



WOODBURY COUNTY ZONING COMMISSION

Monday, March 25, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, March 25, 2024 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: 2/26/24
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED WOODBURY COUNTY COMPREHENSIVE PLAN 2040. SUMMARY: To consider a comprehensive plan for the purpose of establishing a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. The draft copy is available for inspection online at: https://tinyurl.com/WoodburyPlan2040
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE TEXT AMENDMENTS TO THE FLOODPLAIN MANAGEMENT ORDINANCE SECTION 5.03 OF THE WOODBURY COUNTY ZONING ORDINANCE. SUMMARY: A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. Amendment #1 - On page 59, to repeal and replace Section 5.03.1 AA with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; Amendment #2 - On page 62, to repeal and replace Section 5.03.3 B with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; Amendment #3 - On page 72, to

	<p>repeal and replace Section 5.03.10 B(4) with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; Amendment #4 - On page 73, to repeal and replace Section 5.03.10 C(2) with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).</p>
»	<p>PUBLIC HEARING (ACTION ITEM) FOR PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING ORDINANCE AMENDMENT(S). SUMMARY: Amendment #1 - To add “Section 5.08. Utility-Scale Solar Energy Systems (US-SES) Conditional Use” category on Page iii of the Woodbury County Zoning Ordinance in the “Table of Contents” under “ARTICLE 5 SUPPLEMENTAL REQUIREMENTS” SUMMARY: Amendment #2 - To add a new section to the Woodbury County Zoning Ordinance beginning on page 82 entitled “Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use” to facilitate the conditional use permitting of “Utility-Scale Solar Energy Systems” within the General Industrial Zoning District. The purpose of this Section is to facilitate the construction, installation, and operation of Utility-Scale Solar Energy Systems (US-SES) in Woodbury County, in a manner that promotes economic development, protects property values, and ensures the protection of health, safety, and welfare while also avoiding ad-verse impacts to important areas such as agricultural lands, conservation lands, and other sensitive lands. This Ordinance and its provisions shall not apply to those properties or projects occurring within the incorporated cities of Woodbury County. The ordinance sets the requirements for the conditional permitting of the US-SES including subsections that include applicability, conditional use permit, application materials, requirements, permitting process, US-SES building permit requirement, road use and repair agreement, public drainage system protection agreement, operation and maintenance plan, decommissioning, abandonment, escrow account, and site restoration plan, soil erosion and sediment control plan, emergency response plan, future operators, severability, penalty, and effective date. SUMMARY: Amendment #3 – Following the addition of Section 5.08, to appropriately renumber the subsequent page numbers for ARTICLE 6. DEFINITIONS and Section 6.01 and Section 6.02 and to appropriately change the page number references in the Table of Contents on page iii.</p>
6	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</p>
7	<p>STAFF UPDATE</p>
8	<p>COMMISSIONER COMMENT OR INQUIRY</p>
9	<p>ADJOURN</p>

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Minutes - Woodbury County Zoning Commission – February 26, 2024

The Zoning Commission (ZC) meeting convened on the 26th of February at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=pf66pTyn98s>

ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Andrew Orr, Chris Kovarna, Lydia Gaunitz
Telephone:	None

Call to Order

Chair Chris Zant formally called the meeting to order at 5:00 p.m. Tom Bride was absent.

Public Comment on Matters Not on the Agenda

None

Approval Of Minutes: January 22, 2024 minutes – Motion by Parker. Second by Hanson. Approved 4-0.

ACTION ITEM - REVIEW OF CONDITIONAL USE PERMIT APPLICATION: DISTURBANCE OF EARTHEN MATERIALS, IMPORT OF EARTHEN MATERIALS, CRUSHING AGGREGATE MATERIALS, STAGING CRUSHED AGGREGATE TEMPORARILY, EXPORTING CRUSHED AGGREGATE, AND RECTIFYING THE SITE: PARCEL #: 894632300022

JB Holland Construction (Applicant) and James A. Orr (Owner) have submitted a conditional use permit (CUP) application to use the property located on Parcel #894632300022 in T89N R46W (Concord Township), in the SE ¼ of the SW ¼ of Section 32, General Commercial (GC) Zoning District, as a location to support the north bound Highway 20 project by using the site for the "disturbance of earthen materials, import of earthen materials, crushing aggregate materials, staging crushed aggregate temporarily, exporting crushed aggregate, and rectifying the site." The property is located east of Sioux City and less than 700 FT from the corporate boundary. The property is not located within the Special Flood Hazard Area (SFHA). The requested uses are acceptable for the consideration of a CUP and compatible with Sections 3.03.3 and 3.03.4 of the Zoning Ordinance including the association with temporary heaving construction services uses such as aggregate crush & screen (temporary).

Staff received two phone comments on February 23, 2024. David McWilliams is a neighboring landowner who offered concerns about dust control mitigation, noise and vibration, and reasonable hours of operation. Attorney David Briese asked about footprint of the project. Staff recommends approval of this proposal as it is an integral part of completing the Hwy 20 project.

Lydia Gaunitz, representing JB Holland Construction, stated environmental safety is an important issue, dust mitigation will be enforced. The grade of the parcel will match abutting property. Hours of operation will be 6:30 a.m. – 6:30 p.m. JB Holland will work with the nearby church to avoid disruption of their activities. Newer equipment used by JB Holland produces minimal notice and vibration. Crushing crew will have sprinklers on equipment to minimize dust. Lydia stated hours of operation could be adjusted if needed to accommodate neighboring stakeholders.

Priestley stated Board of Adjustment could state in resolution hours of operation, flexibility for church and neighboring landowner activities. Lydia stated westbound lanes of Hwy 20 will be torn up, then crushing will begin. The project will begin immediately after approval of conditional use permit, and when the state archeology study is completed. The project could take approximately 3 months, they would like to start early this Spring.

Chris Kovarna questioned access to his business, Greenway, during the project. With this being an IDOT project, Mr. Kovarna will need to contact Dakin Shultz from Iowa Department of Transportation.

Meister made a motion to recommend approval of the conditional use permit to send to the Board of Adjustment clear hours of operation, a line of communication for any possible interference with church events and the dust control mitigation clearly defined. Second by Hanson. Carried 4-0.

INFORMATION ITEM – PROPOSED AMENDMENTS TO SECTION 5.03: FLOODPLAIN MANAGEMENT ORDINANCE IN THE WOODBURY COUNTY ZONING ORDINANCE

The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) are requiring Woodbury County to update the floodplain management portion of the zoning ordinance in anticipation for when the draft flood insurance rate maps (FIRMs) go into effect on July 17, 2024. The Zoning Commission will need to review the proposed changes at a future public hearing, to be determined, in preparation for a recommendation to the Board of Supervisors. The following sections will be requested to be considered for amendments: Section 5.03.1 AA; Section 5.03.3 B; Section 5.03.10 B(4); Section 5.03.10 C(2). The draft floodplain maps are available for inspection online at: <https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/>

Priestley stated Woodbury County has been notified by FEMA and IDNR that the floodplain maps are going to be in effect on July 17, 2024. The County is required to amend the floodplain ordinance accordingly. LOMA's issued previously have been taken out of the floodplain, with the exception of five parcels which will be in the floodplain. The Zoning Commission will need to conduct a public hearing and prepare a recommendation to the Board of Supervisors in the future.

INFORMATION ITEM – DISCUSSION ABOUT THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040

A discussion about the steps ahead for the Woodbury County Comprehensive Plan for 2040. The contents of the plan include the purpose; a community profile; housing; economic development; transportation; public infrastructure & utilities; community facilities & services; land use & natural resources; disaster response, recovery, & resiliency; implementation & administration. The draft comprehensive plan is available for inspection online at: <http://tinyurl.com/Woodbury2040>

Priestley spoke about the process of putting together the comprehensive plan. Erin Berzina and Corrine Krickson from SIMPCO have collected a large amount of data for the plan. The plan is in its 11th hour and can be brought to the Zoning Commission at a future date for the consideration of a recommendation to the Board of Supervisors who will in turn conduct three public hearings in anticipation of the possible adoption via resolution.

PUBLIC COMMENTS NOT ON THE AGENDA

None

Staff Update

Priestley noted the recommendation for the utility-scale solar ordinance conditional use in General Industrial (GI) has been sent to the County Attorney's Office for review. It will be brought back to the Zoning Commission for a public hearing, then sent to the Board of Supervisors.

The Board of Adjustment will meet March 4th, 2024.

COMMISSIONER COMMENT OR INQUIRY

None

Motion to Adjourn

Meister. Seconded by Hanson. Carried 4-0.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is:	A comprehensive plan is <u>not</u> :
<ul style="list-style-type: none"> • A vision for the future • A decision-making guide: what goes where? • A basis for policy • Flexible and adaptive 	<ul style="list-style-type: none"> • A zoning ordinance • A rigid, unchanging policy • Specific in scope • The only planning tool used by the county

Draft Vision Statement



Woodbury County is a place where:

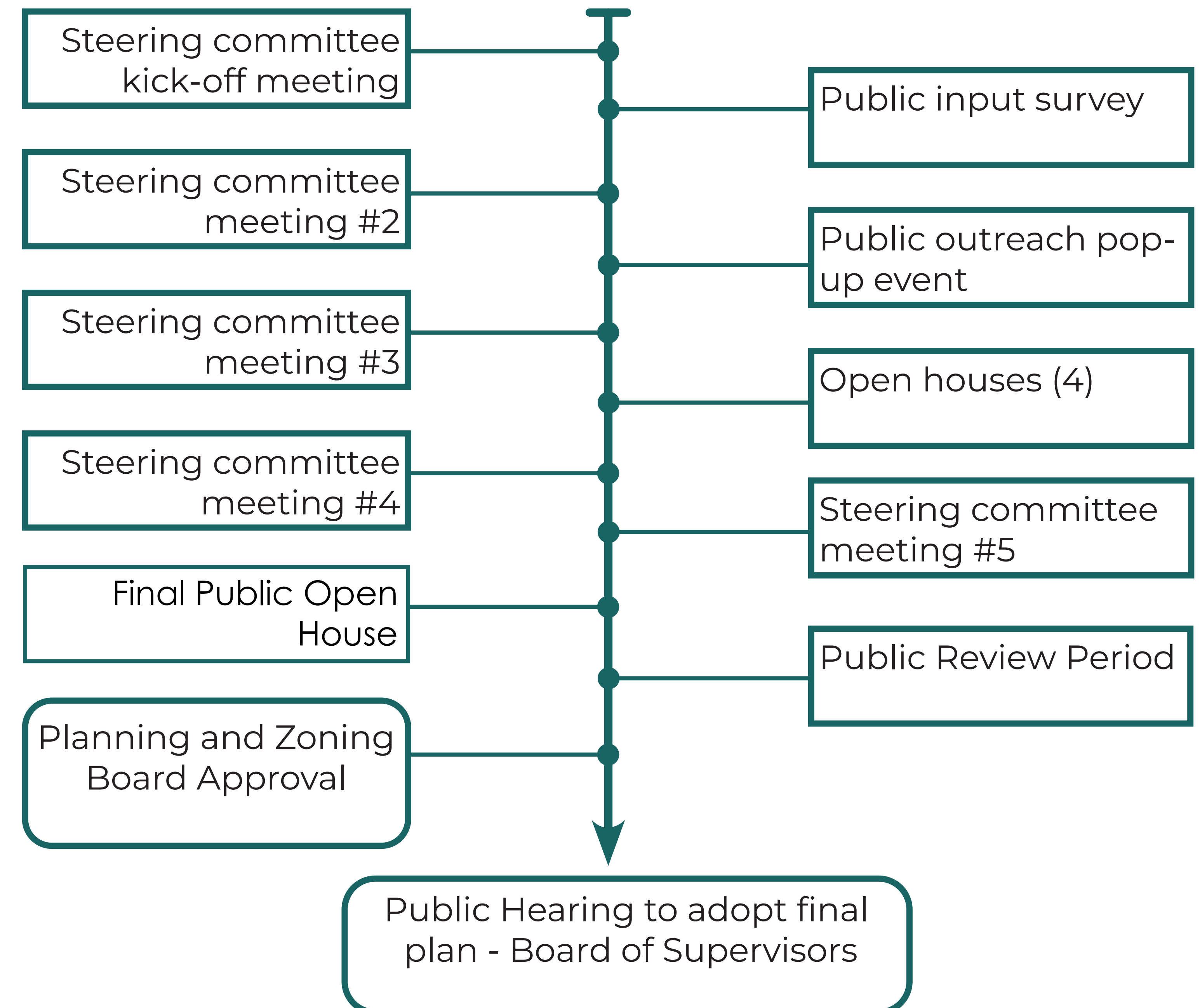
- **rural character** and a **strong sense of community** are shared;
- **land development** is managed in a way that complements and **enhances the County's character** and **upholds residents' ideals**;
- economic development is rooted in a **diverse, agriculture-based economy**, focused on opportunities to grow and **enhance existing businesses and industry**, provide a supportive environment for **new enterprises**, and develop a **robust workforce**;
- conservation and **stewardship of natural resources** is a matter of pride and shared ownership;
- demand for a **quality and affordable standard of living** is met;
- government exists to **serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future**.



The draft plan can be viewed at:
simpco.org/current-projects



Plan Timeline



HOUSING

Goals

Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.

- Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.
- Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.
- Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.

Increase the variety of housing options to maximize affordability and availability for residents of all income levels.

- Encourage flexible zoning to allow for home additions and accessory units.
- Increase the quantity of high quality, affordable rental



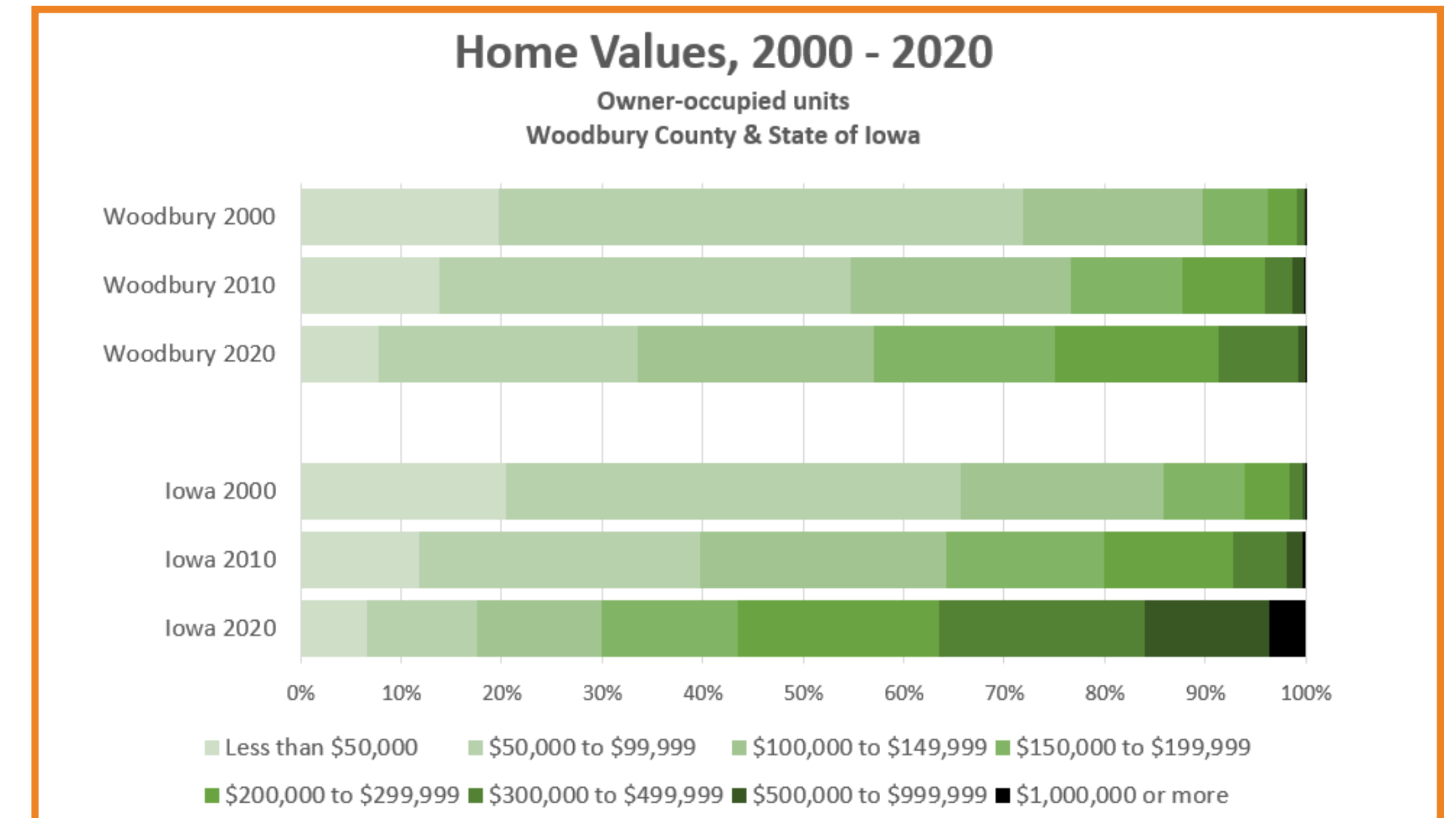
Image source: Iowa Land Company

units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.

- Increase the number of affordable housing units in Woodbury County.
- Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.

Preserve the rural character of the county.

- Limit density in rural areas outside of incorporated cities.
- Protect agricultural land, wildlife habitat, and outdoor recreational land.
- Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.

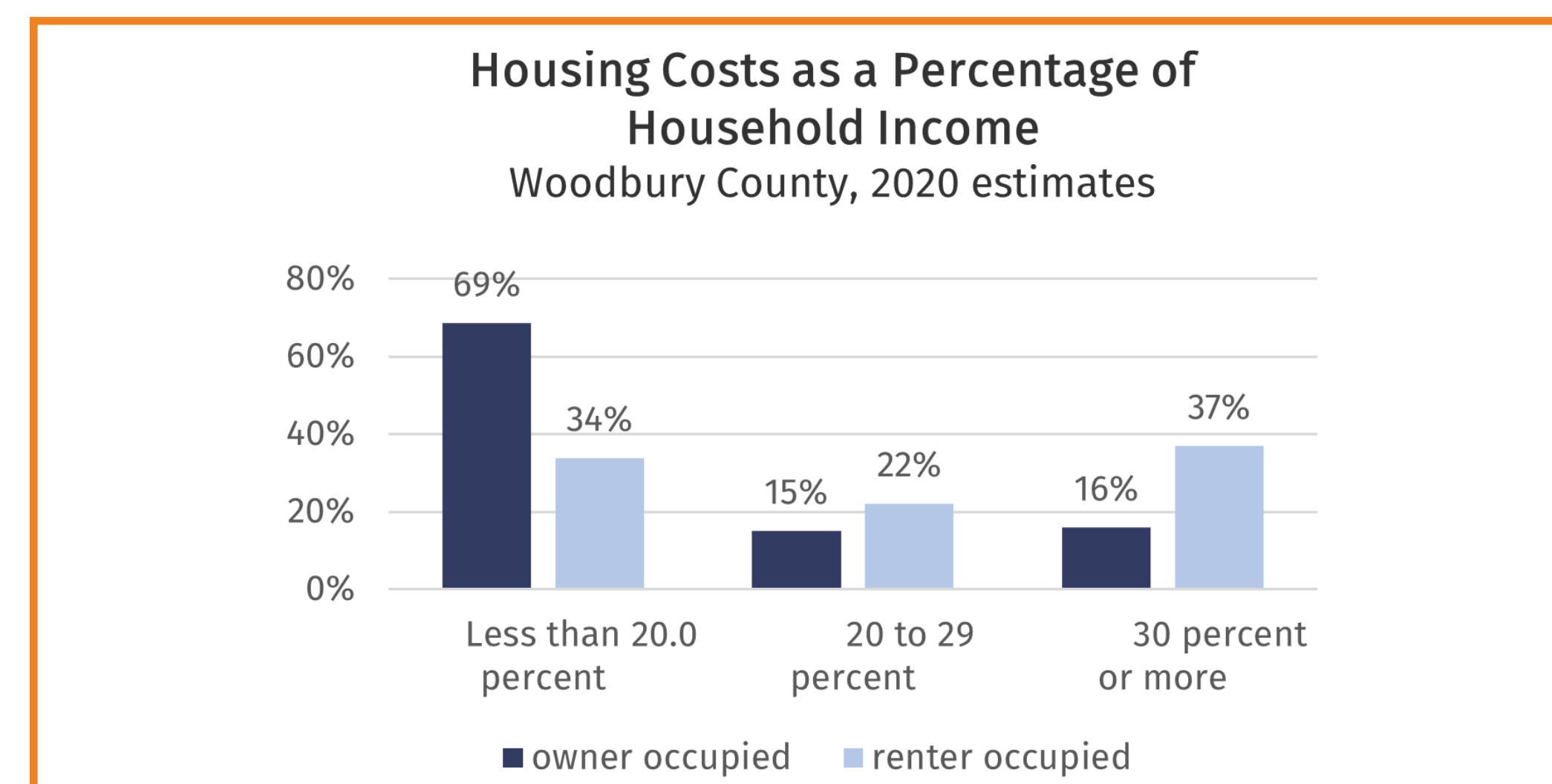
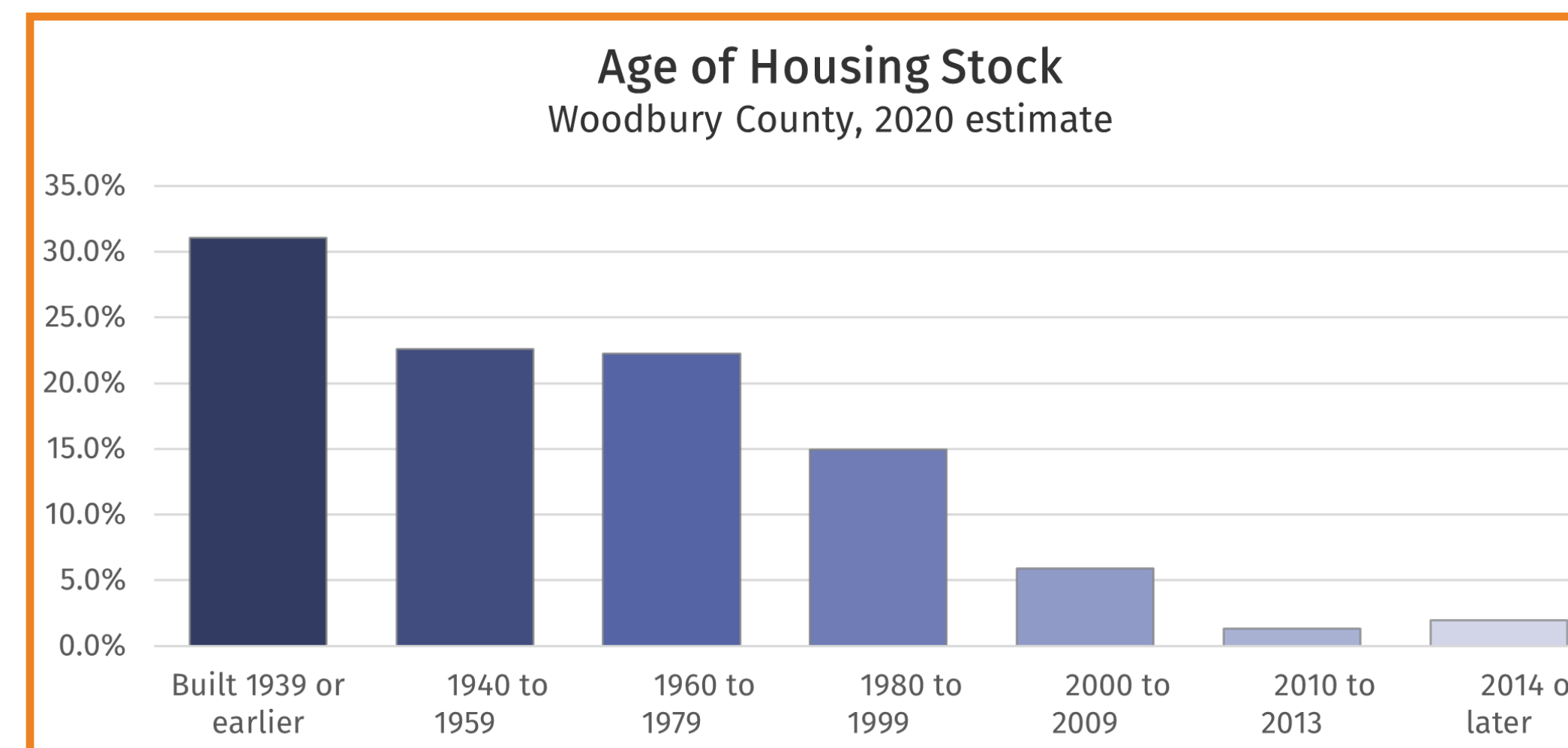


Expand access to safe, high-quality housing for all residents of Woodbury County.

- Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.
- Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.
- Connect residents with funding opportunities that provide financial assistance for housing rehab.

Assist residents in the path from renting to becoming homeowners.

- Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.



ECONOMIC DEVELOPMENT

Goals

Coordinate economic development initiatives with regional priorities.

- Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies there-in.

Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.

- Maintain Woodbury County's ACT® Work Ready Community status.
- Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.
- Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.
- Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.

Encourage the diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.

- Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.
- Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.
- Consider the development of alternative energy industry partnerships.
- Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.

Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.

- Continue to invest in innovative improvements such as recreation and entertainment opportunities.
- Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.
- Improve access to internet connectivity by investing in broadband infrastructure.

Ensure that educational and economic opportunities are equitably accessible to all residents regardless of race, age, sex, religion, or ability.

- Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.
- Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.
- Actively market educational and job opportunities to underrepresented communities.

Encourage healthy lifestyles to maximize residents' quality of life.

- Support the expansion of health services such as clinics and exercise facilities in rural areas.
- Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.
- Support education for regular wellness exams to increase early detection of serious illness.



Image source: MessengerNews.net

TRANSPORTATION

Goals

Prioritize user safety across all transportation modes in Woodbury County.

- Continually seek to improve safety for all transportation users.
- Continue to rehabilitate or replace poorly-rated bridges.
- Continue to work with Iowa DOT and the public to identify highways in need of maintenance or resurfacing.
- Work with municipal and state jurisdictions to address sources of frequent traffic incidents.
- Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.
- Seek funding for railroad crossing safety improvements.
- Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.

