowa, ISU, Kirkwood Community College, MPO		
5. Investigate opportunities to provide electric charging infrastructure.	Medium	Long	County Engineers (Secondary Roads Department), EHZ	Municipal leaders		

TRANSPORTATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
6. Reduce parking requirements for multi-family homes and commercial centers for lower costs, affordability, and increase trip reduction strategies.	Low	Long	EHZ	Municipal leaders, University of Iowa, ISU, Kirkwood Community College		
7. Make necessary efforts to update laws to prevent and punish any interference or disabling of AV communications.	Low	Long	EHZ	PNZ, BoS		
8. Collaborate with The University of Iowa and the private sector to implement targeted retraining or career development programs that address the negative impact of automation.	Low	Long	EHZ	Municipal leaders, University of Iowa, ISU, Kirkwood Community College, MPO		

NATURAL RESOURCES PRESERVATION & RECREATION	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Preserve, protect, and enhance the quality of Cedar County's ground water, surface water, and soil.						
Objective II. Encourage and assist with implementation of Best Management Practices to reduce the speed and quantity of storm-water runoff in both residential and agricultural landscapes.						
1. Provide incentives for Best Management Practices (i.e. bio-retention cells, permeable pavements, bioswales, rain gardens, and soil quality restoration) on developments approved by the County.	High	Long	EHZ	BoS, NRCS, Lower Cedar WMA, private developers		
2. Work with the Lower Cedar Watershed Management Authority to identify agricultural areas where conservation practices would benefit water quality.	High	Long	EHZ	BoS, NRCS, Lower Cedar WMA, private developers		
3. Encourage greenway development (i.e. riparian strips) along surface streams and tributaries.	Low	Long				
Objective II. Educate the public to reduce the negative human impact on water quality and quantity and to help protect community health.						
1. Regularly update information on impaired streams and poor water quality on the County website to provide educational materials for public awareness.	High	Long	EHZ	BoS, GIS Coordinator, NRCS, Iowa DNR		
2. Regularly update ground water vulnerability data from IDNR and educate residents about ground water contamination risks.	High	Long	EHZ	BoS, GIS Coordinator, Iowa DNR		
3. Develop a task force to create a plan for improving urban and rural sewage systems.	Moderate	Long	BoS	EHZ, Iowa DNR, Engineering, and Strategic Plan Committee		

NATURAL RESOURCES PRESERVATION & RECREATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal II - Maintain, improve, and expand recreational features (parks, trails, and open space) to meet the demand of residents and visitors.						
Objective I. Expand the park and open-space resources within floodplains.						
1. Encourage donation or transaction of lands within the 100-year floodplain along Cedar and Wapsipinicon Rivers.	Moderate	Long	Conservation Board	EHZ, Iowa DNR, and Strategic Plan Committee		
2. Utilize multiple funding sources to finance recreational amenities, including bonds and grants from state or federal programs such as Resource Enhancement and Protection (REAP) Grants.	Moderate	Long	Conservation Board	EHZ, Iowa DNR, and Strategic Plan Committee		
Objective II. Develop and maintain a bike trail network that connects incorporated towns with park areas and neighboring counties.						
1. Collaborate with ECICOG and neighboring counties to update and implement the Region 10 Trails Plan with connections to public parks and open spaces.	Low	Long	Conservation Board	EHZ, ECICOG, and Strategic Plan Committee		
2. Investigate funding opportunities for future trails network.	Moderate	Long	Conservation Board	EHZ, Iowa DNR, and Strategic Plan Committee		
Objective III. Improve residents' recreational experiences and knowledge of conservation practices.						
1. Partner with schools, conservation groups, property owners, and others to support and promote recreation and natural-resource-protection programs.	Moderate	Long	Conservation Board	EHZ, Iowa DNR, Schools, local conservation groups, and Strategic Plan Committee		

NATURAL RESOURCES PRESERVATION & RECREATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
2. Maintain and upgrade park amenities to increase usage of parks and add to the economic, social and health benefits of parks.	Low	Long	Conservation Board	Strategic Plan Committee		
3. Regularly update the GIS inventory of parks, open space, and similar recreation facilities.	Low	Long	GIS Coordinator	Iowa DNR, NRCS		
Goal III. Preserve and enhance the County's rural character, including its prime farmland and rural landscape.						
Objective I. Identify and prioritize agricultural areas for preservation.						
1. Use the CSR2 as a primary criterion for future growth areas.	High	Short	PNZ	EHZ, Iowa DNR, and Strategic Plan Committee		
2. At the secondary level, consider agricultural land in the Land Development Toolkit for site-specific development to ensure prime agricultural lands are preserved.	High	Long	EHZ	PNZ, BoS		
Objective II. Encourage efficient subdivision development of agricultural land in incorporated fringe areas.						
1. Work with cities to discourage the extension of municipal utilities and infrastructure beyond established growth areas.	Moderate	Medium	EHZ	PNZ, BoS, Cities of Tipton, West Branch, Durant, Mechanicsville, Clarence, Lowden, Stanwood, and Bennett		
2. Adhere to the Future Land Use Map's growth areas to avoid "leap frog" growth.	High	Long	PNZ	Environmental Health and Zoning, BoS		

NATURAL RESOURCES PRESERVATION & RECREATION (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Objective III. Minimize conflicts between agricultural and non-agricultural land uses.						
1. Non-agricultural land uses should not be permitted in agricultural areas outside the designated growth areas.	High	Long	PNZ	EHZ, BoS, Engineering		
2. Residential land use should not be permitted near intensive agricultural activities, such as commercial feed lots.	High	Long	PNZ	EHZ, BoS, Iowa DNR, Recorder's Office		
3. Encourage voluntary compliance with the Rural Design Guidelines by awarding bonus points in the Land Development Toolkit.	High	Long	PNZ	EHZ, BoS		

LAND USE	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Promote efficient growth that will protect the health, safety, and welfare of all Cedar County residents.						
Objective I. Encourage consistent and clustered residential development to better utilize resources and public services of the County.						
1. Identify areas where land uses are compatible with existing infrastructure and landscape constraints, and generate a strong criteria of guidelines for future development.	High	Short	EHZ	PNZ, BoS		
2. Encourage collaborate with transportation and natural resource/environmental planning efforts of the County to build development guidelines.	High	Medium	EHZ	PNZ, BoS		
Objective II. Encourage retention and strengthening of commercial districts in County communities.						
1. Use major paved roads to encourage development and inventory the possible locations equipped with appropriate infrastructure for commercial development.	High	Medium	EHZ	PNZ, BoS, CCEDCO		
Goal II. Protect prime agricultural land from encroachment by incompatible land uses.						
Objective I. Encourage non-agricultural development (residential, industrial, and commercial) in areas that will preserve prime agricultural land.						
1. Update the Corn Suitability Rating language within the Cedar County Zoning Ordinance and Subdivision Regulations to the new dataset, CSR2 (2013).	Moderate	Short	EHZ	PNZ, BoS, CDFB		
2. Develop a Land Development Toolkit to serve as a land evaluation and site assessment tool for analyzing site proposals.	High	Long	EHZ	PNZ, BoS, developers		

LAND USE (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal III. Ensure safe, efficient, consistent, and compatible growth by using the Future Land Use Map and its criteria for development, when making planning related decisions.						
Objective I. Use the planning tool for future growth and land-use decisions, and apply it consistently.						
1. Revise and update criteria for land use mapping after 5 years to address changes in land use or environmental factors.	Moderate	Medium	EHZ	PNZ, BoS		
Goal IV. Support development in non-hazardous and environmentally safe areas.						
Objective I. Strengthen flood plain management to protect the community, valuable ecosystem services, and the overall natural habitat.						
1. Establish flood plain protection areas (conservation zones) in the future land use map to help prevent future development in flood prone zones.	High	Long	EHZ	PNZ, BoS, NRCS		
Objective II. Encourage safe distances for development from man-made hazards, such as landfills, dump sites, railways, pipelines, and point source pollution sites.						
1. Inventory County hazard point sources and use them in the Land Development Toolkit for site evaluation.	High	Long	EHZ	PNZ, BoS, NRCS		
Objective III. Encourage safe distances for development from environmentally unsafe areas, such as sinkholes, karst terrain, susceptible soil formations, and steep slopes.						
1. Inventory the County's natural hazards and use the information in the Land Development Toolkit for site evaluation when assessing development applications.	High	Long	EHZ	PNZ, BoS, NRCS		

LAND USE (cont.)	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal V. Encourage collaboration between incorporated and unincorporated land-use planning with neighboring counties and cities.						
Objective I. Assess each incorporated area's land-use goals for the next 10 years or any existing land use plans.						
1. Develop fringe-area agreements with Bennett, Clarence, Durant, Lowden, Mechanicsville, Stanwood, Tipton, West Branch, and Wilton.	High	Medium	EHZ	PNZ, BoS		
Objective II. Encourage collaboration with surrounding counties.						
1. Promote planning agreements with neighboring counties to coordinate growth and public service areas.	Moderate	Long	EHZ	PNZ, BoS		

Quality of Life	Priority	Time Frame	Lead	Collaborating Partners	Status	Comments
Goal I. Promote connections between planning and public health.						
Objective I. Increase access to mental health services.						
Objective II. Increase awareness of transit services to specialized medical services.						
Objective III. Promote recreation opportunities as tool to boost physical and mental health.						
Goal II. Increase access to local and healthy foods.						
Objective I. Promote partnerships and policies that incentivize community gardens.						
Objective II. Advocate for more vendors to participate in Cedar County farmers' markets.						
Goal III. Support Cedar County's quality of life by investing in schools, creative placemaking, and recreation amenities.						
Objective I. Encourage Cedar County communities to implement the Cedar County Vision Plan.						
<u>Please refer to the Cedar County Vision Plan to review implementation strategies that will strengthen quality of life in the County.</u>						

Chapter 12

Performance Measures

Introduction

Performance and evaluation measures established in this chapter will guide elected representatives in implementing the plan. This chapter provides a timetable for completing goals and objectives, and carrying out strategies. Elected officials should meet annually to update this matrix, and prioritize strategies.

Matrix Structure

The matrix is broken into multiple categories: goal, objective, performance measure, and status. The goal, and objective headings are used in the matrix to contextualize performance measures. Due to the large number of strategies in the plan, performance measures established in the table pertain to the objectives established in the plan.

Performance Measures

Performance measures are established for each chapters goal and objectives. Performance measures reflect the importance of intergovernmental coordination between communities, the County, and regional partners. Intergovernmental coordination will be the most successful approach for implementing the plan. The table for performance measures is shown on page 143. The performance measures are not all encompassing; additional performance measures may be necessary, and should be fine-tuned at each evaluation.

Evaluation Measures

Evaluation measures assess the success of performance measures through quantitative and qualitative means. Evaluation methods that can be used to evaluate success can include surveys, records, and CIP's, among others. Suggestions

for evaluation methods are provided, but the County is free to adjust the table as they see fit.

Status

The status tool is intended to track progress of the performance measures. For quantitative measures, the status should be marked as "Incomplete", "In Progress", or "Complete"; in addition, performance measures requiring investment should be marked as either "Unfunded" or "Funded". The funding source should be addressed in the 'Comment' section.

Performance Measure: Land Use

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Promote efficient and convenient growth that will protect the health, safety, and welfare of all Cedar County residents.</p>	<p>Objective 1: Encourage consistent and clustered residential development to better support available resources and public services of the County.</p>	<p>New development mostly occur within the designated growth area.</p>	<p>1. Land Development Toolkit is used by the Board of Supervisors and Planning and Zoning Commission in assessing application.</p> <p>2. New development does not incur significant new cost on the County for the maintenance and providing public services.</p>	
	<p>Objective 2: Encourage retention and strengthening of commercial districts with various communities within the County.</p>	<p>Local commercial districts see business improvements and activities.</p>	<p>1. Number of local businesses increases with higher reported revenue. The Iowa State University Community Indicators Program show an improved business environment compared to past trends.</p> <p>Link: https://www.icip.iastate.edu/retail</p>	
<p>Goal 2: Protect prime agricultural land from encroachment by incompatible land uses and non-contiguous development.</p>	<p>Objective 1: Encourage non-farm development in areas that will preserve prime agricultural land or land with a high Corn Suitability Rating.</p>	<p>1. New development mostly occurs within the designated growth area.</p> <p>2. Minimal land with a CSR2 of 75 or greater has been developed.</p>	<p>1. The Land Development Toolkit is always used to evaluate the suitability of a development application.</p>	
<p>Goal 3: Encourage development in non-hazardous and environmentally safe areas, both natural and man-made.</p>	<p>Objective 1: Strengthen flood plain management to protect the community, valuable ecosystem services, and the overall natural habitat.</p>	<p>1. No or very low amount of property damage reported after disasters have occurred within the 100-year floodplain.</p> <p>2. No new development have occurred within the 100-year floodplain.</p>	<p>1. The floodplain ordinance is well regulated and carefully considered in development application.</p> <p>2. Donation and transaction of land within the 100-year floodplain has increased over time.</p> <p>3. More parkland and open space has been purchased or donated within the floodplain.</p> <p>4. County ordinances and guiding documents reflect the County's active participation in the Lower Cedar Watershed Management Authority.</p>	

Performance Measure: Land Use

Goal	Objective	Performance Measure	Evaluation Measure	Status
Goal 3: Encourage development in non-hazardous and environmentally safe areas, both natural and manmade.	Objective 2: Encourage safe development distances from man-made hazards, such as landfills, dump sites, railways, pipelines, and animal feeding operations.	No new developments occur within the proximity of the man-made hazards.	1. The Land Development Toolkit is always used to evaluate the suitability of a development application.	
	Objective 3: Encourage safe development distances from environmentally unsafe areas, such as sinkholes, karst topography, susceptible soil formations, and steep slopes.	No new developments occur within the proximity of the identified environmentally unsafe areas.	1. The Land Development Toolkit is always used to evaluate the suitability of a development application.	
Goal 4: Encourage collaboration between incorporated and unincorporated land use planning with neighboring counties and cities.	Objective 1: Assess each incorporated area's land use goals for the next 10 years or any existing land use plans.	Local land use goals and land use plans are regularly updated with minimal conflicts among jurisdictions.	Assessment of each incorporated area's land use goals or any existing land use plan is done regularly. Changes are reflected in the County Comprehensive Plan and Future Land Use map in a timely manner.	
	Objective 2: Encourage collaboration with surrounding counties.	Collaboration with surrounding counties improve over the year as reflected in (1) increasing number of regional efforts on land use issues, and (2) success stories from regionally coordinated efforts.	1. Land use conflicts among counties are minimized as shown by numbers from before and after collaboration efforts.	
Goal 5: Ensure safe, efficient, consistent, and compatible growth by using the Future Land Use Map and its criteria for development, when making planning related decisions.	Objective 1: Provide a consistent planning tool for future growth and land use decisions.	Decision making related to land use and land development applications are consistently made using the same set of criteria with respect to the Future Land Use Map.	Both Future Land Use Map and the Land Development Toolkit are used in decision making related to land development and land use.	

Performance Measure: Intergovernmental Collaboration

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Facilitate strategic planning within the region by strengthening communication and identifying opportunities to share information.</p>	<p>Objective 1: Maintain communication and coordination between County Departments and County Supervisors.</p>	<p>1. Consistent meeting times and communication between Commissions, Departments, and Board of Supervisors. 2. Scheduled times for evaluating the comprehensive plan, preferably twice a year.</p>	<p>1. An increase in multi-department meetings. 2. Comprehensive plan implementation and evaluation meetings occur at least twice a year.</p>	
	<p>Objective 2: Encourage municipalities to work with the County comprehensive plan framework.</p>	<p>1. Increased discussions between County and Municipal officials with coordinated efforts to complete projects benefiting both the County and Municipalities.</p>	<p>1. An increased number of 28E agreements. Link: https://sos.iowa.gov/28E/Controller.aspx?cmd=SOSSearch</p>	
	<p>Objective 3: Formally invite groups, agencies, or entities to public meetings where topics are appropriate.</p>	<p>1. Projects being completed by Cedar County are well coordinated through the intergovernmental collaboration committee.</p>	<p>1. A formal intergovernmental collaboration committee has been formed. 2. Regular monthly meetings involving intergovernmental issues or current projects.</p>	
	<p>Objective 4: Improve Public Awareness Regarding Upcoming Events and Projects Being Completed by the County.</p>	<p>1. The County website has been updated and is user friendly to all age groups who are seeking more information about projects being completed, services available, and events being hosted in Cedar County. 2. A dedicated social media page has been created to inform the public on item 1 of this performance measure.</p>	<p>1. Public attendance for community event has increased. 2. A survey of the public, if possible, shows a greater satisfaction of events and projects taking place within Cedar County.</p>	

Performance Measure: Intergovernmental Collaboration

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 2: Minimize potential land use conflicts between cities and the county including issues involving annexation, urban and rural development, code compliance, and fringe area development.</p>	<p>Objective 1: Establish fringe area development agreements to resolve conflicts between cities and the county.</p>	<p>1. An increase in 28E agreements regarding fringe area agreements, building codes, and other important agreements that will improve cooperation between the County, Municipalities, surrounding Counties, ECIA, ECICOG, and other government entities.</p>	<p>1. An increase in consistent development in fringe areas.</p>	

Performance Measure: Transportation

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Prioritize or plan road infrastructure spending investments considering state expenditures.</p>	<p>Objective 1: Enhance roads and highways through the county to improve safety for users.</p>	<ol style="list-style-type: none"> 1. Paved county roads are re-striped and painted to improve visibility for motorists. 2. Warning signs and crossing gates are established at railroad crossings, where applicable. 3. A county road plan, prioritizing road improvements is developed and implemented. 	<ol style="list-style-type: none"> 1. Capital Improvement Programs funding allocation reflects goals, objectives, and strategies with the transportation chapter. 2. County road or infrastructure plans are being implemented on schedule. 	
	<p>Objective 2: Consider access needs to support desired development patterns</p>	<ol style="list-style-type: none"> 1. Infill development is prioritized in incorporated communities Review and amend the zoning code, as needed, to achieve the desired development. 	<ol style="list-style-type: none"> 1. Zoning ordinances have been reviewed and updated to reflect the comprehensive plan framework. 2. Land Development Toolkit is used. 	
	<p>Objective 3: Plan for active transportation, such as biking and walking, to connect parks</p>	<ol style="list-style-type: none"> 1. Develop and implement a county-wide trail plan, as proposed in the vision plan. The Herbert Hoover Trail is paved from West Branch to the Cedar County border with Johnson County. 	<ol style="list-style-type: none"> 1. Capital Improvement plans investigate the feasibility and consider developing and implementing a county wide trail program. 2. Recreation amenities recommended in the vision plan are implemented. 	

Performance Measure: Transportation

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 2: Support a full range of multi-modal transportation opportunities to enhance rural and urban economic vitality in Cedar County.</p>	<p>Objective 1: Encourage new connectivity and accessibility options.</p>	<ol style="list-style-type: none"> 1. A comprehensive review of River Bend Transit is completed to identify areas for improvement. 2. Funding for River Bend Transit is increased. 3. Bike Trails connecting communities are prioritized and implemented. 	<ol style="list-style-type: none"> 1. Analysis of the comprehensive review. 2. Funding feasibility of River Bend Transit and bike trails have been investigated and pursued. 	
	<p>Objective 2: Establish “fix it first” policies that support the current infrastructure by investing in high priority projects</p>	<p>A review of County infrastructure is completed to prioritize improvements. Complete high priority projects on schedule and within budget. The county road plan is implemented and routinely updated to realize high priority projects.</p>	<ol style="list-style-type: none"> 1. Annual analysis of Cedar County infrastructure is being completed. 2. Capital Improvement plans reflect annual analysis and comprehensive plan framework. 	
<p>Goal 3: Recognize the probable use of Electric Vehicles (EVs) and Autonomous Vehicles (AVs).</p>	<p>Objective 1: Prepare highway infrastructure in Cedar County to accommodate new vehicle types.</p>	<ol style="list-style-type: none"> 1. Conduct an assessment to identify which areas of Cedar County’s road network are most suitable for EVs and AVs. 2. Electric Vehicle charging stations are established throughout the county. 3. Routine coordination with the Iowa DOT is facilitated to ensure proper implementation of AV technology on roadways. 	<ol style="list-style-type: none"> 1. Annual analysis of Cedar County infrastructure is being completed. 2. An increase in electric vehicle charging stations occurs across the County. 3. Cedar County is working with the Iowa DOT’s Transportation Plan. 	

Performance Measure: Housing

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Encourage diversity in type, density and location of housing within the County and its cities to reflect the diverse needs of local residents while protecting public health, safety, and quality of life.</p>	<p>Objective 1: Support new housing opportunities in developed areas through infill, and encourage the conservation and improvement of existing housing stock through rehabilitation and replacement programs.</p>	<ol style="list-style-type: none"> 1. Increased emphasis on infill development and compatibility with the future land use map from staff during the land site review process. 2. Increased communication with federal agencies such as HUD, Eastern Iowa Regional Housing Authority, and Cedar County Municipalities with the goal of applying for programs that will reduce lead based paint exposure in housing. 3. Apply for and secure funding that will help Cedar County and its communities reduce lead based paint. 4. Complete a housing needs assessment either internally, through the University of Iowa School of Urban and Regional Planning, or consulting agency. 	<ol style="list-style-type: none"> 1. A decrease in vacant lots which should be accessible for the County Assessor. 2. Implementing a lead exposure program or there is increased awareness of available programs. 3. A housing needs assessment has been completed and is being implemented. 	
	<p>Objective 2: Promote planning, design, and construction of a wide range of housing-unit types to meet the needs of all income levels and age groups.</p>	<ol style="list-style-type: none"> 1. Improved efforts to work with the Eastern Iowa Regional Housing Authority and USDA to address affordable housing issues. 2. Increased number of applications for low interest loan programs to encourage affordable housing. 3. Increased efforts to support multiple housing types given they meet the future land use map while improving outreach to assist municipalities who are seeking to provide diverse housing. 	<ol style="list-style-type: none"> 1. Increased communication with EIRHA and USDA. 2. Review of multiple housing types and their location in the county. 3. Evaluators discretion about performance being met and strategy being implemented. 	

Performance Measure: Housing

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 2: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands for all residents of the county.</p>	<p>Objective 1: Encourage public and private sectors to develop and maintain an adequate supply of housing types for all income levels and age groups.</p>	<ol style="list-style-type: none"> 1. An increase in housing that is accessible to all incomes. 2. Encouragement of housing different sizes, designs, and materials during the land site approval process. 	<ol style="list-style-type: none"> 1. Increase in affordable houses at or below 100% AMI (Area Median Income). Affordable can be defined as housing variety or options with a household spending no more than 30% of their income on gross housing payments. 2. Increase in rental units and housing variety using county assessor data. 	
	<p>Objective 2: Ensure the development of housing to be built and maintained to standards set by the building code, zoning, or property codes.</p>	<ol style="list-style-type: none"> 1. Discussions on a building and rental codes have been completed and a building code that is suitable for Cedar County has been proposed. 2. Programs that encourage housing revitalization such as tax abatements, non profit assistance, and grants have been investigated and efforts to start a housing revitalization program are underway. 3. A housing revitalization program has been started by the County or by other municipalities within Cedar County. 	<ol style="list-style-type: none"> 1. Passage of a building code. 2. Creation of a housing revitalization program. 3. Evaluators discretion about performance being met and strategy being implemented. 	
<p>Goal 3: Encourage the creation and use of alternative and renewable energy sources.</p>	<p>Objective 1: Increase alternative and renewable energy sources in the county.</p>	<ol style="list-style-type: none"> 1: Review of County building, zoning and subdivision codes to ensure regulations allow for the development of renewable energy sources when appropriate. 2. Increase the share of county electricity from renewable energy. 3. Increased awareness to residents of renewable energy tax credits and knowledge of renewable energy. 	<ol style="list-style-type: none"> 1. Increase in renewable energy projects in the county. 	