Ensure equitable access to Woodbury County's transportation system for all residents.

- Promote the Siouxland Regional Transit System throughout the county, making information available in Spanish and other frequently-spoken languages..

- Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.
- Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.

Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.

- Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.
- Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.
- Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.
- Collaborate with environmental stewardship organizations to determine the potential consequences of

transportation projects for natural and cultural resources, and residents' health. Care should be taken to avoid or minimize these impacts.

- Work with the Siouxland Regional Transit System to promote public and shared transit opportunities to employers, such as vanpooling.
- Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.

Expand the network of multi-use trails in Woodbury County.

- Collaborate with the Woodbury County Conservation Board to maintain and expand the County trail system.
- Strive to make regional trail connections between the trail systems of County and municipal parks.
- Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation's Bicycle and Pedestrian Long Range Plan.

Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.

- Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.
- Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.
- Consider life cycle costs in decision-making, taking into account the cost of maintaining new infrastructure in the long-term.
- Where possible, prioritize improvement of existing systems over expansion of new infrastructure.
- Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.
- Support the establishment of additional barge terminals on the Missouri River where river conditions allow.
- Support efficient development of commercial and industrial operations in the Southbridge Interchange region.

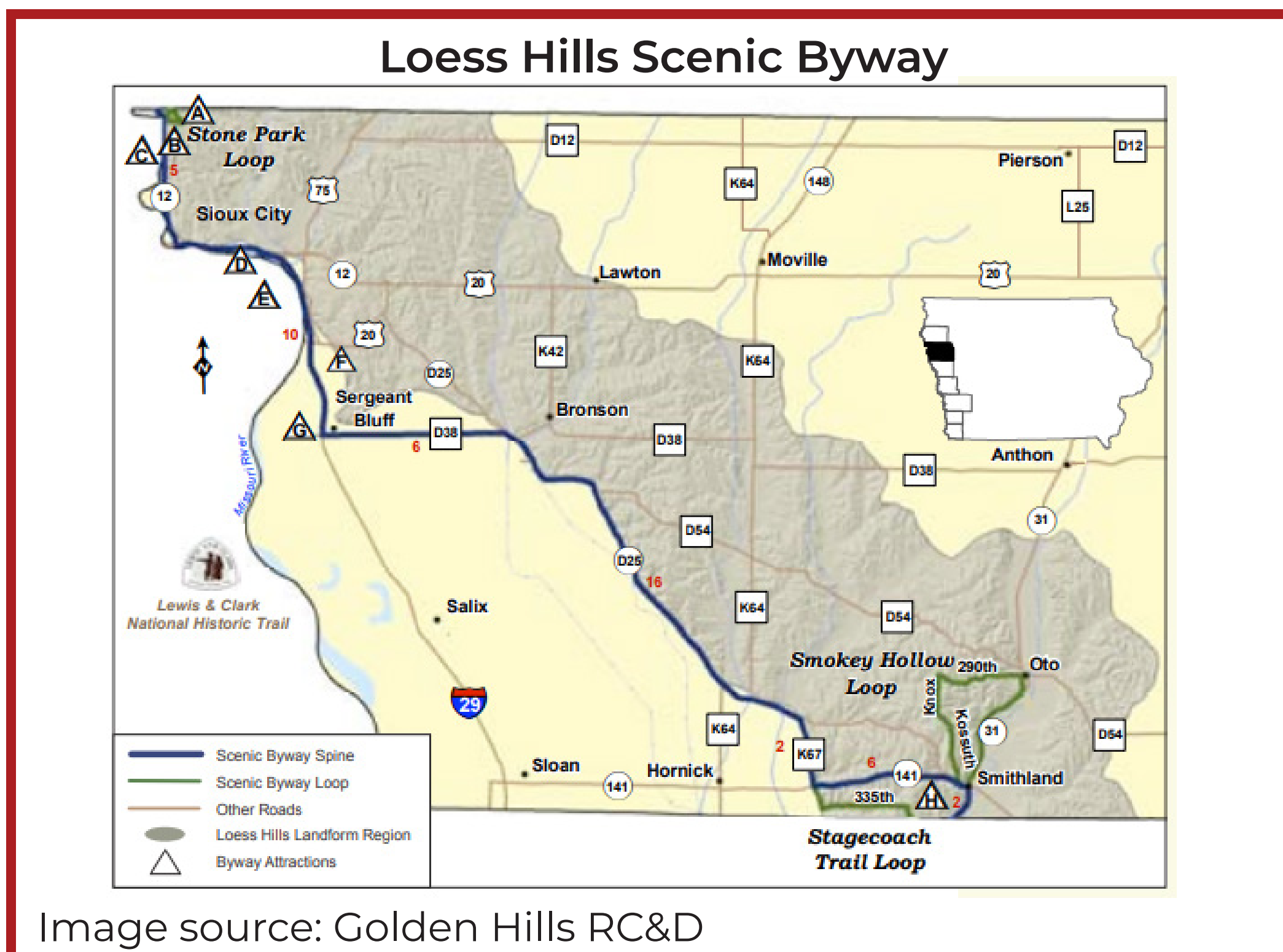


Image source: Golden Hills RC&D



Image source: Messenger News

PUBLIC INFRASTRUCTURE & UTILITIES

Goals

Expand upon publicly available information on the Woodbury County website.

- Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.
- Share County data in a downloadable, practical format.

Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.

- Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.

Support technological advances in energy production.

- Work with energy providers to diversify and expand energy sources.

Ensure safe drinking water for all rural Woodbury County residents

- Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the county
- Maintain compliance with state and federal standards for community water systems

Protect ground and surface water from contamination.

- Seal and regularly inspect wellheads that are no longer in use.
- Provide resources and information to rural residents about septic system maintenance.
- Provide information to realtors about the time of transfer process for septic system inspection when selling properties.
- Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.
- Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.
- Align County Conservation Board actions with the

goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.

Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.

- Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, Water-Wise.
- Adopt water saving practices in County buildings.

Improve internet access for rural Woodbury County residents.

- Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.

Expand cellular service in rural Woodbury County.

- Coordinate with telecommunications companies to address areas with poor reception

Promote waste reduction and recycling practices.

- Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.
- Reduce and enforce illegal dumping in rural Woodbury County.
- Provide education on handling and disposal of trees and brush.
- Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.
- Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.

- Coordinate across regional jurisdictions to improve access to recycling services in rural areas.
- Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.
- Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.

Expand the network of public electric vehicle charging stations to rural Woodbury County.

- Continue work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.
- Apply for federal and state funding for rural electric vehicle infrastructure.

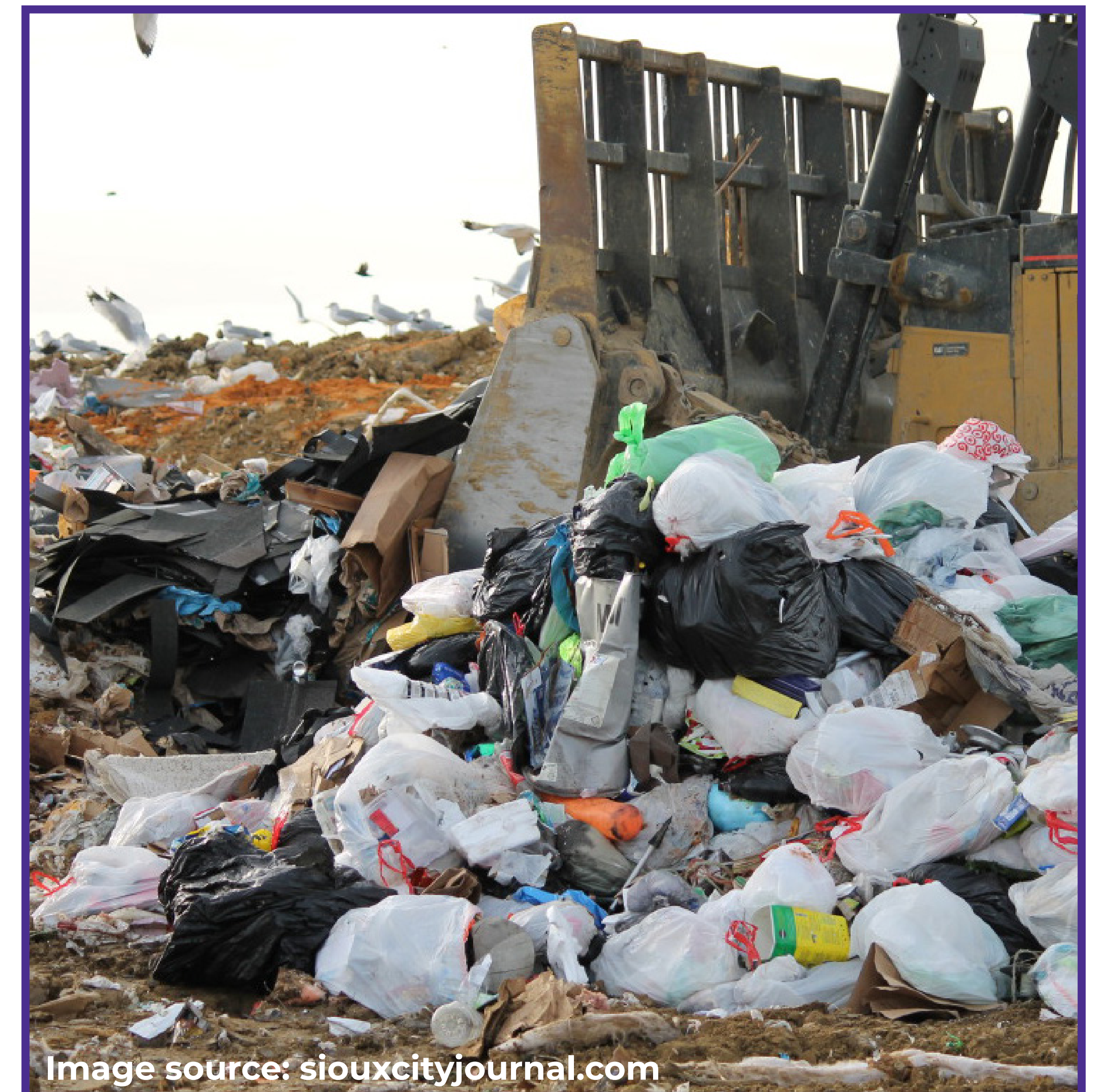


Image source: siouxcityjournal.com

COMMUNITY FACILITIES & SERVICES

Goals

Expand access to health services throughout rural Woodbury County.

- Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.
- Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.
- Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.
- Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.
- Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.

Provide more opportunities for outdoor recreation activities.

- Maintain the current activities of the Woodbury County Conservation Board and support the expansion of

their programming and scope of work.

- Improve the functionality and visibility of county-owned river access points.
- Prioritize water quality and river restoration initiatives.
- Pursue opportunities to develop water trails throughout the county.
- Develop a countywide trail program connecting communities with one another and the county park network.
- Evaluate the condition and availability of county-owned cabins and park shelters.

Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.

- Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.
- Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.

Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.

- Improve digital operations to maximize accessibility and the availability of public information and data.
- Streamline service delivery and operations.

Provide adequate police, fire, and emergency management services for all Woodbury County residents.

- Maintain cooperative agreements (28E) for emergency and public safety services.
- Encourage frequent training opportunities for all emergency service providers.
- Ensure adequate funding for emergency response activities.



Image source: Siouxlandnews.com



Image source: Woodbury County



Image source: Siouxcityjournal.com

LAND USE & NATURAL RESOURCES

Goals

Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally-zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Continue adding to the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the dumping of waste.

Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously-undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Loess Hills.
- Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.

Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about effective identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

Reduce contaminants in surface water runoff.



Image source: siouxcityjournal.com

- Provide resources for farmers to adopt best management practices such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.
- Continue sensible salting policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.

Identify potential sources of air quality hazards in Woodbury County.

- Maintain a network of low-cost air quality monitors throughout the rural county.

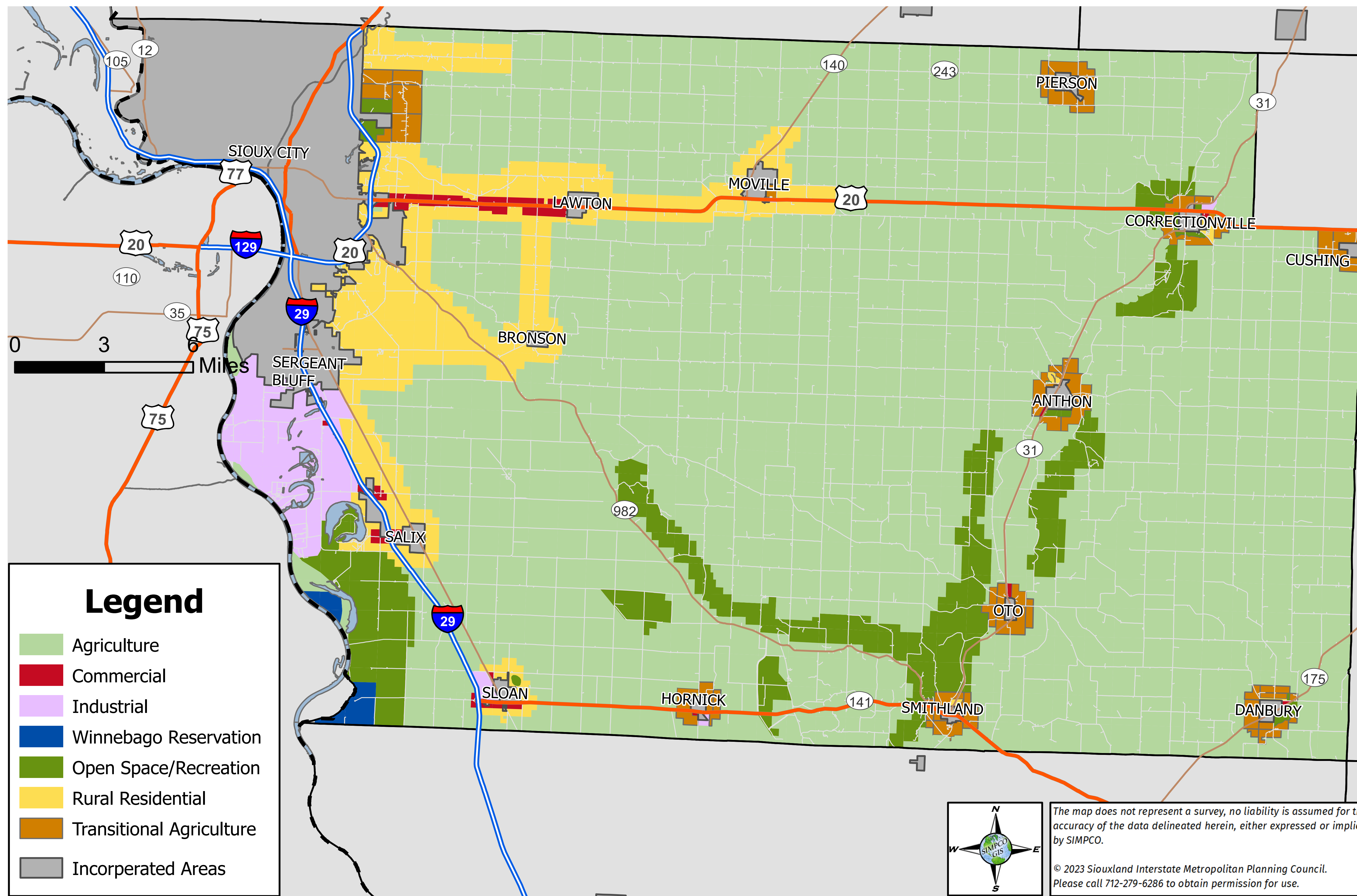
Maintain safe distances between industrial land use activities and residential, commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.

Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

- Support landowners' individual choices to implement renewable energy infrastructure.
- Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.

DRAFT FUTURE LAND USE MAP



Please note: A land use map does NOT denote current or future zoning. It does NOT dictate what must occur on any individuals' property.

The purpose of a land use map is to illustrate expected and desired future development patterns.

It is a community's vision for the future that broadly guides the density, character, and location of land uses.

Land uses illustrated by the map include industrial, commercial, agricultural, open space, and residential activities.

DISASTER RESPONSE, RECOVERY, AND RESILIENCY

Goals

Coordinate disaster response, recovery and resiliency efforts among jurisdictions, county, state, and federal agencies.

- Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.
- Keep open lines of communication between County departments and surrounding jurisdictions and counties.
- Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.

Encourage passive development within 100-yr floodplain areas.

- Work to ensure that developed areas within floodplains are safe and secure.
- Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas when necessary.
- Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.

Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.

- Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.
- Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.
- Work to educate the public on disaster preparedness, recovery, and resiliency.
- Continue participation in the Local Emergency Management Commission for the region.
- Employ and update the Woodbury County Joint Emer-

gency Operations Basic Plan as required by Iowa State Code 29c.

- Ensure adequate funding to maintain a high level of emergency operations within the County.

Continue supporting the Siouxland District Health Department in their mission to lead a “collaborative effort to build a healthier community through improved access to health services, education and disease prevention.”

- Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.
- Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.
- Coordinate with and support the Siouxland Community Health Department in responses to public health emergencies.

Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.

- Ensure reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations.
- Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need.
- Promote available local, state, and federal resources for economic recovery from disasters.
- Allow for flexibility in ordinances to encourage the continuity of business operations which may be disrupted due to public health directives during public health emergencies.

Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.

- Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon, mold, and other health hazards.
- Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of on-site renewable energy systems.
- Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.



Woodbury County Comprehensive Plan 2040



Woodbury County Comprehensive Plan for 2040

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Introduction

Comprehensive Plan Purpose

The Woodbury County Comprehensive Plan 2020 is intended to serve as an advisory document that outlines the county’s vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community’s vision and goals for the future. This comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

The plan can inform grant applications and leverage funding for community projects. Funding agencies look to the plan to learn about the community resources and needs. County Staff can utilize the comprehensive plan as a guide in their work on behalf of the community. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices. The plan process incorporated public participation and facilitated intergovernmental collaboration through review and consideration of neighboring jurisdictions policy and plans.



Iowa Smart Planning

In 2010, Iowa's legislation passed the Iowa Smart Planning Act that encourages communities to incorporate ten smart planning principles when drafting a comprehensive plan. The following ten (10) smart planning principles are intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard a community's quality of life. All the Iowa Smart Planning topics are discussed or referenced in this comprehensive plan document. The Woodbury County Comprehensive Plan 2040 considers the Smart Planning Principles outlined in the Iowa Smart Planning Act.

IA Smart Planning Principles

- 1) *Collaboration*
- 2) *Efficiency, Transparency, and Consistency*
- 3) *Clean, Renewable, and Efficient Energy*
- 4) *Occupational Diversity*
- 5) *Revitalization*
- 6) *Housing Diversity*
- 7) *Community Character*
- 8) *Natural Resources and Agricultural Protection*
- 9) *Sustainable Design*
- 10) *Transportation Diversity*

The ten smart planning principles are described in Iowa Code Section 18B.1. The Code also states guidelines for the plan contents including the following thirteen elements that are described in the Iowa Smart Planning Guide and restated in the corresponding chapters of this comprehensive plan. Thirteen smart planning elements include: 1) Public Participation, 2) Issues and Opportunities, 3) Land Use, 4) Housing, 5) Public Infrastructure and Utilities, 6) Transportation, 7) Economic Development,

8) Agricultural and Natural Resources, 9) Community Facilities, 10) Community Character, 11) Hazards, 12) Intergovernmental Collaboration, 13) Implementation.

Plan Process

Woodbury County contracted services with Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate the Comprehensive Plan update process. By nature, a comprehensive plan informs future directions, decisions, and policies through the analysis of current and past conditions. This insight contributes to future economic strength, as well as improvements to quality of life, housing, transportation, and all other aspects that support residents' daily lives. In addition, this comprehensive plan devotes a chapter to disaster response, recovery, and resiliency to ensure that Woodbury County uses foresight in planning and preparation for future pandemics and other natural disasters. This project was funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020. Some of the goals of the CARES Act are to invest in future stability, growth, and opportunity and to develop a strong and resilient recovery. This update coincided with the COVID-19 pandemic, which inevitably influenced the plan's contents and direction. Each chapter addresses resiliency in county infrastructure, services, and land development. A new chapter is devoted specifically to Disaster Response, Recovery, and Resiliency, addressing public safety, public health, and how they are both applicable to disasters of all kinds.

A Steering Committee was formed from County departments and provided background information and input needed to undertake the public input efforts. The following timeline was followed to review and adopt this Comprehensive Plan.

Meeting or Task	Date
Introduction Meeting – Steering Committee Introduction, Background, SWOT, Schedule	February 11, 2021 SIMPCO – Virtual Format
Steering Committee Meeting #2 SWOT, Data Analysis and County Trends	April 15, 2021 SIMPCO - In-person/Virtual Hybrid Format
Public Input Survey	July 5-August 31, 2021 Online and Paper Survey
Steering Committee Meeting #3	October 21, 2021 SIMPCO - In-person/Virtual Hybrid Format
Public Open Houses (4)	September, 2022 Hornick, Merville, Sergeant Bluff, Anthon
Steering Committee Meeting #4	October 26, 2022
Steering Committee Meeting #5	November 30, 2022
Steering Committee Meeting #6	February 13, 2023
Final Public Open House	April 26, 2023 Woodbury County Courthouse in Sioux City
Public Comment Period PZ Meeting (4th Monday every month) Board of Supervisors 3 readings (meet weekly)	

Plan Adoption, Distribution and Amendments

Woodbury County is encouraged to review and amend the plan as needed through the County Zoning Commission and County Board of Supervisors. **The Woodbury County Comprehensive Plan 2040 was updated and adopted by Resolution #2023-_____ on _____.** Following its adoption, copies of the comprehensive plan or amended plan shall be sent or made available to neighboring counties, cities within the county, the council of governments or regional planning commission where the county is located, and public libraries within the county. Section 335.5 Iowa Code states the following regarding notice, adoption, and distribution of the plan.

Iowa Code 2021 335.5 Regulations and Comprehensive Plan – considerations and objectives - notice, adoption, distribution.

4. a. A comprehensive plan recommended for adoption or amendment by the zoning commission established under section 335.8 may be adopted by the board of supervisors. The board of supervisors shall not hold a public hearing or take action on the recommendation until it has received the zoning commission's final report containing the recommendation.

b. Before taking action on the recommendation, the board of supervisors shall hold a public hearing at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of the hearing shall be published as provided in section 331.305.

c. The board of supervisors may amend a proposed comprehensive plan or amendment prior to adoption. The board of supervisors shall publish notice of the meeting at which the comprehensive plan or amendment will be considered for adoption. The notice shall be published as provided in section 331.305.

Public Participation

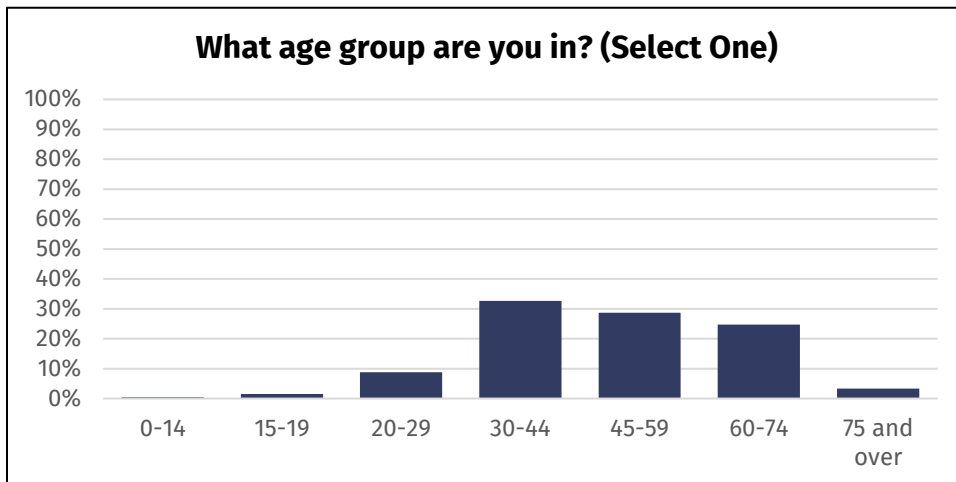
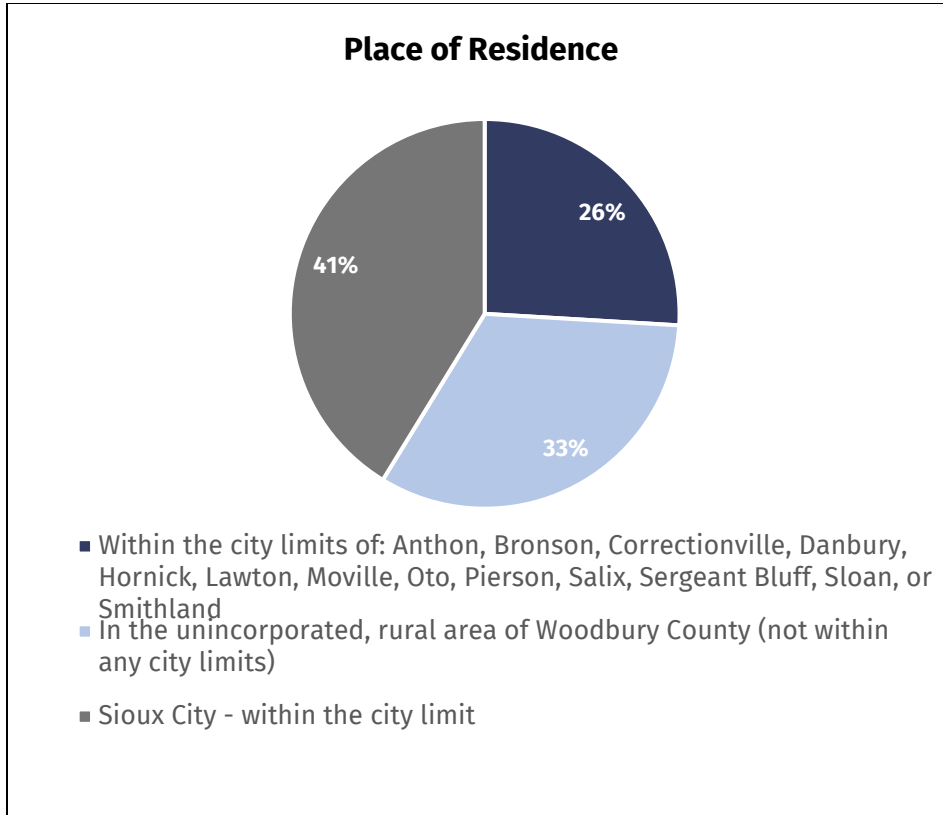
Iowa Smart Planning Guide states the following regarding the public participation element of the comprehensive plan: Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, information identified in the public comment received, and identification of any work groups created to assist in the process.

Woodbury County Comprehensive Plan 2040 Public Input Survey

SIMPCO staff developed and administered a public input survey in summer 2021 to gather public opinions to help advise Comprehensive Plan goals. Members of the public were invited to share their opinions about plan topics including Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. The survey included 15 questions covering the aforementioned topics. Paper copies of the survey were hand-delivered or mailed to City Halls, and completed paper copies of surveys were hand-collected from City Halls. An online survey was distributed and marketed during the period of July 5 – August 31, 2021. Paid Facebook marketing was utilized as an online marketing tool to increase responses, and a booth at the Woodbury County Fair was secured to increase awareness. As part of the Woodbury County fair booth, a cooler was raffled to increase participation. Four hundred fifty-eight (458) County residents participated in the 2021 survey. Full results of the survey can be found in Appendix 9 and results are summarized by topic within each chapter.

Summer 2021 Public Input Survey Participant Demographics

The following graphs show the survey participant age and location. Survey results relevant to each topic will be presented in each chapter, to highlight the results most pertinent to the chapter’s subject matter. The survey produced rich feedback from residents that was instrumental in the creation of the County’s goals and objectives for 2040.



Open Houses

SIMPCO staff held four (4) public input meetings throughout the month of September 2022 in Hornick, Merville, Sergeant Bluff, and Anthon. Draft goals and objectives for each chapter and the current land use map of the county were printed on large posters and displayed on easels. Attendees were encouraged to read the posters at their own pace and fill out comment cards on topics of interest. SIMPCO and county staff were available to



answer questions, field verbal comments, and discuss community concerns. Eleven residents attended in-person open houses and six contributed comments online. All comments received both in person and online during the Fall 2022 comment period are presented in the Appendix.

After a draft of the plan was completed in April 2023, SIMPCO staff hosted a final public open house in partnership with County staff at the Woodbury County Courthouse in Sioux City. This followed the same format as prior open houses, with information from each topic area in the plan summarized and displayed on posters. Comment cards were provided to attendees, and staff members from SIMPCO and the County were available to answer questions and collect input.

The event was advertised in local newspapers throughout the County, on the Facebook page for the project, and on the project website. On event flyers and Facebook posts, the planning team provided a link where anyone who was unable to attend the event could contribute comments.

About 15 residents attended this final public open house and one person contributed input online. All comments received both in person and online during the Spring/Summer 2023 comment period are presented in the Appendix.

During the public comment period (4/13/2023 – 6/15/2023), the full draft plan was sent via email to a diverse contact list of relevant interests in the county. These interests included agencies and organizations related to social services, natural resources, economic development, housing, public health, transportation, and telecommunications. The draft was also distributed to all county staff and each city located in the county.

Website and Social Media

A website was created to hold plan documents and information, steering committee meeting agendas, minutes, and presentations. A Facebook page was created to promote plan updates,

direct residents and business owners to the plan website, and increase participation in public input.

SIMPCO staff created a video presentation about the draft goals and objectives that were presented at town halls, which was posted to the project website and advertised on Facebook. Comments on the draft goals and objectives were collected in November 2022. Participants who contributed at least three comments about the goals were entered into a drawing to win one of two gift cards. The comments about the draft goals and objectives gathered from online and in person events are compiled in the Appendix. Links to the Facebook page and project website are listed below.

Facebook page: facebook.com/WoodburyCoCompPlan2040

Project website: simpco.org/woodbury-county-comprehensive-plan

Vision Statement

A vision statement is an aspirational statement about the community and its direction for the future. The Woodbury County Comprehensive Plan Vision Statement was drafted from steering committee input and from public comments gathered through the community survey. The major themes from each source were used to form the following vision statement.

Woodbury County is a place where:

- ***rural character and a strong sense of community are shared;***
- ***land development is managed in a way that complements and enhances the County's character and upholds residents' ideals;***
- ***economic development is rooted in a diverse, agriculture-based economy, focused on opportunities to grow and enhance existing businesses and industry, provide a supportive environment for new enterprises, and develop a robust workforce;***
- ***conservation and stewardship of natural resources is a matter of pride and shared ownership;***
- ***demand for a quality and affordable standard of living is met;***
- ***government exists to serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future.***

Community Profile

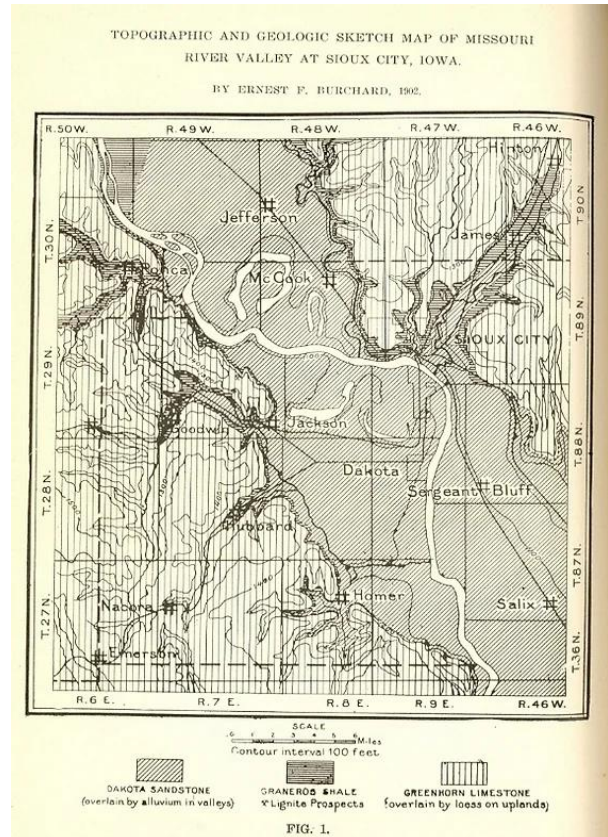
Location and History

Woodbury County is located in Northwestern Iowa, bordered by Plymouth County, Iowa on the north, Union County, South Dakota to the northwest, and the Nebraska counties of Dakota and Thurston to the west. Northwest Woodbury County is comprised of the Sioux City Metropolitan area, which serves as the economic hub of the tri-state region.

The Missouri River forms the western county and state border and has shaped the landscape of western Iowa for thousands of years. Woodbury County is located within the unique Loess Hills landform, created from wind deposits of riverbed soils from the Missouri River valley that were crushed into a fine powder by glaciers during the last ice age. These geological forces shaped the landscape into rolling hills and gave the soil its characteristic “sugar clay” texture.

Prior to European settlement in the 19th century, the land that Woodbury County now occupies was a mixture of loess prairie, deciduous forests, wetlands, and alluvial ecosystems. Several Native American communities, such as the Great Oasis, Mill Creek, and Oneota cultures occupied this region hundreds of years prior to European settlement. Around the time of European settlement, the Dakota Sioux were living in the region. As European settlers pushed westward, many Native American tribes such as the Ho-Chunk (Winnebago) people were forced to move from the Great Lakes area to this region.

Once European explorers, such as Lewis and Clark, mapped and recorded western land, these areas were gradually opened up to European settlers. As this region grew in European population, the county received official recognition by the Iowa legislature in 1853. Originally called Wahkaw, it was renamed Woodbury County in honor of a United States Congressman and Supreme Court justice, Levi Woodbury, from New Hampshire. The young settlement of Sioux City, platted just two years prior, was declared the county seat in 1856, replacing the original county seat of Floyd’s Bluff. The county’s location along the Missouri River, as well as the rich loess soils, made this region ideal for agriculture. Proximity to the Missouri River also contributed to the growth and success of the region’s agricultural and meatpacking industries by providing access to western markets via steamboat trade. The development of the railway network solidified Sioux City’s economic role as a gateway for the shipment of goods via train from major eastern cities such as Chicago, to western markets in the Dakotas and Montana Territories via steamboat.



Sioux City Public Library Virtual Collections.
Proceedings of the Academy of Science and Letters.

Government Structure

The County Board of Supervisors consists of five elected officials serving four-year terms and the administrative offices of the Finance/Operation Controller, Board Administrative Coordinator, and an Executive Secretary/Public Bidder. The board has many responsibilities which exhibit characteristics of both executive and legislative powers in their many varied duties. For example, this body functions as the county's financial management office, makes decisions about taxation, is responsible for construction and maintenance of the county road system, and determines the disposition of claims against the county. The Board of Adjustment is a quasi-judicial committee made up of five appointed citizens who live in unincorporated Woodbury County. They make decisions about zoning interpretations, conditional uses, and variances in the case of unusual circumstances that would result in unnecessary hardship for a resident's land if the code were enforced verbatim.

In addition to the Board of Adjustment, there are eight other committees that are mandated by State of Iowa code, 16 committees based on various Chapter 28E, or cross-jurisdictional agreements, five based on general agreements, and five special purpose committees. The county's administrative offices handle a wide range of duties, such as public health, social services, and tax collection. A list of these committees and administrative offices is included for reference below.

Administrative Offices:

- Sioux City Assessor
- Woodbury County Assessor
- Attorney
- Auditor
- 911 Communication Center
- Community and Economic Development
- Conservation Board
- Elections Office
- Emergency Services
- Human Resources
- Motor Vehicle
- Recorder
- Secondary Roads
- Sheriff
- Siouxland District Health
- Social Services
- Treasurer
- Veteran Affairs
- Weed Commissioner

Mandated Committees:

- 911 Service Board
- Board of Adjustment
- Conservation Board
- DECAT Board
- Emergency Management Commission

General Agreement Committees:

- Community Action Agency of Siouxland Board of Directors
- Highway 20 Association
- Law Enforcement Authority
- Siouxland Economic Development Corporation
- STARCOMM

Chapter 28E Agreement Committees:

- Area Solid Waste Board (Landfill)
- Hungry Canyons

- Loess Hills Alliance
- Loess Hills Development and Conservation Authority
- Loess Hills Economic Development
- Loess Hills Scenic Byway
- National Resources Conservation Service
- Region IV Hazardous Materials Commission
- Western Iowa Tourism

- Regional Workforce Investment Board
- Rolling Hills Community Services Region
- Security Institute Commission
- SIMPCO
- Siouxland District Board of Health
- Siouxland Human Investment Partnership
- WCICC

Special Purpose Committees:

- Commission to Assess Damages
- Health and Wellness Committee
- Policy Review Committee
- Safety and Security Committee

- Woodbury County Courthouse Advisory
- Committee for Historical Preservation

Population and Demographic Trends

Since the year 2000, Woodbury County's population has stayed relatively steady, increasing by just two percent. The unincorporated area of the county has seen a loss of about four percent of the population between 2000 and 2020, while the county's 15 incorporated towns have seen variable gains and losses (summarized in Table 1.1). The fastest growing communities in Woodbury County were Lawton (35% increase) and Sergeant Bluff (51% increase). Despite the various changes in population amongst the county's communities, the proportion of residents in rural versus urban areas has remained relatively consistent with just a few gradual changes over the past 20 years, as detailed in Table 1.2. The rural population, including both small rural towns and unincorporated areas has decreased slightly since 2000. At the same time, the proportion of county residents living in the urban areas of Sioux City and Sergeant Bluff increased.

Population Change 2000-2020				
	2000	2010	2020	Percent Change 2000-2020
Woodbury County	103,877	102,172	105,941	2%
Unincorporated	8,465	8,200	8,162	-4%
 Anthon	649	565	545	-16%
 Bronson	269	322	294	9%
 Correctionville	851	821	766	-10%
 Cushing	253	220	230	-9%
 Danbury	384	348	320	-17%
 Hornick	253	225	255	1%
 Lawton	697	908	943	35%
 Merville	1,583	1,618	1,687	7%
 Oto	145	108	72	-50%
 Pierson	371	366	337	-9%
 Salix	370	363	295	-20%
 Sergeant Bluff	3,321	4,227	5,015	51%
 Sioux City	85,013	82,684	85,797	1%
 Sloan	1,032	973	1,042	1%
 Smithland	221	224	181	-18%
State of Iowa	2,926,324	3,046,355	3,190,369	9%

Table 1.1 U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

From Woodbury County's past population changes, we can make a guess as to what the population will be in the future. However, it is important to note that projecting future population based on past trends is a simplified way of looking ahead. When using this method, we are working under the assumption that any economic, cultural, or demographic factors that have driven past population levels will remain the same in the future, which is unlikely. Figure 1.1 includes three different projections based on the rate of change from 2000 to 2010, the rate of change from 2010 to 2020, and the rate of change from 2000 to 2020. Taken together, these three scenarios project Woodbury County's population to range between 105,259 and 107,449 by 2060, representing a rate of population change between -2% and 4%.

Urban vs. Rural Population, Woodbury County 2000-2020							
	2000		2010		2020		Percent Change 2000-2020
	Count	Percent	Count	Percent	Count	Percent	
Woodbury County Total	103,877	--	102,172	--	105,941	--	2%
All Incorporated Cities	95,412	91.9%	93,972	92.0%	97,779	92.3%	2%
Incorporated Urban (<i>Sioux City & Sergeant Bluff</i>)	88,334	85.0%	86,911	85.1%	90,812	85.7%	3%
Incorporated Rural (<i>without Sioux City & Sergeant Bluff</i>)	7,078	6.8%	7,061	6.9%	6,967	6.6%	-2%
Unincorporated Rural	8,465	8.1%	8,200	8.0%	8,162	7.7%	-4%
Total Rural Population	15,543	15.0%	15,261	14.9%	15,129	14.3%	-3%

Table 1.2. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

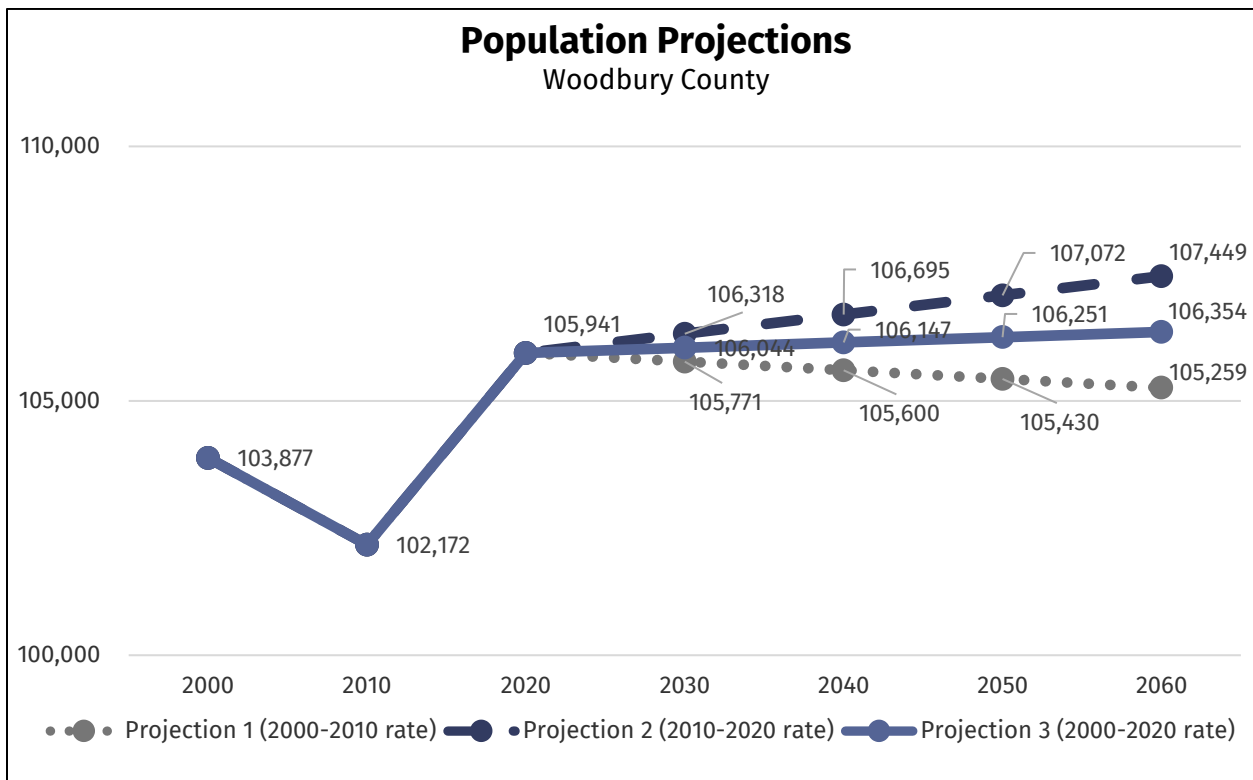


Figure 1.1

Age Structure

Compared to the State of Iowa as a whole, Woodbury County has a similar age structure. One subtle difference is Woodbury County's population has a slightly higher percentage of residents under 18 years of age, and a corresponding lower proportion of adults (about a three percent difference compared to the state population). The median age of Woodbury residents is 35.8, also slightly lower than the state's median age of 38.2.

The population pyramids illustrate significant shifts in the county population's age composition over the past twenty years. Since 2000, the proportion of residents in their 50's and 60's increased by about 170 percent, while the proportion of those in their 70's or older increased by 50 percent. This shift corresponds with the aging of the Baby Boomer generation, born between 1946 and 1964, which is known for being a larger sized cohort. Also, during this time the proportion of children under the age of 18 decreased by about six percent.

Select Age Categories Compared to State of Iowa, 2020 Estimates				
Age Category	Iowa 2020	Percent of Total	Woodbury 2020	Percent of Total
5 to 14	410,171	13%	15,029	15%
15 to 17	122,854	4%	4,439	4%
Under 18	728,487	23%	26,767	26%
18 to 24	316,660	10%	9,922	10%
15 to 44	1,217,575	39%	40,302	39%
16 and over	2,504,540	80%	78,697	77%
18 and over	2,421,524	77%	75,920	74%
21 and over	2,282,254	72%	71,268	69%
60 and over	741,508	24%	21,431	21%
62 and over	657,440	21%	19,102	19%
65 and over	537,401	17%	15,452	15%
75 and over	236,791	8%	6,394	6%
Total Population	3,150,011	--	102,687	--
Median age	38.3		35.8	

Table 1.3. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

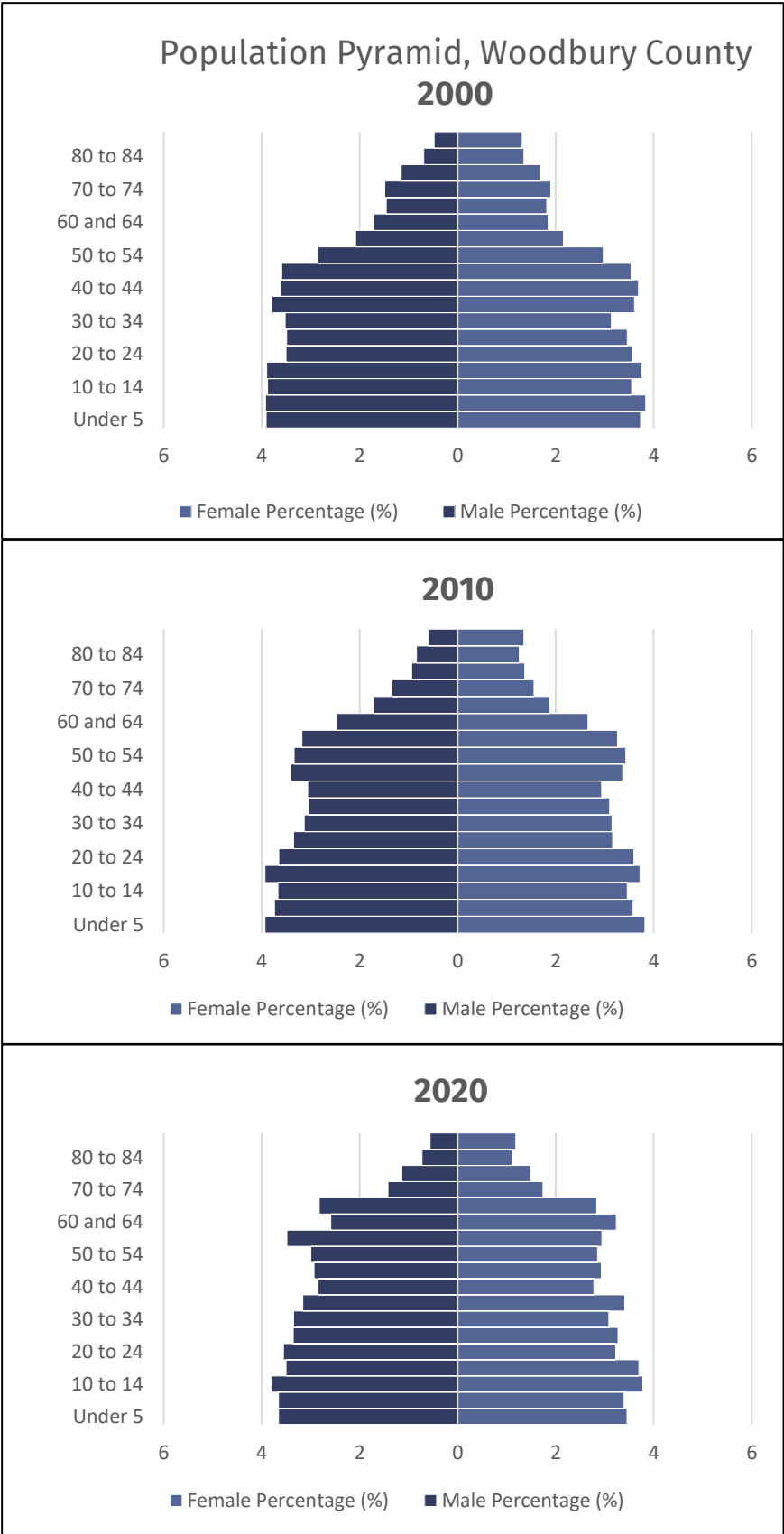


Figure 1.2. U.S. Census Bureau, Decennial Census Data of 2000, 2010, and 2020.

Median Age & Dependency Ratios, 2020 Estimates				
	Median Age	Age dependency ratio	Old-age dependency ratio	Child dependency ratio
Woodbury County	35.8	69.8	25.6	44.3
Anthon	45.5	68.7	42.2	26.5
Bronson	35.7	57.0	18.8	38.2
Correctionville	42.2	101.6	43.3	58.3
Cushing	33.3	79.7	38.3	41.4
Danbury	41.0	88.7	45.5	43.2
Hornick	32.9	64.4	21.3	43.1
Lawton	40.4	80.7	35.8	44.9
Moville	33.7	73.4	24.9	48.5
Oto	56.4	118.9	86.5	32.4
Pierson	32.5	75.3	20.7	54.5
Salix	37.6	64.0	24.0	40.1
Sergeant Bluff	36.6	72.0	19.4	52.7
Sioux City	34.1	67.8	22.6	45.1
Sloan	41.0	67.5	31.7	35.8
Smithland	48.3	80.6	43.0	37.6
State of Iowa	38.3	67.2	28.5	38.7
United States	38.2	62.5	26.1	36.5

Table 1.4. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

*Light blue cells are at least 5% greater than the state level.

*Dark blue cells are at least 20% greater than the state level.

The dependency ratio describes the ratio of dependents – residents below age 18 and age 65 and above - to the working population, defined as those aged 18 through 64. The breakdown of this ratio between seniors and children is one way of understanding the balance between different age groups in a community. Having a large age dependency ratio describes a population with a relatively small workforce in comparison to the number of retirees and children too young to work. This has implications for social and economic costs, such as those associated with childcare, healthcare, and caretaker duties. These figures can help indicate the needs of communities that have growing numbers of seniors versus the needs of communities with many young families and a growing school-aged population.

As indicated in Table 1.4, the age dependency ratio in Woodbury County overall was high compared to the United States and the State of Iowa, with the bulk of dependents coming from a higher proportion of children. There was a slightly lower proportion of seniors compared to the state and national ratios. However, these figures vary considerably amongst the county's cities and towns, indicating the diverse needs of Woodbury's individual communities. For example, Anthon has a relatively older population, with a high proportion of retired residents and seniors, while Sergeant Bluff has a younger population with greater childcare needs.

Diversity

Over the past 20 years, the racial diversity of Woodbury County has increased substantially; more so than in the state of Iowa as a whole. In the year 2000, non-white residents comprised less than ten percent of the population. This figure had increased to more than a quarter of the county's population by the year 2020. The population of residents identifying as Hispanic or Latino has followed a similar pattern of increasing faster than in the state overall. Twenty years ago, the percentage of Hispanic or Latino residents in Woodbury County was under ten percent. This population has nearly doubled in the past two decades, comprising just under 20% of the population by the year 2020. The increasing diversity of Woodbury County's population is a strength of the region that will help to encourage more people of diverse backgrounds, as well as those who value diversity, to locate here in the future.