Performance Measure: Conservation and Recreation

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Preserve, protect, and enhance with quality of Cedar County's ground water, surface water, and soil.</p>	<p>Objective 1: Encourage, and when possible, assist with the implementation of Best Management Practices to minimize the impacts of stormwater runoff in both residential and agricultural landscapes.</p>	<p>1. Quantity and quality of Best Management Practices (BMPs) to manage stormwater runoff increase over time across the county.</p>	<p>1. Voluntary participation in nutrient reduction programs, registration for EQIP funding, and similar registration increase annually. 2. Success from (1) is advertised to improve public awareness. 3. Water quality improves with empirical evidence showing the difference before and after applying BMPs.</p>	
	<p>Objective 2: Educate the public to lessen the negative human impact on water quality and quantity and to help protect community health.</p>	<p>1. Both quantity and quality of education activities increase annually.</p>	<p>1. Public awareness as measured by county-wide surveys indicates a moderate to significant improvement every two years. 2. Number of participants in education/outreach events increases over the year. 3. Evaluators discretion if surveys cannot be completed.</p>	
<p>Goal 2: Maintain, improve, and expand recreational features (i.e. parks, trails, and open space) to meet the demand of residents and visitors.</p>	<p>Objective 1: Expand the park and open space inventory within the floodplains</p>	<p>1. Total area of park land and open space increases over time.</p>	<p>1. Donation and transaction of land within the 100-year floodplain increase. 2. Donated and transacted land is used as park and open space. 3. New parkland and open space are advertised to county residents to increase useage and awareness.</p>	
	<p>Objective 2: Develop and maintain a bike trails network that connect incorporated towns with park areas and neighboring counties.</p>	<p>1. Quantity of trails and total trail length increases over time.</p>	<p>1. Grant applications and funding allocations include bike trails. 2. New trails or trail segments are updated on the county's website and advertised to county residents.</p>	

Performance Measure: Conservation and Recreation

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 2: Maintain, improve, and expand recreational features (i.e. parks, trails, and open space) to meet the demand of residents and visitors.</p>	<p>Objective 3: Improve residents' recreational experience in combination with education of conservation practices.</p>	<p>1. Quantity and quality of recreational amenities, as well as educational events on conservation practices increase over time.</p>	<p>1. Ratings by residents for parks and open space improve over time. 2. Participation in educational events increase over time. 3. Evaluators discretion about performance being met and strategy being implemented.</p>	
<p>Goal 3: Preserve and enhance the rural character, including prime farmland and rural landscape.</p>	<p>Objective 1: Identify and prioritize agricultural areas for preservation.</p>	<p>1. Farmland with high CSR is well preserved against residential, commercial, and industrial development.</p>	<p>1. The Land Development Toolkit is always used to evaluate the suitability of a development application.</p>	
	<p>Objective 2: Encourage efficient subdivision development of agricultural land for non-agricultural purposes in the incorporated fringe areas.</p>	<p>1. Subdivision development mostly occurs within designated growth areas on the future land use map.</p>	<p>1. The Land Development Toolkit is always used to evaluate the suitability of a development application.</p>	
	<p>Objective 3: Minimize conflicts between agricultural and non-agricultural land uses.</p>	<p>1. Subdivision development mostly occurs within growth areas as designated on the future land use map.</p>	<p>1. The Land Development Toolkit is always used to evaluate the suitability of a development application.</p>	

Performance Measure: Economic Development

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Encourage and community-based economic development and revitalization programs to promote economic diversity, entrepreneurial activities, and tourist attractions.</p>	<p>Objective 1: Provide business assistance and information to emerging, existing, and expanding businesses.</p>	<p>1. CEDCO is a strong upstanding organization with additional outreach on the importance of regional economic cooperation and community based economic development.</p> <p>2. Efforts to implement and regularly evaluate the performance of the Great Visions Plan is being encourage by the County, CEDCO, and Municipalities.</p>	<p>1. CCEDCO has sustained or increased the number of municipal partnerships.</p> <p>2. Townhall informational sessions outlined in the economic development implementation strategies has increased.</p> <p>3. The number of business seeking low interest loans through Limestone RCD and community banks and additional funding sources have increased.</p> <p>4. The number of school districts offering entrepreneurial classes has increased.</p>	
	<p>Objective 2: Develop local assets that leverage County historic, cultural, and recreational environments to support community vitality and tourism.</p>	<p>1. A uniform County advertisement that promote tourism and encourages businesses that leverage Cedar County's historic recreation strengths has been started.</p> <p>2. Property tax incentives mentioned in the Economic Development strategies are being investigated and attempts to start a program have been made.</p> <p>3. Efforts have been increased for Cedar County to establish a historic preservation commission through the Iowa Certified Local Government Program.</p> <p>4. An increase in funding through grants, tax incentives, or donations have been pursued.</p>	<p>1. Tourism attendance has remained stable or increased, including the annual attendee reports provided by the Herbert Hoover Library Museum.</p> <p>2. A county rehabilitation program has been proposed.</p> <p>3. Cedar County has become a Certified Local Government through the Iowa Department of Cultural Affairs.</p>	

Performance Measure: Economic Development

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 1: Encourage and community-based economic development and revitalization programs to promote economic diversity, entrepreneurial activities, and tourist attractions.</p>	<p>Objective 3: Facilitate succession planning for businesses.</p>	<ol style="list-style-type: none"> 1. CCEDCO spearheads efforts to bring aspiring young entrepreneurs and experienced business owners together. 2. An inventory of businesses that are vital to Cedar County has been created. 	<ol style="list-style-type: none"> 1. A networking program that creates connections between experienced business owners and young aspiring entrepreneurs has been started. 2. Regularly scheduled events continue throughout the life of the comprehensive plan. 3. A community share program has been started to save important business such as a community owned grocery store. 	
<p>Goal 2: Recruit new residents while understanding the dynamics of commuter communities.</p>	<p>Objective 1: Identify the need to improve or provide amenities to encourage resident recruitment and retention.</p>	<ol style="list-style-type: none"> 1. A plan to encourage and develop amenities has been completed as outlined in the economic development implementation matrix. 2. A 28E or resolution has been passed between partnering municipalities to support efforts to improve amenities such as parks or trails. 3. The County and its communities are pursuing trails as a recreational ammenity. 	<ol style="list-style-type: none"> 1. Amenities established in the amenity plan are being completed. 2. If possible, surveys on satisfaction of recreational opportunities has increased by using previous city and county comprehensive plan surveys, or other applicable surveys. 	
	<p>Objective 2: Develop an effective marketing strategy to promote recruitment of new residents and highlight tourism opportunities.</p>	<ol style="list-style-type: none"> 1. A uniform County resident recruitment and tourism advertisement has been created. 2. Large employers in the area have been encouraging Cedar County as an option for living. 3. Possible incentives to encourage resident recruitment has been investigated and proposed. 	<ol style="list-style-type: none"> 1. Population has increased and is in line with the projected population in this plan. 2. A resident recruitment incentive program has been implemented by Cedar County or its communities. 	

Performance Measure: Economic Development

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 3. Prioritize development in coordination with the future land-use map in order to have capacity for potential economic growth, including industrial development without serious environment or land use limitations.</p>	<p>Objective 1: Commit to the future land use map.</p>	<p>1. County staff, Planning and Zoning Commission, and Board of Supervisors are using the comprehensive plan as a guiding document for future development consistently for each development application.</p>	<p>1. An internal survey of county staff indicates the comprehensive plan framework is being used in guidance correctly.</p>	
	<p>Objective 2: Determine areas best suited for business locations.</p>	<p>1. CCEDCO has been working with County Staff in identifying other possible areas where heavy commercial or industrial may be located.</p> <p>2. A line item for the land development review process has been created for CCEDCO's recommendation and comments with the purpose of supporting the land use plan regarding large scale commercial or industrial development.</p>	<p>1. Evaluators Discretion</p>	
	<p>Objective 3: Encourage retail businesses to locate commercial areas inside incorporated cities.</p>	<p>1. CCEDCO is encouraging small scale commercial and office retail to locate inside incorporated areas.</p> <p>2. CCEDO efforts to promote infill commercial development and reusing old commercial properties have been increased</p>	<p>2. Evaluators Discretion</p>	

Performance Measure: Economic Development

Goal	Objective	Performance Measure	Evaluation Measure	Status
<p>Goal 3. Prioritize development in coordination with the future land-use map in order to have capacity for potential economic growth, including industrial development without serious environment or land use limitations.</p>	<p>Objective 4: Coordinate with ECIA to encourage the redevelopment of brownfield sites.</p>	<p>1. An increase in reported brownfield sites. 2. Proposals to clean and develop brownfield sites in Cedar County has increased.</p>	<p>1. The Iowa Department of Natural Resources Brownfield Site Inventory online has an increased number of brownfield sites. 2. ECIA reports that efforts from Cedar County have improved.</p>	
<p>Goal 4: Support a diverse agriculture economy, including local food and entrepreneurial opportunities.</p>	<p>Objective 1: Protect agriculture to preserve and support the local agriculture industry as a key component of Cedar County's economy.</p>	<p>1. An agriculture economic plan in coordination with the Iowa State Extension Office, SILT, and other organizations has been created to help CCEDCO improve the health of the farming economy.</p>	<p>1. A short agriculture economic plan has been completed. 2. An increase in agriculture CCEDCO partnerships. 3. An increase in young farmers as indicated through Census Agriculture surveys.</p>	
	<p>Objective 2: Promote and encourage agritourism activities.</p>	<p>1. A better agritourism environment. 2. Increased agritourism advertisements.</p>	<p>1. An increase in agritourism businesses or an increase in supporting agriculture startups.</p>	
	<p>Objective 3: Encourage regional food stores and restaurants to use Cedar County grown foods.</p>	<p>1. An inventory with names and contact information of locally grown foods and livestock has been created to help regional restaurants buy from Cedar County farmers. 2. The "buy local environment" has been improved through CCEDCO's efforts, farmers markets, and regional grocery or restaurants.</p>	<p>1. An increase in farmer reported sales to regional business. 2. Local food policies have been proposed by the County and institutions in Cedar County using the Linn County Food Purchasing Policy as a model. 3. The number of farmers markets, vendors, and attendees have increased.</p>	

Appendices

Appendix A. Community Engagement

Community engagement is a critical component of the planning process. Outreach occurred in many forms and in all incorporated communities in the county to ensure that everyone had the opportunity to have their voice heard in the planning process. This will ensure that residents derive a sense of ownership over the plan. Slightly more than 100 residents attended the eight Fall 2017 community workshops. Approximately 100 residents attended “A Day on the Prairie”, in which the Planning Team received 32 survey responses from those individuals. Input received throughout the community engagement process was used to inform goals and objectives for the Comprehensive Plan.

Asset Mapping

Asset maps were one of the tools used to gather input at community workshops. There were four maps used to discuss the strengths and weaknesses of the County:

- » Corn Suitability Rating
- » 2006 Future Land Use Map
- » County Reference Map
- » City Reference Map

Figure A.2: 2006 Future Land Use Map.

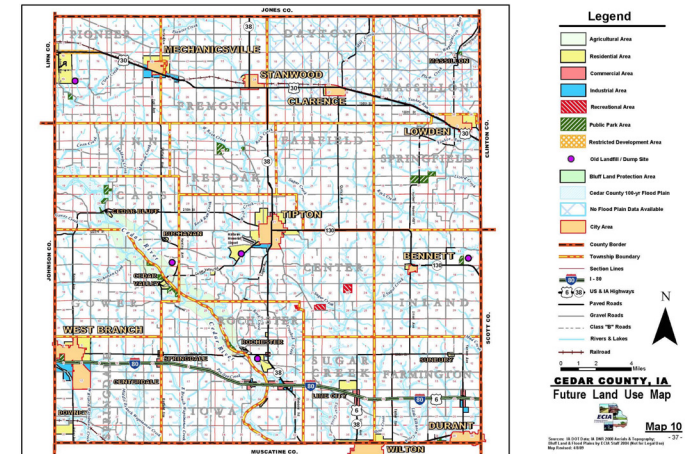
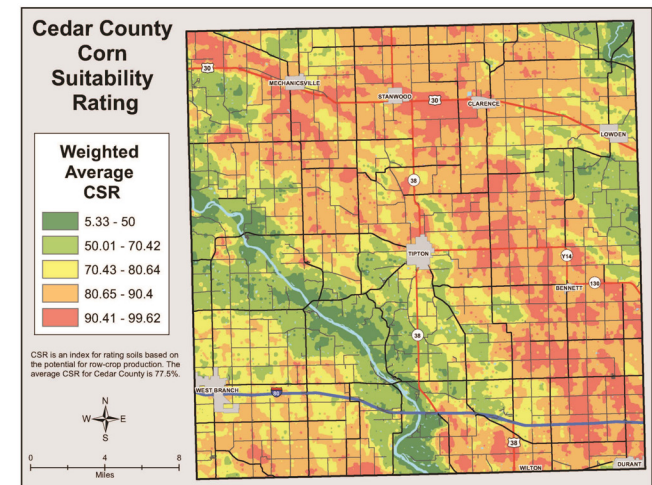


Figure A.1: Reference maps used at Community Workshops for the County and cities.



Figure A.3: Corn Suitability Rating Map.



Small Group Discussion

The small group discussion guide was used to facilitate discussion. Attendees were broken up into groups of six or eight, depending on the number of attendees. Attendees were given time each before the workshop started or before beginning the small group discussion to fill out the guide. Planning Team members facilitated discussion, using the guide as a basis to gather input on issues pertaining to transportation and infrastructure, housing, access to healthy foods, and balancing development needs. Discussion guides were collected by Planning Team members at the conclusion of the discussion to evaluate responses.

West Branch Community Workshop - 10/3/17

Topics Discussed

- River Bend Transit services are limited for Cedar County residents.
- Residents of Cedar County need more information about transportation services in Cedar County and in desirable destinations like Iowa City, Cedar Rapids, and the Quad Cities.
- Coordination between flood plain management and zoning regulations needs to be encouraged in Cedar County.
- Recreation opportunities should be encouraged in the floodplain highlighting natural flora and fauna.

Cedar County Comprehensive and Iowa Great Places Vision Plan

Please indicate whether or not you agree, disagree, or don't know with the following statements. Be prepared to share your thoughts in small groups.

		Agree	Disagree	I don't know
1	Cedar County has regional transportation services connecting jobs and other services.			
2	Discouraging development in hazardous areas is important for future growth in Cedar County.			
3	New development in Cedar County should respect and encourage safe redevelopment of natural habitats.			
4	Cedar County encourages water conservation to protect streams, watersheds, and floodplains.			
5	Economic growth depends on Cedar County providing and maintaining infrastructure that can accommodate growth and demand trends.			
6	Community-based economic development and revitalization is encouraged by Cedar County.			
7	Cedar County has a variety of rental, affordable housing, mobile home, condominium, senior, and single-family housing. Please circle any option you feel there is not an adequate amount of.			
8	Providing accessible, quality, and a variety of public services, facilities, and health care options is a priority of Cedar County.			
9	Cedar County has up-to-date infrastructure and facilities.			
10	Cedar County offers and provides access to healthy and locally grown food options.			
11	Accessible parks, recreation facilities, and open space is an important aspect of rural lifestyles in Cedar County.			
12	Increased highway safety and fast emergency responder time needs to be addressed in Cedar County.			
13	Cedar County's regional transportation investments adequately support development.			

Figure A.4: Short survey given to workshop attendees that guided small group discussion.

West Branch Community Workshop (cont.)

- Residents of Cedar County are curious about what can be done with old landfill sites, abandoned gas stations, and brownfield sites.
- Cedar County residents are worried about sewer system and septic tank regulation.
- Cedar County residents would like more education about how to protect streams, watersheds, and floodplains.
- Roads and other infrastructure are aging in Cedar County.
- Responsible development around I-80 and HWY 30 should be encouraged to avoid “pass by” communities.
- Enhance “bedroom community” amenities.
- Trails (walking, biking, and hiking) should be developed to connect towns within Cedar County and to nearby counties.
- Encourage more towns to participate in Main Street Iowa program.
- Historic, cultural, and art opportunities should be increased in the County.
- Housing options need to be addressed in Cedar County. Residents are worried about the availability of affordable housing, “entry level” housing for starting families, rentals, and senior housing.
- Residents are concerned about access to healthcare and mental health services.
- Increase the variety of foods offered at Farmers Market.
- Residents are concerned about how emergency response time will be effected by HWY 30 and I80 expansions, especially with declining emergency service volunteers.

Development Ideas

- Oasis water restoration projects.
- Home-work incentives.
- RAGBRAI comes back to Cedar County.
- Cedar River themed development in recreation and campground opportunities.
- Cedar Valley quarry redevelopment.
- Wayfinding to Great Places.
- Hardacre Theater – opens as a movie theater/event space.



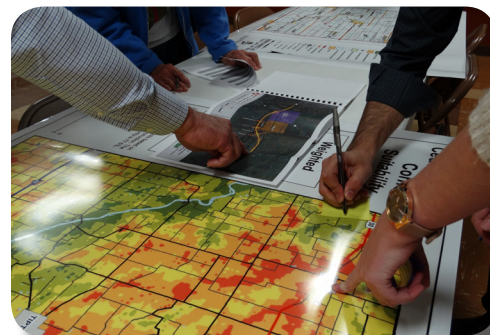
Mechanicsville Community Workshop - 10/10/17

Topics Discussed

- Residents believe that public transportation is difficult to provide in rural counties.
- Residents are concerned about railroad safety and suitable land uses near train tracks.
- Subdivision regulations and new development should be mindful of how to properly balance the preservation of agriculture and natural habitat while still encouraging new development.
- Residents are encouraged that Cedar County is joining the Lower Cedar River Water Authority.
- Downtown revitalization is very important in Mechanicsville.
- Cedar County needs to take advantage development surrounding I-80 and HWY 30 corridors.
- Residents want more child development and family services.
- Recreation and campground opportunities should be improved in Cedar County.
- Lack of affordable, quality, and rental housing will affect population retention in Cedar County.
- Cooperation between communities and the County needs to be improved.
- The relationship between Lisbon and Mechanicsville is important. Residents typically travel to or through Lisbon and Mount Vernon to purchase groceries/household goods and for other services.

Development Ideas

- Downtown Mechanicsville revitalization.
- Improved recreation and campground opportunities.
- Cedar Valley quarry redevelopment.



Clarence Community Workshop - 10/17/17

Development Ideas

- Investing into the Hardacre Theater will provide a regional attraction.
- More entertainment opportunities inside the County.
- Trail networks, especially near HWY 30.
- More recreation and hunting opportunities.



Topics Discussed

- River Bend transit will provide services to elderly and disabled residents in Cedar County. Residents would like more information about how the transportation system could be utilized.
- There is a correct time and place for development in hazardous areas. Clarence residents want to see abandoned gas station sites redeveloped.
- In regards to water conservation, residents believe that farmers are doing their part.
- Railroad crossings and incompatible land uses in close proximity to the railroad concern Clarence residents.
- CAFOs need more regulation.
- Residents are pleased that Cedar County has joined the Lower Cedar River Water Management Authority.
- Residents believe that CCEDCO will improve economic development in the County.
- Residents doing a majority of their shopping outside the County is an economic challenge for Cedar County.
- Clarence residents want to see more job opportunities in their Cedar County.
- Creating amenities for kids and families should be prioritized
- Affordable housing options are a barrier for young or low-income families moving into the County.
- Long distances to specialized health services, lack of volunteers for emergency services, and emergency response times is a barrier for county residents.
- Gravel roads, sidewalks, and bridges need to be improved in Cedar County.
- Clarence residents want more access to healthy and local foods. Residents are driving long distances to grocery stores.

Stanwood Community Workshop - 10/24/17

Topics Discussed

- Assets of the community; quiet community, low crime, neighbors watch over other neighbors, nice park, close to Cedar Rapids and Quad Cities.
- Cost of living for housing is low compared to Cedar Rapids or Quad Cities.
- Every other year have a street dance/festival.
- Football games and track meets held by the high school are community events.
- Railroad comes through town – could be better utilized for business.
- Potential development of old gas station in Stanwood.

Biggest challenges for the County:

- County roads and bridges need repair and funding.
- Stagnant growth over the years.
- Not prepared to upgrade infrastructure in the small towns.
- County not prepared for a disaster such as a train derailment.
- No hospital in the county.
- Lack of awareness about regional public transportation in the County

Obstacles to grow include:

- Limited employment options – jobs are in Cedar Rapids, Eldridge, Davenport – nothing in town only agriculture.
- Cost of living is offset by the cost to drive to work.
- No Chamber of Commerce.
- Not a member of CCEDCO.
- No nursing homes or senior housing in the City of Stanwood.

Development Ideas

- County needs to have a casino between Tipton and I-80.
- Need a trail head in Stanwood and a comprehensive trail to connect communities.
- Grocery store, hardware store.
- Fully staffed fire department and ambulance service – all volunteer now.
- No school here now – district office only.
- Farmers Market.
- Need more housing rehabilitation programs.
- Need better quality rental housing.

Lowden Community Workshop - 10/17/17

Topics Discussed

- Residents interested in new residential growth rather than preserving agriculture land around the city.
- The residents appreciate the relationship with the railroad, but lots of trains essentially pass through town all day and night.
- Water and sewer issues.
- Replacing the water tower.

Durant Community Workshop - 10/25/17

Topics Discussed

- Transportation services for low-income residents of persons with disabilities is important.
- Long distances to work, groceries, and other basic needs might discourage people to move to the county.
- Residents are pleased with Durant's efforts to improve water quality.
- Managing appropriate development in the floodplain or on brownfields is key to responsible development in hazardous areas.
- There needs to be a better balance between residential, industrial, and agriculture development in the County
- Cedar County needs to increase its labor force.
- Cedar County needs more recreation opportunities including trails that can accommodate walking, hiking, biking, and ATVs.
- Affordable housing, variety of housing, and quality housing is the biggest barrier for new residents moving into Cedar County.
- Durant residents are pleased with road maintenance in Cedar County.
- Amenities that appeal to young families need to be enhanced.



Development Ideas

- Corridor development should occur along Yankee Ave/1st Ave that connects Durant to I-80.
- "Main Street" Durant needs more signage and sidewalks.
- County brochure/marketing magazine.
- Tri-County marker in Durant where county lines meet.