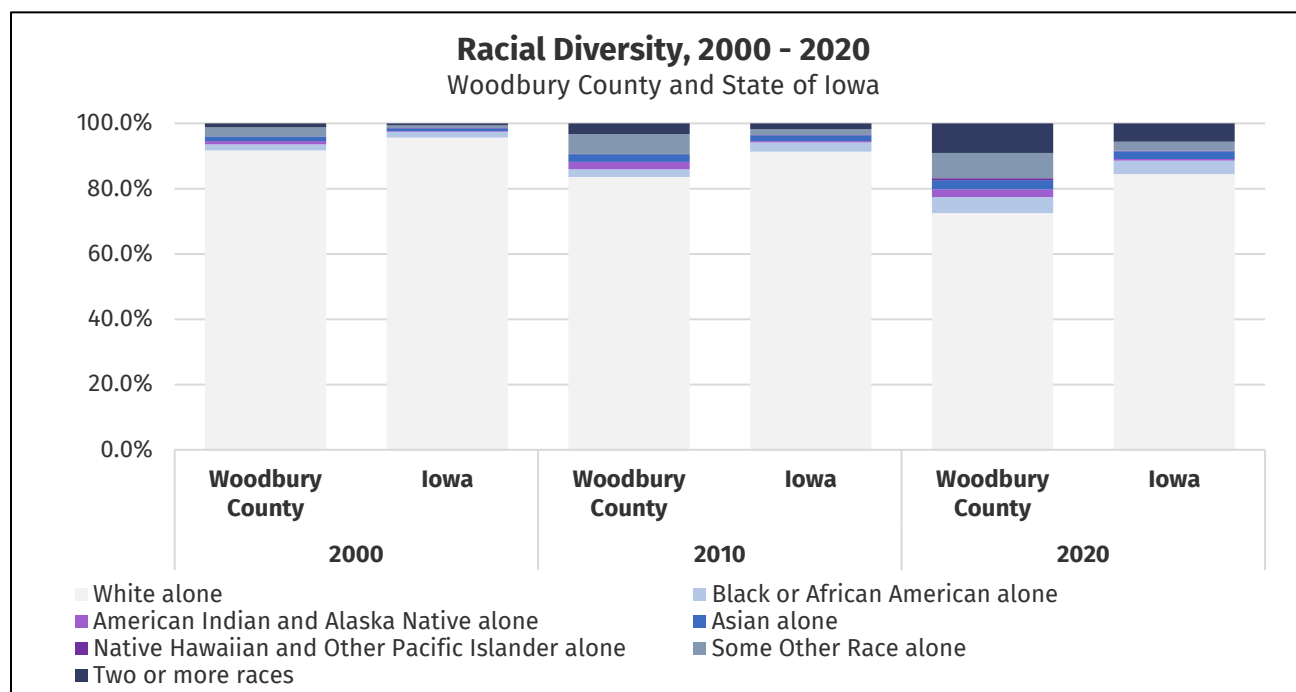


Figure 1.3. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

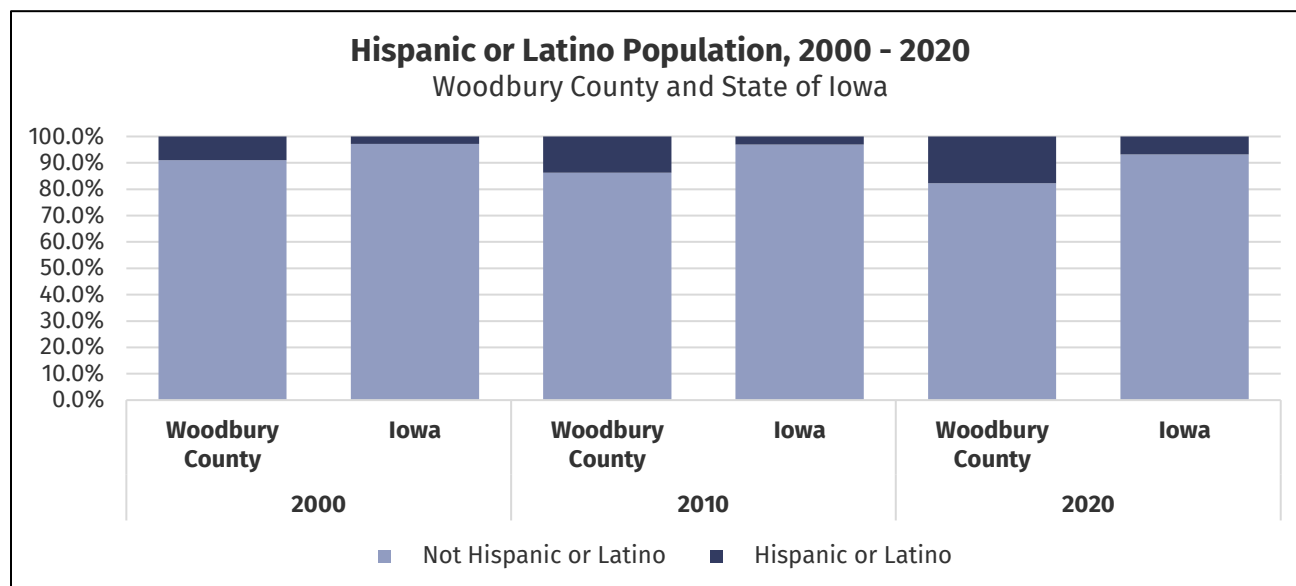


Figure 1.4. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

Chapter 1: Housing

Section	Contents
Iowa Smart Planning	Housing Element
Housing Trends	Occupancy, average household size, total households, etc.
Housing Stock	Types and age of housing
Costs	Costs of housing over time
Home Values	Home values over time
Owner-occupied Housing	Homeowner demographics
Homelessness	Data about homelessness
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The 2010 Iowa Smart Planning Guide states the following about Housing:

Housing Element: Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

Housing Diversity Principle: Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Housing Trends

The number of households and occupied housing units have remained relatively stable throughout the past two decades. This is to be expected considering that the population of Woodbury County has increased by just two percent since the year 2000.

The rental vacancy rate and the owner-occupied vacancy rate have both decreased over the past two decades. This trend reflects the national and statewide trend of decreasing vacancy rates due to a shortage of new housing units compared to increasing demand. The shortage of suitable housing units for sale could also explain the increase in the percentage of residents renting over time. Would-be buyers have been priced out of the housing market due to price hikes driven by short supply.

Housing Trends Woodbury County, 2000-2020				
	2000	2010	2020	Percent change 2000-2020
Total Households	39256	38739	39523	0.7%
Average household size	2.58	2.52	2.53	-1.9%
Households with one or more people under 18 years	37%	33.3%	34.8%	-5.9%
Householder living alone, 65 and older	11.5%	11.3%	11.8%	2.6%
Total housing units	41394	41616	42701	3.2%
Occupied housing units	39151	38739	39523	1.0%
Owner-occupied units	26859	26576	26638	-0.8%
Renter-occupied units	12292	12163	12885	4.8%
Total vacant housing units	2243	2877	2932	30.7%
% of total housing units that are vacant	5.4%	6.9%	6.9%	26.7%
# of rental units that are vacant/for rent	1023	871	877	-14.3%
% of rental units that are vacant/for rent	7.7%	6.7%	6.3%	-18.0%
# of vacant units for sale	411	435	293	-28.7%
% of owner-occupied units that are vacant/for sale	1.5%	1.6%	1.1%	-27.0%

Table 2.1. Data from U.S. Census Bureau ACS 5-year estimates for 2010 & 2020

Housing Stock

The predominant housing type in Woodbury County is single family detached homes, which make up about 75% of all units. The remaining quarter of units are attached single family units, multifamily apartment buildings and condos, and mobile homes.

The age of Woodbury County's housing stock presents both a challenge and a unique strength. More than 53% of housing units were built prior to 1960, and roughly 76% of housing units were built prior to 1980, or at least 42 years ago. These older homes are a unique asset to the community, adding character and beauty to neighborhoods.

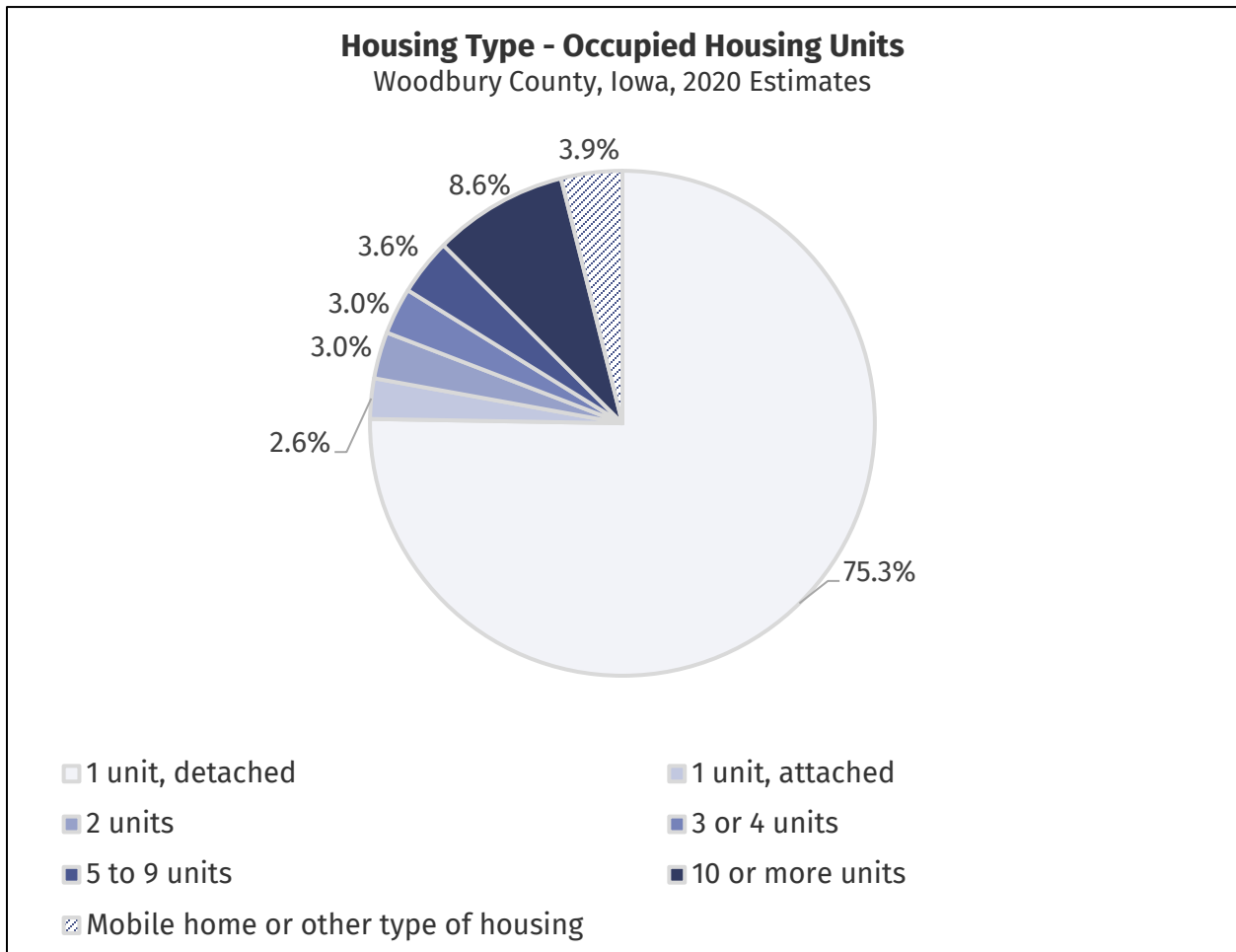


Figure 2.1. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

At the same time, older homes require maintenance and eventual replacement of aging materials and infrastructure. There is a need for housing rehabilitation assistance to maintain and restore older housing stock. Not only does this benefit homeowners, but this benefits the community by preventing properties from falling into dilapidated condition, increasing surrounding home values, and reducing the need for new construction. In distributing information about housing rehabilitation programs, outreach should be targeted to homeowners that may be impacted by flooding, in need of septic system updates, lead or radon mitigation, or other immediate safety concerns. Low-income, minority, disabled, and senior residents should also be a priority in outreach efforts for such programs.

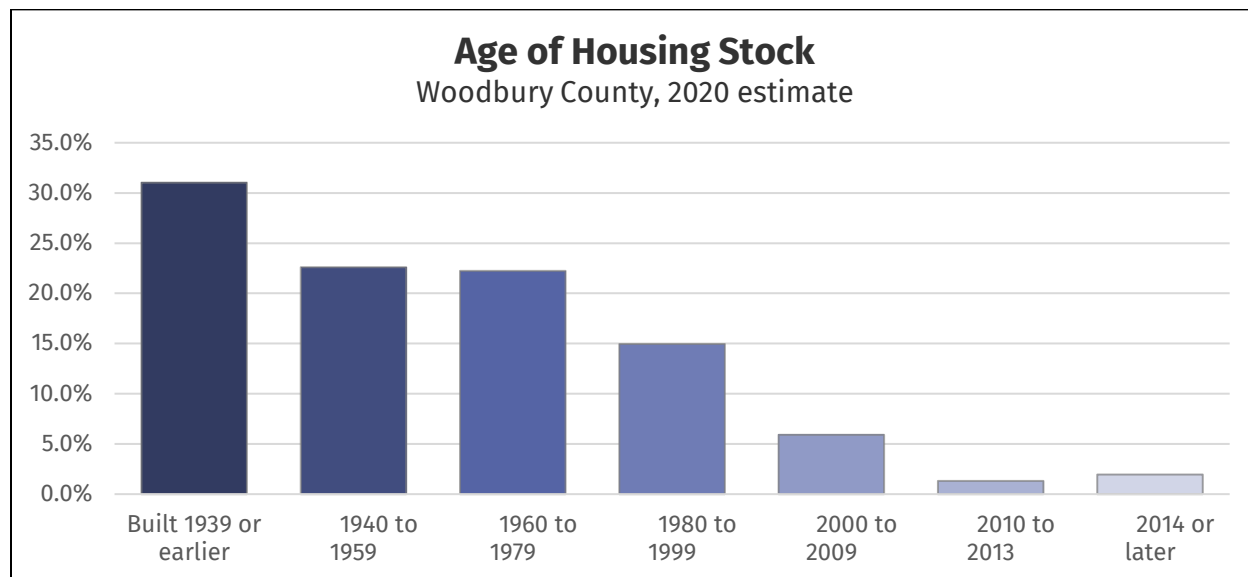


Figure 2.2. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

Housing Costs

When comparing housing costs as a percentage of household income across different income ranges, we can distinguish which households are burdened by housing costs. Housing costs are considered affordable when they comprise less than 30% of household income. As demonstrated by the series of diagrams in Figure 2.3, a majority of households with incomes less than \$20,000 are burdened by housing, paying more than 30% of their income toward housing costs. About half of households earning between \$20,000 and \$34,999, and about a quarter of households earning between \$35,000 and \$49,999 are burdened by housing costs. High housing costs above the 30% threshold leave few funds for food, healthcare, and basic household supplies in an increasingly expensive economy. About 23% of Woodbury County households across all income ranges were paying over 30% of household income toward housing costs in 2020.

Percent of Household Income Spent on Housing

Woodbury County, IA
2020 Estimates

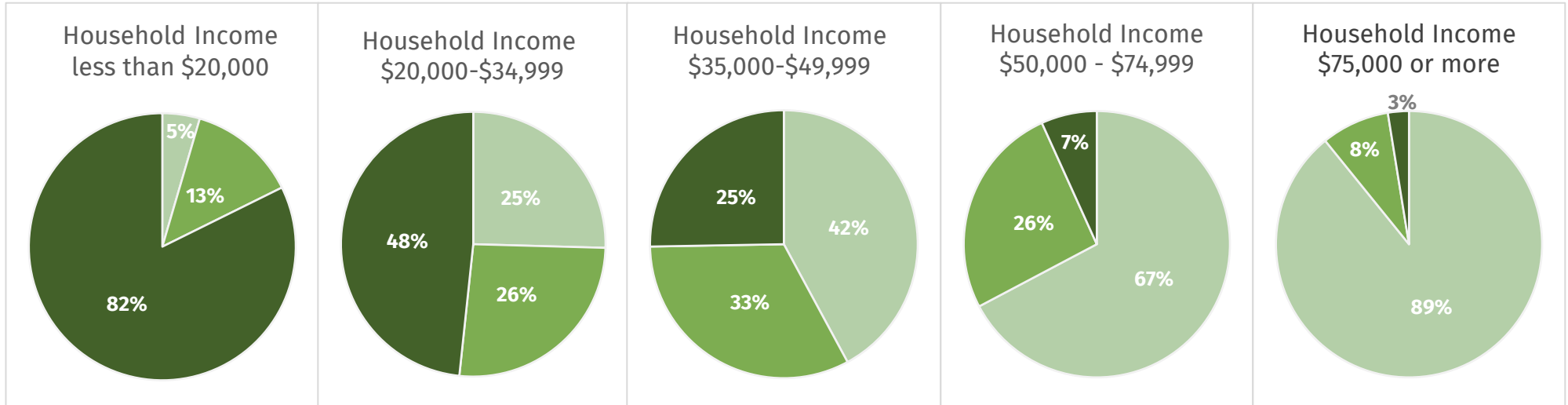


Figure 2.3. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

■ Less than 20 percent
 ■ 20 to 29 percent
 ■ 30 percent or more

When it comes to housing cost burdens, renters are much more likely to pay disproportionately high costs compared to their income than homeowners. In contrast, homeowners are more likely to pay less than 30% of household income toward housing costs. The chart in Figure 2.4 demonstrates this pattern.

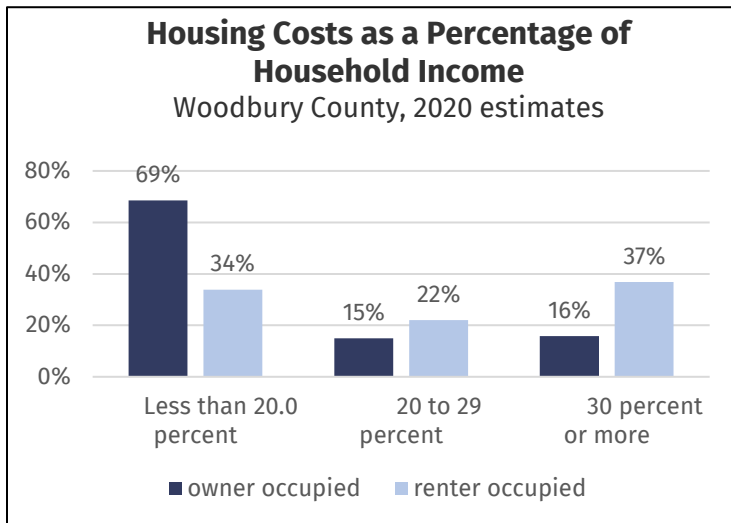


Figure 2.4: In 2020, 37% of renters were burdened by housing costs, compared to 16% of homeowners.

Between 2000 and 2020, the percentage of rent-burdened households in Woodbury County increased by roughly 7%, which suggests that rent prices have been increasing at a faster rate than household income. County residents would benefit from more affordable, diverse, and creative housing solutions before this trend becomes more pronounced locally. Increasing the overall supply of rental units, both affordable and market rate, will help to slow the rate of rent cost increases. Encouraging the development of upper story units above downtown store fronts would help to introduce additional housing variety in small towns and increase the supply of housing units.

In addition, supporting flexibility in residential zoning to allow for innovative housing solutions, such as the construction of accessory dwelling units, can also lay the groundwork for additional housing variety that could potentially serve as a source of supplemental income for homeowners. Lastly, encouraging the use of energy- and water-efficient appliances for new construction and retrofitted buildings can offset costs for residents while reducing the environmental impact of housing.

Home Values

In the state of Iowa as well as at the county level, home values have shifted higher over the past two decades. Median home values had nearly doubled in Iowa with an increase of 90% between 2000 and 2020. They increased by about 71% in Woodbury County over the same period. Compared to the state of Iowa overall, Woodbury home values are increasing more slowly, but the same trend can be observed.

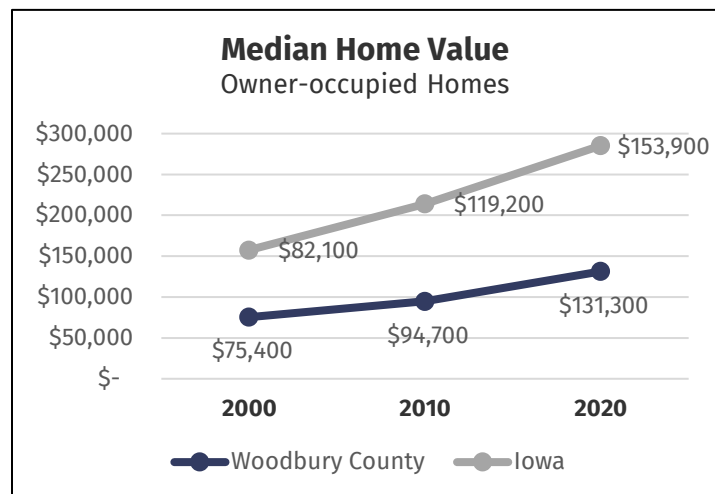


Figure 2.5. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.

In 2020, it was estimated that less than one third of homes in Woodbury County were valued below \$100,000.

Increasing home values in Woodbury are generally positive for homeowners, however this sets the bar higher for lower-income residents to purchase homes. In addition, due to the abundance of homes built prior to the 1940's, many of Woodbury County's homes require extensive updates and renovations. However, the value of these older homes is increasing as well, effectively placing them out of reach for many buyers when considering the costly renovations necessary to update the homes in addition to the purchase price.

Residents would benefit from informational materials about homebuyer assistance and financial counseling resources to aid first-time homebuyers purchase homes, especially while prices are increasing. Home rehabilitation assistance programs would benefit low-income homeowners by offsetting the cost of updates to older homes.

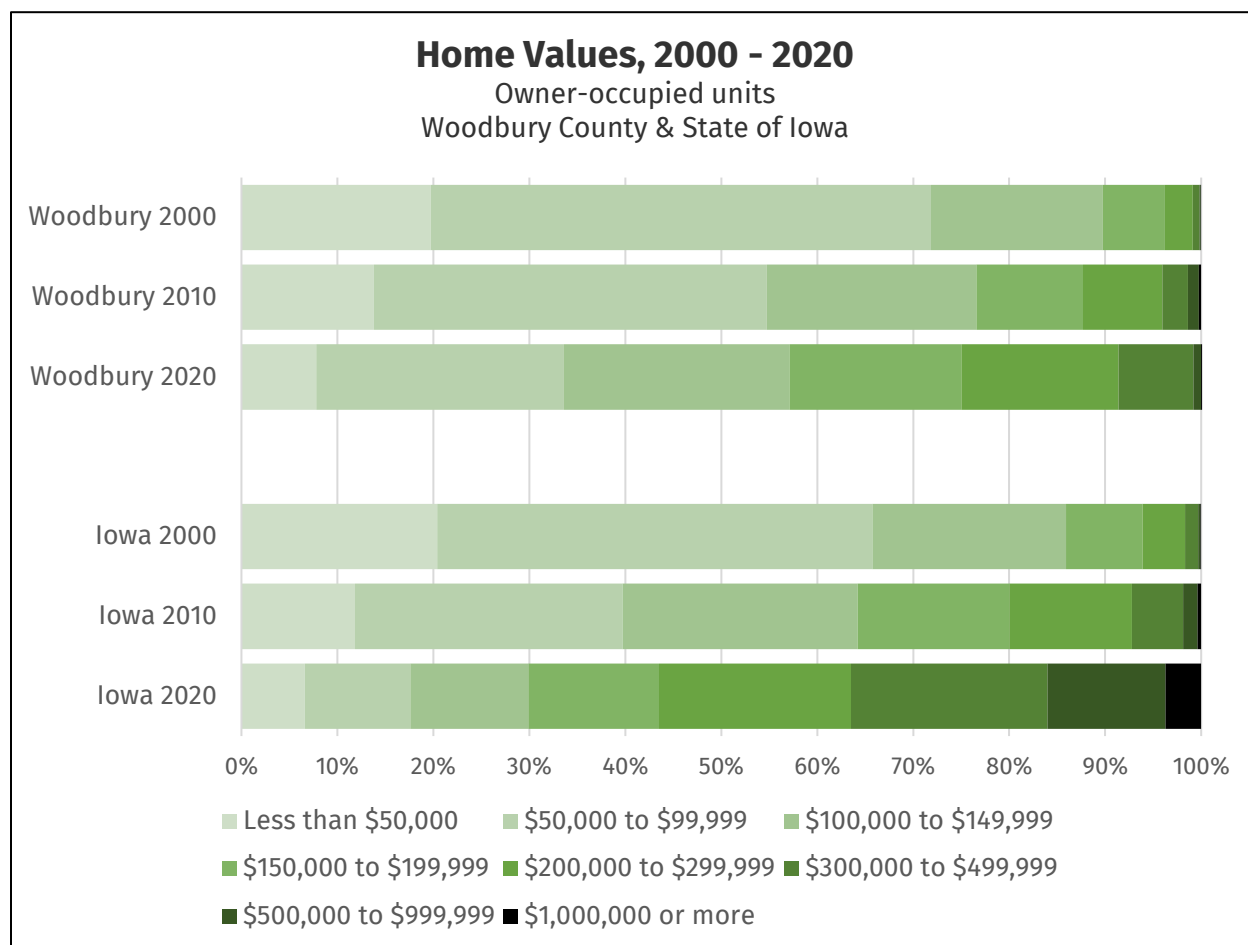


Figure 2.6. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.

Owner-occupied housing

In the past twenty years, an increasing number of non-white residents have become homeowners in Woodbury County and in Iowa overall. However, in 2020 only about seven percent of homes were owned by householders of color, immensely disproportionate to the population of people of color that make up about 28% of the total population in Woodbury County. This trend has also been very slow to develop, with minority-owned homes increasing by less than 2% since the year 2000. Figure 2.7 illustrates the disparity between the percentage of renters and homeowners of color, with people of color substantially overrepresented as renters and making very slow gains in the rate of homeownership over the past two decades. To help close this gap, it is important that information about first-time homebuying and financial resources are distributed in minority neighborhoods and made accessible in residents' first language.

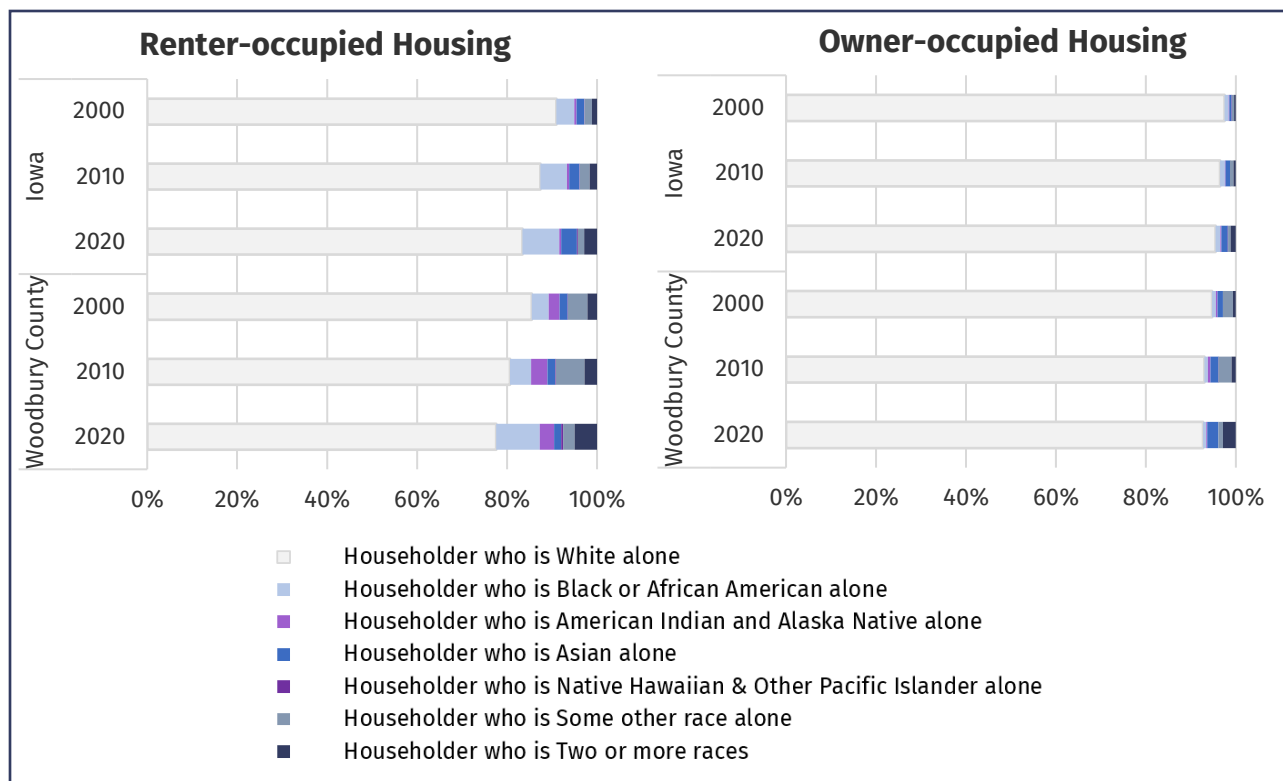


Figure 2.7. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.

Homelessness

At the beginning of 2020, the total number of homeless individuals in the region had increased by 20% from the previous year. The largest increases of the above populations were those of chronically homeless individuals and the unsheltered population. The effects of the pandemic have most likely exacerbated this trend. During a point-in-time count in January of 2019, there were beds available for just 61% of homeless individuals in the region, while there was an excess capacity of 12 beds for homeless families. Efforts toward decreasing the number of homeless individuals and breaking the cycle of homelessness should continue by directing funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.

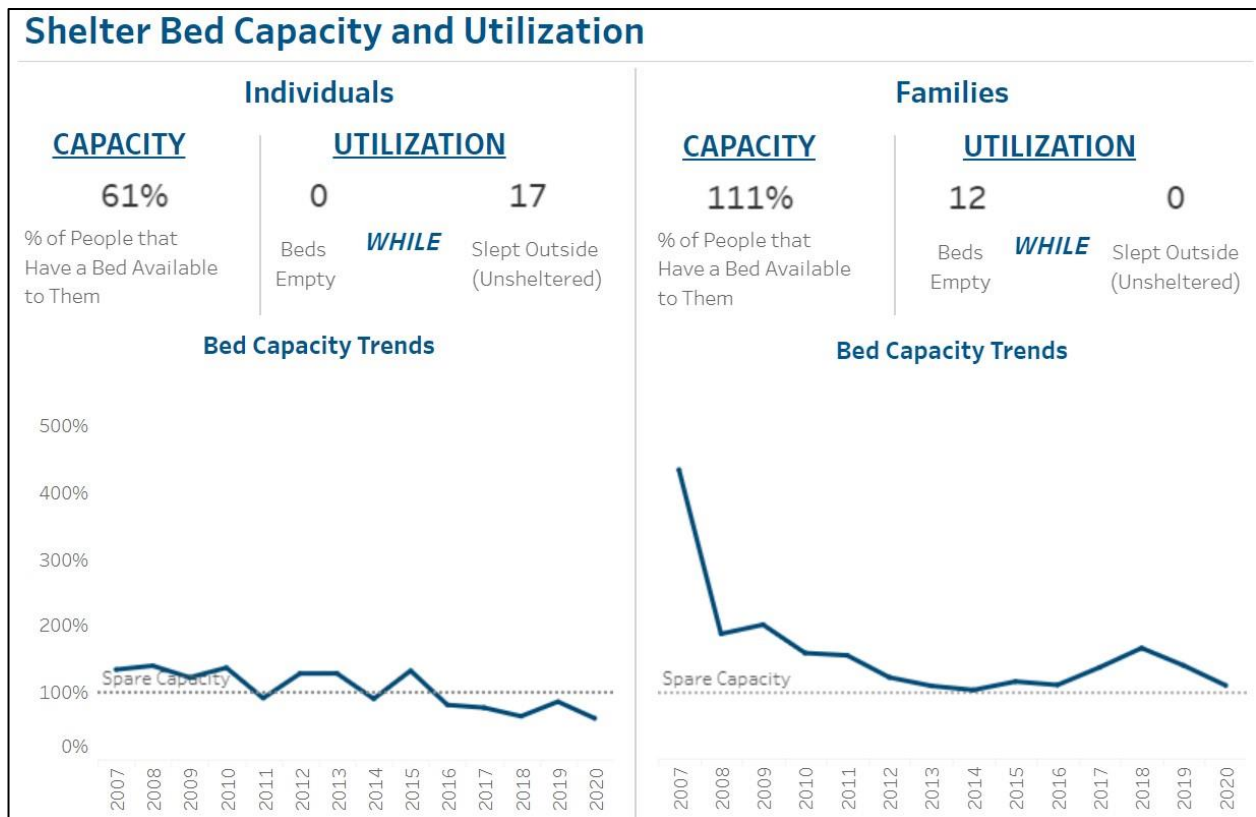
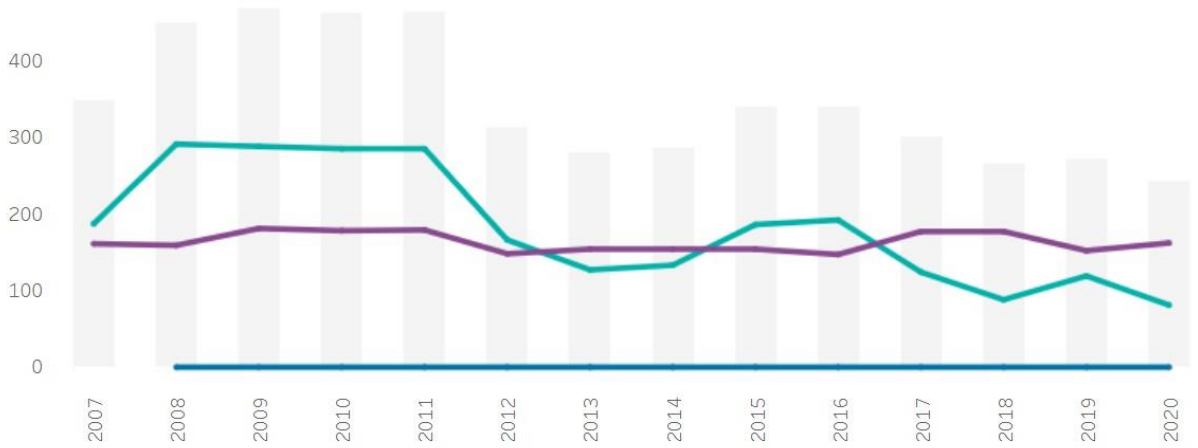


Figure 2.8. From National Alliance to End Homelessness, *State of Homelessness, 2022*. Data for the Sioux City/Dakota, Woodbury Counties Continuum of Care (COC).

Bed Inventory

Temporary Housing (Total Beds | ES Beds | TH Beds | Safehaven Beds)



Permanent Housing (Total Beds | PSH Beds | RRH Beds | Other Permanent Housing Beds)

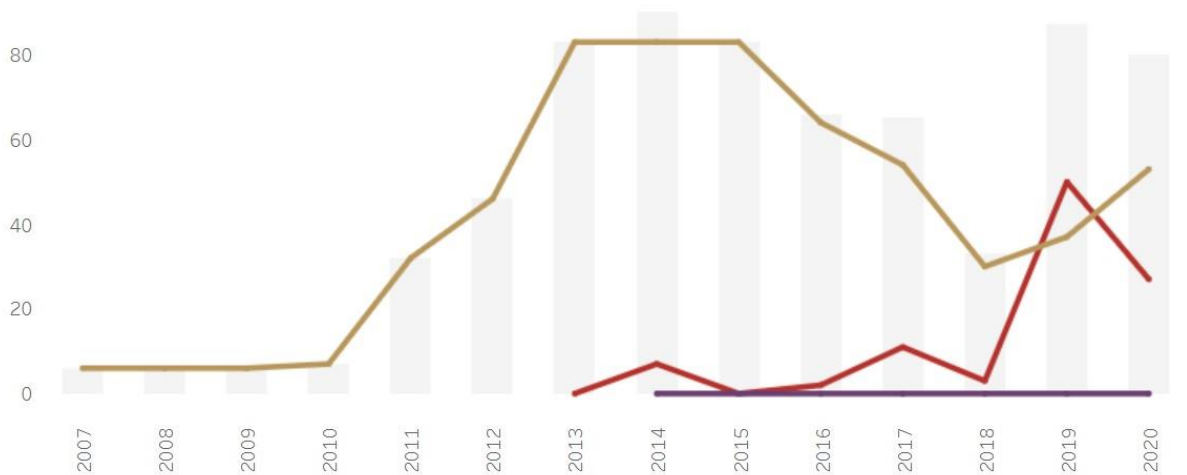


Figure 2.9. From National Alliance to End Homelessness, State of Homelessness, 2022. Data for the Sioux City/Dakota, Woodbury Counties Continuum of Care (COC).

Temporary Housing: ES (Emergency Shelter), TH (Temporary Housing)

Permanent Housing: PSH (Permanent Supportive Housing), RRH (Rapid Re-Housing)

Survey Results Synopsis

Housing Characteristics

In a survey distributed during the development of this plan, residents were asked to rank their satisfaction in terms of housing inventory availability, variety of housing types, housing costs, and the condition of housing. Overall, residents were the least satisfied when it came to housing affordability, followed by availability, variety, and condition respectively. Residents of unincorporated areas had all-around higher satisfaction with all four housing aspects. The small rural towns and Sioux City shared similar levels of concern when it came to housing condition and affordability. Variety of housing types and availability of housing were more significant issues for small rural towns, but still of concern for the other areas of the county.

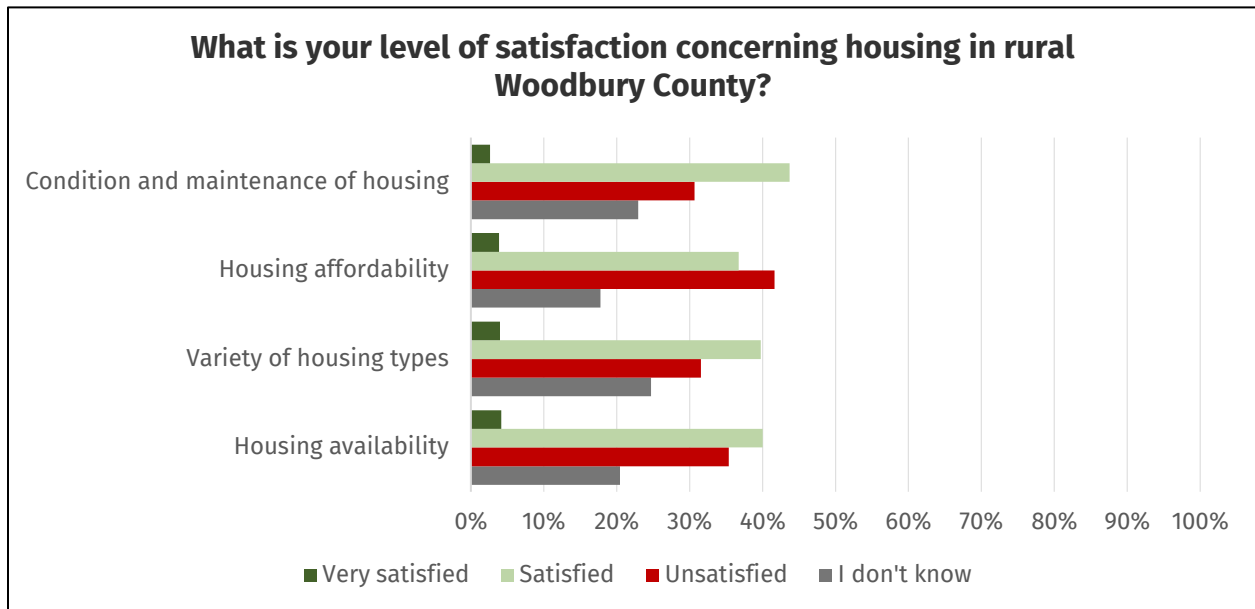


Figure 2.10.

Unincorporated areas: Overall, respondents who lived in unincorporated areas rated all four housing aspects as more satisfactory than residents living in cities. About 29% were unsatisfied with housing affordability, 21% unsatisfied with the variety of housing, 17% unsatisfied with the condition of housing, and 23% unsatisfied with housing availability.

Small rural towns: Residents of small rural towns were the least satisfied with housing availability (51% unsatisfied) and affordability (51% unsatisfied). Amongst these respondents, 42% were unsatisfied with the variety of housing types, and 40% unsatisfied with the condition of housing.

Sioux City: Urban residents living in Sioux City were more likely to express dissatisfaction with housing affordability compared to rural residents, with 54% of respondents unsatisfied with housing costs and several comments reflecting the lack of affordability as well. About 36% were unsatisfied with housing availability, 36% unsatisfied with housing conditions, and 35% unsatisfied with variety.

Housing-related Assets and Weaknesses

When asked to choose amongst a list of potential positive qualities to identify the county’s top three assets, over one third of survey respondents chose the “rural character,” while just under one third cited the “cost of living” as a top positive quality.

However, when asked about the county’s greatest weaknesses, a sizeable number of respondents (16 percent) felt that “cost of living” was actually a weakness of the county. In several open-ended questions, affordability of housing was specifically mentioned by about five respondents as a need or weakness. About 30 percent rated “limited housing availability” amongst the top three weaknesses.

Housing issues overall (affordability, inventory, and availability) were among the top five priorities that respondents thought would be the most important in the next 20 years, with 13 percent of respondents voting for this topic.

While residents expressed an appreciation for the rural character of the county; affordability, limited housing stock, condition of housing, and the variety of housing options were concerning to many survey respondents.

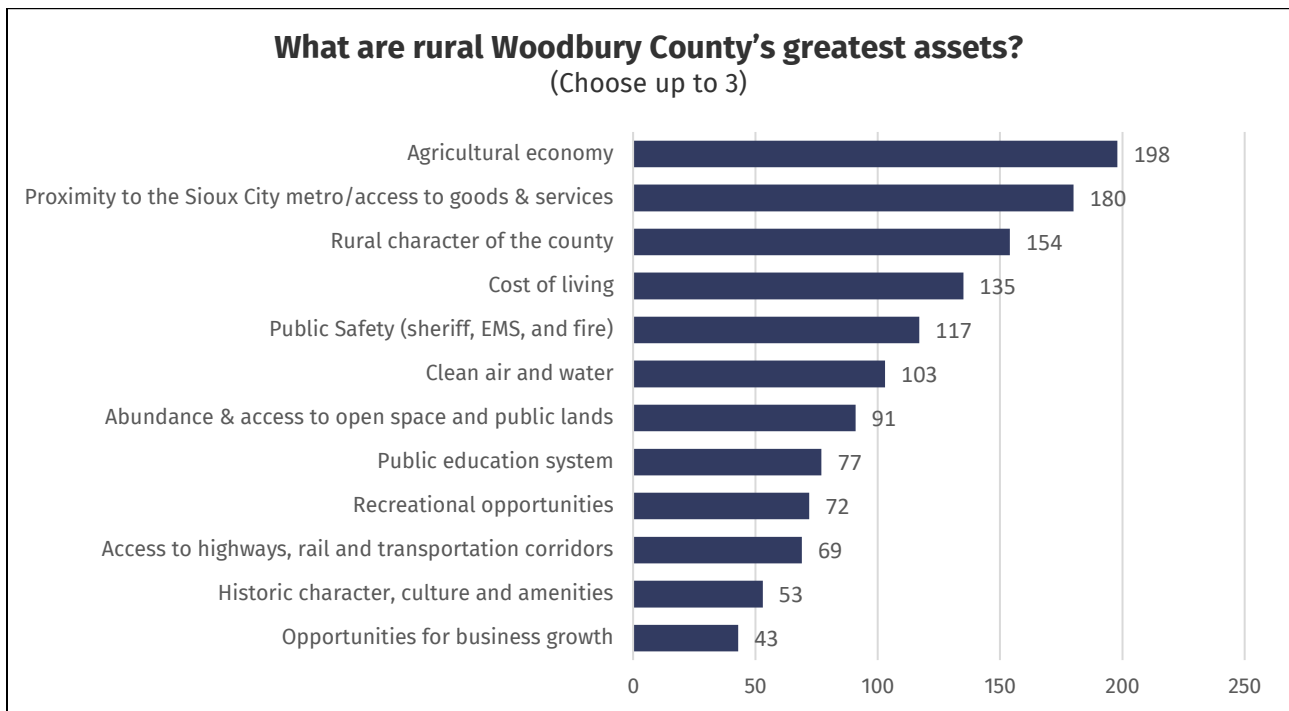


Figure 2.11.

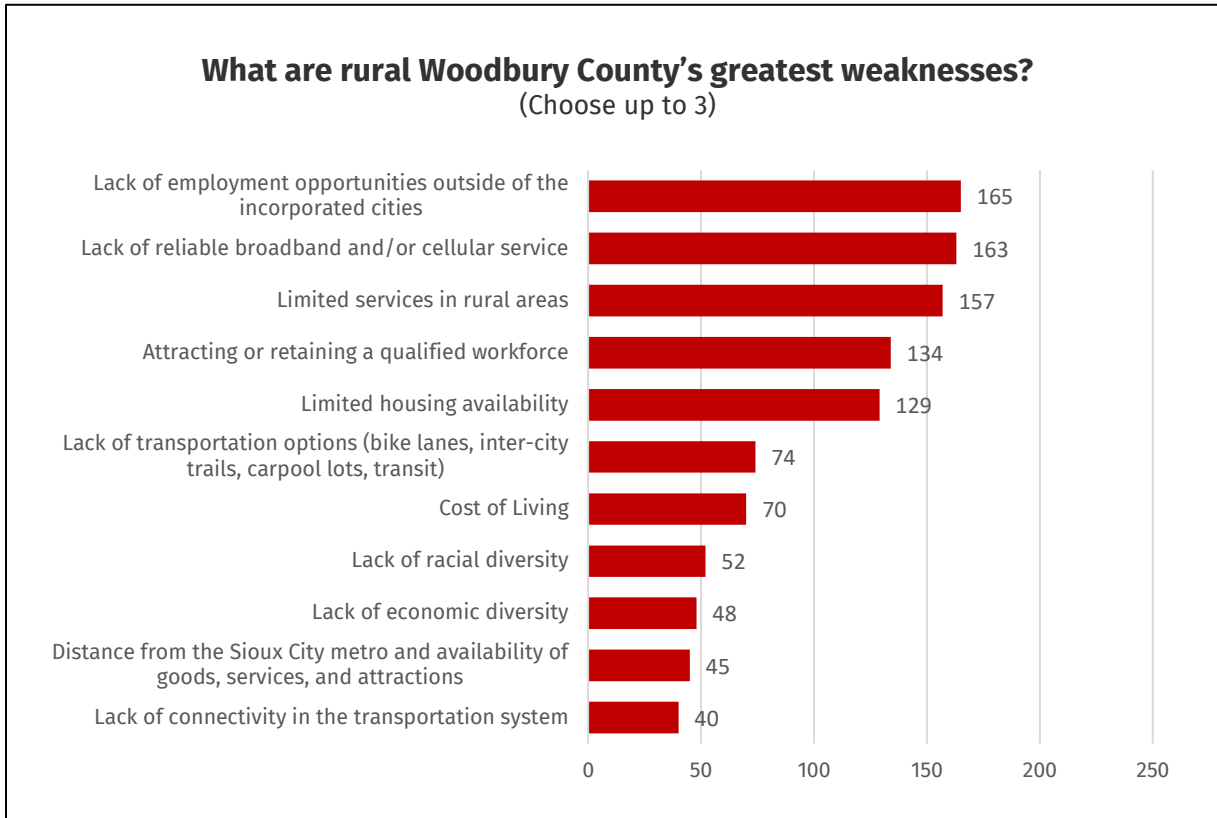


Figure 2.12. Other weakness identified in comments: "High housing costs" (2 comments)

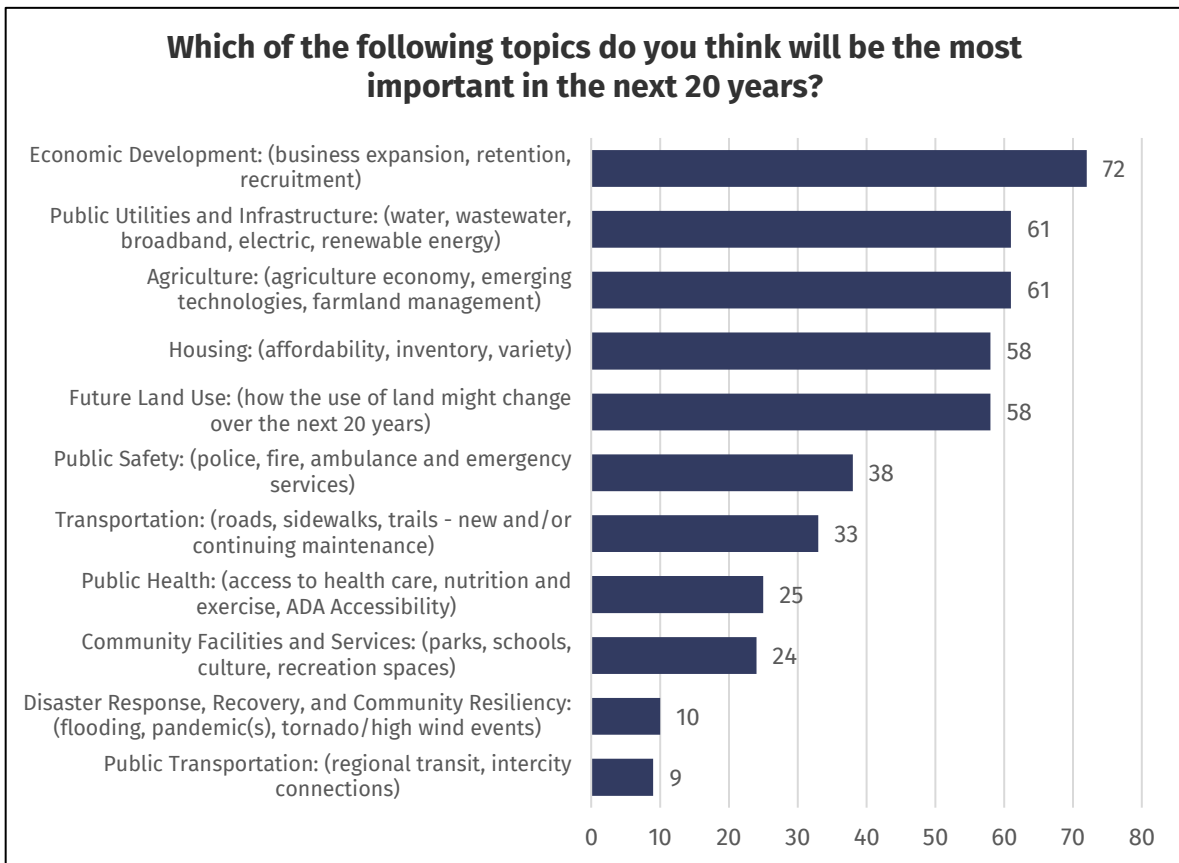


Figure 2.13. Need identified in survey comments: "More affordable housing" (4 comments).

Goals & Objectives

Quality

- **Goal: Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.**
 - o *Objective:* Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.
 - o *Objective:* Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.
 - o *Objective:* Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.

Affordability

- **Goal: Increase the variety of housing options to maximize affordability and availability for residents of all income levels.**
 - o *Objective:* Encourage flexibility in residential zoning to allow residents to meet housing needs with the construction of accessory dwelling units or home additions that can provide additional rental units and supplemental income, housing for extended family, or homecare arrangements for caretakers.
 - o *Objective:* Increase the quantity of high quality, affordable rental units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.
 - o *Objective:* Increase the number of affordable housing units in Woodbury County.
 - o *Objective:* Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.

Rural character

- **Goal: Preserve the rural character of the county.**
 - o *Objective:* Limit density in rural areas outside of incorporated cities.
 - o *Objective:* Protect agricultural land, wildlife habitat, and outdoor recreational land.
 - o *Objective:* Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.

Access to housing

- **Goal: Expand access to safe, high-quality housing for all residents in Woodbury County.**
 - o *Objective:* Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.
 - o *Objective:* Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.
 - o *Objective:* Connect residents with funding opportunities that provide financial assistance for housing rehab.

Homeownership

- **Goal: Assist residents in the path from renting to becoming homeowners.**
 - o *Objective:* Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.

Chapter 2: Economic Development

Section	Contents
Iowa Smart Planning	Economic Development Element
Commercial and Industrial Areas	Commercial and industrial areas of the county
Industry Clusters	Strong industries in the county
Laborshed	Woodbury County's economic center
Employment & Income	Employment rates, poverty, and income
Education	Education levels
Workforce Development	Workforce development needs and opportunities
Workforce Housing	Workforce housing needs and opportunities
Quality of Life	Quality of life improvements
Broadband & Cellular Service	Broadband and cellular service coverage
Economic Development Programs	Economic development programs
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

The term economic development varies in definition but can be defined as long-term public investments to increase the prosperity of the community. Economic development can include investments in business retention, expansion, and recruitment, workforce development, agriculture, recreation, and natural resource conservation. Traditional indicators of a strong economy include analysis of the community's unemployment rate, income levels, wages, and diversity of industry or occupation categories. This Economic Development chapter consists of the following: census income and industry data, unemployment data, major employers, education data, health considerations, broadband access, economic development programs, economic development results from the community survey, and goals for the future.

Iowa Smart Planning Principles

The 2010 Iowa Smart Planning Guide states the following in regard to Economic Development:

Economic Development Element: Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

Occupational Diversity Principle: Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Commercial and Industrial Areas

A majority of the commercial and industrial activity in Woodbury County is located within or in the vicinity of the City of Sioux City as the region's economic hub. The map in Figure 2.1 illustrates the primary areas of concentrated commercial and industrial activity and growth in the county. The small towns of Woodbury County also support local commercial areas, farm operations, and industrial activities as well. These smaller businesses are located throughout the rural areas and are also vital to the economic health of the county.