Bennett Community Workshop - 11/1/17

Topics Discussed

- There needs to be greater awareness of River Bend Transit services.
- Getting around the County is difficult unless you have private transportation.
- Discourage development around hazardous areas. In cases of brownfields, residents would like greater resources on how to develop and fund the redevelopment of brownfield sites.
- Infrastructure is good considering the county's limited resources. Narrow roads make biking unsafe.
- Increase education efforts for citizens to understand water conservation.
- Look for other low cost ways to improve waterways, Bennett Park should be improved.
- Surrounding metro areas attract residents from Cedar County.
- Difficulties in starting and maintaining a business in Cedar County.
- Access to affordable quality housing (rental, condo) and recreational activities is a barrier for young adults in the County.
- Cedar County should encourage Tiny house concepts/sub communities.
- Limited elderly/senior housing options.
- Barriers for low-income & people with disabilities barriers include limited local jobs, need for transportation, limited afford quality rental and housing, limited services.
- Cedar County needs more quality rentals, affordable quality entry-level housing, and elderly housing options.
- Residents appreciate farmers markets. The farmers markets should be encouraged to grow.

Development Ideas

- Downtown revitalization.
- Develop community nature trails.
- More recreational activities like parks.

Tipton Community Workshop - 11/2/17

Topics Discussed

- River Bend Transit does not serve as a commuting service.
- Environmental degradation of sensitive areas should be considered as hazardous.
- Smart infill development recommended within the City rather than building outward.
- Need to be more selective with development of CAFOs.
- Not enough money to support economic development.
- South of Tipton is “shovel-ready” but Iowa changed the rules and now it is not shovel ready. It would cost a lot to get it there. So it's just vacant land.
- Entry-level housing, housing costs, and long commutes are barriers for young adults.
- Internet connection.
- There is a need for senior housing and quality rentals.
- Tipton struggles with funding to fix streets, sidewalks and bridge issues (embargoed bridge near Lime City over 80).
- Residents love the Tipton Farmers market.
- Lack of EMS volunteers.
- There are no strategies to attract businesses and employers to Cedar County.
- Are Tiny Homes a solution for entry-level housing issues?



Development Ideas

- Downtown revitalization.
- Trail and outdoor recreational opportunities.
- Organic production.
- Hardacre Theater redevelopment.
- Bring together the arts community in the County.
- Heartland Sports Complex should work together with Tipton on events.
- More apartments downtown above businesses.
- Connect Buchanan Winery and the Cedar County Historical Society with the Herbert Hoover Nature Trail.
- Increase signage for underground railway sites.
- Establish an underground railway trail system.
- Increase boat access on Cedar River.
- Development ideas (cont.)
- Increase marketing efforts for great places.
- Cedar County Bicycle Coalition.

Online Survey

Respondent Demographics

Gender

Male = 48

Female = 90

Age

24 years of age or less = 3

25 - 44 = 57

45 - 64 = 66

65 + = 12

County Resident

Yes = 134

No = 4

Housing Tenure

Rent = 16

Own = 121

Other = 1


Cedar County Community Survey

About the Plans

The comprehensive and Iowa Great Places vision plan will help determine future community goals and objectives that will enhance the lives of current and future Cedar County residents over the next twenty years.

- The comprehensive plan will address quality of life factors to guide consistent and efficient development in the County.
- The Iowa Great Places vision plan, support for the County's Iowa Great Places grant application, will highlight Cedar County's unique character and identify opportunities that will continue to strengthen your communities.

Help shape your community by providing feedback using this survey. The survey should take approximately 15-20 minutes of your time.



Question 1 - What are some of your favorite places in Cedar County?

Key Points: Most sites are in West Branch or Tipton, indicating either the higher popularity of these places or relatively more public engagement from West Branch and Tipton.

Most popular choices

Historical destinations

Parks

Trails

Recreation Center

Vibrant downtowns

Question 2 - If the County had unlimited funds, what would you like to see invested in to improve arts, culture, or historic preservation? Be creative!

Key points: Historic preservation, downtown revitalization, and arts are the areas that most respondents want to invest in. The restoration of Hardacre Theater (Tipton) is the top priority (mentioned 25 times). It is considered the County's icon, a community symbol that needs extra funding to support local efforts in restoration. Downtown revitalization involves the improvement of street landscape with trees and sidewalk, as well as the restoration of old buildings with multiple uses, not just antique stores. Where arts is an option, funding art activities for school children and increased art display in public and at businesses were mentioned often in the community engagement processes.

Topic Distribution

Hardacre Theater - 25

Arts - 22

History/Historic Preservation - 21

Downtowns - 21

Trails - 7

Food/Restaurants - 5

Recreation - 4

Restoration - 4

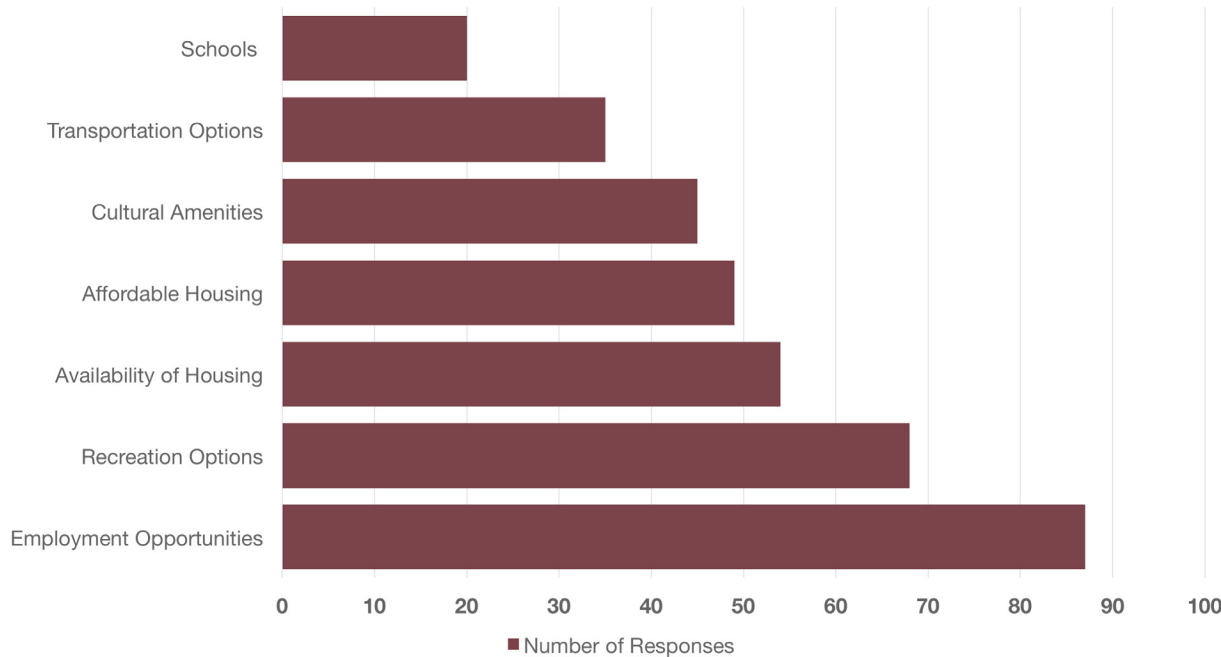
Parks - 2

Online Survey (cont.)

Question 4 - What are some of the barriers preventing young adults from moving to or succeeding in Cedar County?

Key points: Most people agree that there are multiple barriers preventing young adults from moving to or succeeding in Cedar County. Employment opportunities are the biggest barrier, followed by recreation options, availability of housing, affordable housing, cultural amenities, transportation options, schools, others, and “all of the above” (21 people did not answer). Note: others include quality dining, greater variety of local retail shopping, xenophobia, lack of community policing crime, and high paying jobs, etc.

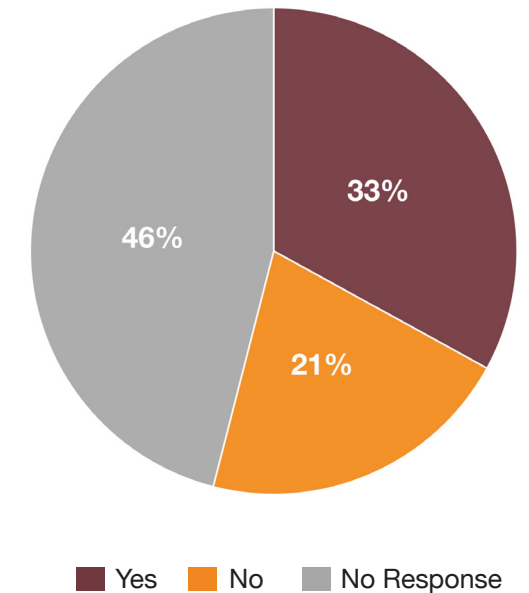
Figure A.5:



Question 5 - Are there barriers for a person living with a disability in Cedar County? If so, what are some of these barriers? Please use the comment box under “Yes” to identify specific barriers or challenges.

Key points: The majority of respondents do not know if there are barriers for a person living with a disability in Cedar County. The county is generally lacking in ADA facilities, services (care and transportation), recreation opportunities, employment opportunities, and assisted living facilities. Accessibility via streets and sidewalk is considered very limited.

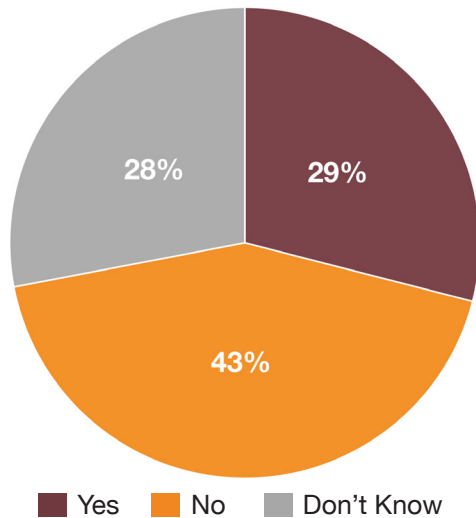
Figure A.6:



Online Survey (cont.)

Question 6 - Do the current trails and roads meet your recreational needs?

Figure A.7:



Question 8 - What improvement(s) do you think could be made to increase use and quality?

Key points: Suggestions to increase use and quality of parks, trails, and open space: (1) upgrade facilities for recreational use in the winter; (2) increase the quantity of trails; (3) improve shade trees in parks; (4) update playgrounds; and (5) advertise and promote places (via signage, for example). Walking and biking trails are in high demand and considered seriously lacking or non-existent as of late.

Question 7 - How would you rate the following recreational options in regards to quality?

Figure A.8:

	Good	Bad	Needs Improvement
County Trails	18%	23%	59%
City Trails	20%	33%	46%
County Open Spaces	30%	8%	62%
County Parks	34%	8%	58%
City Parks	47%	3%	50%

Online Survey (cont.)

Question 9 - Does the county have any strengths or things it does well at that weren't discussed in this survey? If so, what are these strengths?

Key points: Some of Cedar County's strengths include: low crime rate/good law enforcement; low debt, good schools, affordable property taxes compared to neighboring counties, excellent community involvement, non-profit and volunteers, small town living, county conservation board, rural vibe, proximity to big cities, charity, downtowns in Tipton and West Branch, and historic heritages.

Question 10 - Does the county have any weaknesses or challenges that weren't discussed in this survey? If so, what are these weaknesses or challenges?

Key points: Some of the County's weaknesses include poor emergency services, lack of inter-governmental cooperation for economic development, funding to support infrastructure, facilities and development projects, lack of cultural and recreational opportunities, lack of demographic diversity (too white, too old), conservative community, lack of vision for future development, and small tax base.

Question 11 - What is one economic challenge you think the County faces?

Key Points:

- Retaining small businesses in the County
- Adequate workforce
- Commuting - distance from major metropolitan areas
- Internet connection limits work from home options
- Lack of jobs that pay a living wage
- Opportunities for startup businesses
- Competition with other metropolitan areas
- Affordable housing

Question 12 - What are some prominent issues regarding road safety in Cedar County? Select all that apply.

- Road maintenance - 69
- Width of roads - 32
- Quality of structures (i.e. bridges, culverts) - 45
- Road surface type - 42
- Accessibility - 10
- Railroad/railroad crossings - 5
- Intersections - 26

Key Points: Respondents are also concerned about bridge condition, lack of bike lanes, availability of parking, and law enforcement.

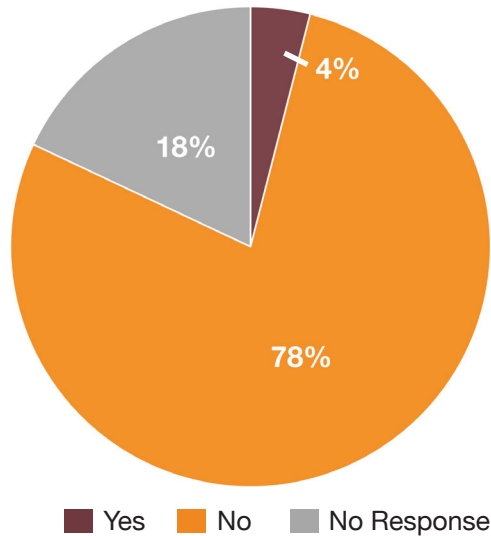
Online Survey (cont.)

Question 13 - What types of business development should the County promote within unincorporated areas?

Agriculture Related Industries - 70
Shipping/Distribution Centers - 60
Traditional Manufacturing - 62
Agri-Tourism - 73
Retail Service - 55
Data Centers - 55
Professional Office - 49

Question 13 - Have you ever used or requested service from River Bend Transit?

Figure A.9:



Question 14 - Have you been to any of the locally grown food events/operations in Cedar County?

Tiptons Farmers Market - 63
West Branch Farmers Market - 38
Clarence Farmers Market - 7
Mechanicsville CSA - 3
Echollective - 3
Hollow Maple Farms - 2
Bennett (CSA) - 2
Durant Farmers' Market - 2
Mechanicsville Farmers' Market - 2
Lipes Family Farm - 2
West Branch (CSA) - 2

Question 15 - What is one way the County could play a role in improving access to local food options?

Key Points: Respondents want to see farmers markets and CSA's better advertised. Farmers markets should also accept SNAP and provide a wider variety of healthy foods or goods. Local events or agritourism are creative ways to connect residents to local food. Respondents also want to see more small business incentives and community gardens in Cedar County.

Online Survey (cont.)

Question 17 - What do you think is the one thing that could improve the County's ability to respond quickly and efficiently to emergencies?

Key Points: Respondents believe that the issue involves a dependency on volunteer services. Switching to paid staff would mitigate some of the issues respondents are experiencing. Additional volunteers or volunteer training could also help. GPS and 911 dispatch records would improve accuracy of emergency services.

Question 18 - What are some ways the regional transportation services could improve to meet your needs?

Key Points: Respondents want more information about River Bend Transit. They also need the service to increase their hours of operation and destination options to meet their needs.

Question 19 - What types of housing are most needed in Cedar County?

Figure A.10 - Rentals

A majority of the respondents (53%) indicated that more rentals are needed in Cedar County.



Figure A.11 - Affordable Housing

A majority of the respondents (44%) indicated that affordable housing is needed in Cedar County.



Figure A.12 - Mobile/Manufactured Homes

A majority of the respondents (49%) indicated that more mobile/manufactured housing is not needed in Cedar County. None of the respondents indicated interest in this housing type.



Figure A.13 - Single-Family Housing

A majority of the respondents (42%) indicated that single-family housing is needed in Cedar County.



Online Survey (cont.)

Figure A.14 - Condominiums

A majority of the respondents (63%) indicated that condominiums are only moderately needed in Cedar County.

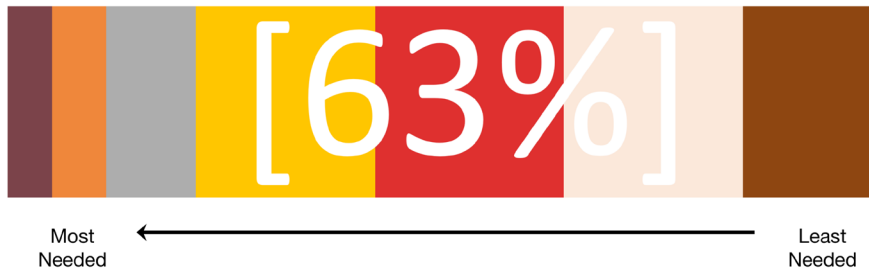


Figure A.15 - Senior Housing

A majority of the respondents (45%) indicated that senior housing is not needed in Cedar County.



Figure A.16 - Better Quality Housing

A majority of the respondents (38%) indicated that better quality housing isn't needed in Cedar County.



Online Survey (cont.)

Question 20 - Please indicate whether or not you agree, disagree, or don't know with the following statements ...

Figure A.17 - Cedar County has regional transportation services connecting jobs and other services.

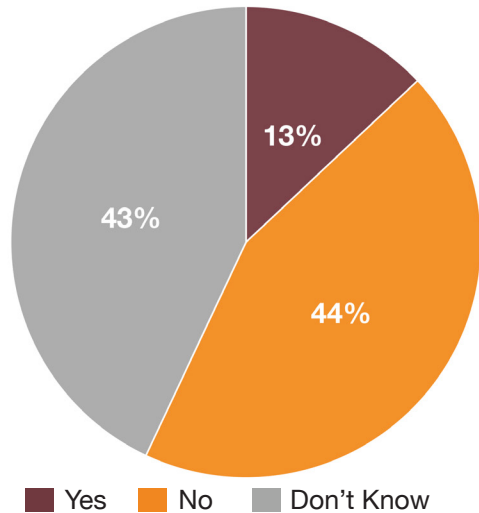


Figure A.18 - Discouraging development in hazardous areas is important for future growth in Cedar County.

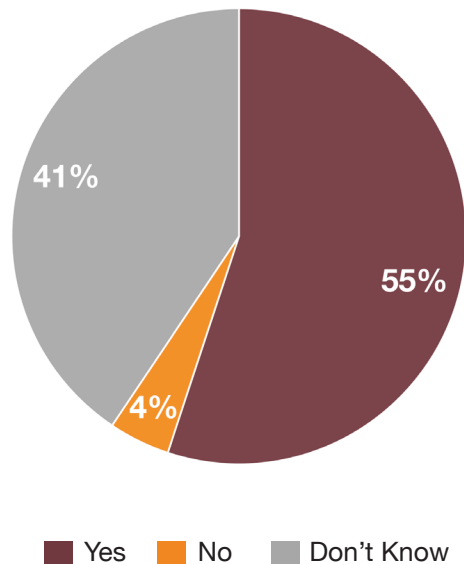


Figure A.19 - New development in Cedar County should respect and encourage safe redevelopment of natural habitats.

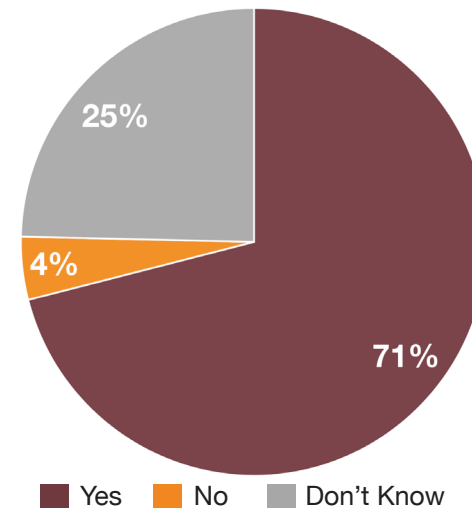
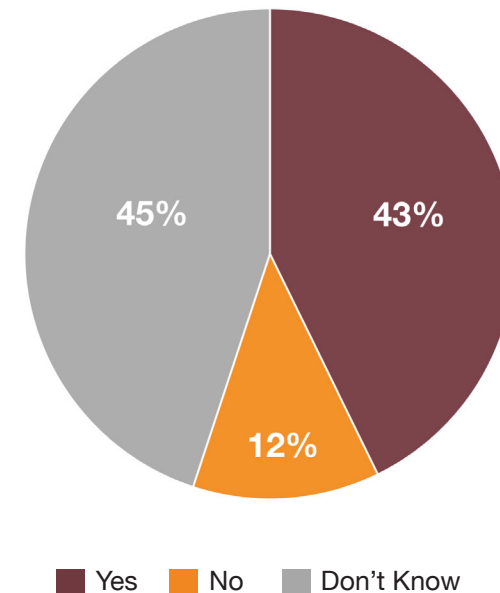


Figure A.20 - Cedar County encourages water conservation to protect streams, watersheds, and floodplains.



Online Survey (cont.)

Please indicate whether or not you agree, disagree, or don't know with the following statements ...

Figure A.21 - Economic growth depends on Cedar County providing and maintaining infrastructure that can accommodate and demand trends

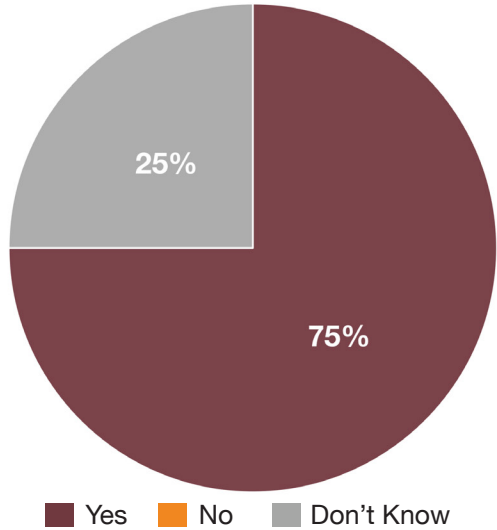


Figure A.22 - Community-based economic development and revitalization is encourage by Cedar County.

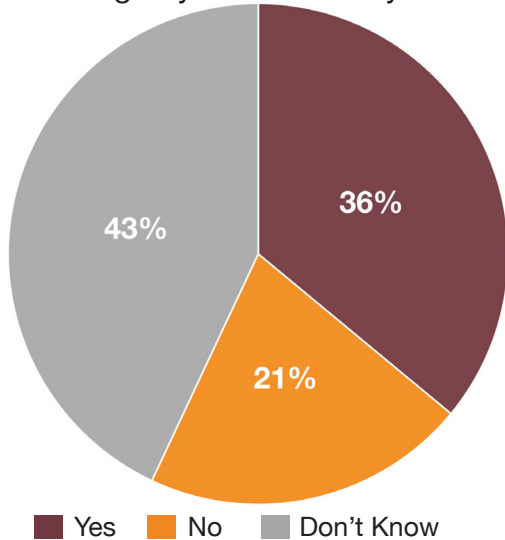


Figure A.23 - Cedar County has a variety of rental, affordable housing, mobile home, condominium, senior, and single-family housing.

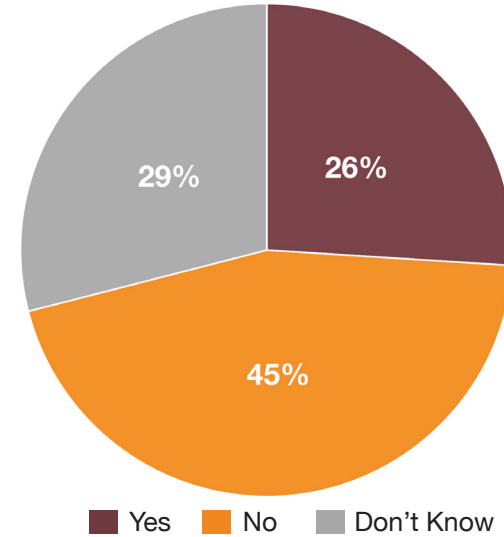
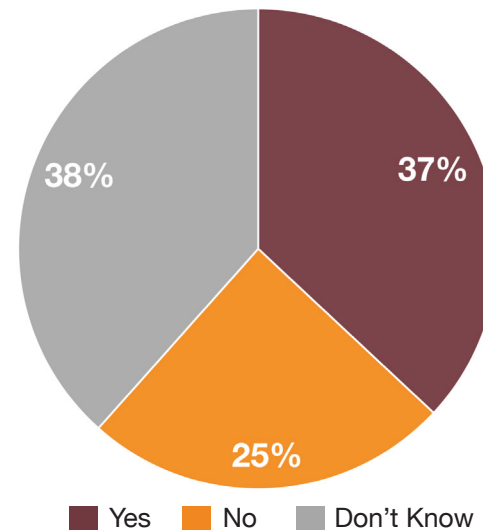


Figure A.24 - Providing accessible, quality, and a variety of public services, facilities, and health care options is a priority of Cedar County.



Online Survey (cont.)

Please indicate whether or not you agree, disagree, or don't know with the following statements ...

Figure A.25 - Cedar County has up-to-date infrastructure and facilities.

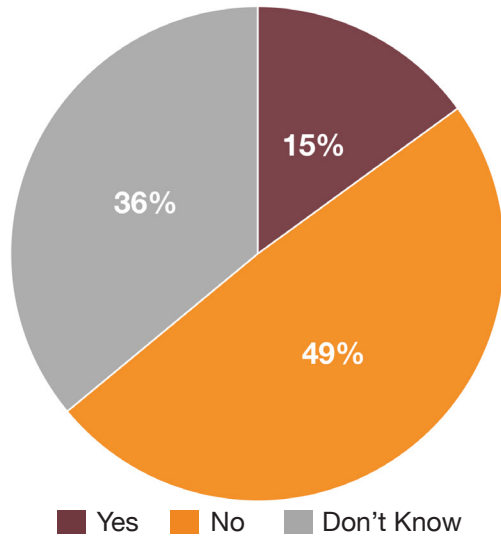


Figure A.27 - Accessible parks, recreation facilities, and open space is an important aspect of rural lifestyles in Cedar County.

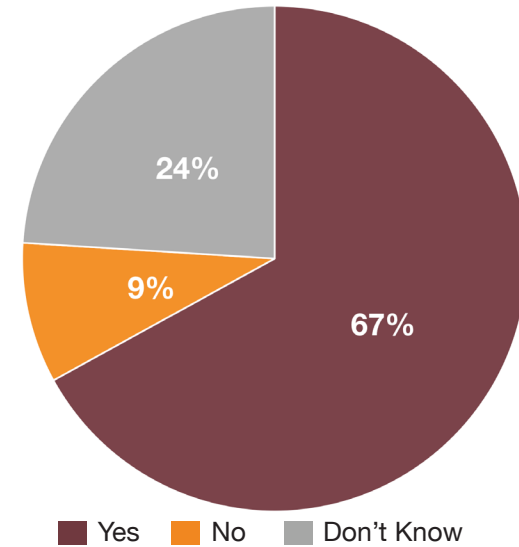


Figure A.26- Cedar County offers and provides access to healthy and locally grown food options.

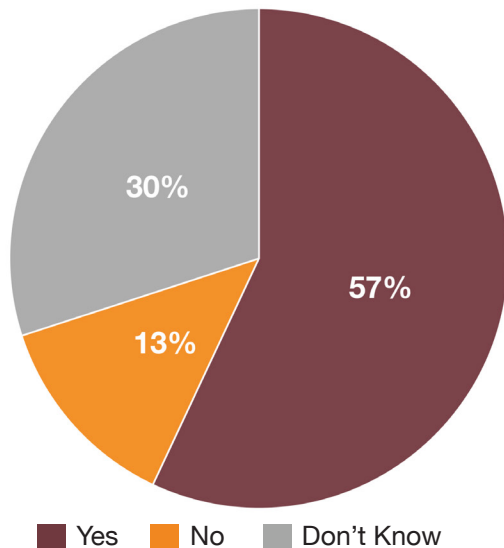
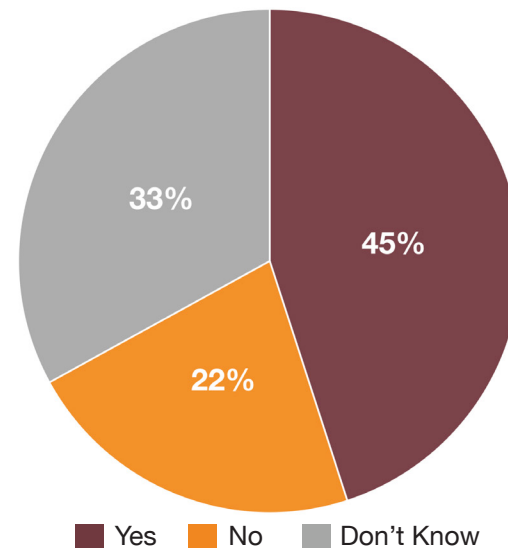


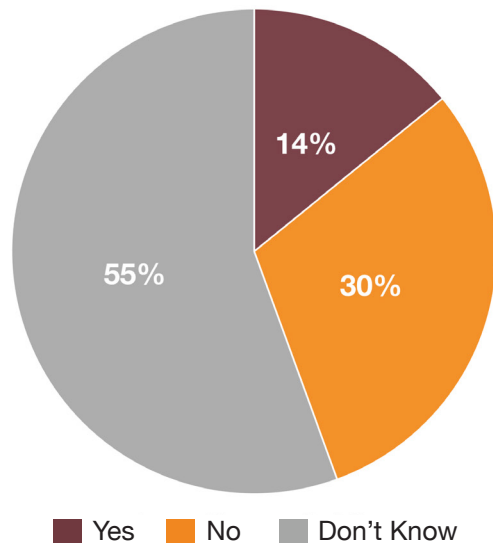
Figure A.28 - Increased highway safety and fast emergency responder time needs to be addressed in Cedar County.



Online Survey (cont.)

Please indicate whether or not you agree, disagree, or don't know with the following statements ...

Figure A.29 Cedar County's regional transportation investments adequately support development.



Online Survey (cont.)

Question 21 - Of the following hazardous areas, which do you think apply to Cedar County?

Figure A.30

Type of hazards	Considered a hazard by (no. of) people:	Notes
Floodplains	70	
Infrastructure failure	53	
Landfills/dumpsites	50	
Pipelines	47	
Hazardous materials	30	
Drought	25	
Steep slopes	24	
Sinkholes	14	
Expansive Soils	12	
Levee failure	6	
Other	6	Large powerlines, propane tanks, large junk yard in city limits

Question 22 - What areas and natural resources should be protected from development in Cedar County?

Figure A.31

What areas and natural resources should be protected from development in Cedar County?	Mentioned by (no. of) people:
Floodplains, wetlands, ponds, lakes, rivers, and streams	92
Wooded and forested areas	89
Prime agricultural land	65
Tall grass prairie	57

Question 23 - What areas and natural resources should be protected from development in Cedar County?

Engage in regional efforts (watershed management authorities, etc.).

Collaborate with multiple stakeholders, including farmers, to discourage fertilizer and pesticide and waste in sensitive areas.

Incorporate recreational uses into conservation practices.

Use best practices for management: cover crops, native plan buffer zones/strips, retention points.

Education/outreach programs to raise public awareness and commitment on water conservation and water quality, eg: weed control options, lawn management, fertilizer reduction, etc.

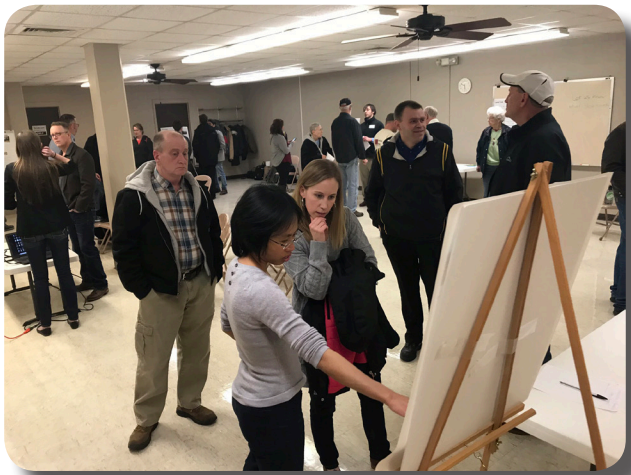
Open House - April 4th, 2018

The Open House on April 4th, 2017 marked the conclusion of the community engagement for the Cedar County Comprehensive and Vision Plans. Community engagement has been an integral component of both planning processes. Through the community workshops in the fall, various online surveys, and interviews, community input has developed a meaningful and relevant plan for Cedar County. The vision, goals, objectives, and strategies are derived from community engagement, stakeholder involvement, and professional expertise. Thus, the Planning Team showcased findings and recommendations from the Cedar County Comprehensive and Vision Plans at the Open House event.

At the Open House, attendees reviewed posters which highlighted various themes from the comprehensive and vision plans. Goals, objectives, and strategies illustrated how the plans will influence Cedar County's future. Themes addressed at the Open House include: (1) Land Use, (2) Intergovernmental Collaboration, (3) Economic Development, (4) County Vision, (5) Conservation and Recreation, (6) Housing, and (7) Transportation.

Overall, attendees were pleased with the information presented at the Open House. Comments from residents and stakeholders were considered to strengthen the Cedar County Comprehensive and Vision Plans. The following were discussed at the Open House. Order does not reflect priority or level of importance.

- Goals, objectives, and strategies are realistic, and representative of what Cedar County residents want for their community.
- Agritourism is an attractive activity to promote in the County.
- A building inspector will be a valuable addition to County staff.
- Developing trails and workout stations along trails will improve recreational amenities in the County.
- Add ADA accessibility into goals, objectives, and strategies.
- Avoid land use conflicts with agricultural practices.



Appendix B. County Profile

A Brief Historical Background

The main settlements in Cedar County occurred between the late 1830's and mid 1960's. Cedar County was first established 1837.¹ The first settlers traveled by wagon over the Mississippi River and through the towns of Davenport and Bloomington, now called Muscatine. Tipton, the County seat, was platted in 1840 and incorporated in 1857. West Branch, a town southwest of the County, was founded mainly by Ohio Quakers in 1851. The Quaker communities of West Branch Quaker and neighboring Springdale played crucial roles in the Underground Railroad movement.² Mechanicsville was platted in 1855 and named after many of its first settlers who were mechanics.³ Next came Lowden in 1857 when the Chicago and North West Railroad was projected to be built.⁴ Onion Grove, now known as Clarence, became incorporated in 1866 after moving its town two miles away to locate near the railroad line. Stanwood was the last platted town in 1868 in the northern County area.⁵

During the agricultural boom in the late 1880's, many Cedar County towns became bustling hubs with downtown structures still standing today. These buildings used to host operas, wrestling matches, housed tourists, and were roller rinks.⁶ These once bustling places are now recognized historic districts. During the Farm Crisis in the 1980's, land speculation, rising debt, and increased interest rates had a negative shock in Iowa's rural economy.⁷ As a result, small towns in Cedar County saw troubling and frustrating times where farmers lost their land, businesses closed, and young adults had to move to the cities for jobs.

The County is home to the 31st President of the United States. Herbert Hoover was born in West Branch in 1874.



Rochester Cemetery (Photo taken by Planning Team).



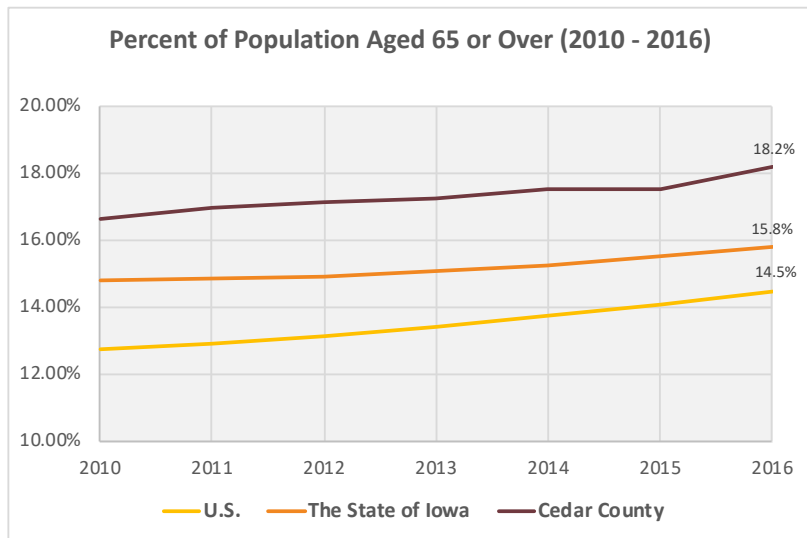
Herbert Hoover's birthplace cottage in West Branch.

Population

According to the American Community Survey 5-Year Estimates, Cedar County has the second smallest population compared to the adjacent counties with metro areas such as Cedar Rapids (Linn County), Iowa City (Johnson County), Davenport (Scott County), and Muscatine (Muscatine County).

The future populations of Cedar County from 2020 to 2035 are estimated using the Projected Share method. The future County population is projected based on its share of the future state population projections from 2020 - 2035 by Woods & Poole Economics, Inc. in 2009. The same method is used to project populations in incorporated cities and unincorporated villages.

It is not surprising that the percentage of residents aged 65 or over in Cedar County has increased over the years. The same trend is also observed at the state and national levels. An aging population, moreover, is characteristic of a rural county without a metro. However, this poses a challenge to the County's development in the long run as there would not be enough young population to replenish the labor force. An older population also implies the need for healthcare and public transportation services, as well as other capital investment that can hardly be supported by a small tax base. Therefore, one of this comprehensive plan's focuses is to make the county attractive for potential young people to move in.



	ESTIMATED POPULATIONS							PROJECTED POPULATIONS				
	1990	1995	2000	2005	2010	2015	Percent change from 1990 to 2015	2020	2025	2030	2035	Percent change from 2015 - 2035
West Branch	1,936	2,118	2,208	2,208	2,468	2,716	40.3%	2,803	2,968	3,137	3,309	21.8%
Tipton	3,037	2,998	3,166	3,073	3,209	3,202	5.4%	3,273	3,327	3,381	3,434	7.3%
Stanwood	647	639	682	640	629	572	-11.6%	592	580	568	554	-3.1%
Mechanicsville	1,080	1,080	1,177	1,153	1,142	1,082	0.2%	1,144	1,153	1,163	1,171	8.3%
Lowden	726	732	797	803	767	823	13.4%	841	863	885	907	10.2%
Durant	1,556	1,617	1,603	1,634	1,907	1,983	27.4%	2,040	2,143	2,247	2,353	18.6%
Clarence	936	927	1,015	977	896	945	1.0%	946	947	947	947	0.2%
Bennett	425	416	395	370	439	384	-9.6%	390	386	382	377	-1.7%
Incorporated population	10,343	10,527	11,043	10,858	11,457	11,707	13.2%	12,029	12,368	12,710	13,053	11.5%
Unincorporated population	7,101	7,215	7,156	7,355	6,957	6,668	-6.1%	6,832	6,770	6,702	6,628	-0.6%
Cedar County	17,444	17,742	18,199	18,213	18,414	18,375	5.3%	18,861	19,138	19,412	19,681	7.1%

Sources: (a) Annual Population Estimates of the Total Population for Counties (number of persons as of July 1st in each year), U.S. Bureau of Economic Analysis - April 2012 release, retrieved from: Iowa Community Indicators Program, Iowa State University, at <https://www.icip.iastate.edu/sites/default/files/uploads/tables/population/popest-annual-historical.xls>
 (b) American Community Survey 5-Year Estimates
 (c) Projections of Total Population for U.S., Iowa, and its Counties: 2010-2040 by Woods & Poole Economics, Inc., 2009.
 Downloaded from State Data Center of Iowa: <http://www.iowadatabase.org/datatables/CountyAll/co2010populationprojections20002040.xls> ¹²

County Amenities

Education

The County has a well-educated population. According to the most recent census data, 93.4% of residents are high school graduates or higher, while the figure is 91.7% for the state of Iowa. However, the percentage of county residents with a bachelor degree or higher is smaller than that of the state (22.0% vs. 27.2%). One possible way to improve the county's educational attainment at this level is to attract young educated people to move in.

Students are served by 9 school districts, of which West Liberty has the highest confirmed enrollment. Except for West Liberty, school districts in the County have either maintained stable enrollment or been losing students over the past ten years.

School District Confirmed Enrollment in Cedar County (2007-2016)										
School District	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Bennett	200.8	202.9	189.5	190.0	196.0	194.3	190.3	187.3	186.0	187.1
Durant	575.9	592.6	587.7	585.4	565.4	565.6	577.5	571.6	580.7	563.1
West Liberty	1,205.1	1,196.3	1,211.4	1,240.2	1,199.0	1,203.9	1,229.6	1,260.6	1,307.3	1,377.1
North Cedar	951.7	937.3	883.9	897.0	854.9	859.8	863.9	824.9	823.5	815.0
Lisbon	675.2	650.0	673.0	659.1	678.5	699.5	680.6	672.3	662.9	645.5
Midland	586.2	568.6	554.3	528.6	555.0	554.0	527.0	535.2	552.9	535.1
Tipton	837.3	825.7	844.8	836.6	846.2	886.9	892.6	871.4	899.1	883.2
West Branch	785.3	800.4	812.9	791.9	814.6	813.3	801.5	769.1	769.4	774.3
Source: Iowa Department of Education, 2017 - 2016.										

Cultural Resources

Cultural resources are irreplaceable to the rural lifestyle and the quality of life in Cedar County. They are events that enhance the county's sense of identity, such as farmer's markets, local festivals, among others. These resources also include historic buildings and traditions, such as the Herbert Hoover Museum and the Underground Railroad that County residents take pride in.

Recreation, Parks & Open Spaces

Parks, open spaces, and other natural recreational amenities are very important to the quality of life in Cedar County. Aside from the rural landscape, Cedar River provides areas for sightseeing (e.g. Cedar Bluff Wildlife Area, Cedar Bluff Access, River Valley Wetland County Park, and Cedar Valley Park). However, the county's potential has yet to be fully tapped into. The amount of parks and green spaces in Cedar County is generally limited. In the future, the county should strive to expand its parks and open spaces in a combined effort to discourage developments in the floodplain.

Public Utilities and Infrastructure

Water supply

Some rural divisions are served by city water systems with fee and monthly usage cost, while some are served by common wells. The County requires the utilization of common wells if available. An alternative water supply is approved private water wells. Permits for these wells are granted by the Cedar County Environmental Health Department.

Waste management and sewer

Public refuse services are not usually offered to rural residents. In some cases, the only option is to haul the trash to a state permitted disposal site. The Cedar County Transfer Station Site is in Tipton. Out of county waste is currently not accepted here. On-site sewage disposal is possible with the permit from the Environmental Health and Zoning Department after a soil evaluation or percolation test.

Electricity and gas

Alliant Energy (also known as Interstate Power and Light) is the biggest electricity supplier in Cedar County. According to Iowa Utilities Board's Town Provider List, residents from Lowden, Mechanicsville, Springdale, Sunbury, West Branch, Buchanan, Centerdale, and Downey were getting power from Alliant Energy. 282 households also getting electricity from Linn County Rural Electric Cooperative. Gas is used by the majority of households in for heating in Cedar County. Alliant Energy and Cedar County Coop are the two main gas suppliers.



Appendix C. Economic Development

Economic Background

The economic development appendix outlines the strengths, weakness, opportunities, and challenges the planning team found. It highlights basic income information, future workforce trends, common jobs and business in Cedar County, commuting patterns, and taxable sales trends.

Clusters of Industries in Cedar County

As noted in the Economic Development chapter, a location quotient helps a community identify which industries are clustering in a community.

Figure C.1: Location Quotient for Cedar County compared to Median Peer County in 2017.

Supersector	Location Quotient in March 2017	Median Peer County Location Quotient in March 2017
Construction	1.2	1.67
Education and Health Services	0.79	0.63
Financial Activities	0.5	0.53
Information	0.35	0.35
Leisure and Hospitality	0.62	0.56
Manufacturing	1.51	1.36
Natural Resources and Mining	2.48	3.04
Other Services	0.6	0.72
Professional and Business Services	0.47	0.24
Public Administration	-	-
Unclassified	-	0.86
Trade, Transportation, and Utilities	1.43	1.08
Total, all industries	0.94	0.94

Source: Bureau of Labor Statistics, 2017.

The median peer county is the middle distributed county by the measured variable. It is used as the average to compare Cedar County to its peers. Usually one county is an outlier and the average is skewed so the median, or middle variable, better represents the peer counties.

Peer counties location quotient tends to be higher in Cedar County clustered industries. For example, construction in Cedar County is 1.2 but 1.67 in the median peer county. There are only two industries where Cedar County has a significant cluster advantage over the median peer county. Those two industries are in manufacturing (1.51 compared to 1.36) and trade, transportation, and utilities (1.43 compared to 1.08).

Less clustered industries where Cedar County is outperforming its peers are in education and health services (0.79 compared to 0.63), leisure and hospitality (0.62 compared to 0.56), professional and business services (0.47 compared to 0.24).

Cedar County has a significant advantage in manufacturing and trade when observing clustered industries between peer communities. Education and health services are less clustered in Cedar County however, they are more clustered in other peer counties.

County Business Patterns

County business patterns identifies the number of establishments, firms, or businesses that are located in a community. An inventory of all the business in the county can help staff, supervisors, and entrepreneurs understand the strengths, needs, and wants of the community.

Figure C.2 shows:

- There were 21 fewer business in 2015 compared to 2010, a decrease of 4.4%.
- The largest losses of firms was in construction, retail trade, and health care services.
- Firms increased in 8 different industries; the largest was 3 new businesses in real estate.
- The County should monitor the number of health care businesses if it wants to become a bedroom community, where services like dental and primary care, are important amenities.

Figure C.2: Number of firms by NAICS industry for Cedar County in 2010 and 2015.