Industry Clusters¹

Location quotient

Compared with the nation as a whole, Woodbury County has a high concentration of employment in many industries related to food production. The industries of highest employment concentration relative to the nation are animal slaughtering and processing, refrigerated warehousing and storage, food manufacturing, meat and meat product wholesalers, animal food manufacturing, grain and field bean wholesalers, farm product raw material wholesalers, and cattle feedlots. Other industries that are concentrated in Woodbury County include refrigeration equipment wholesalers, construction equipment wholesalers, motor vehicle wholesalers, and structural metals manufacturing.

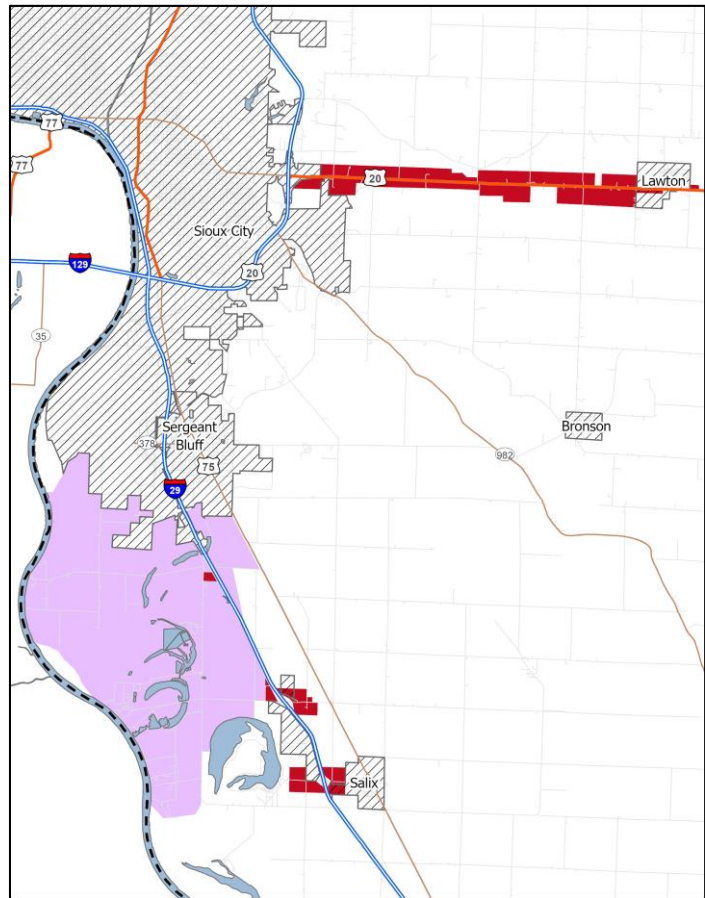


Figure 3.1 Primary industrial (purple) and commercial (red) activity centers in unincorporated Woodbury County.

¹ US Economic Development Administration defines clusters as geographic concentrations of firms, workers and industries that do business with each other and have common needs for talent, technology, and infrastructure. Clusters are essentially networks of similar, synergistic, or complementary entities that are engaged in or with a particular industry sector; have active channels for business transactions and communication; share specialized infrastructure, labor markets, and services; and leverage the region's unique competitive strengths to stimulate innovation and create jobs. Clusters may cross municipal, county, and other jurisdictional boundaries.

Traded Clusters

The Iowa Economic Development Authority’s cluster mapping tool identifies six strong traded clusters in Woodbury County. Traded clusters are groups of related industries that are uniquely specialized and concentrated in the county. These industries serve markets outside of the region and fuel the local economy. Woodbury’s strongest clusters were identified in 2016 to be: Distribution and Electronic Commerce, Education and Knowledge Creation, Livestock Processing, Food Processing and Manufacturing, Downstream Metal Products, and Downstream Chemical Products.

TRADED CLUSTERS

THE ENGINES OF REGIONAL ECONOMIES

- Serve markets in other regions or nations
- Concentrated in regions that afford specific competitive advantages
- Example industries: aircraft manufacturing, management consulting, iron ore mining

Iowa Economic Development Cluster Mapping

Industries of employment

One of Woodbury County’s unique economic strengths is the prevalence of manufacturing job opportunities. The county exceeds state and national employment percentages by a sizeable margin in the manufacturing industry employment. To a lesser degree, the county also employs a greater percentage of residents in the industries of retail trade, construction, and wholesale trade, compared to the state of Iowa and the nation.

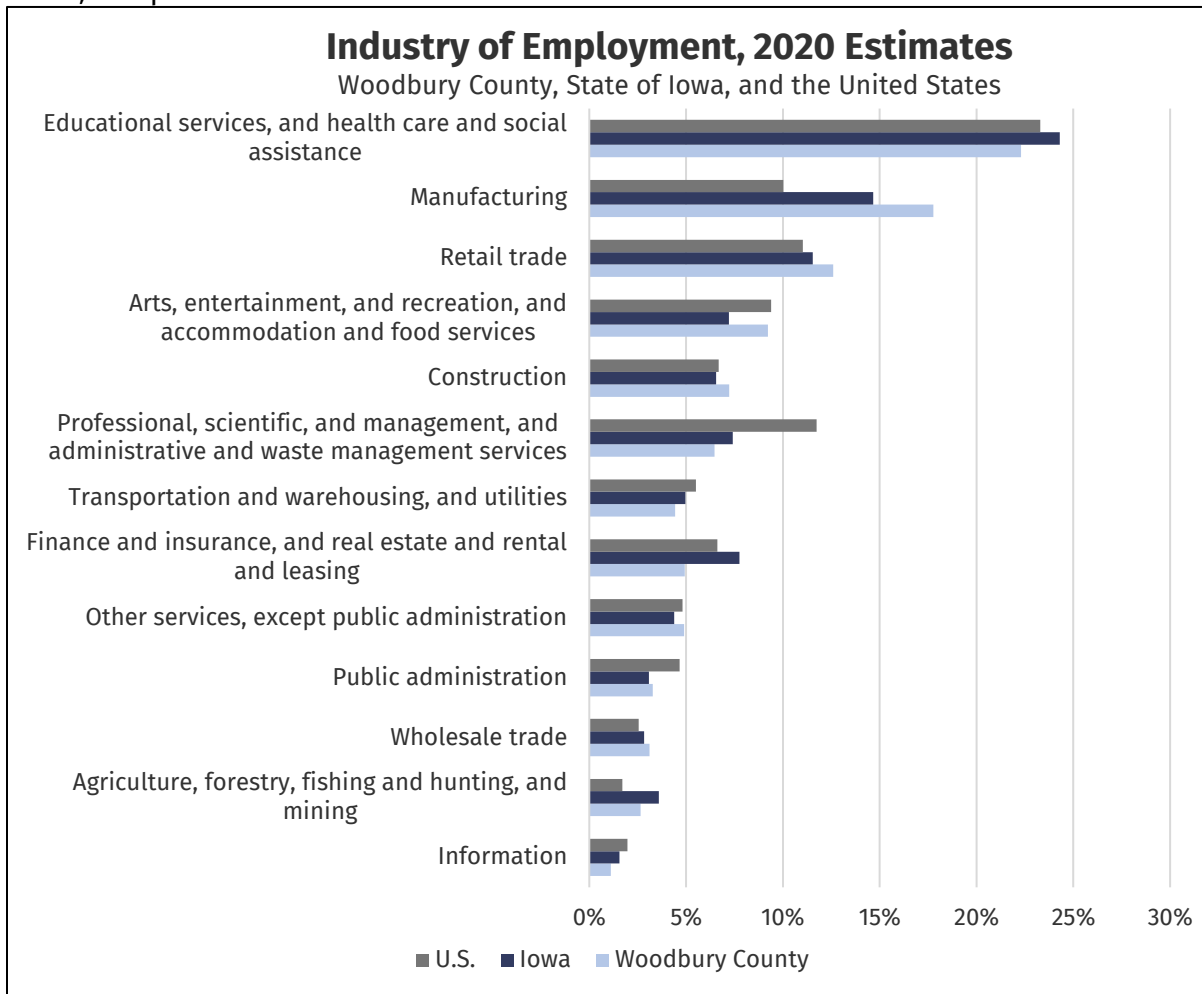


Figure 3.2. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

Woodbury County's Top Employers

The top employers in the Siouxland metro area employing more than 1,000 people are MercyOne Health System, Seaboard Triumph Foods, Sioux City Community Schools, Tyson Fresh Meats, Unity Point Health, and Wells Enterprises. A full list of the region's top employers in 2021 from the Siouxland Chamber of Commerce is included for reference in Appendix 2.



CF Industries plant facility. Image source: MessengerNews.net

Laborshed

Sioux City is the primary employment center for the Siouxland MSA, which includes the greater tri-state metropolitan area in Iowa, Nebraska, and South Dakota. In an analysis of the Siouxland MSA laborshed by Iowa Workforce Development, it was found that the Woodbury County communities that had the highest number of workers commuting into Sioux City for employment were Sergeant Bluff, Merville, Lawton, Salix, and Sloan. While some residents of all the communities in the county commute into and out of Sioux City for work, these closer towns have more residents making this commute.

Several surveyed residents expressed concerns with how few quality, high-paying jobs are available in rural communities, making it necessary to commute long distances into Sioux City and other employment centers. Many residents would like to see a growth of local businesses in rural communities to provide more job opportunities, and to support a high quality of life in rural Woodbury County. The most commonly desired type of business was a grocery store, followed by a variety of local retail shops such as antique stores, secondhand stores, boutiques, and bookstores, as well as restaurants and breweries.

Employment & Income

Income

The county's median household income tends to be about two to ten percent lower than the median household income for the state of Iowa. The gap between state and local income in 2020 was the smallest it has been in the past two decades, with Woodbury households earning 98% of the state's median household income.

Poverty

The percentage of individuals in Woodbury County with income below the federal poverty level was estimated to be 12.4% in 2020. This was higher than the proportion of residents earning below the poverty level for the State of Iowa (11.1%), but slightly less than the nation as a whole (12.8%).

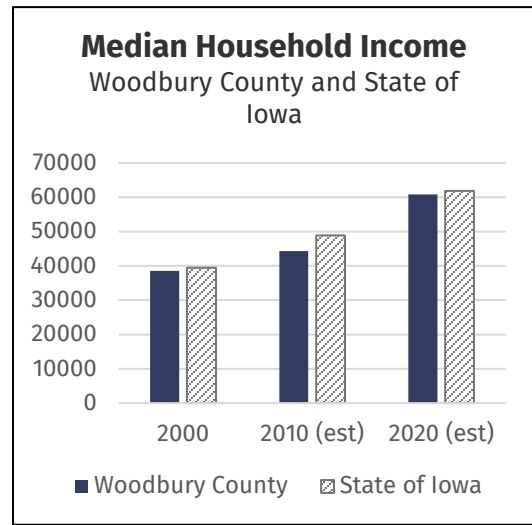


Figure 3.3. U.S. Census Bureau. Decennial Census of 2000. American Community Survey, 5-year estimates for 2010 and 2020

While the percentage of residents living in poverty is in line with state and nationwide figures, there are several areas of concentrated poverty within Sioux City, where more than 20% of residents have income below the poverty level (Siouxland District Health, Health Needs Assessment, 2022-2024). Of these areas there are two census tracts in downtown Sioux City where nearly 50% of residents are earning below the poverty level. A majority of the residents in these areas are people of color from historically underrepresented groups.

While not as high of a percentage or as concentrated as in Sioux City, poverty is not unique to the urban areas of the county. More than 1,000 rural Woodbury County residents were estimated in 2020 to be living in poverty as well. This demonstrates the varying needs of residents between different communities of Woodbury County and amongst different neighborhoods within the same community. The county should continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.

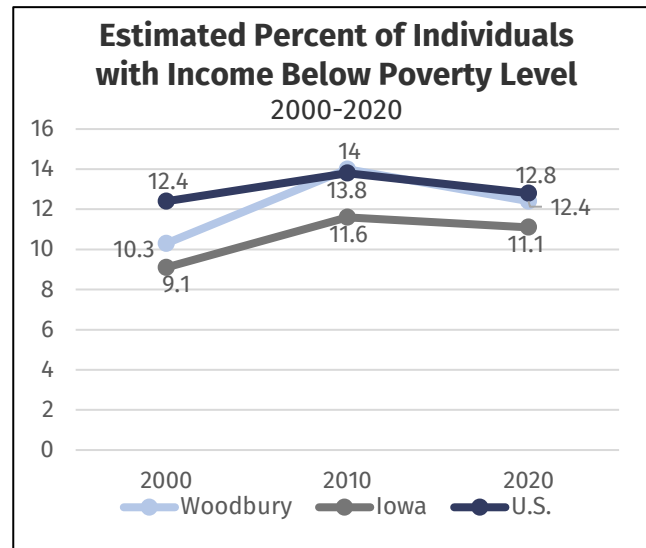


Figure 3.4. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020

Unemployment

Historically, the unemployment rate of Woodbury County has tracked closely with that of the State of Iowa, and is typically lower than that of the nation as a whole. Due to the economic disruptions of the COVID-19 pandemic, Woodbury County suffered its highest unemployment rates in recent history in the year 2020. The national unemployment rate has since returned to a level consistent with pre-pandemic figures, however, the state and county unemployment rates were still higher than pre-pandemic levels in 2021.

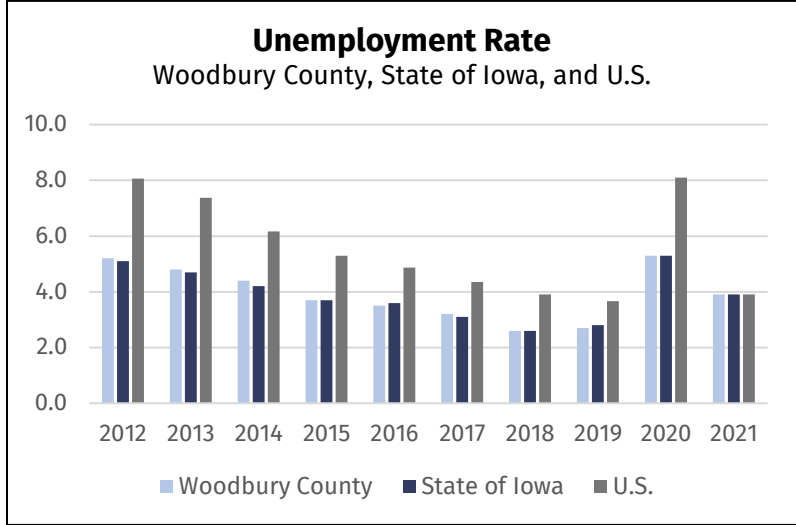


Figure 3.5. Bureau of Labor Statistics, Local Area Unemployment, 2012-2021.

Education

The 2020 estimated percentage of residents who are high school graduates or higher in Woodbury County, 87.7%, is on par with the national average of 88.5%. When compared to the state of Iowa at 92.5%, the county has a lower proportion of high school graduates. The county was also estimated to have a lower percentage of residents attaining a bachelor's degree or higher when compared to the state and country.

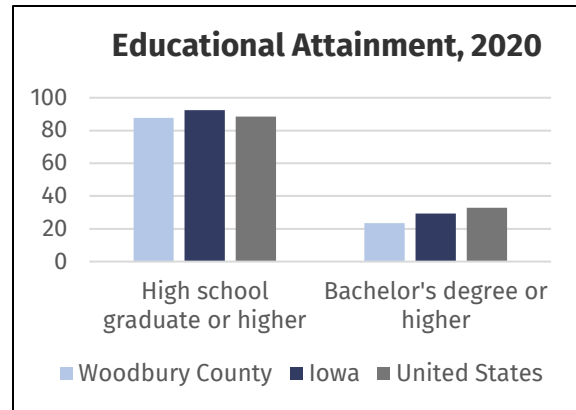


Figure 3.6. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

Educational disparities

When analyzing education attainment levels by race within Woodbury County, disparities in education levels become apparent. While the percentage of Woodbury residents who have graduated high school is comparable across racial groups, non-white residents were more likely to have less than a high school diploma and less likely to have attained a bachelor's degree or higher according to 2020 estimates. The county should work across jurisdictions and with communities of color to identify barriers to educational access and to provide appropriate services and support.

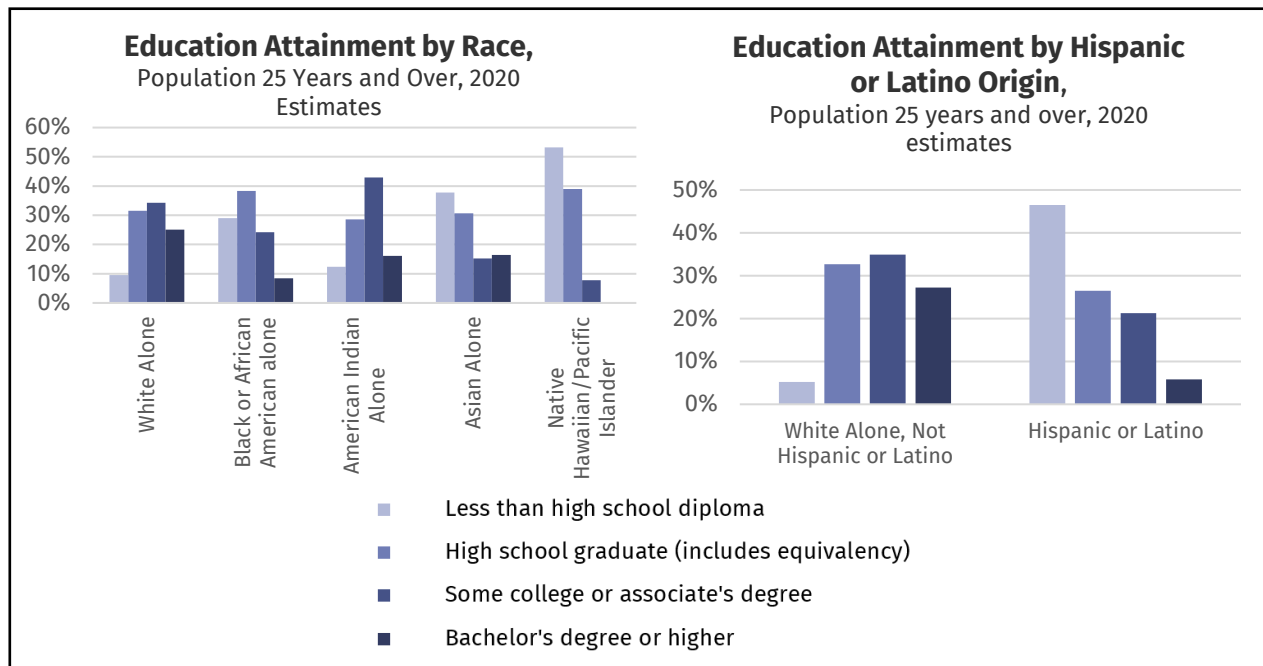


Figure 3.7. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

Workforce Development

As described in the preceding sections of this chapter, there are several challenges that must be addressed to cultivate economic opportunity for the county's workforce. A majority of job opportunities in the county are located in the Sioux City metro area, while rural residents living in small towns and unincorporated areas of the county must commute a long distance. Survey

feedback has indicated the lack of high-quality jobs and few small businesses operating in rural communities. Many county residents of both rural and urban areas live on incomes below the federal poverty line, while access to education and associated educational attainment levels in the county are below those of the state overall, especially amongst students of color. The county can take steps to address these challenges with the development of a strong workforce that meets the needs of growing industries.

To prepare the emerging workforce for growing industries, partnerships and ongoing communication between high schools, community colleges, businesses, and community organizations are vital. Industry leaders can keep educational professionals informed of in-demand skills and competencies and offer related internships or apprenticeships, while education institutions can align their curriculum with these needs and match students with these hands-on learning opportunities. One example of alignment between training opportunities and local industries is Western Iowa Technical Community College's apprenticeship program for Electromechanical and Industrial Maintenance, Electrician, Plumbing, and HVAC. These programs combine classroom learning with on the job training to ensure that participants come away with up-to-date knowledge and skills that can immediately fill employment needs for local industries. This alignment between industry demands and workforce development will not only prepare students for skilled, in-demand positions, but the specialized skills of the region's workforce can also be marketed toward relevant industries and businesses that may be seeking a community in which to locate.

In order to draw industries to the region, the county can collaborate with regional chambers of commerce and economic development entities to market and promote training or education opportunities in the region. In particular, unique training opportunities, such as the new flight school at Sioux Gateway Airport, can be marketed to related industries with the aim of filling a regional economic niche.



Rendering of the Oracle Aviation Center; anticipated construction in 2023. Image source: RS&H, Inc. and City of Sioux City.

To encourage the development of small businesses in Woodbury County's rural areas, the county can support residents by sharing resources about opportunities to learn basic business competencies. Partnering with community colleges to provide basic business workshops and seminars would help residents gain needed information while providing a recruitment opportunity for local academic business programs. Particular care should be given to marketing educational opportunities to low-income residents, immigrant communities, people of color, and other underserved groups, providing financial assistance information and translation to commonly spoken languages.

Workforce housing

The provision of workforce housing, or homes that serve middle-income workers is important for residents and local employers alike. The cost of housing has been continually increasing for both owners and renters, with an increase of about 71% between 2000 and 2020 for Woodbury County. Finding affordable homes within a reasonable commuting distance to job opportunities can determine whether potential employees are able to accept a job offer and move to the region. The availability of workforce housing strengthens the regional economy by drawing in employees that support local businesses- a vital role in today's competitive hiring landscape.

Iowa's Economic Development Authority administers the Workforce Housing Tax Incentive program to offset costs to developers for building a variety of new units that are affordable for middle income households. There is a per unit cost cap on these projects, and typically they are required to be located on brownfield or infill sites to ensure they are within a reasonable distance to job opportunities. In Woodbury County, this program has stimulated the development of 57 multi-family rental units and 16 owner occupied, single family townhome units for completion in 2023. To continue filling the gaps in diverse housing options and in turn support a strong workforce in Woodbury County, the county can coordinate with local economic development organizations to ensure information about this program is shared with developers and the business community.

Quality of Life

The quality of life of a community is a broad term that takes into account many factors that impact residents' standard of living, such as safety, access to health care, education opportunities, comfort, stress level, and cultural enrichment. While every topic covered in this comprehensive plan influences residents' quality of life, there are certain aspects of quality of life that relate directly to economic development. For example, providing a diverse array of opportunities for recreation and entertainment throughout the year contributes to residents' mental well-being, social connections, and physical activity levels. Building cultural attractions based on unique assets of the county, such as natural and historical features, provides residents opportunities for education and cultural enrichment. Encouraging healthy lifestyles, proactive medical check-ups, and the creation of exercise facilities throughout rural areas are actions that support the improvement of residents' physical health.



Dorothy Pecaut Nature Center; Woodbury County Parks

All three of these examples demonstrate how investments in residents' quality of life contribute to a robust economy. The physical and mental health, safety, financial security, and all-around well-being of the workforce are the basis for a strong economy.

In survey feedback, county residents expressed a desire for expanded medical services throughout rural communities, as well as the need for additional recreational, cultural, and family-friendly entertainment amenities. Quality of life improvements such as parks, trails, fishing, nature centers, and festivals were mentioned as desired changes.

Broadband and Cellular Service

According to Connected Nation Iowa's Broadband Map (2022), about 97.3% of Woodbury County households have access to the minimum speed that meets the Federal Communications Commission's definition of broadband, 25 mbps for download/3 mbps for upload, by means of any technology (fiber, cable, DSL, etc.). This map is displayed in Figure 3.7. Over 1,000 Woodbury County households do not have reliable access to broadband.

According to the U.S. Census Bureau's American Community Survey of 2020, nearly one fifth of Woodbury County's households did not have an internet subscription, compared to 9.7 percent of households nationwide. Households earning less than \$20,000 annually were far less likely to have internet access of any kind, with 40 percent of these households falling into this category.

From survey input about residents' experience living in rural Woodbury County, one of the most frequently identified weaknesses of the county was the poor broadband and cellular service in rural areas. Nearly 40 percent of survey respondents identified this as a top weakness of the county, while 14 percent believed investment in public utilities and infrastructure, such as broadband and improved cellular service, would be one of the most important issues to address in the next 20 years. Internet connectivity and/or cell phone service issues were also mentioned by about 19 residents in open-ended comments throughout the survey.

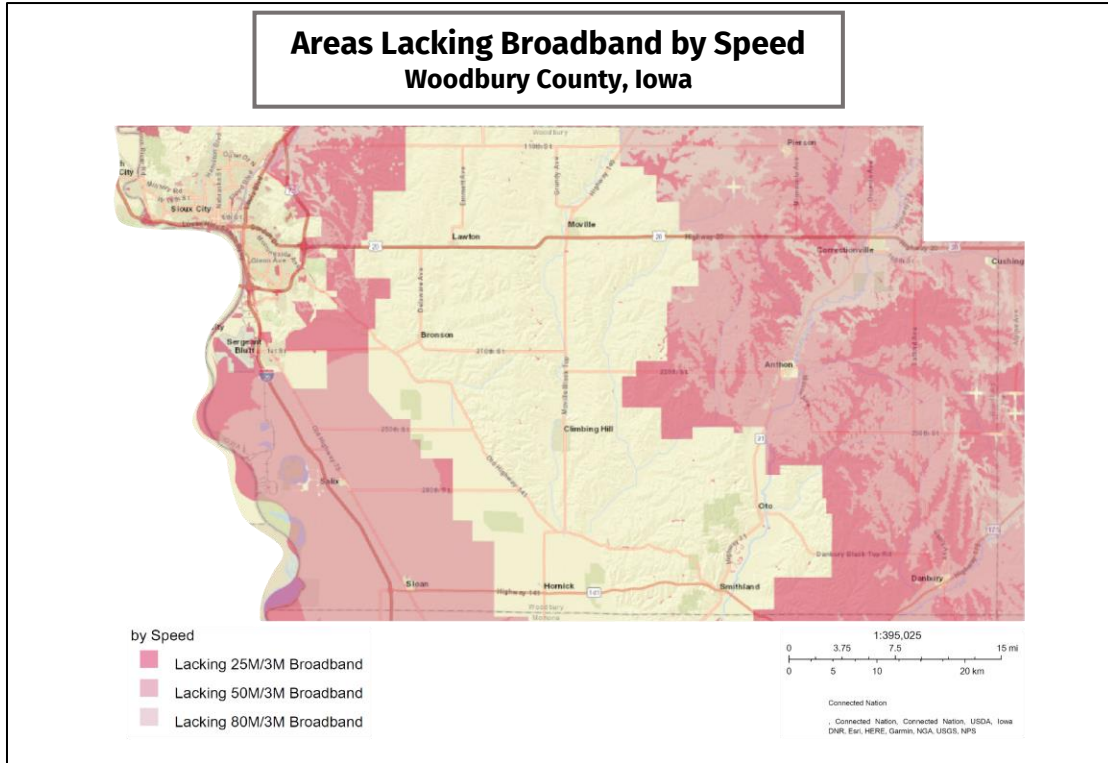


Figure 3.8. Connected Nation, USDA, 2022.