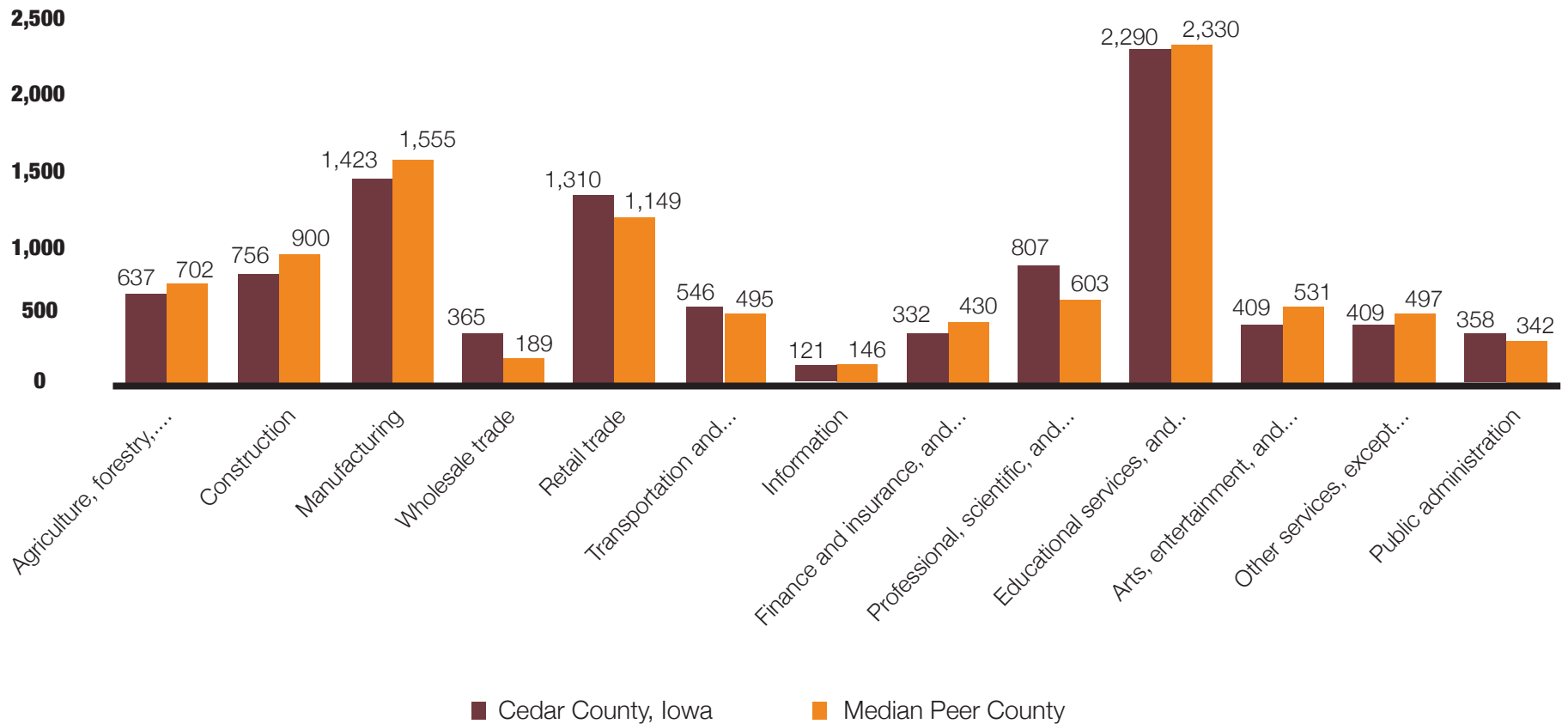
NAICS Industry	Number of firms in 2010	Number of firms in 2015	5 year gain/loss
Total for all sectors	480	459	-21
Agriculture, forestry, fishing and hunting	1	3	2
Mining, quarrying, and oil and gas extraction	0	1	1
Utilities	2	2	0
Construction	82	71	-11
Manufacturing	30	28	-2
Wholesale trade	29	30	1
Retail trade	64	56	-8
Transportation and warehousing	33	35	2
Information	6	5	-1
Finance and insurance	25	25	0
Real estate and rental and leasing	10	13	3
Professional, scientific, and technical services	27	22	-5
Management of companies and enterprises	0	0	0
Administrative and support and waste management and remediation services	12	11	-1
Educational services	2	2	0
Health care and social assistance	56	49	-7
Arts, entertainment, and recreation	13	13	0
Accommodation and food services	33	35	2
Other services (except public administration)	55	57	2
Industries not classified	0	1	1

Source: 2010-2015 American Community Survey County Business Patterns.

Employment

The most common jobs for Cedar County residents are in education and health care services (2,290), manufacturing (1,423), and retail trade (1,310). For the median peer county, the top jobs are in education and health care services (2,330), manufacturing (1,555), and retail trade (1,149). The planning team found residents living in Cedar County had similar jobs to its peers. However, there are about 100 less jobs for residents in manufacturing and about 150 more jobs in retail trade. Professional (807 compared to 603) and wholesale trade (365 compared to 189) jobs also stand out as industries where there might be a more specialized workforce in the county.

Figure C.3: Number of workers living in Cedar County and Median Peer County by NAICS Industries in 2015.

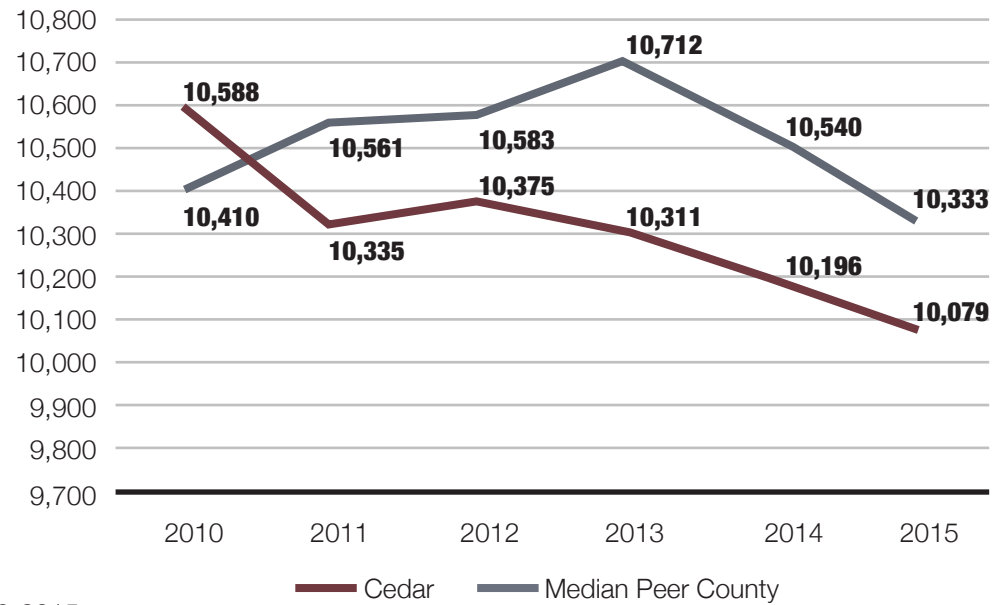


Source: American Community Survey, 2015.

Labor Force

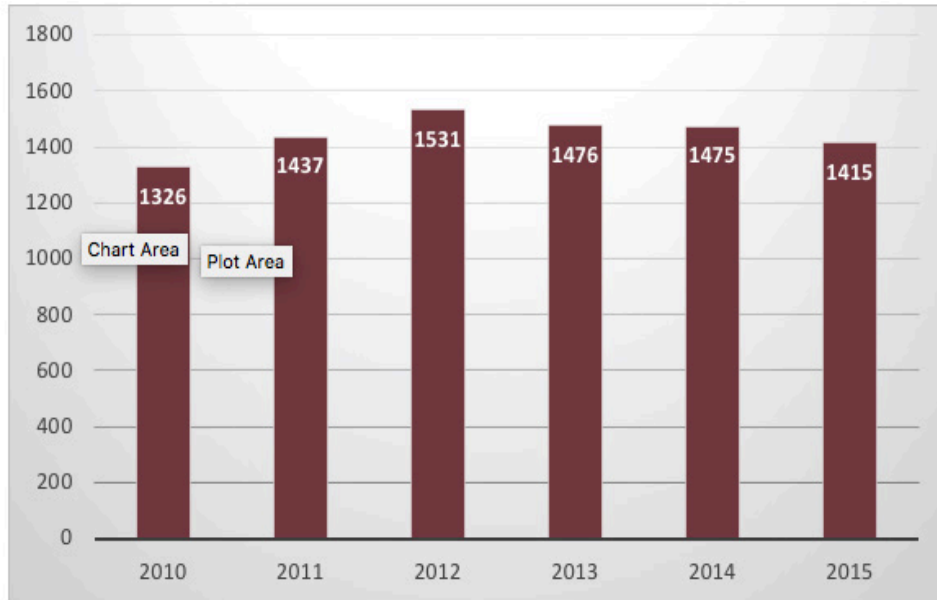
Overall, there are 10,079 residents participating in the Labor Force. From 2010 to 2015, there was a decrease of about 500 residents in the workforce, a 4.8% reduction. This trend is similar to the median peer county and throughout Iowa. The population is aging, but a reduction in the workforce will have impacts that Cedar County should plan for.

Figure C.4: Number of Cedar County residents in the participating in the labor force from 2010-2015 compared with median peer county.



Source: American Community Survey 2010-2015.

Figure C.5: Number of people living in poverty for Cedar County from 2010-2015.



Source: American Community Survey, 2010-2015.

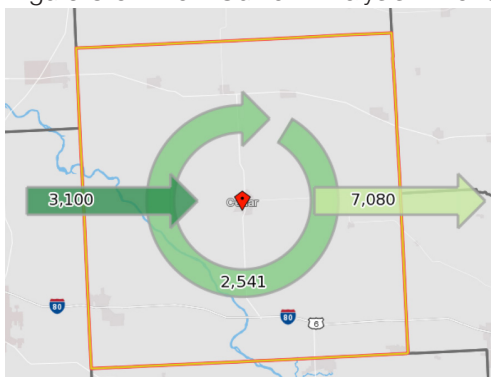
Income and Poverty

The number of people living in poverty has remained fairly consistent in Cedar County, generally between 7-8% of the population. However, demographics for people living in poverty has changed. From 2010 to 2015, single moms with children under five went from 55.1% of the population living in poverty to 67.7%. For peer counties, single mothers are a decreasing percent of the poverty population. Figure C.5 shows that just over 12% of the population aged 18-43 is living in poverty.

Commuting Trends

- 74% of Cedar County Residents leave the county for work.
- About 3,100 people travel from outside Cedar County to work inside the county.
- Approximately 2,541 people live and work inside the county.
- West Branch is the only incorporated city with a positive inflow/outflow.

Figure C.6: Inflow/Outflow Analysis in 2015.

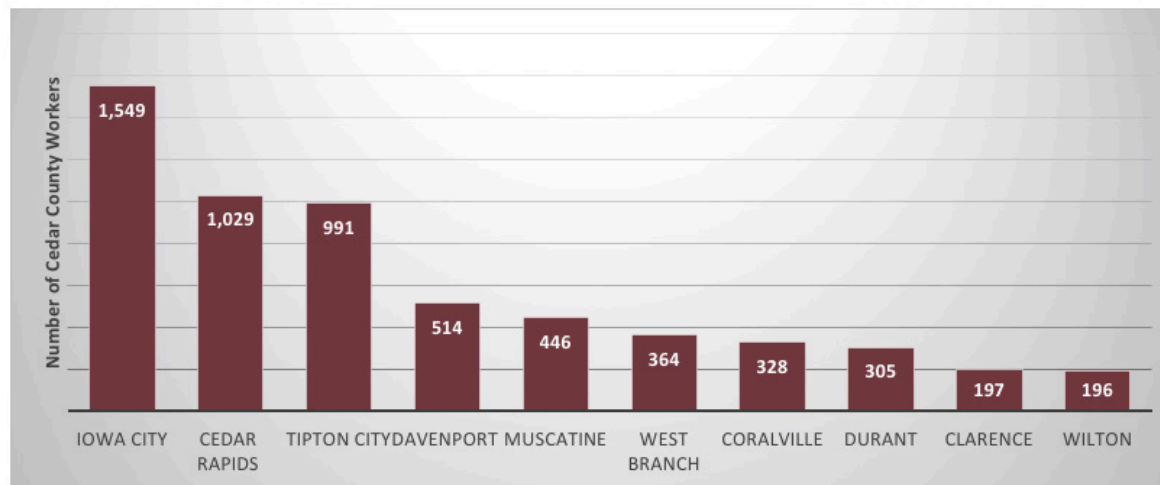


Source: On the Map Census, 2015.

Jobs in Cedar County are mostly worked by people living inside of the county. The top five places are Tipton, Iowa City, Durant, West Branch, and Muscatine. The top cities outside Cedar County were Iowa City (294), Muscatine (180), and Davenport (174).

Destination of Outflow

Figure C.7: Destination of Cedar County Workers in 2015.

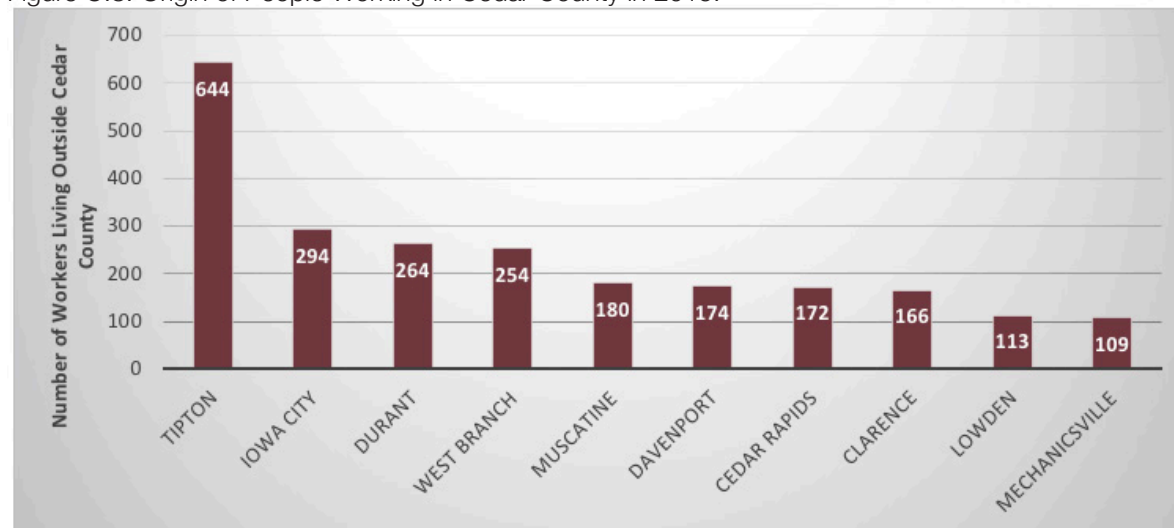


Source: On the Map Census, 2015.

The planning team found that the most popular destination for Cedar County workers is Iowa City (1,549), Cedar Rapids (1,029), Tipton (991), Davenport (514), and Muscatine (446).

Origin of Inflow Workers

Figure C.8: Origin of People Working in Cedar County in 2015.



Source: On the Map Census, 2015.

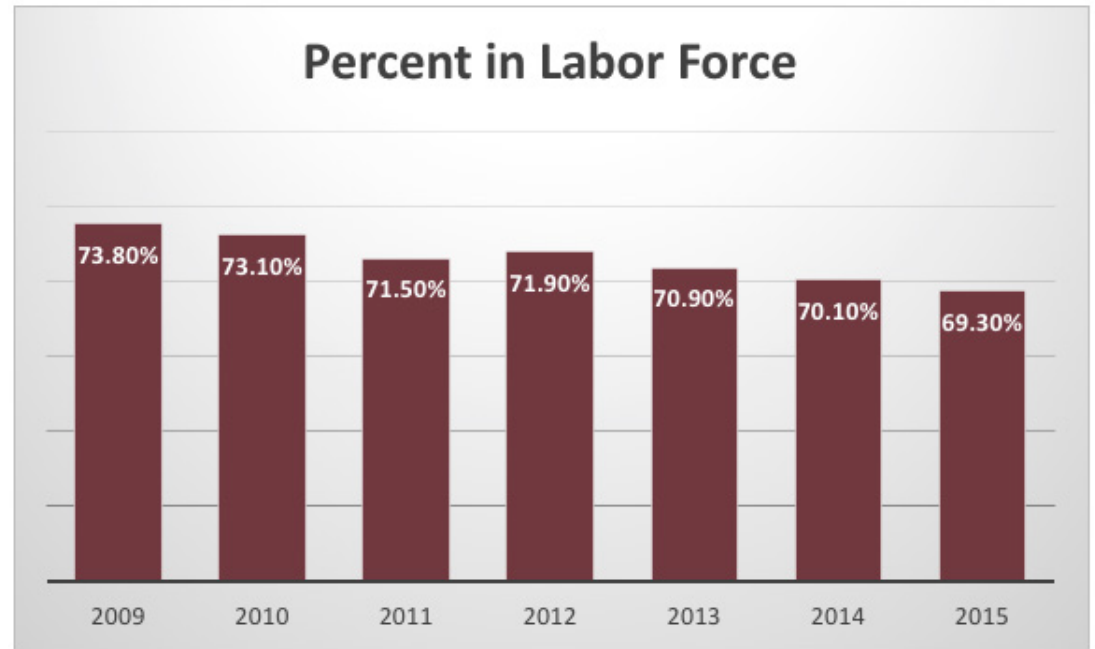
Planning Team Findings

The conditions section outlines the strengths, weaknesses, challenges, and opportunities that exist in Cedar County's local economy.

Labor Force Participation Declines

The number of residents in the workforce has decreased around 500 people from 2009 to 2015. Cedar County has a small population and a declining workforce. New or existing firms that need a large number of workers will be less attracted to Cedar County's small workforce.

Figure C.9: Percentage of Cedar County residents over 16 in the labor force from 2009-2015.



Source: American Community Survey, 2009-2015.

Employment Decrease

Figure C.10: Job gains and losses for jobs located Cedar County by NAICS Industry from 2010-2015.

NAICS Industry	5 Year Job Gain/Loss
Total for all sectors	-101
Agriculture, forestry, fishing and hunting	unknown
Mining, quarrying, and oil and gas extraction	0
Utilities	unknown
Construction	13
Manufacturing	8
Wholesale trade	98
Retail trade	11
Transportation and warehousing	-68
Information	107
Finance and insurance	-8
Real estate and rental and leasing	2
Professional, scientific, and technical services	-15
Management of companies and enterprises	0
Administrative and support and waste management and remediation services	-224
Educational services	unknown
Health care and social assistance	-26
Arts, entertainment, and recreation	-20
Accommodation and food services	37
Other services (except public administration)	-38
Industries not classified	unknown

Source: 2010-2015 American Community Survey County Business Patterns

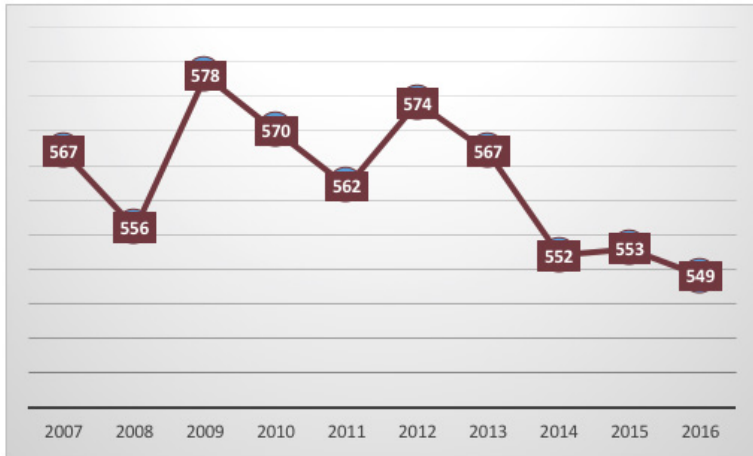
From 2010 to 2015, Cedar County has lost a total of 101 jobs, a 2.4% decrease. 224 jobs were lost in the Administrative, Support, Waste Management, and Remediation services industry. 68 jobs were lost in transportation and warehousing. 26 jobs were lost in the Health Care and Social Assistance industry. Information, Wholesale, and Food Services saw the largest job gains at 107 and 98 jobs created.

The number of jobs available in Cedar County has decreased by 2.4%. The United States Department of Labor estimates the County lost 1.6% of private sector jobs in 2017. A decrease in the number of jobs available in a community may encourage out migration and reduce the number of people willing to move to Cedar county. A common talking point in the planning team's community workshops was limited jobs for young adults.

Decrease in Business

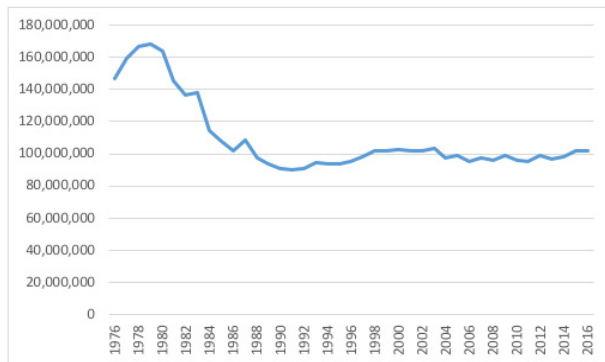
The number of annualized reporting firms in Cedar County has varied over the previous 10 years. However, over the years there is a declining trend in the number of reporting firms in Cedar County.

Figure C.11: Annualized Number of Reporting Firms in Cedar County from 2007-2016.



Source: Iowa State University Community Indicators Program, 2016.

Figure C.13: Real total taxable sales history for Cedar County from 1976-2016.



Source: Iowa State University Community Indicators Program, 2016.

Underperforming Key Business Indicators

In comparison to its peers, Cedar County underperforms in four key business indicator categories. The County's location to multiple larger cities such as Cedar Rapids, Iowa City, Muscatine, Clinton, and Davenport, puts it at a disadvantage. Cedar County receives roughly \$66,000,000 less in real taxable sales, has 147 less businesses, average sales per capita is roughly \$2,700 lower, and average sales per firm is roughly \$57,000 lower than the average peer county in 2016.

Figure C.12: Key Business Indicators in Cedar County Compared to Peer Counties in 2016.

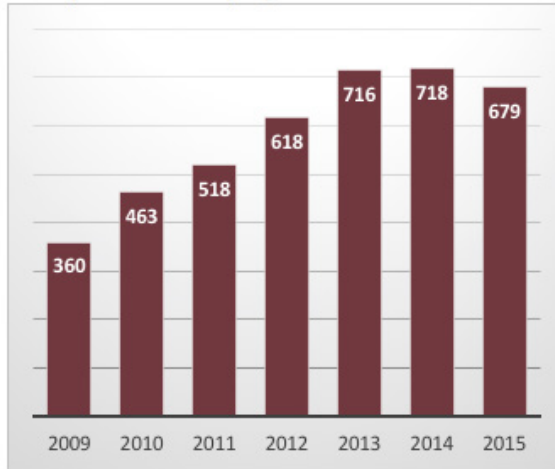
Key Business Indicator	Cedar County in 2016	Average Peer County in 2016	Difference
Real total taxable sales	101,595,901	167,702,582	(66,106,680.75)
Number of reporting firms (annualized)	549	696	(147)
Average sales per capita	5,519	8,286	(2,767.00)
Average sales per firm	185,141	242,143	(57,002.00)

Source: Bureau of Labor Statistics, 2017.

Since 1976, real total taxable sales have decreased by roughly \$45,000,000. Since the farm crisis, Cedar County has reached a new equilibrium for expected real taxable sales. This figure shows that resiliency and diversity economic planning may reduce unexpected negative shocks to the local economy.

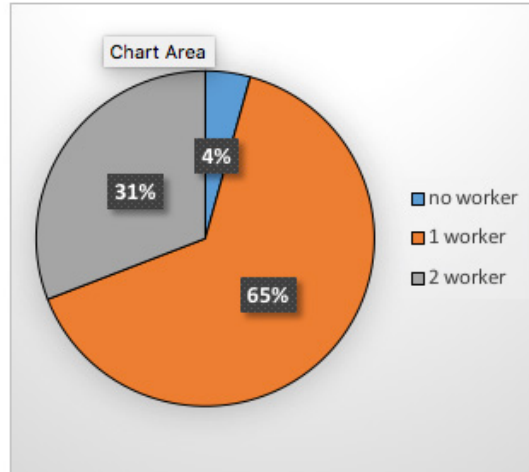
Low Paying Jobs

Figure C.14: Number of households living in Cedar County on the SNAP program from 2009-2015.



Source: American Community Survey 2009-2015.

Figure C.15: Cedar County households that work in the SNAP Program, 2015.



Source: American Community Survey 2015.

From 2009 to 2015, the number of households receiving SNAP (Supplemental Nutritional Assistance Program) benefits has increased by 88.6%. In 2009, roughly 85% of SNAP recipient had one or two workers in the household, but that number increased to 96% in 2015. Although the number of people living in poverty has remained steady, the number of people in income thresholds that meet SNAP qualifications is increasing. Income requirements range from \$15,444 for a family of one to \$53,157 for a family of eight.¹

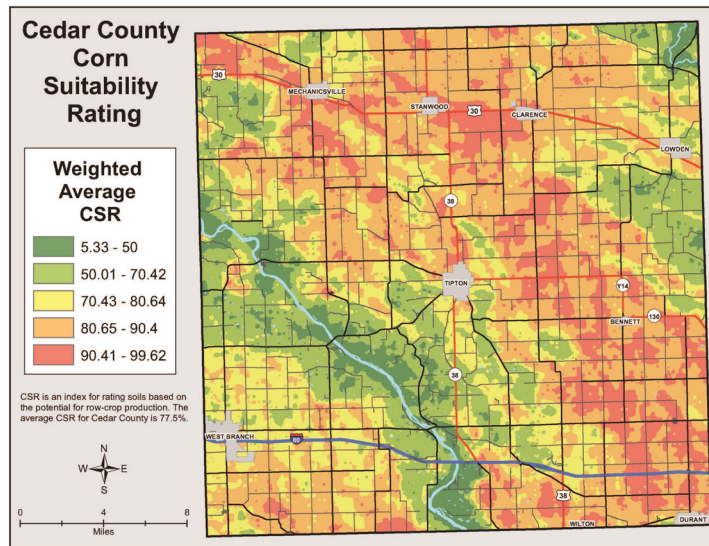
¹ Ebenefits.gov. 2017. Iowa Supplemental Nutrition Assistance Program. November. Accessed November 14, 2017. <https://www.benefits.gov/benefits/benefit-details/1386>.

Opportunities

Agriculture

Cedar County has a high location quotient in the natural resources industry. Farms or agricultural businesses are 2.48 times more clustered in Cedar County than the United States. The County should highlight its agricultural strength, whether that is agriculture manufacturing or agriculture related entrepreneurialism.

Cedar County has a high Corn Suitability Rating. The average rating for the entire county is 77.5%. Corn suitability ratings measures how productive the soil may be. The fertile soil provides opportunities for diverse food crops such as oats, alfalfa, paw paws, and aronia berries.



Aronia berries and paw paws are native species that can be grown in small acres that can diversify a farmer's cash crop income. Aronia berries sell at about \$10 a pound² frozen and paw paws usually sell at \$15 a pound.³

Aronia Berries



Source: <http://aroniaberryservicesofneioa.com/about-us.html>.

Paw Paws



Source: <http://www.letstalkagric.com/crops/paw-paw-fruit-farming-information-guide-made-easy>.

Superberries. 2017. Aronia Berry 101. November. http://www.superberries.com/product.asp?itemid=12&gclid=Cj0KCQiAuZXQBRDKARIsAMwpUeQWp2T5CYmNavXWT_y-2OsFyA7qXHSfYj9xGxl5sUUCuaufg3XD5gaAg-oEALw_wcB.

Schewitzer, Ally. 2017. "This Once-Obscure Fruit Is On Its Way To Becoming PawPaw-Pawpular." National Public Radio. <https://www.npr.org/sections/thesalt/2017/09/15/550985844/this-once-obscure-fruit-is-on-its-way-to-becoming-pawpaw-pawpular>.

Warehousing

Transportation, trade, and warehousing were considerable strengths in Cedar County.⁴ There are roughly 500 more jobs the industry when compared to the peer county. The location quotient is 1.43 compared to 1.04 to its peer counties. The clustered industry highlights strengths in Cedar County that medium industrial development is cheaper, yet efficient, due to its labor force and proximity to Interstate 80.

Tourism

Cedar County's proximity to larger cities such as Cedar Rapids, Iowa City, Muscatine, Davenport, and Clinton give this rural community access to larger populations that many counties do not have. Marketing the County as a regional historic and agricultural tourist destination will increase economic activity.

Historic Tourism

Cedar County is home to the Herbert Hoover Presidential Museum and the National Herbert Hoover Birthplace Historic and Burial Site. These sites are a vital part to West Branch's economy as these sites received 152,000 visitors in 2016 who spent more than \$8.9 million and supported 145 jobs. Of the \$8.9 million total, about \$3.7 million went toward labor income.⁵

In certain instances, businesses located in Cedar County have experienced the importance of historic tourism to the local economy. For example, in 2013, several businesses experienced losses during government shutdowns.⁶ The national shutdowns included National Parks such as the Hoover Library Museum and Historic Site. The coffee shop, winery, and antique stores experienced the largest decline in business, while some of the local restaurants also experienced a small decline in business.⁷

Cedar County is home to one of abolitionist John Brown's freedom Underground Railroad route. John Brown made frequent visits to Springdale. Although the Maxson farm near Springdale, which housed John Brown over the winter, no longer stands, James Townsend's Traveler's Rest in West Branch, where John Brown also stayed, still exists on East Main Street.^{8,9}

Many historical societies promote heritage in Cedar County. The counties historical society has moved historical places to a site just north of Tipton called Prairie Village. "Days on the Prairie" is one of several events that are run by the historical society. Based on the counties location to larger cities these types of educational and recreation events can work well with the Herbert Hoover national historic site.

Agritourism

Agritourism is a growing industry where proximity to large population areas makes agritourism more marketable and achievable.

Some examples of agritourism are:

- Farm tours for families and school children.
- Children educational day camps.
- Country overnight bed and breakfasts.
- Nature centers.
- Wineries or vineyards.
- Farmers Markets.
- Rural weddings.
- Petting farms.
- Providing fresh food for regional restaurants.

American Community Survey County Business Patterns 2015

June 22, 2017 West Branch Times "Spending, Tourism, and jobs up about 20 percent at Hoover site".

"Business owners hurt by federal shutdown share concerns with Iowa congressman" Written by Michelle Corless of KWWL in October 6, 2013 <http://www.kwwl.com/story/23622470/2013/10/Sunday/business-owners-hurt-by-federal-shutdown-share-concerns-with-iowa-congressman> and "Government shutdown hits Iowa small business" written by Shane Simmons of WQAD October 7 2013 <http://wqad.com/2013/10/06/government-shut-hits-small-business/>

October 11, 2013 West Branch Times "Businesses Feel Impact of Shutdown" <http://www.westbranchtimes.com/article.php?id=9832>

Hildreth, Thomas. 2001. "John Brown's Army." In The First 150 Years, by West Branch Sesquicentennial Book Committee, pp. 28-34.

West Branch: West Branch Heritage Museum .

Hildreth, Thomas. 2001. "John Brown's Army." In The First 150 Years, by West Branch Sesquicentennial Book Committee, pp. 28-34.

West Branch: West Branch Heritage Museum, p. 28

Appendix D. Transportation

Safety

Between 2007 and 2016, there were 32 fatalities on Cedar County roadways. According to Iowa DOT, 705 of fatalities in rural areas, whereas only 30% are in urban areas 30%. The number of vehicle fatalities in Iowa increased while decrease in Cedar County for 2016. The total number of crashes increased between 2012 to 2016 as shown in Figure D.1.

Figure D.2 shows Cedar County's estimated population by age for 2010, 2013 and 2016. Baby Boomers (born between 1946 and 1965) account for most of Cedar County's population. Addressing senior transportation needs will be important as the population ages and fewer seniors are able to drive.

Figure D.3 shows the number of vehicles per household from 2000-2015. Most households own one to two vehicles.

Figure D.1: Total Crashes in Cedar County 2007-2016.

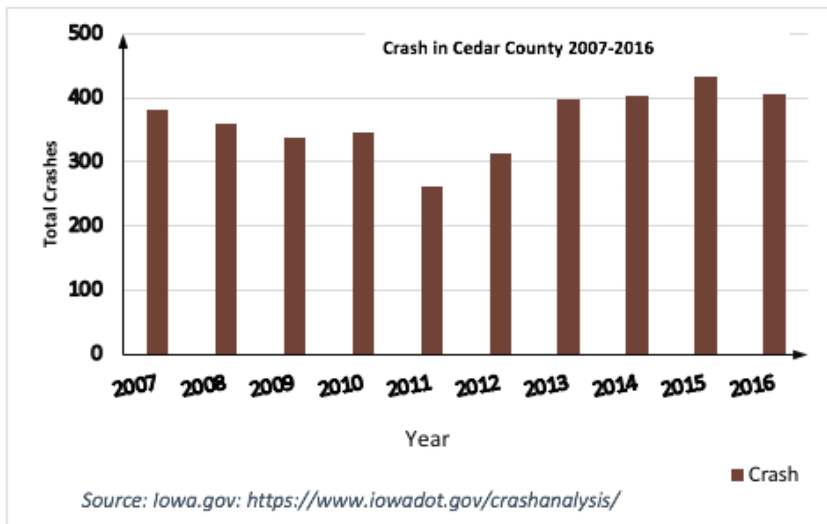
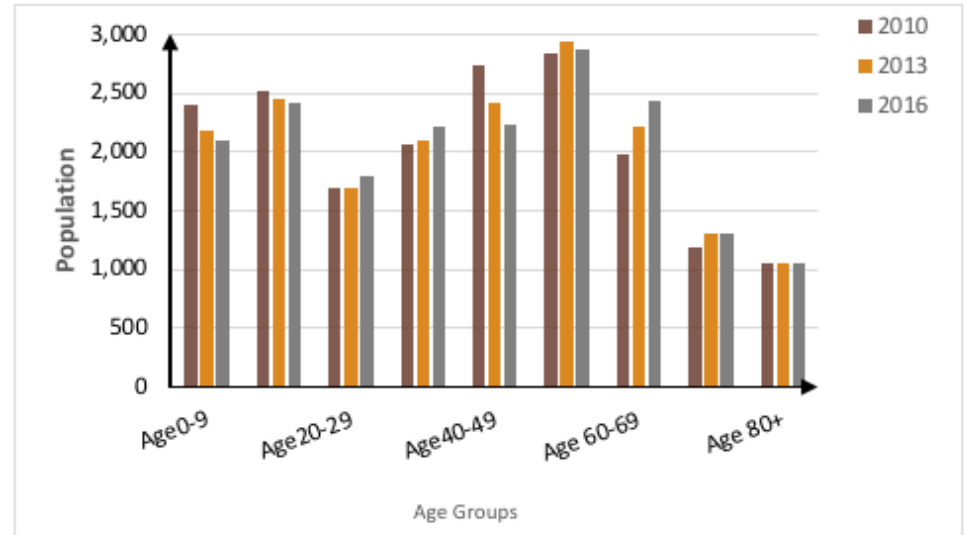
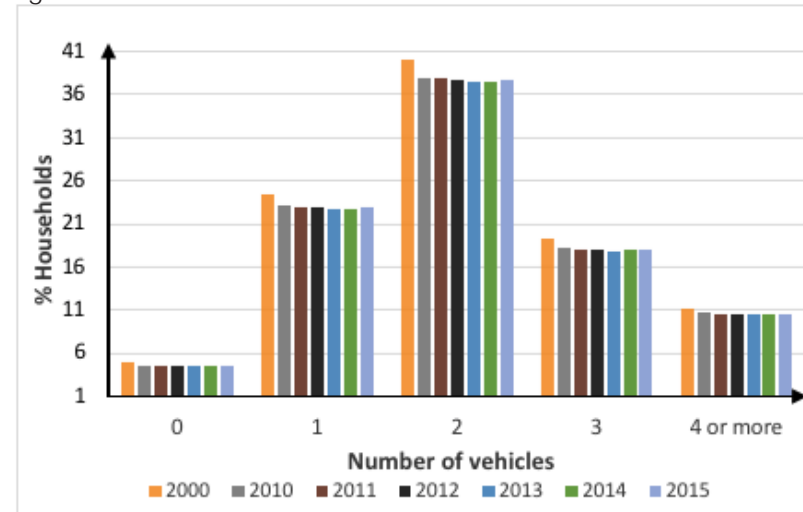


Figure D.2: Historic Population by age for Cedar County.



Sources: U.S. Census Bureau

Figure D.3: Number of Vehicles Per Household.



Sources: U.S. Census Bureau

Travel Time to Work

Mean travel time is obtained by dividing the total number of minutes by the number of workers 16 years old and over who do not work at home. Travel time can indicate the distance between where Cedar County residents live and work.

Figure D.4: Mean Travel Time to Work, Cedar County and Peer Counties.

Counties	Minutes
Cedar County, IA	25.1
Washington County, IA	21.3
Iowa County, IA	22.1
Jones County, IA	24.9
Benton County, IA	23.9
Jefferson County, IA	29.1

Source: US Census Bureau, ACS 5-year Estimates.

Figure D.5: Mode of Transportation to Work, Cedar County and Peer Counties.

Counties	Benton	Cedar	Iowa	Jones	Washington	Jefferson, KS
Drove alone	80.8%	80%	74.8%	82%	74.7%	81.1%
Carpooled	8.2%	9.9%	13.5%	8.8%	13.7%	11.7%
Public transportation	0.1%	0.1%	0.4%	0.2%	0.5%	0.2%
Walked	3%	3%	4.2%	2.5%	3.9%	2.2%
Bicycle	0.1%	0.1%	0.1%	0.2%	0.4%	0.2%
Taxicab, motorcycle, or other	2.6%	0.4%	0.4%	0.7%	1.4%	1%
Worked at home	5.2%	6.5%	6.6%	5.6%	5.4%	3.3%
Total Percentage	100%	100%	100%	100%	100%	100%

Source: US Census Bureau, ACS 5-year Estimates, 2016.

Appendix E. Land Use

Land Development Toolkit

The Land Development Toolkit is a method of quantifying land development applications and is designed to assess development that involves rezoning from agricultural uses to residential. The toolkit is essentially a set of scoring criteria, put together by the Planning Team and the Planning & Zoning Commission, that represent the goals & objectives of the Comprehensive Plan. Using the scoresheet will allow development conversations to be more consistent through time and level of review.

Both the Planning & Zoning Commission and the Board of Supervisors will review the results of the toolkit for every development decision. This review will accomplish one of two things; either the application is recommended for approval or denied, or the elements within the toolkit that a particular development scores low on can be considered required conditions for approval.

The purpose of the Land Development Toolkit is to provide a consistent method of evaluation (and quantification) for development applications in the rural areas of Cedar County. The intent is to direct development in the unincorporated areas of Cedar County to locations that can most efficiently accommodate development, given existing public infrastructure, and to minimize the fragmentation of highly productive, intact agricultural lands.

Major Components

- Conformance to the Goals, Objectives and Policies of the Comprehensive Plan.
- Conformance with the Future Land Use Map.
- Land Evaluation/Site Assessment Score.
- Determination of Hardship.

Elements Included in Toolkit

Character of the Neighborhood

- A. Percent of Cropland/Grassland.
- B. Overall Housing Density.
- C. Surrounding Non-Farm Residences.
- D. Surrounding Tracts Less Than 20 Acres.
- E. Rural Character Bonus Points.

Land Uses Nearby

- A. Compatibility of Land Uses.

Suitability of the Property for Development

- A. Corn Suitability Rating.
- B. Percent of Slopes 12% or Greater.
- C. Percent High Water Table or Erodible Soils.
- D. Percent Septic/Road Fill/Shrink-Sell.
- E. Percent of Soils with Shallow Depth to Bedrock.
- F. Location of Building Site Relative to Floodplain.
- G. Access to Building Site Relative to Floodplain.

Impact of Land-Use on Nearby Property

- A. Agriculture Conflict.

Roads

- A. Impact on Existing Roads.
- B. Adequacy of Access Road Surface Type.
- C. Access to Existing Paved Road.
- D. Roadway Width for New Subdivision Requirements.

Conformance to the Comprehensive Plan (Future Land Use Map)

Final Score

The scoring tables used within the toolkit can be found on the following pages.

Character of the Neighborhood

A. Percent of Cropland/Grassland – percentage of cropland/grassland that surrounds the subject property within a quarter-mile distance.

Percent of Cropland/Grassland	Points
More than 95%	0
80 - 94.9%	80
60 - 79.9%	165
Less than 59.9%	250

Source: High Resolution Land Cover (2009) Iowa DNR (https://iowageodata.s3.amazonaws.com/imageryBaseMapsEarthCover/earthCover/Land_cover_2009_1m/HRLC_2009_County_Downloads.html)

B. Overall Housing Density – housing density that surrounds the subject property within a quarter-mile distance.

Overall Housing Density	Points
More than 160 acres/residents	0
80 - 160 acres/residents	65
40 - 79.9 acres/residents	130
20 - 39.9 acres/residents	195
Less than 20 acres/residents	250

Source: Parcel polygons from (<https://iowagisdata.org/gisdr/county/cedar/open/browse>) and joined with data from Cedar County Assessor's office.

C. Surrounding Non-Farm Residences – number of non-agricultural dwellings within a quarter-mile.

Non-Agriculture Dwellings	Points
0	0
1	50
2	100
3	150
4	200
5 or more	250

Source: Parcel polygons from (<https://iowagisdata.org/gisdr/county/cedar/open/browse>) and joined with data from Cedar County Assessor's office.

D. Surrounding Tracts Less Than 20 Acres – number of tracts of land that contain fewer than 20 acres that surround the subject property within a quarter-mile.

Number of Tracts Less Than 20 Acres	Points
0	0
1	50
2	100
3	150
4	200
5 or more	250

Source: Parcel polygons from (<https://iowagisdata.org/gisdr/county/cedar/open/browse>) and joined with data from Cedar County Assessor's office.

E. Rural Character Bonus Points – a development application that follows the Rural Design Guidelines identified in the Housing chapter of the Comprehensive Plan for Cedar County, shall be awarded 500 bonus points.

Land Uses Nearby

A. Compatibility of Land Uses

i. Perimeter – percent of the perimeter of the subject property is adjoined by properties with similar land uses to the proposed land use.

Percent of Perimeter of Property Adjacent to Similar Land Use	Points
No adjacent	0
1 - 9.9%	50
10 - 24.9%	100
25 - 49.9%	200
Over 50%	250

Source: Parcel polygons from (<https://iowagisdata.org/gisdr/county/cedar/open/browse>) and joined with data from Cedar County Assessor's office.

ii. Proximity – number of acres of property within a one-mile distance from the subject property have similar land use to the proposed land use. This measurement shall be divided into three increments of measurement at 1,000 feet, half-mile, and one-mile.

Number of Acres of Similar Land Use Within Certain Distances				
Acres	Points	1000 ft	1000 ft - 1/2 mile	1/2 mile - 1 mile
0	0			
0.1 - 2	10			
2.1 - 5	20			
5.1 - 10	30			
10.1 - 15	40			
More than 15.1	50			
Weighting	-	2.5	1.5	1
Subtotal	-			
Total	-	-	-	

Source: Parcel polygons from (<https://iowagisdata.org/gisdr/county/cedar/open/browse>) and joined with data from Cedar County Assessor's office.

Suitability of the Property for Development

A. Corn Suitability Rating.

Overall Housing Density	Points
Average Site Corn Suitability Rating <75	500
Average Site Corn Suitability Rating 76 - 80	250
Average Site Corn Suitability Rating 81 - 85	0
Average Site Corn Suitability Rating 86 - 100	-250

Source: CSR2 TIFF file available from the Cedar County GIS Department.

B. Percent of Slopes 12% or Greater.

Percent Steep Slopes	Points
More than 95%	0
80 - 94.9%	80
60 - 79.9%	165
Less than 59.9%	250

Source: The Iowa HUC12 2m DEM database by Iowa State University.

C. Percent High Water Table or Erodible Soils – percent of the site that has a high water table (depth to water is 6 feet or less) or has “severe” erosion potential.

Percent of Site with High Water Table/Erodible Soils	Points
More than 95%	0
80 - 94.9%	80
60 - 79.9%	165
Less than 59.9%	250

Source: Web Soil Survey or SSURGO.

D. Percent Septic/Road Fill/Shrink-Swell – percent of the site that contains soils deemed “severe” or “very severe” for soil septic fields; “not suitable”, “poor”, or “very poor” as a source of road-fill; and “high” shrink-swell potential.

Percent of Site with Soils Not Suitable for Septic/Road Fill/Shrink-Swell Potential	Points
More than 95%	0
80 - 94.9%	80
60 - 79.9%	165
Less than 59.9%	250

Source: Web Soil Survey or SSURGO.

E. Percent of Soils with Shallow Depth to Bedrock – percent of soils classified with a shallow depth to bedrock (6 feet or less).

Percent of Soils with Shallow Bedrock	Points
More than 95%	0
80 - 94.9%	80
60 - 79.9%	165
Less than 59.9%	250

Source: Web Soil Survey or SSURGO.

F. Location of Building Site Relative to Floodplain Floodplain Determination.

Floodplain Determination	Points
Not in floodplain	200
Within 500-year floodplain	0
Within 100-year floodplain	-200

Source: Cedar County 100-Year Floodplain from Iowa GIS Repository.

G. Access to Building Site Relative to Floodplain.

Floodplain Determination of Access Location	Points
Not in floodplain	200
Within 500-year floodplain	0
Within 100-year floodplain	-200

Source: Cedar County 100-Year Floodplain from Iowa GIS Repository, polygon for access to building site as proposed by the applicant.

Impact of Land Use on Nearby Property

A. Agricultural Conflict – proximity of the subject property to an existing, State registered Animal Feeding Operation or Commercial Grain Operation.

Distance Between Residence and CAFO	Points
More than 1 mile	200
Between 1 mile and 1/4 mile	0
Within 1/4 mile	-250

Source: Iowa DNR for Animal Feeding Operations, 2018.

Roads

A. Impact on Existing Roads – traffic volume (AADT) & potential infrastructure improvements.

Potential Impact	Points
Current road adequate, no changes required	150
Minor improvements needed	0
Major improvements needed	-150
Additional off-site improvements needed	-150

Source: Subdivision Ordinance of Cedar County, IA Chapter 8.

B. Adequacy of Access Road Surface Type – minor development considers the existing road surface and major development considers both existing and potential subdivision infrastructure.

Minimum Pavement Thickness		
Surface Type	Pavement Thickness (inches)	Points
Portland Cement Concrete*	>=6	150
Asphalt Base and Asphalt Finish*	>=8	150
Macadam, choke stone and asphaltic concrete*	10	50
Unpaved Road		0

* A thicker pavement and base course will be required for commercial and industrial subdivisions and this apply for residential subdivision road rezoned to a commercial or industrial land use.

Source: Subdivision Ordinance of Cedar County, IA Chapter 8.

C. Access to Existing Paved Road.

Distance from Paved Road	
Distance	Points
Direct access onto paved road	250
Within 0.25 mile	0
More than 0.26 mile	-250

Source: Subdivision Ordinance of Cedar County, IA Chapter 8.