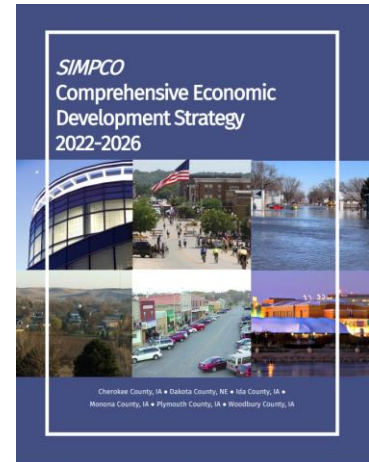
While the Connected Nation Iowa’s Broadband Map suggests that a vast majority of residents have access to broadband, a far greater percentage of Woodbury County residents are foregoing internet subscriptions than would be expected based on national data. While household income is certainly a factor, other residents may be avoiding an internet subscription due to insufficient or unreliable connection.

An increasing number of goods and services are being offered online, including crucial public services such as healthcare, telehealth, emergency response, social services and benefits, job boards, and secondary and post-secondary educational opportunities. Remote or hybrid employment opportunities have also become common. Reliable connection to the internet regardless of proximity to an urban center is vital for residents’ health, safety, and full participation in the economy.

Economic Development Programs

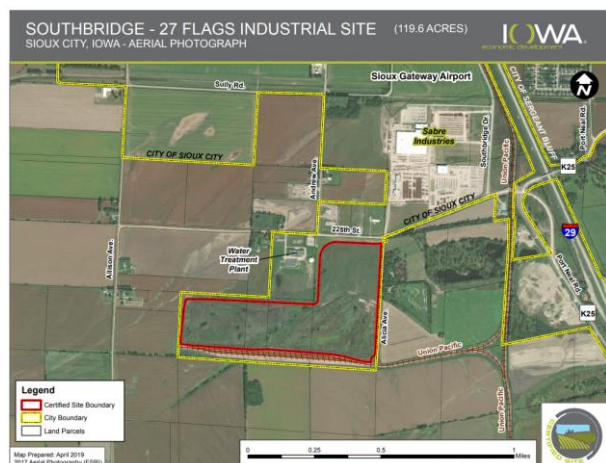
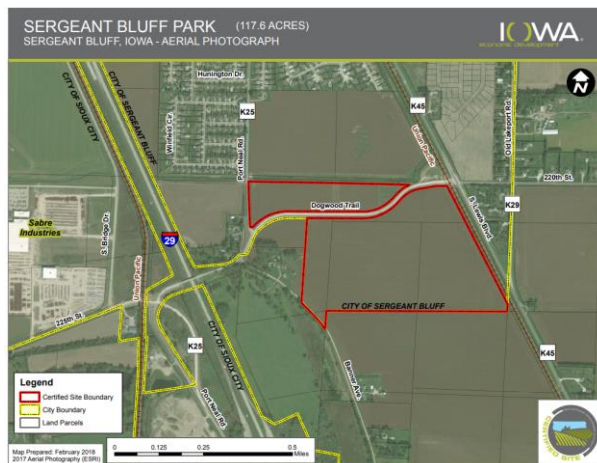
SIMPCO Economic Development

Siouxland Interstate Metropolitan Planning Council (SIMPCO) hosts a Comprehensive Economic Development Strategy (CEDs) Committee. The CEDs Committee develops and administers the 5-year economic development plan that is required for the region's Economic Development District (EDD) designation through the US Economic Development Administration (EDA). The vision of the plan is that the SIMPCO region will be a preferred location for innovative businesses and entrepreneurs who desire a skilled workforce, quality infrastructure, high quality of life for residents, and a positive business environment in order to contribute to continual regional economic success. This document can be accessed from SIMPCO's website, simpco.org, under the Economic Development division.



Certified Sites

The Iowa Economic Development Authority's (IEDA) Certified Sites program provides a credential for development-ready locations that are available for industrial operations. These locations are presented in a searchable database maintained on the IEDA's website, displaying relevant data and documentation of each site's amenities. Woodbury County is home to two such locations, both situated south of Sioux City and Sergeant Bluff near the Sioux Gateway Airport. The 117-acre Southbridge 27 Flags Industrial Site is suitable for heavy industry, while the Sergeant Bluff Industrial Park of roughly the same size is appropriate for "light industrial



manufacturing, logistics and warehouse distribution, food production and biotech industries" (IEDA). Both sites are immediately accessible by Interstate 29, U.S. Highways 20, 60, and 75, and railway operated by the Union Pacific Railroad Company provides access to markets in Omaha and Minneapolis. Both are also just minutes away from air service via the Sioux Gateway Airport and Missouri River barge service via the Big Soo Terminal.

The Southbridge Interchange is a new Interstate 29 interchange that is planned for development in 2027. This new access will be located south of the Sergeant Bluff rest stop, near 235th Street. The addition of this interchange will enhance the efficiency of operations located at both the Southbridge 27 Flags and the Sergeant Bluff Certified Sites, reducing travel

times for the distribution of goods, and enhancing fuel efficiency. With this convenient access to the interstate, Woodbury County can also anticipate future commercial and industrial developments adjacent to the interstate corridor and within the industrial area between Sergeant Bluff and 260th Street, roughly bordered on the west and east by the Missouri River and Interstate 29 respectively.

Work Ready Community



Woodbury County ACT Work Ready Communities designation in January 2019.

In 2019, Woodbury County was the first in Iowa to become certified as a Work Ready Community by ACT. This program strives to close the skills gap by aligning the needs of industries and the skills of job seekers. Individuals about to enter the workforce can earn the ACT WorkKeys National Career Readiness Certificate, which is an industry-recognized credential proving competency in commonly-required workplace skills. This helps individuals entering the workforce find suitable positions without relocating to another community. This certification is a draw for industry leaders, ensuring that Woodbury County has a workforce equipped to support their company.

Survey Results Synopsis

Assets and Weaknesses Relevant to Economic Development

Woodbury County's primary assets that were identified by survey participants included first and foremost the agricultural economy, which was selected by the largest number of residents (44 percent). The rural county's proximity to the goods, services, and attractions of the Sioux City metro was the secondmost popular answer (40 percent), followed by the rural character of the county (34 percent), and the cost of living (30 percent). Other relatively popular selections were related to quality of life assets of rural Woodbury County such as clean air and water (23 percent), and abundance and access to open space and public lands (21 percent). In open-ended comments, several residents cited qualities such as shared community values, the character of fellow residents, or the quiet atmosphere living in rural Woodbury County.

Less-frequently selected assets included the public education system (17 percent), recreational opportunities (16 percent), historic character, culture and amenities (12 percent), and opportunities for business growth (10 percent).

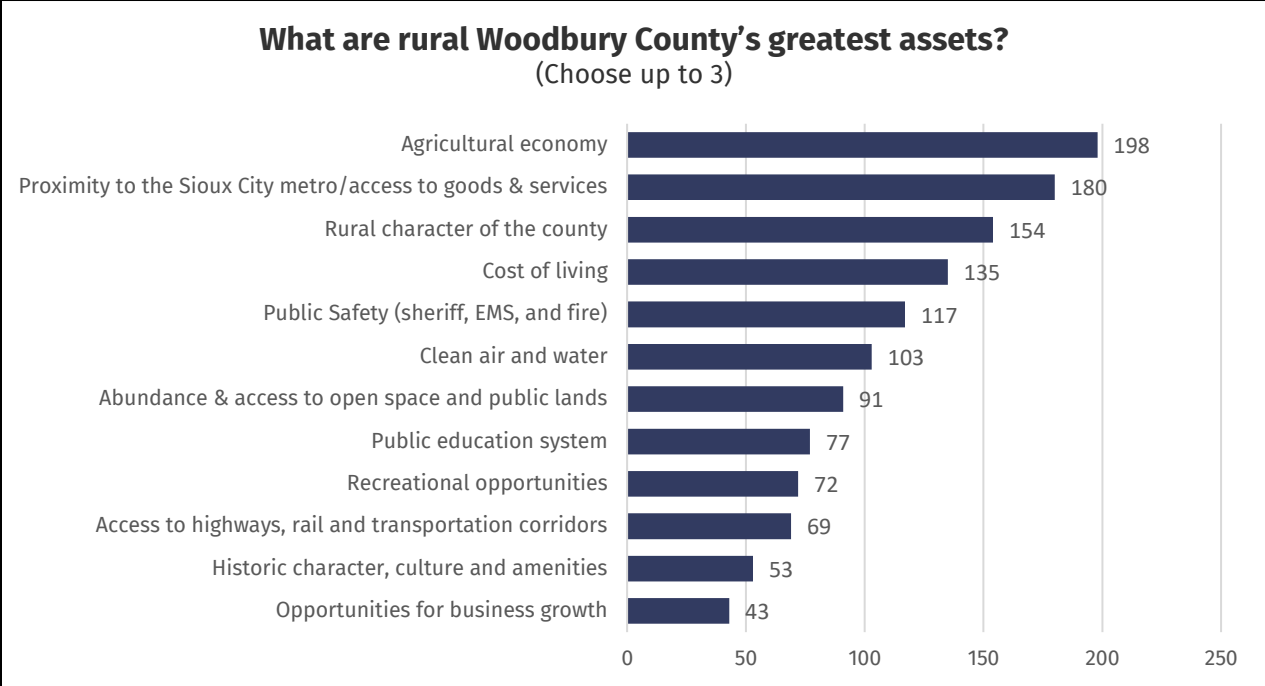


Figure 3.9. Other assets from open-ended questions: shared community values, high character of residents, and quiet atmosphere.

Of the weaknesses identified by survey participants, the most frequently selected were few employment opportunities in rural areas (39 percent), lack of reliable broadband and/or cellular service (38 percent), limited services in rural areas (37 percent), and difficulty attracting or retaining a qualified workforce (32 percent). In open-ended comments, survey respondents also mentioned high taxes, the lack of recreational opportunities, and few amenities such as senior centers and other services.

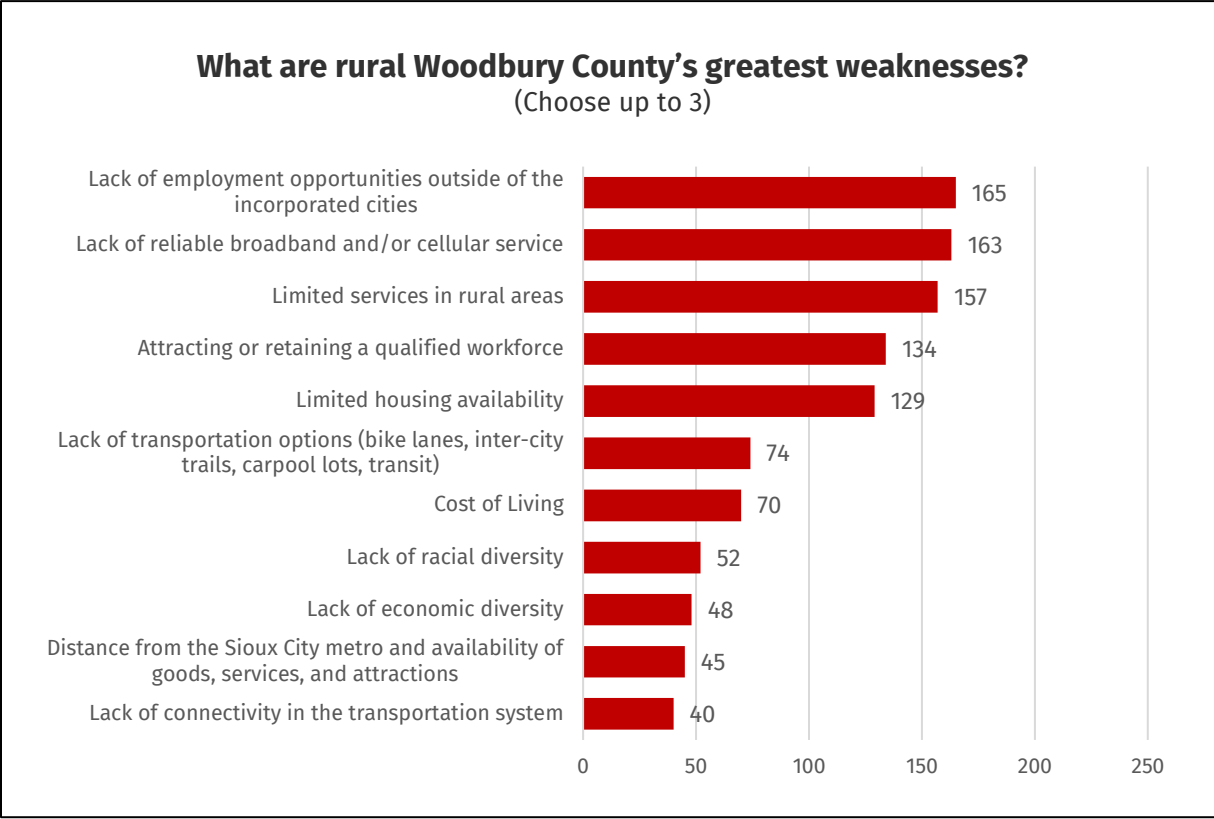


Figure 3.10. Other weaknesses from open-ended comments: high taxes, lack of recreational opportunities, few amenities, lack of jobs paying a high wage, unreliable cell phone service and broadband.

Desired Changes

Economic development was ranked as the most important topic to address in the next 20 years. One of the most frequently mentioned issues amongst survey respondents was broadband and cell service connectivity and reliability. In addition, residents expressed the desire for more grocery stores in rural areas; small local shops such as secondhand stores, antique shops, bookstores, boutiques, and general stores; as well as food establishments such as breweries and restaurants. Respondents repeatedly brought attention to the need for access to emergency health and medical services. Recreational, cultural, and family-friendly entertainment amenities such as parks, bike trails, pools, fishing, nature centers, amusement parks, and festivals were all desired quality of life improvements for rural residents. Lastly, some respondents cited the need to provide better support for young entrepreneurs, strengthen the agricultural economy and increase protections for farmland and the Loess Hills throughout the county. While residents desire the addition of small businesses and services to rural communities and enjoy the amenities of the nearby Sioux City metro, they express appreciation for the rural character, the agricultural economy, the natural features, and the community values that make rural Woodbury County unique.

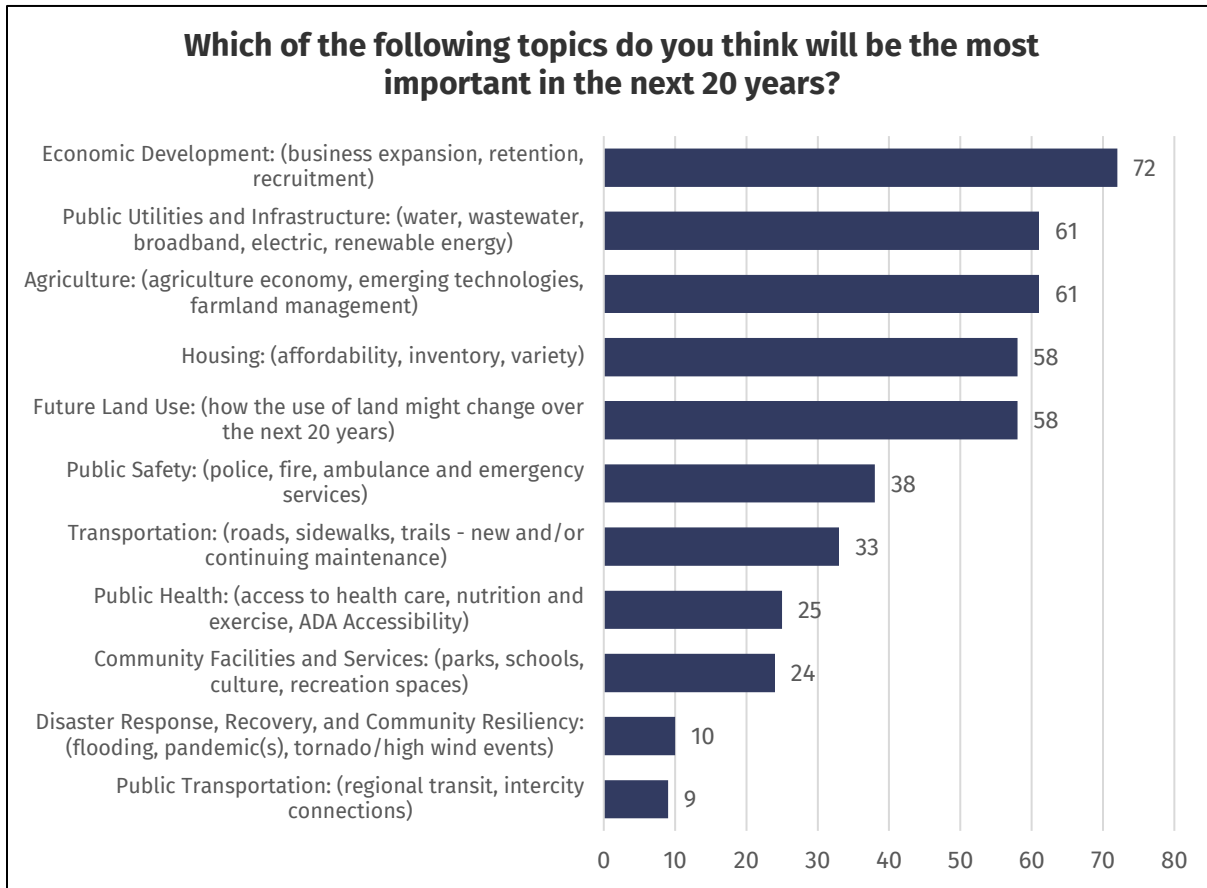


Figure 3.11. Other needs identified in comments: recreation besides bars and casinos, fewer dollar stores and more local businesses, better job opportunities, enable young entrepreneurs to get started, encourage agricultural ventures, strengthen the agricultural economy.

What types of businesses do you patronize in rural Woodbury County?

Common responses:	
Restaurants	122
Gas or service stations	105
Grocery or convenience store	75
Salon or barber	21
Home goods & clothing	19
Bars	22
Banks	17
Local small businesses	17
Agricultural (feed stores, farm supply)	12
Doctor or pharmacy	15
Farmers market or local farms	7

Table 3.1. See Appendix for a full list of answers.

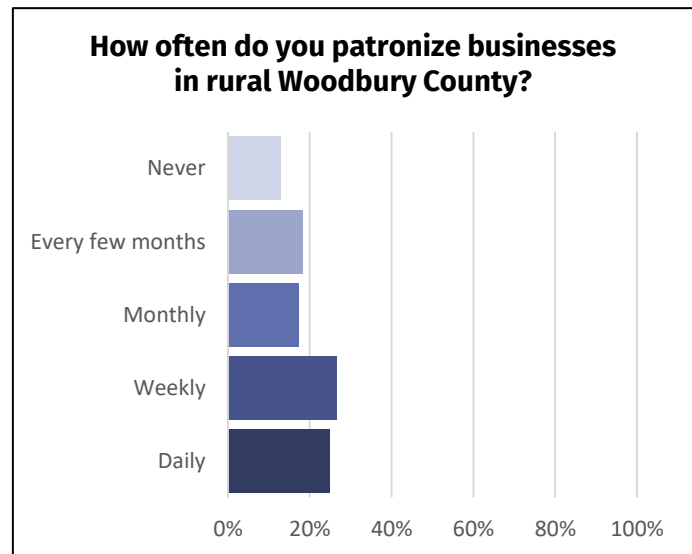


Figure 3.12.

What types of businesses or services would you like to have in Woodbury County?

Grocery stores (32)
More local shops (24): antiques, secondhand stores, brewery, bookstore, general stores, boutiques, storefronts, and restaurants (9)
More public services: transportation (6), emergency health & medical care (19), police
Recreation opportunities (8): parks (5), kid and family-friendly recreation (12), bike trails (3), hiking trails, nature center, fishing, shooting range, water park, pools (2), amusement park, festivals
Improve internet (11) & cell service (3)
More affordable housing (4)
Auto repair/service centers (4)

Table 3.2. See Appendix for a full list of answers.

Goals & Objectives

Regional Alignment

- **Goal: Coordinate economic development initiatives with regional priorities.**
 - o Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies therein.

Industry & Workforce

- **Goal: Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.**
 - o Maintain Woodbury County's ACT® Work Ready Community status.
 - o Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.
 - o Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.
 - o Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.
- **Goal: Encourage the diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.**
 - o Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.
 - o Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.
 - o Consider the development of alternative energy industry partnerships.
 - o Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.

Quality of Life

- **Goal: Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.**

- Continue to invest in innovative improvements such as recreation and entertainment opportunities.
- Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.
- Improve access to internet connectivity by investing in broadband infrastructure.
- **Goal: Encourage healthy lifestyles to maximize residents' quality of life.**
 - Support the expansion of health services such as clinics and exercise facilities in rural areas.
 - Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.
 - Support education for regular wellness exams to increase early detection of serious illness.

Equity

- **Goal: Ensure that educational and economic opportunities are accessible to all residents, regardless of race, age, sex, religion, or ability.**
 - Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.
 - Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.
 - Actively market educational and job opportunities to underrepresented communities.

Chapter 3: Transportation

This chapter includes information about existing transportation infrastructure and services in Woodbury County and a list of transportation goals and objectives for the future.

Section	Contents
Iowa Smart Planning	Transportation Element
Streets	Street network
Public Transit	Demand response and fixed route systems
Commuting to Work	Commuting patterns
Trail Network	Regional trails
Railroad	Rail traffic
Air	Commercial air service
Water	Barge facilities
SRTPA Long Range Transportation Plan	SRTPA Long Range Transportation Plan
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The Iowa Smart Planning document states the following in regards to transportation:

Transportation Element: Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

Transportation Diversity Principle: Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

Streets

Major routes of Woodbury County's street network include Interstate 29 running along the western border, the principal arterial of U.S. Highway 20 running west/east across the county, and U.S. Highway 75, running north/south through the Sioux City metro area. The other principal arterials in the county, Iowa State Highway 12 and Hamilton Boulevard, are also located in Sioux City. Minor arterials in rural Woodbury County include Iowa State Highways 141, 175, 31, and 140, with numerous minor arterial routes in the Sioux City metropolitan area. In addition to these roadways, the county also has a network of major and minor collectors, as well as local roads. The full street network is illustrated in the map in Figure 4.1, according to the Federal Functional Classification and the Iowa Department of Transportation.

FEDERAL FUNCTIONAL CLASSIFICATION MAP
WOODBURY COUNTY
 IOWA



Office of Systems Planning
 Phone: (515) 231-1654
 WWW.IOWADOT.GOV/MSPS

In Cooperation With
United States
 Department of Transportation

December 19, 2014



LEGEND

RURAL FEDERAL FUNCTIONAL CLASSIFICATIONS

Interstate	
State Highway	
County Highway	
Major Arterial	
Minor Arterial	
Minor Collector	
Local	
Unimproved or Proposed (Shown as a Dashed Line)	
Interstate Highway	
State Highway	
County Highway	
Interstate	
State	
County	
State Boundary	
County Boundary	
City Boundary	
Water	
State Parks	
State Reservoirs	
Rural Land	

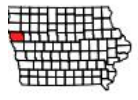
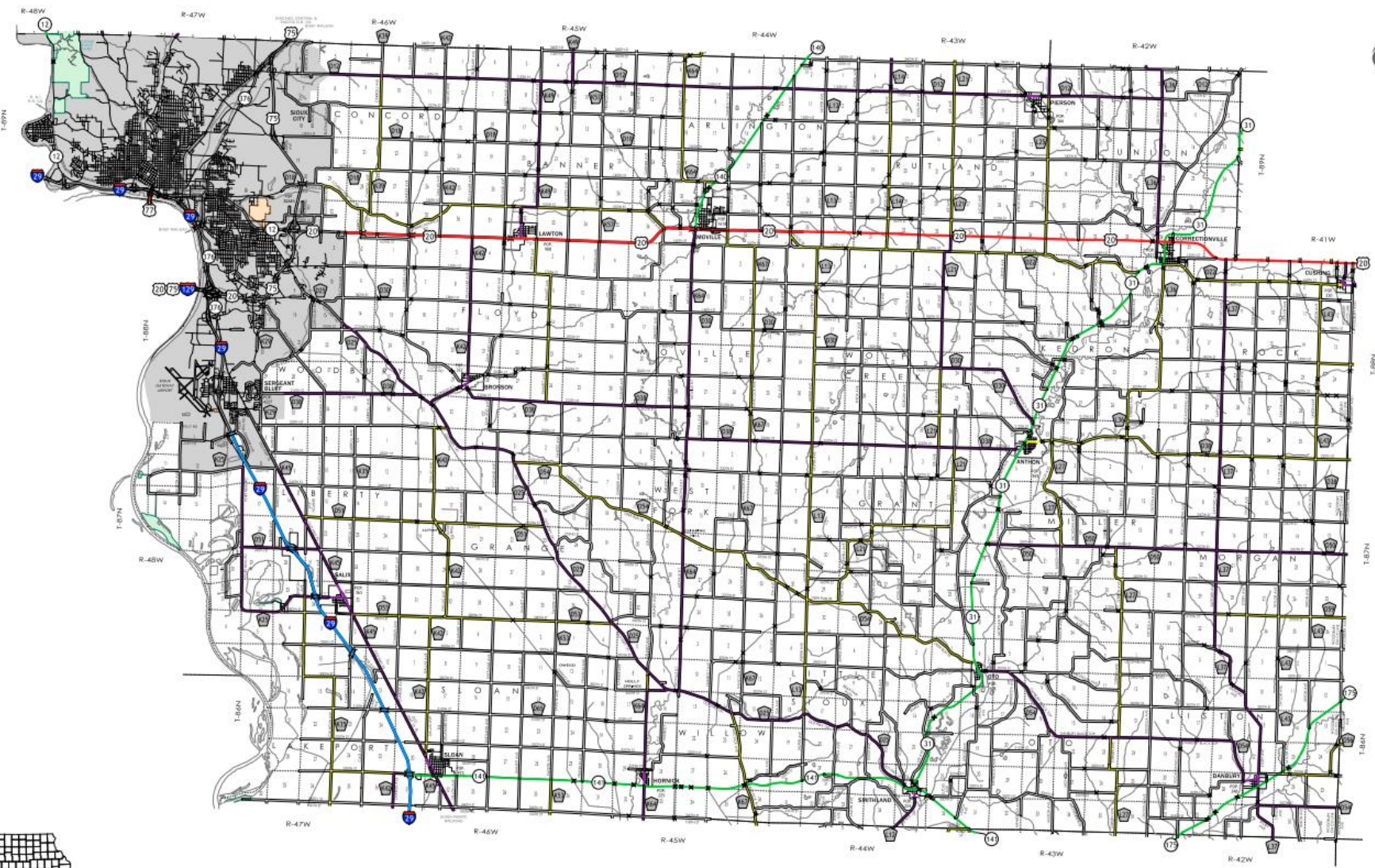


Figure 4.1. Woodbury County, Iowa Federal Functional Classification Map. Iowa DOT, 2014.