D. Roadway Width for New Subdivision Requirements.

Standards for Design and Development			
Number of Lots	Street Type	Right-of-Way	Points
4 Lots or More	Local residential road standards	>=66	0
	Sub-collector road standards	>=80	
4 Lots or More	Local residential road standards	<66	-200
	Sub-collector road standards	<80	
3 Lots or Less	Streets intended to be publicly maintained	>=66	0
	Privately maintained streets	>=50	
3 Lots or Less	Streets intended to be publicly maintained	<66	-200
	Privately maintained streets	<50	

* Development that connects directly to an existing paved road (direct driveway access) is exempt from this criterion.

Source: Subdivision Ordinance of Cedar County, IA Chapter 8.

Conformance to the Comprehensive Plan
(Future Land Use Map)

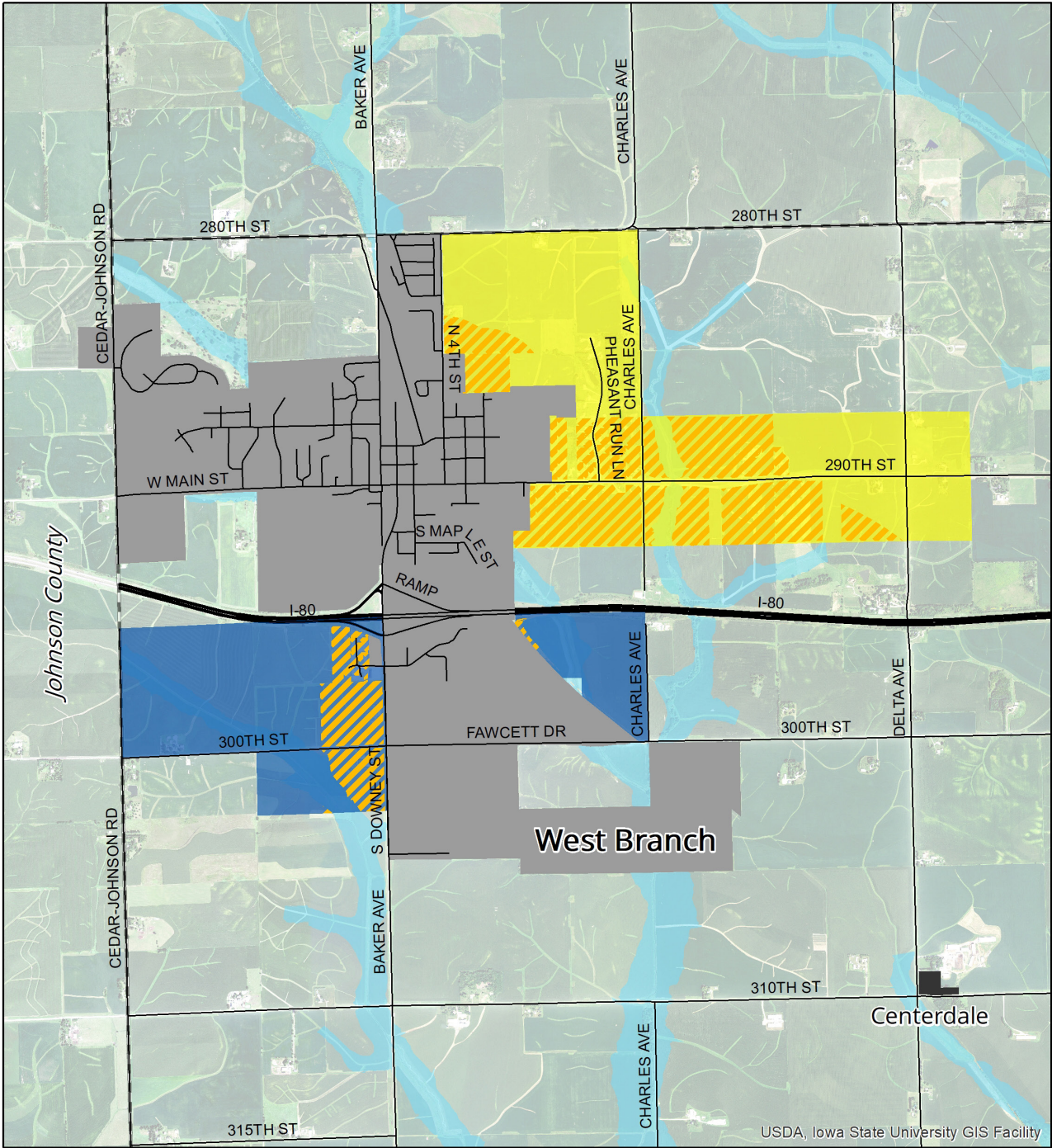
Location Relative to Designated Growth Areas	Points
Within a Primary Growth Area (orange)	1500
Within a Future Growth Area (yellow)	1000
Outside of the Growth Areas on the Future Land Use Map	0

Final Score

Preferred Use	Points
Strong Finding for Development	5,000 or more
Moderate Finding for Development	4,000 - 4,999
Moderate Finding for Preservation	3,000 - 3,999
Strong Finding for Preservation	2,999 or less

Future Land Use Map West Branch Growth Area

Area
May 2018



Land Use

- Primary Growth Area
- Commercial
- Industrial
- Residential
- 100-year Floodplain

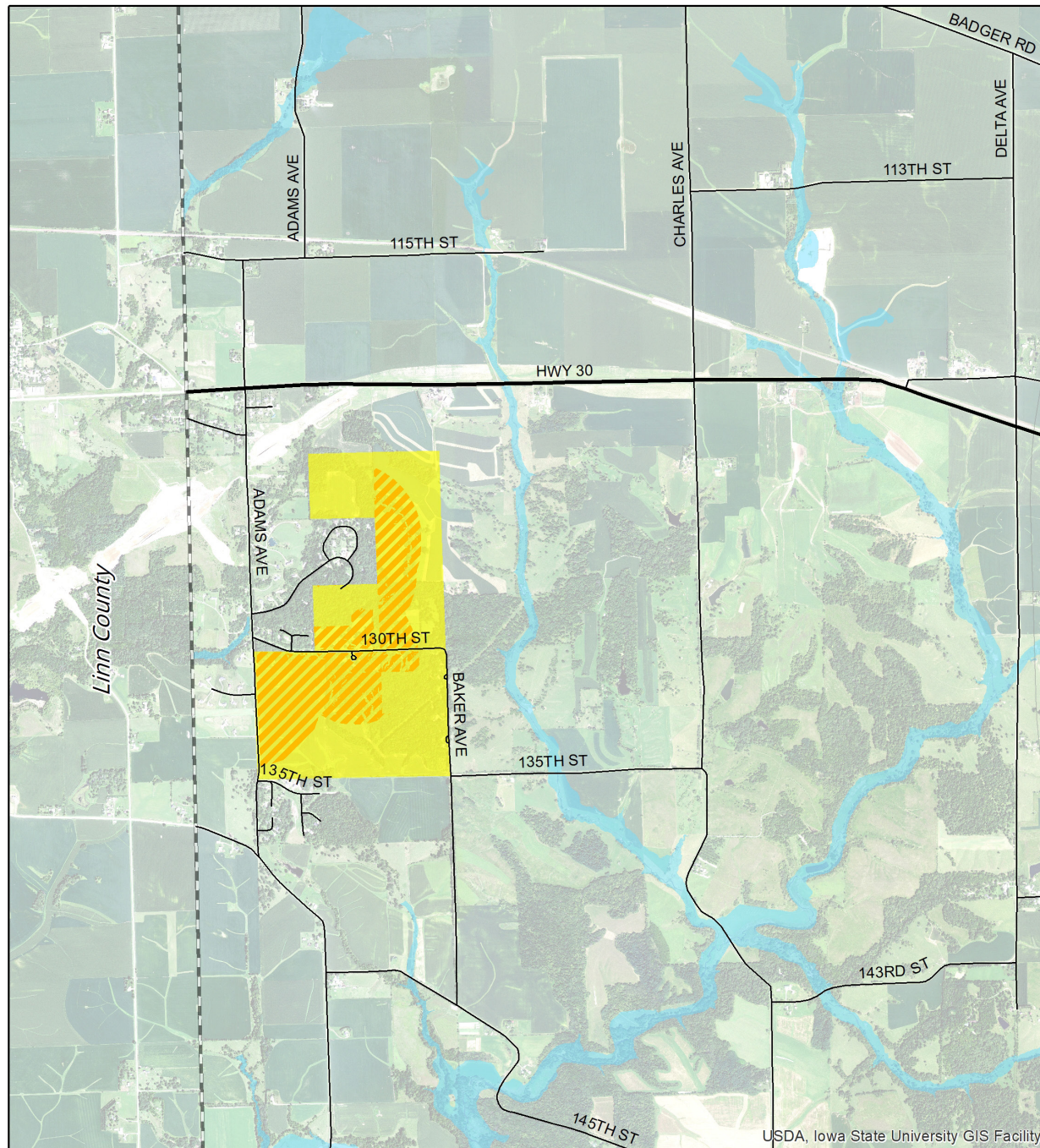
Political Boundaries and Roads

- Incorporated Areas
- Unincorporated Towns
- Interstate 80
- Roads








USDA, Iowa State University GIS Facility





Future Land Use Map Adams Ave Growth Area May 2018



Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

Political Boundaries and Roads

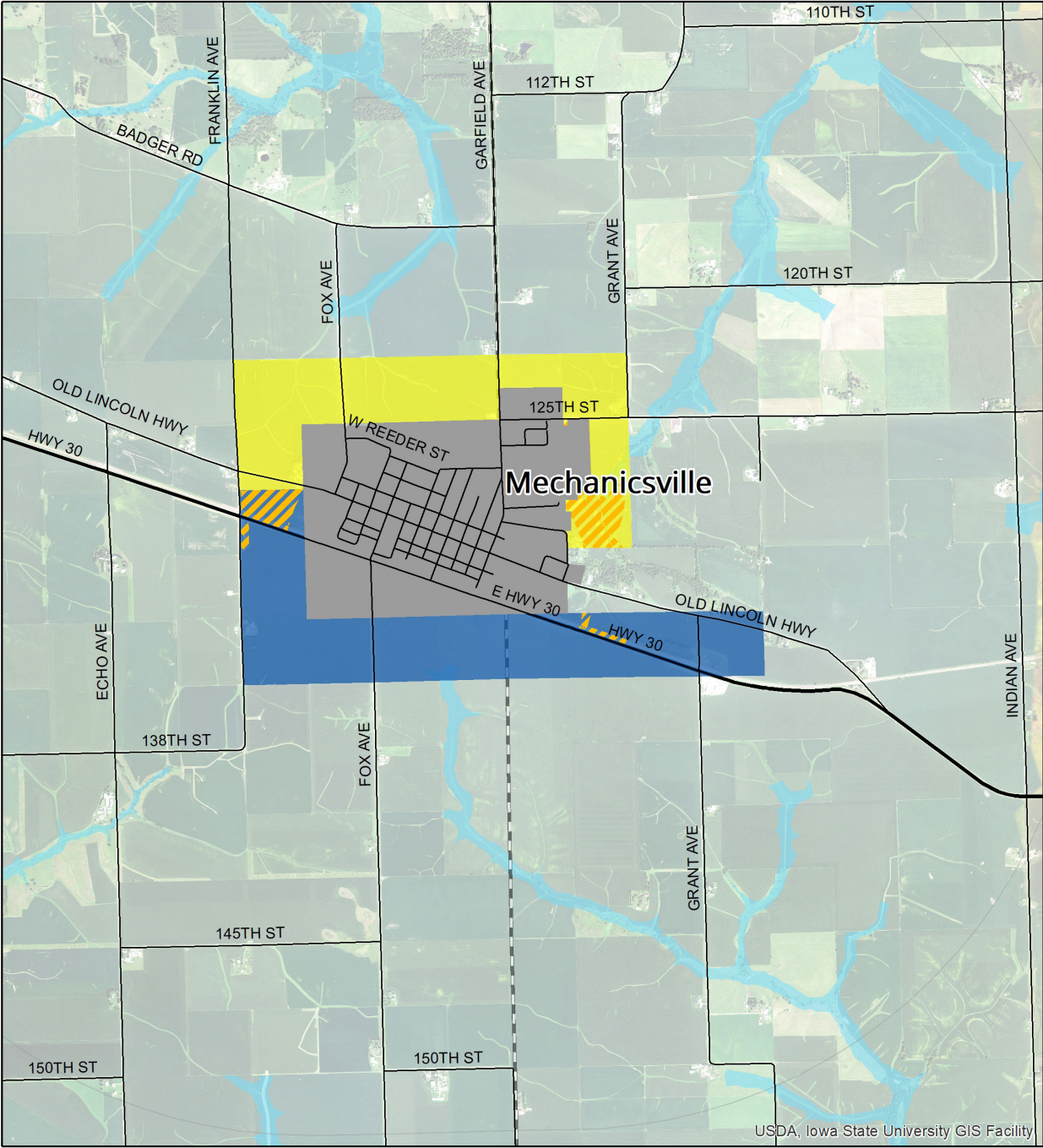
-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads



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Future Land Use Map Mechanicsville Growth Area





May 2018

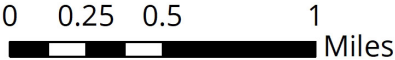


Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

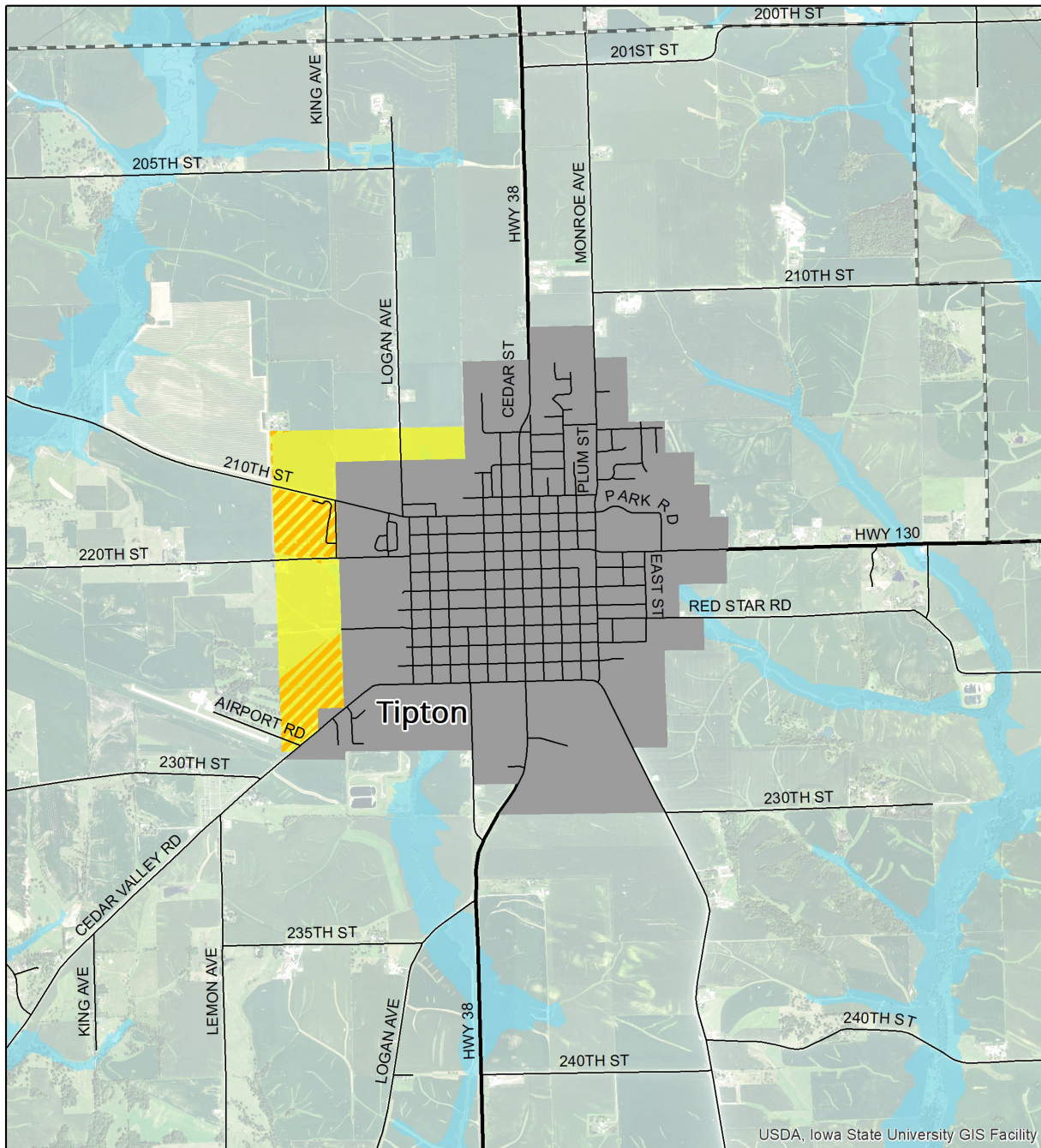
Political Boundaries and Roads

-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads



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Future Land Use Map Tipton Growth Area May 2018

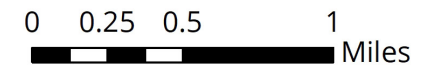


Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

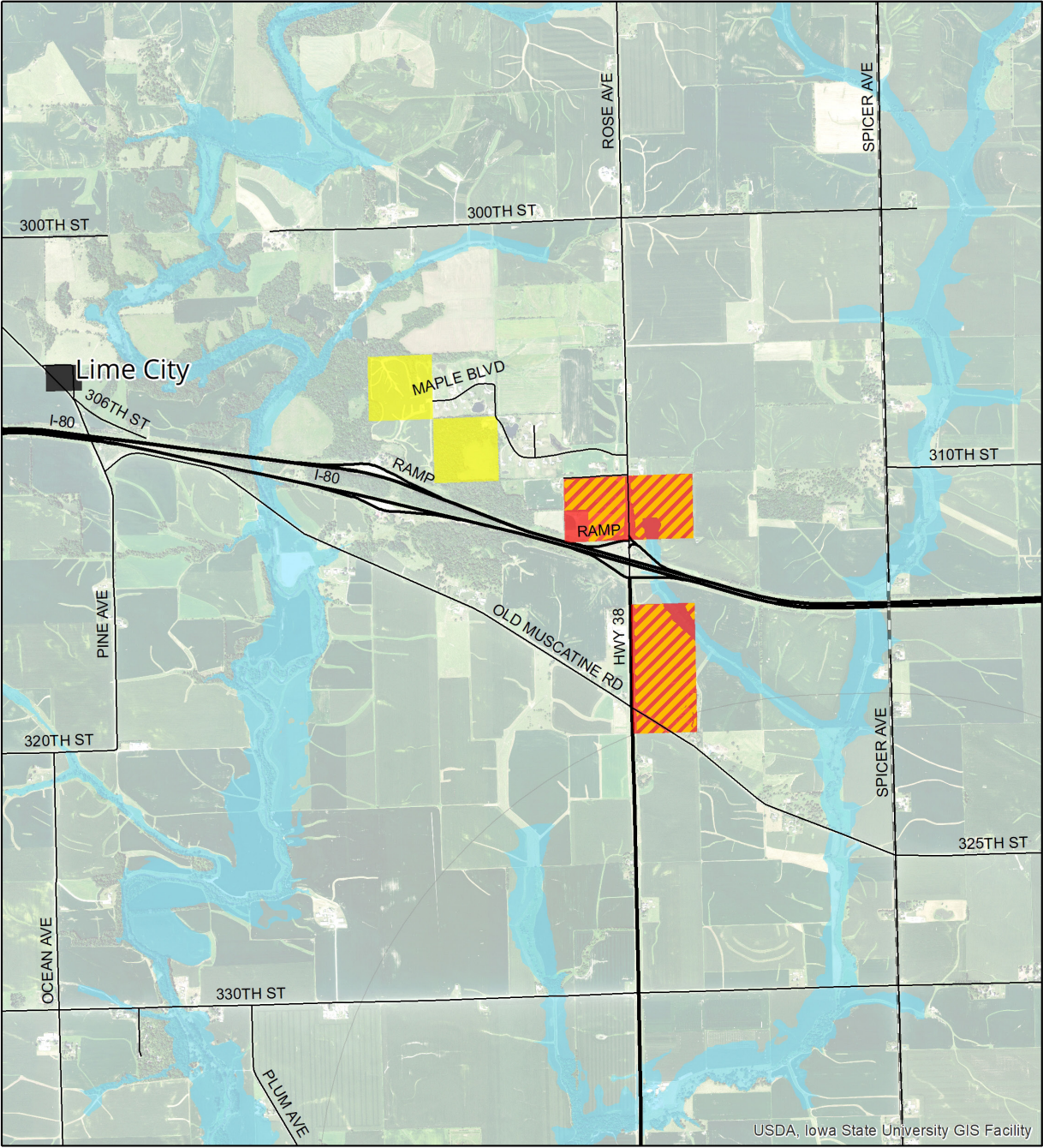
Political Boundaries and Roads

-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads



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Future Land Use Map Pond View Growth Area May 2018



Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

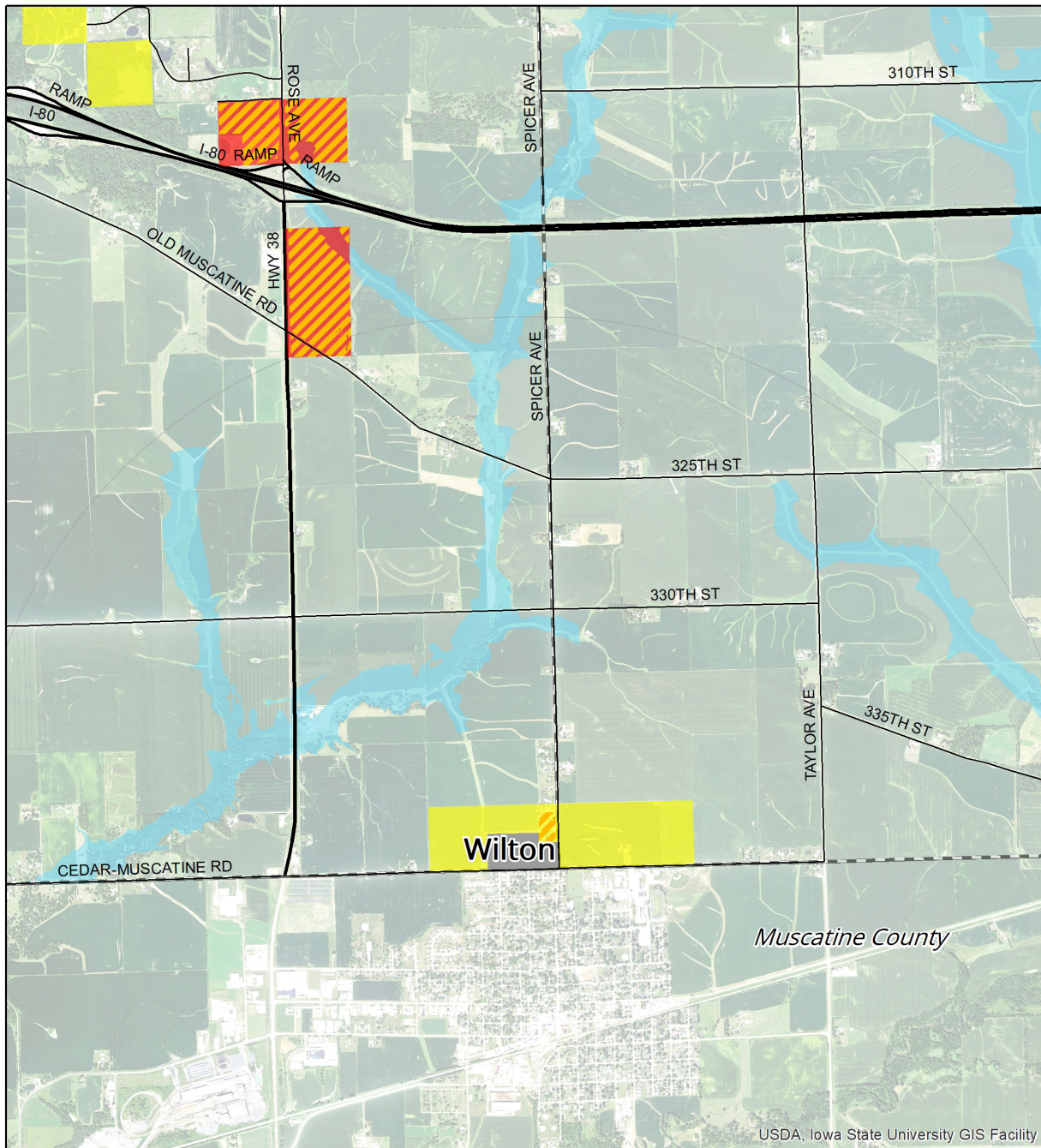
Political Boundaries and Roads

-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads








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
Future Land Use Map Wilton Growth Area May 2018

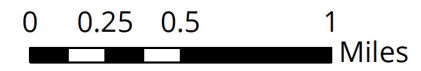


Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

Political Boundaries and Roads



-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads







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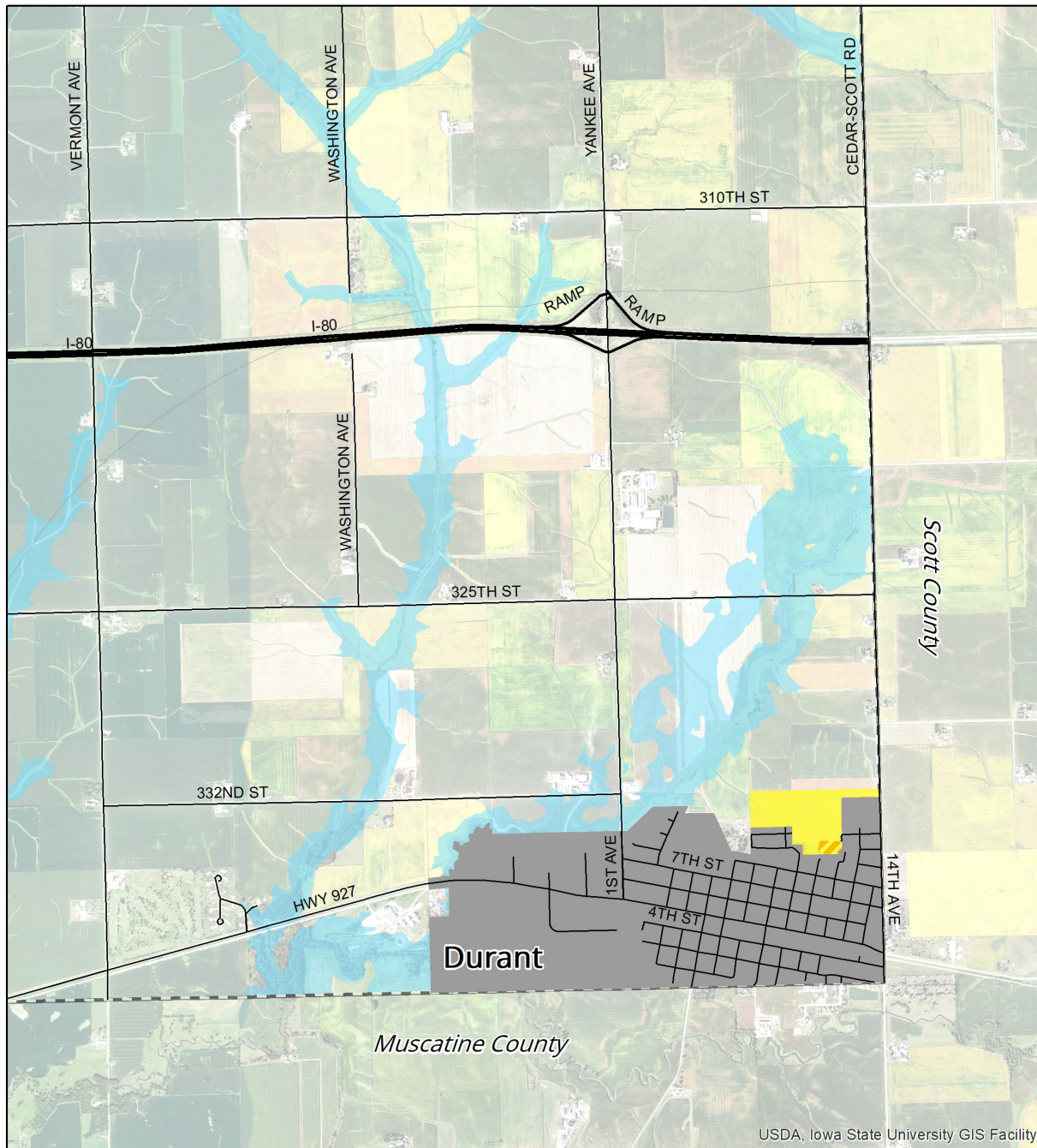
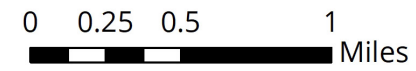
Future Land Use Map Durant Growth Area May 2018

Land Use

-  Primary Growth Area
-  Commercial
-  Industrial
-  Residential
-  100-year Floodplain

Political Boundaries and Roads

-  Incorporated Areas
-  Unincorporated Towns
-  Major Roads
-  Roads



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RURAL DESIGN GUIDELINES

Goals of these guidelines:

- Preserve the existing agricultural character of the County’s landscape;
- Preserve valuable farmland and productive agricultural areas;
- Preserve wildlife habitat; and
- Protect ground and surface water quality.

Strategies to accomplish these goals:

- Careful siting of proposed development; and
- Sensitive treatment of the development site (landscaping, location of drive, etc.).

Examples of the specific strategies include:

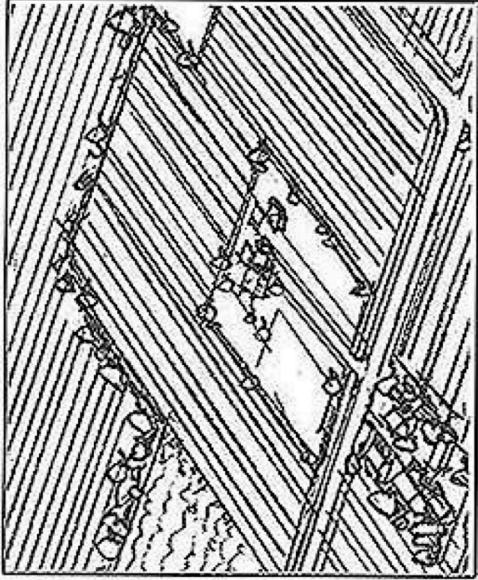
- Optimize the shape and configuration of farmable parcels;
- Minimize visual impact of development from roadsides;
- Integrate development with existing landscape patterns (fields, pastures, fencerows, farmsteads, natural features);
- Use existing vegetation to screen new development;
- Use new landscaping to screen and enhance development;
- Minimize visual impact of development through sensitive home siting on hillsides and limiting placement of development on hilltops;
- Retain wooded areas;
- Minimize number of driveways and regulate placement and grade;
- Integrate development with existing topography and vegetation pattern;
- Mimic typical farmstead features for “exposed” new development;
- Concentrate new development at edge of existing developed area and in compact configurations.

Single Lot Residential

The siting and treatment of a **single residential lot** in Riley County’s **agricultural lands** according to these guidelines will have an impact on valuable farmland and the existing visual character of the rural area. The following strategies and case study below will help guide proposed residential development. Case study assumes that existing fence row does not divide land ownership.

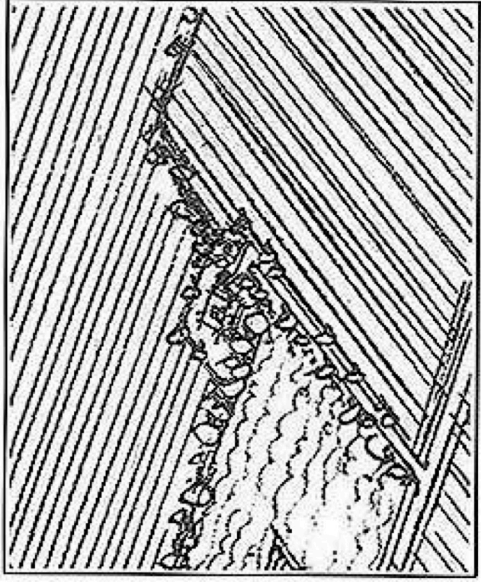
- Minimize loss of valuable farmland
- Optimize the shape and configuration of farmable parcels
- Minimize visual impact of development from roadsides
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development

Typical



- Large isolated tract
- Homes and outbuildings visible from roads
- Fragmented farmland and wildlife habitat

Preferred

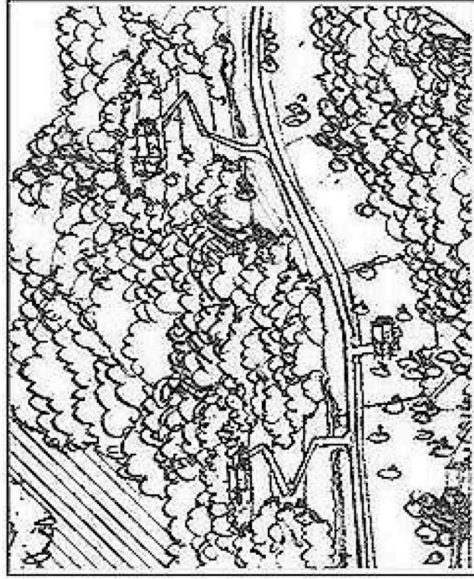


- Development located at edge of farmland
- Cohesive farm fields
- Home and outbuildings set back from road
- Driveway located along fencerow
- Home screened with existing vegetation or new landscaping

Hillside Residential

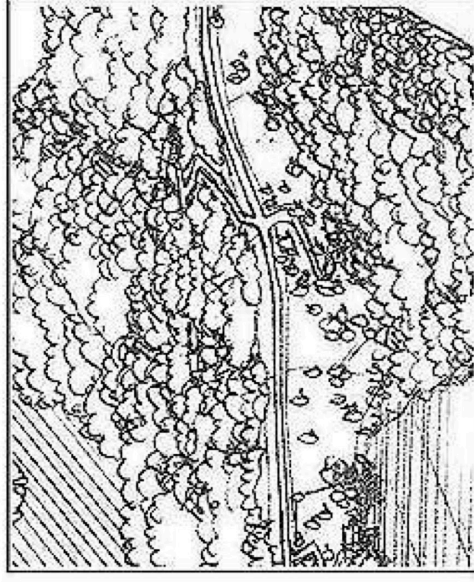
The siting and treatment of **residential lot(s)** in Riley County's hills and steep slopes will have a substantial visual impact on the existing character of the rural area. The following strategies and case study below will help guide proposed residential development.

Typical



- Home built on hilltops
- Multiple driveways serving single homes
- Vegetation removed from hillside

Preferred



- Homes set back from road
- Homes built on hillside, not on the hilltop
- Development screened with existing vegetation or new landscaping
- Walls and roofs of structures blend with hillside

(Hillside preferred con't)

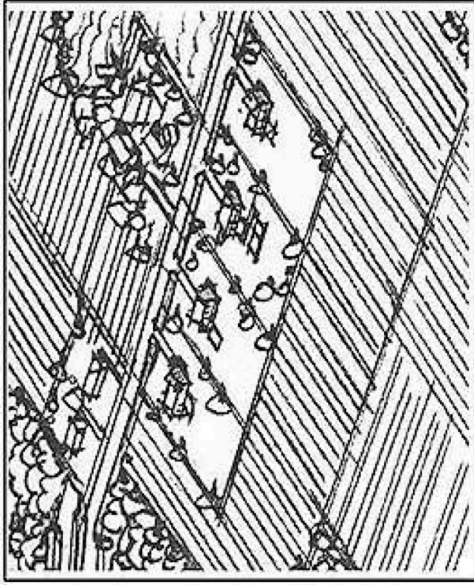
- Road serves two homes and drives across from each other
- Vegetation cleared only for drive, house and immediate yard
- Configuration minimizes views of development
- Minimize visual impact of development through hillside siting below ridge
- Minimize visual impact of home from adjacent roadside
- Retain wooded areas
- Minimize number of driveways
- Use existing vegetation to screen new development
- Integrate development with existing topography and vegetation pattern

Multiple Lot Residential

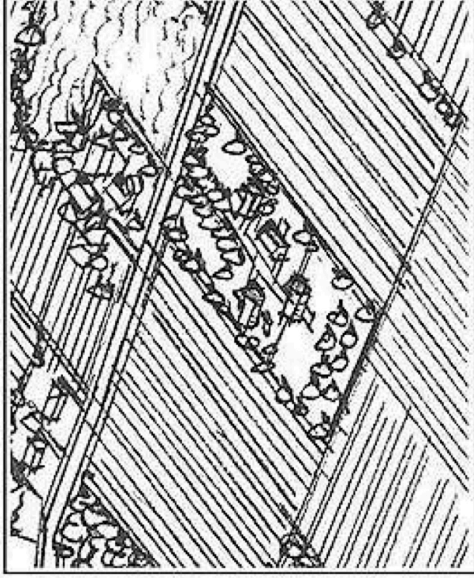
The siting and treatment of **multiple residential lots** in Riley County's **agricultural lands** will have an impact on valuable farmland and the existing visual character of the rural area. The following guidelines are **modeled after a typical farmstead building arrangement**. The strategies and case study below will help guide proposed residential development.

- Minimize loss of valuable farmland
- Optimize the shape and configuration of farmable parcels
- Minimize visual impact of development from roadsides
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development

Typical



Preferred



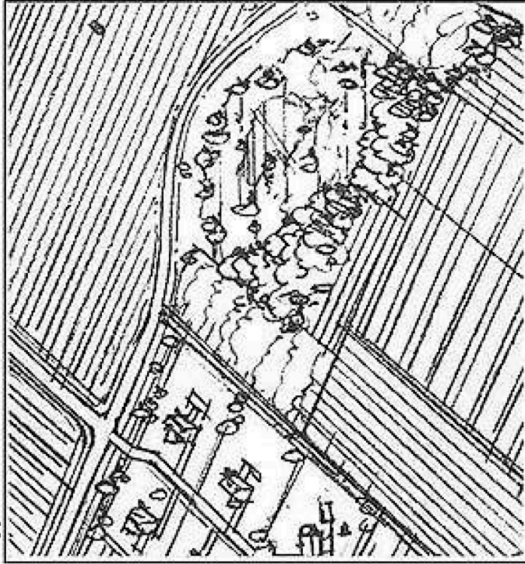
- Roadside lots with all homes visible from road
- Multiple driveways serving separate homes
- Long stretch of road interrupted by driveways
- Residences clustered in the form of a typical farmstead
- Cul-de-sac road (tree-lined)
- Development set back from road
- Residences screened with new "farmstead" vegetation
- Cohesive farm fields
- Fence rows define farmable parcels and developed area
- Reduced perimeter of developed area adjacent to farmland

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Multiple Lot Residential (Natural Feature)

The siting and treatment of **multiple residential lots** in Riley County’s **agricultural lands** will have an impact on valuable farmland and the existing visual character of the rural area. The following guidelines are based on the strategy of sensitive **integration with a natural feature** (wooded areas, ponds, riparian areas, etc.). The strategies and case study below will help guide proposed residential development.

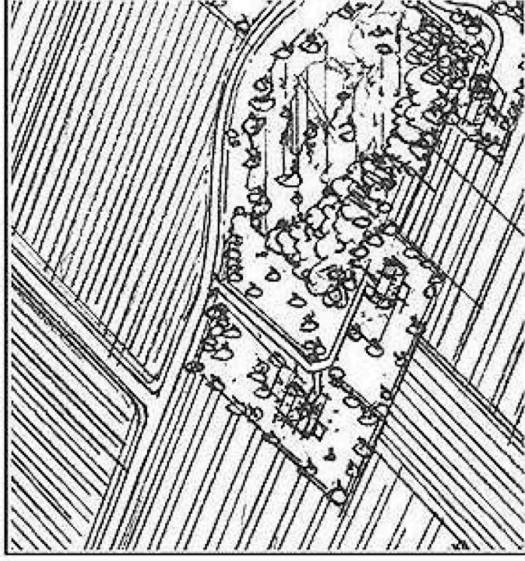
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels
- Minimize visual impact of development from roadside

Typical



- Roadside lots
- Multiple driveways serving separate homes
- Development visible from roadside
- Fragmented farmland and wildlife habitat

Preferred



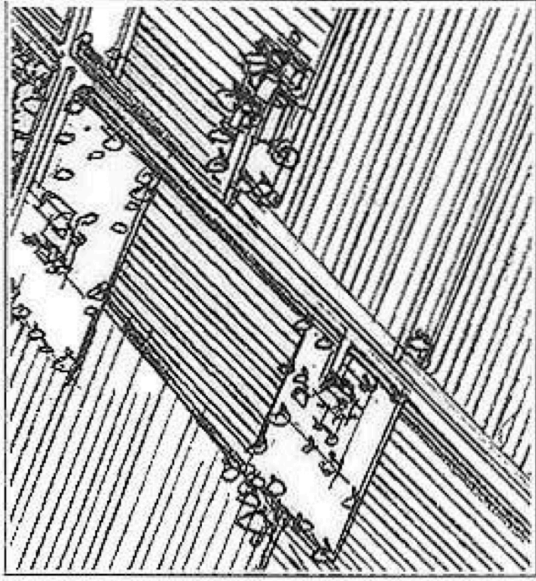
- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland and natural feature
- Road located along fencerow or natural feature
- Minimize the amount of developed land adjacent to farmland
- Residences screened with existing vegetation
- Landscaping

“Homestead Addition” Residential

The siting and treatment of a **residential lot being added to an existing homestead** in Riley County’s **agricultural lands** will have an impact on valuable farmland and the existing visual character of the rural area. The following guidelines are **modeled after a typical farmstead building arrangement**. The strategies and case study below will help guide proposed residential development.

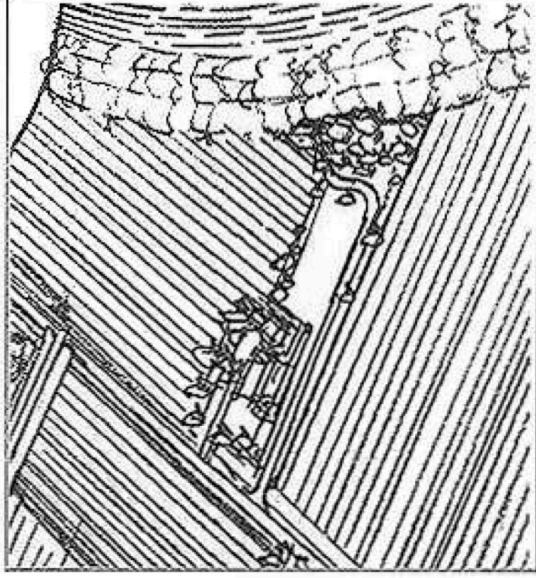
- Minimize loss of valuable farmland
- Optimize the shape and configuration of farmable parcels
- Minimize visual impact of development from roadsides
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development
- Identify sites appropriate for a new home

Typical



- Large isolated lots
- Development visible from roadside
- Fragmented farmland and wildlife habitat

Preferred



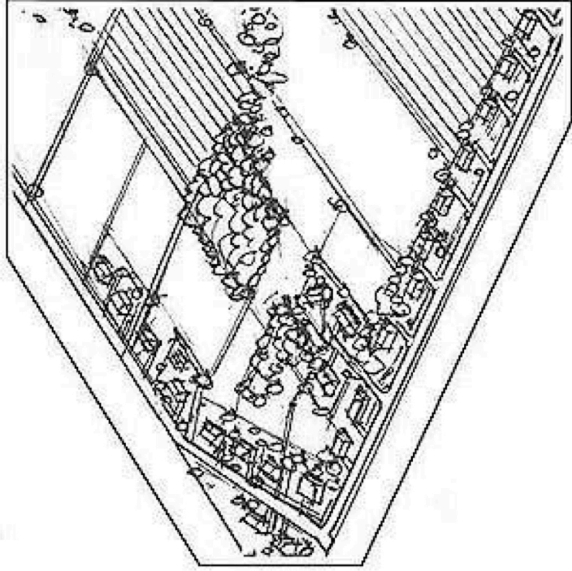
- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland
- Driveway located along fencerow
- Homes screened with existing farm buildings, vegetation or new landscaping
- Attempt to minimize driveways

Small Cities Edge Residential

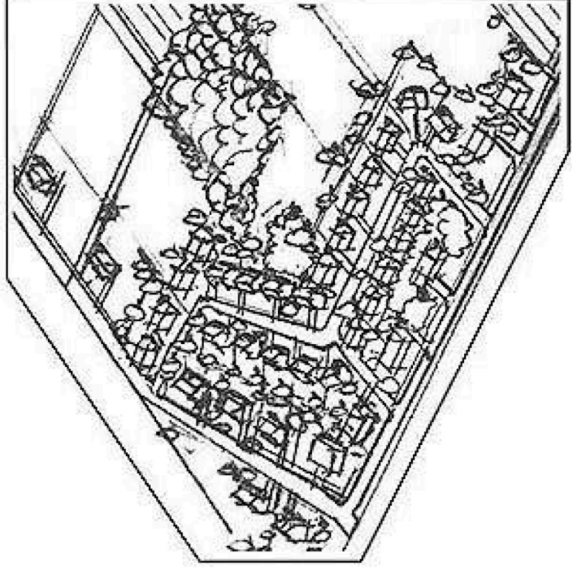
The siting and treatment of **multiple residential lots on the edge of the small cities in Riley County** will have an impact on valuable farmland and the existing visual character of the rural area. The strategies and case study below will help guide proposed residential development.

- Concentrate new development in existing developed areas
- Avoid endless strips of houses on sides of roads
- Make wise use of deep parcels
- Emphasize connectivity or road system for future

Typical



Preferred



- Larger scattered lots arranged on individual cul-de-sacs
- Strips of houses on sides of roads
- Fragmented development edge
- Dispersed lot arrangement
- Compact network of streets
- Compact lot arrangement
- Well-defined development edge
- Cohesive farm fields remain
- Accessible open spaces and public areas