U.S. Interstate 29, U.S. Highway 20, and U.S. Highway 75 are important routes for commercial vehicles, carrying thousands of trucks each day throughout Siouxland and across state lines. State Highways 141, 31, 140, 175, 376, and 12 also contribute, to a lesser extent, to the flow of commercial traffic across the region. Iowa Department of Transportation road volume data is included for reference in the appendix for the interstate as well as U.S. and state highways in Woodbury County. A summary of vehicle miles traveled (VMT) on Woodbury County’s rural and municipal road networks is included in Table 4.1. This metric factors in both the average annual daily traffic on the road network as well as the length of roadways. For example, while there are many more miles of the rural primary network than in the municipal primary network, the VMT is not markedly different due to the greater volume of traffic on municipal routes.

Vehicle Miles Traveled, Woodbury County, 2020 (1,000’s)								
Rural interstate	Rural primary	Secondary	Rural Total	Municipal Interstate	Municipal Primary	Municipal	Municipal Total	Total
82,571	130,802	75,153	288,526	106,291	122,194	273,897	502,382	790,908

Table 4.1. Source: Iowa Department of Transportation, 2020

Woodbury County’s Secondary Roads Department provides construction, road maintenance, engineering, and snow/ice removal for all roads outside of city jurisdictions that are not part of the state or federal highway systems. Farm to Market routes and Area Service class “A” roadways are prioritized in terms of construction, reconstruction, maintenance, and snow/ice removal, while Area Service class “B” and “C” roadways are built and maintained to the minimums outlined in state and county codes.

Woodbury County Secondary Roads Summary, 2020	
Secondary Miles	1,350.48
Secondary Open Miles	1,338.48
Secondary Legal Not Open Miles	12.01
Secondary Open Surfaced Miles	1,276.62
Secondary Open Not Surfaced Miles	61.75
Percentage Surfaced Secondary Roads	94.52%
Rural Open Roads All Systems	1,436.57
Rural Primary Miles	102.45
Rural Open Surfaced Miles	1,374.27
Total Open New/Resurfaced Rural Miles 2020	0.00
Total Open Rural Miles Unknown Surface Type	0.11
Percentage County Miles Farm-to-market	31.34%

Table 4.2. Iowa DOT Secondary Road Report, 2020

Construction priorities in recent years have been pavement resurfacing projects and the replacement or repair of street bridges, as many of these structures are aging and in need of attention to maintain their safe use. Residents surveyed about transportation infrastructure in Woodbury County have expressed concern with the state of rural roadways, especially unpaved roads that tend to accumulate potholes with the changing seasons. When asked how they would rate the condition of unpaved rural roads, 28% determined the condition to be “poor”. Surveyed residents responded more favorably when asked about the condition of paved rural roadways (47% “good” or “excellent”), the safety of railroad crossings (50% “good” or “excellent”), snow removal (47% “good” or “excellent”), and the amount, condition, and reflectivity of signs along roadways (62% “good” or “excellent”).

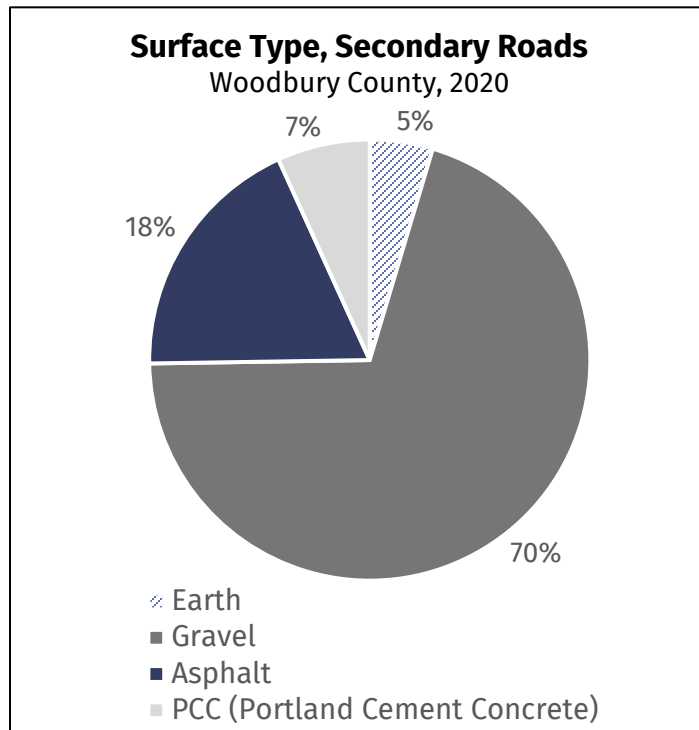


Figure 4.2. Source: Iowa DOT, 2020.

Woodbury County Bridge Conditions, 2021							
Structural Deficiency (SD)		Bridge Condition			Weight Restrictions		
Total SD	No SD	Good	Fair	Poor	Restricted	Unrestricted	Out of Service
82	368	192	176	82	74	370	6

Table 4.3. Source: Iowa Department of Transportation, Iowa Bridges Story Map, 2021.

Interstate-29 Southbridge Interchange

With the continued development of industrial activities south of Sioux City and Sergeant Bluff near the Missouri River, the addition of an interchange on Interstate 29 near Port Neal Road has recently been approved by the Iowa DOT. This project will be moving forward over the next several years. Having direct interstate access in this area will greatly improve the efficiency of current industrial operations nearby, reducing the number of miles between manufacturing sites and the interstate. It will also support further development of commercial and industrial sites in the vicinity. The improved interstate access will be another draw for potential firms to locate in the Siouxland area, in addition to other regional amenities such as the IEDA’s Certified Sites, proximity to the Missouri River, air service, human capital, and strong agricultural economy.

Loess Hills National Scenic Byway

The Loess Hills National Scenic Byway is a driving route that highlights the beautiful natural landscapes of northwest Iowa, from gently rolling hills to steep ridges and bluffs containing prairie and woodland ecosystems. Starting from the north in Plymouth County, the route enters Woodbury County through Stone State Park, carries briefly along I-29 before continuing southeast between Bronson and Smithland. There are several opportunities for hiking and wildlife observation along the route in Stone State Park, the Oak Ridge Conservation Area, Southwood Conservation Area, and the Fowler Forest Preserve. The Smokey Hollow Loop between Oto and Smithland and the Stagecoach Loop South of Smithland offer additional scenic views of the Loess Hills. The towns of Sioux City, Sergeant Bluff, Bronson, Lawton, Oto, and Smithland offer services and various attractions to visitors along the way.

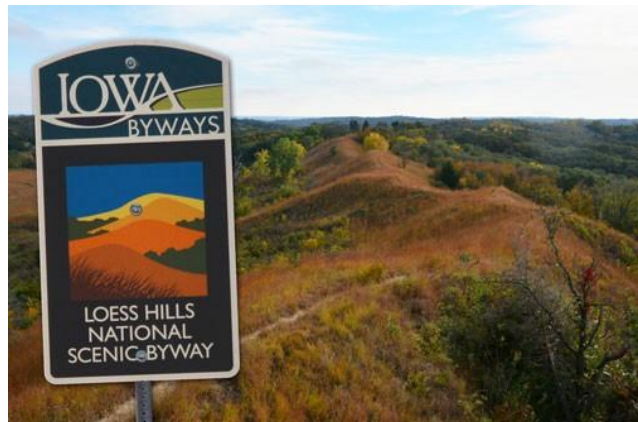


Photo source: iowaculture.medium.com

Crash Data

Woodbury County Annual Crash Data							
Year	Total Crashes	Total Occupants	Total Vehicles	Fatalities	Serious Injuries	Minor Injuries	Possible Injuries
2022	2,247	5,398	4,202	5	24	282	476
2021	2,262	5,319	4,193	8	34	233	486
2020	2,174	5,201	4,025	10	46	238	429
2019	2,479	5,997	4,557	12	39	244	533
2018	2,387	5,879	4,469	5	34	232	521
2017	2,346	5,775	4,382	8	43	250	501
2016	2,364	5,732	4,385	10	37	273	629

Table 4.4. Source: Iowa DOT, Iowa Crash Analysis Tool (ICAT)

Over the past seven years, Woodbury County has had an annual average of about eight fatal automobile crashes and about 37 crashes resulting in serious injury to at least one person involved. Several hundred crashes resulting in minor or possible injuries also take place each year in Woodbury County. While human error is inevitable and it is unrealistic to eliminate crashes entirely, roadway design can be improved to incorporate safety features, such as shoulders on two-lane highways, roundabouts at appropriate intersections, road diets, and improved sign reflectivity. The U.S. Department of Transportation’s Federal Highway Administration promotes the Safe System Approach to holistically enhance user safety and reduce the likelihood of fatalities and serious injuries from crashes. This approach proactively identifies and mitigates risks, recognizes the vulnerability of road users, assumes that people will make mistakes, and embeds redundant safety measures in anticipation of user error. These strategies can be incorporated into roadway design to improve safety for Woodbury County residents.

Electric Vehicles

While the Sioux City metro area has about one dozen locations for electric vehicle drivers to recharge their batteries, there are currently no recharging stations in rural Woodbury County. Electric vehicle infrastructure will be a growing need over the next several decades and presents an opportunity to improve the quality of life for rural residents. According to the U.S. Department of Energy and the Bureau of Labor Statistics, rural drivers tend to drive on average ten more miles daily and spend an average of 44% more on gasoline and motor oil compared to residents living in an urban area. As affordable electric vehicles are developed, this technology will offer rural residents considerable cost savings from a reduction in fuel and maintenance throughout the life of the vehicle.

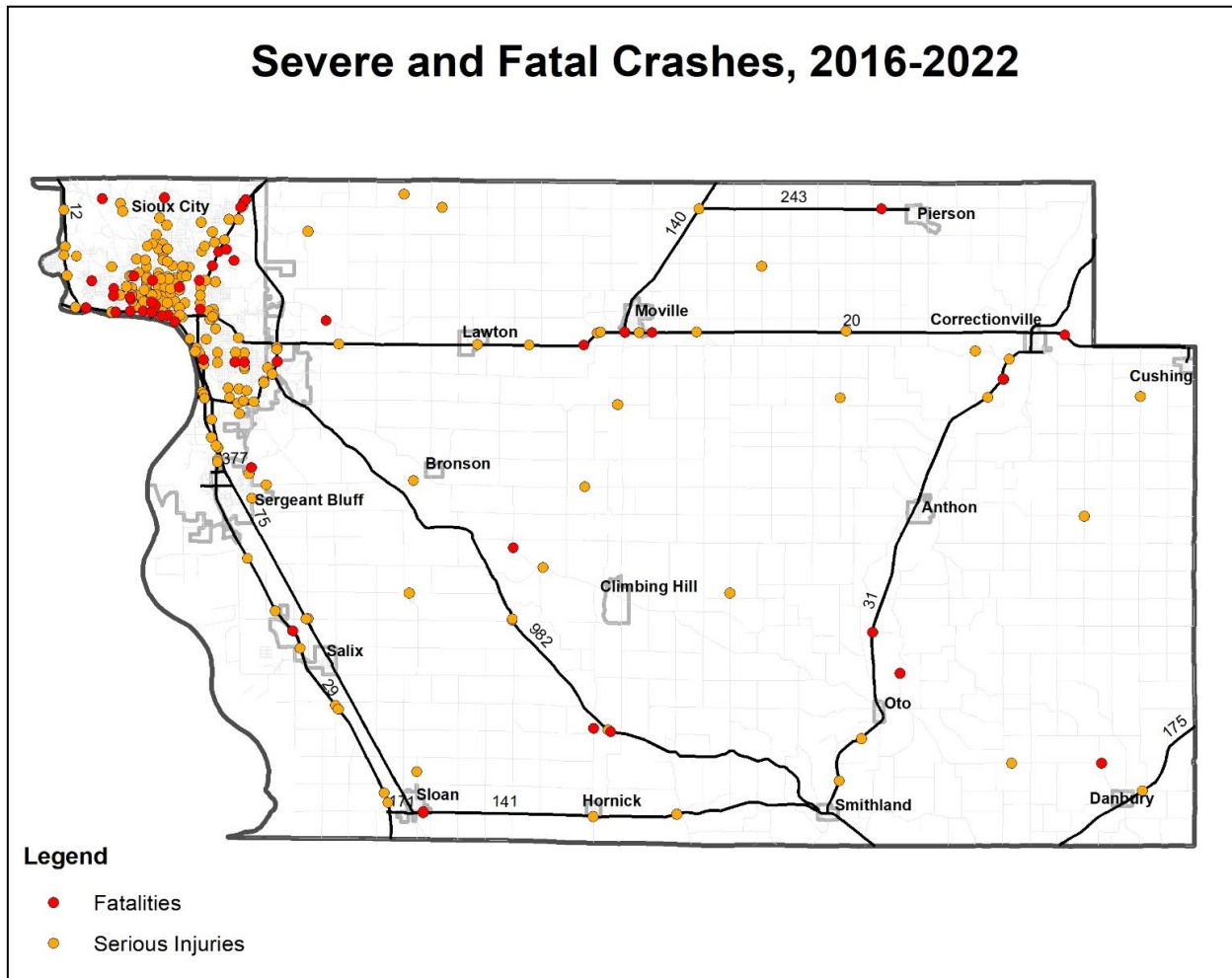


Figure 4.3. Severe and Fatal Crashes in Woodbury County, 2016-2022. Iowa DOT Crash Analysis Tool (ICAT).

The Federal Highway Administration has designated a network of alternative fuel corridors where the required maximum distance between public charging stations is 50 miles to ensure that electric vehicle owners have reliable access to stations across the country. In Iowa, portions of Interstate 80 are designated “ready corridors” and other sections of this interstate are in development to achieve the required charging station density. Interstate 29 in Woodbury County has been identified as a “pending corridor” that will be developed as a designated alternative fuel corridor soon. With the federal government’s push to expand electric vehicle

infrastructure, there will be funding opportunities in the near future to help localities, business owners, and individuals adapt to the growing need for recharging stations and electric equipment. MidAmerican Energy Company also offers incentives for businesses to provide charging stations and for Iowa residents to purchase electric vehicles.

Public Transit

Woodbury County is served by the Jefferson Lines bus service company, which provides a route connecting Sioux City to two transfer points: Sioux Falls, South Dakota to the north, and Omaha, Nebraska to the south. From these transfer points, connections to many other destinations throughout the midwest region are available.

The Siouxland Regional Transit System (SRTS) provides public transportation and paratransit service throughout Woodbury County as well as Cherokee, Ida, Monona, and Plymouth counties in Iowa, Dakota County in Nebraska, and southern Union County in South Dakota. This service is available to all residents, including those who may require specialized transportation, such as those with disabilities or in need of transportation to medical appointments. Service is on demand with direct pick-up and individualized destinations scheduled with 24-hour advanced notice. The SRTS fleet of vehicles is ADA accessible, equipped with mobility device lifts, seatbelts, and car seats upon request. Contract transportation is also available for businesses to assist in transporting employees to work.

Prices for SRTS services are detailed in the table below. Reduced fares are available for riders age 60 and over. In 2021, SRTS provided 81,402 rides with a total of 554, 665 operating miles.

Service	Rate
Curb-to-curb	\$4.00 plus \$0.50 per mile
Door-to-door	\$7.00 plus \$0.50 per mile
Dakota Dunes	\$5.00 one way
Jefferson or Elk Point	\$15.00 one way
Sergeant Bluff	Free within city limits and \$2.00 per one way within Sioux City metro including Dakota Dunes

Table 4.5. Siouxland Regional Transit System, 2022.

The Sioux City Transit System provides bus service throughout the tri-state metropolitan area, including Sioux City, North Sioux City, and South Sioux City.

While these public transportation options are available, less than one percent of residents used transit to meet the needs of their daily commute according to 2019 estimates. In 2021, the Sioux City Transit System studied and sought public input for route and scheduling improvements to meet residents’ changing needs and preferences. They launched a trip planner tool in 2022 that allows users to find detailed directions and route information from their mobile device. As these agencies continue to find additional ways to enhance the convenience of the transit system, ridership could increase and reduce the number of single-occupancy vehicle trips taken each day.

Commuting to Work

For Woodbury County residents, the predominant form of transportation for commuting to work was by driving alone in a car, truck, or van, with 83% of residents using this mode according to 2020 estimates. Carpooling was the second most common form of transportation (9.5%), followed by walking (2%), public transportation (1.1%) and other means (.4%). About 4% of residents reported working from home, eliminating their commute. Encouraging the use of alternative means of transportation and reducing the number of single occupancy vehicle trips would help to improve traffic safety, reduce roadway congestion, and improve air quality in the region.

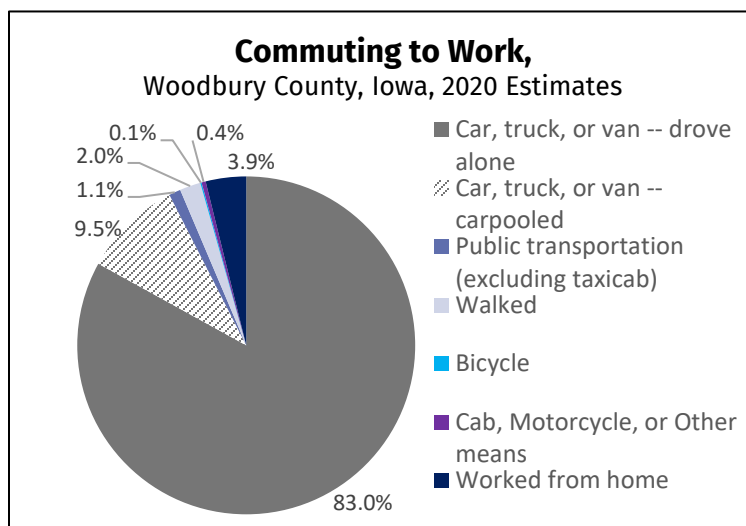


Figure 4.4. U.S. Census Bureau, American Community Survey, 5-year Estimates of 2020.

The Siouxland Regional Transit System partners with commercial businesses and industries in the region to offer employees a vanpooling service. SRTS lends a van to a group of employees of the same company to share as a means of transportation to work. The employees operate the vanpool based on a set pick-up and drop-off schedule each day. This arrangement saves employees the costs of driving their own vehicles to work each day, while employers save space in the parking lot, reduce congestion, and offer a unique benefit to their staff members.

Trail Network

Many of Woodbury County's rural communities maintain multi-use trails within their respective jurisdictions. In addition, three parks within Woodbury County's Conservation Board network- Brown's Lake Bigelow, Little Sioux, and Snyder Bend parks- contain bicycle paths. Several county parks offer hiking trails as well, including Fowler Forest Preserve, Little Sioux Park, Snyder Bend Park, and Southwood Conservation Area. The Union Bridge Trail, a two mile route connecting Little Sioux Park and the City of Correctionville, was completed in 2007. The trail network within the metropolitan area of Sioux City and Sergeant Bluff is growing increasingly connected, with further expansions planned in the next several years. For example, the Plywood Trail, currently in initial phases of development, will eventually connect the City of Sioux City to the Plymouth County cities of Hinton, Merrill, and Le Mars.

Despite these developments, there is still great demand for expanding and further connecting the county's trail network, especially in rural areas of the county. When asked about the county's weaknesses, 74 of the respondents (17%) identified a lack of transportation options (bike lanes, inter-city trails, carpool lots, transit) to be among the county's top three weaknesses. About 18 survey respondents of Woodbury County identified the addition of biking and hiking trails and other outdoor recreation opportunities as desired improvements in open-ended comments.

Improving infrastructure for alternative transportation and expanding the trail system network is an ongoing effort at the state level, as detailed in the Iowa DOT's Active Transportation Plan. Similar efforts are also taking place within many of the county's communities and has been stated as a priority in many of the towns' comprehensive plans. For example, the City of Anthon's comprehensive plan envisions the extension of the Union Bridge Trail that could connect Anthon, Correctionville, and Oto on the west side of the county. Projects such as these have the potential to increase the percentage of residents using alternative forms of transportation and to improve the quality of life for rural residents where there is an identified lack of recreational opportunities.

Railroad

Many tons of products make their way to, from, and through Woodbury County by way of a network of railroad lines converging in Sioux City. Commodities shipped on Iowa's rail network include farm products, food, chemicals, and coal. Rail operations are vital to the success of the agricultural economy, connecting the products and commodities produced in Woodbury County to regional and national markets. Railroads are essential, however they can sometimes present safety hazards for drivers and other road users. While collisions between trains and roadway users are infrequent in Woodbury County, with only three train-involved crashes between 2017 and 2021, the addition of rail crossing signals, signs, rumble strips, and crossing gates can improve the safety of at-grade railroad intersections.

Dakota and Iowa Railroad (DAIR): operates between Dell Rapids, South Dakota and Sioux City, via a connection with BNSF rail at Elk Point, South Dakota. Annual gross tons per mile: 3.0-4.99 million.

Burlington Northern Santa Fe Railway Co. (BNSF): Operates one route travelling northwest of Sioux City through South Dakota, a route southwest of Sioux City heading south through Nebraska, and a route north of Sioux City through Minnesota. Annual gross tons per mile: 20.0-39.99 million.

Chicago Central and Pacific Railroad (CC): Owned by the Canadian National Railway (CN). Operates a route between Sioux City and Chicago. This route heads north of Sioux City before traveling east across the state. Annual gross tons per mile: 3.0-4.99 million.

Union Pacific Railroad (UP): Routes heading north and south connect Sioux City with Minneapolis and Omaha. Annual gross tons per mile: 10.0-19.99 million.

Air

The Sioux Gateway, or Brigadier General Bud Day Field Airport is located about seven miles southwest of Sioux City and east of Sergeant Bluff. This airport is a commercial service facility offering direct daily service to Denver, Colorado and Chicago, Illinois. United Express is currently the sole commercial airline at this facility. Connections to other destinations both domestic and international are available through the United network. Typically, about 45,000 passengers fly from this airport annually on average. However, service was greatly reduced due to COVID-19 disruption in 2020 and 2021, as was the case across the country.

In addition to commercial flights, the Sioux Gateway Airport is also used for roughly 10,000 general aviation operation flights, and between 3,000 and 5,000 military flights annually. The

185th Air Refueling Wing, an Air National Guard unit based at the Sioux Gateway Airport, consists of nearly 900 members. Members range from traditional guardsmen to full-time military personnel, air technicians, and state contract employees. This unit is ready for deployment during national emergencies, providing aid during such disasters as Iowa flooding events and the aftermath of Hurricane Katrina. They also provide vital support to international missions of the U.S. Air Force by refueling aircraft with their fleet of KC-135 refueling tankers.

A new flight school will be established at the Sioux Gateway Airport site in 2023. Oracle Aviation LLC and Morningside University will partner to offer flight training and aviation management training while Western Iowa Technical Community College will partner with Oracle Aviation to offer an associates of applied science in aviation engineering. New facilities for training, instruction, and administrative offices as well as hangar space and site improvements are planned developments for this project.

Water

Marine Highway M-29 was designated in 2013 as a U.S. Maritime Administration Marine Highway Route between Sioux City and Marine Highway M-70 beginning in Kansas City, Missouri. This route is intended to connect shippers in the Sioux City region to larger eastern routes and markets via the downstream confluence with the Mississippi River. The purpose of the marine highway system is to reduce the volume of surface freight and rail transportation, to relieve subsequent congestion and reduce the wear and tear on highway infrastructure. It is also thought that marine transportation provides an opportunity to increase the fuel efficiency of freight transportation while strengthening supply chains. Despite this designation, Sioux City does not contain a major marine port, and unfavorable river conditions between low water levels and flooding have preempted the majority of waterway freight traffic in recent years. Although barge freight has been hindered by river conditions in the recent past, the marine highway designation does make facilities along the route eligible for federal funds to improve or expand port infrastructure. The further development of barge freight is a future possibility for the region. Information from the Iowa DOT about several private barge facilities on the Missouri River is provided below.

Ag Processing, Inc.:

- Rail Car Storage Capacity: 250 cars
- Barges Worked Capacity: 1
- Barges Stored Capacity: 3
- Dry Storage Facilities: 3.5 million bushels
- Liquid Storage Facilities: 36 million pounds
- Major Commodities Handled: soybeans, soybean products, biodiesel

Big Soo Terminal: Tegra Corporation

- Rail Car Storage Capacity: 75 cars
- Barges Worked Capacity: 2 Barges
- Stored Capacity: 12
- Dry Storage Facilities: 120,000 tons
- Liquid Storage Facilities: 22,000 tons
- Major Commodities Handled: Dry bulk fertilizer, grain, soybean meal and oil, steel, lumber, road salt, molasses, feed stuffs, and wind energy components with heavy lifts

Jebro, Inc.: Asphalt and petroleum products

Koch Nitrogen Co. LLC:

Rail Car Storage Capacity: 55 cars

Barges Worked Capacity: 1

Barges Stored Capacity: 3

Dry Storage Facilities: 20,000 tons

Liquid Storage Facilities: 20,000 tons

20 acre lay down yard

Major Commodities Handled: Anhydrous ammonia, urea, urea ammonium, and nitrate solution

SRTPA Long Range Transportation Plan

The Long Range Transportation Plan for the Siouxland Regional Transportation Planning Association (SRTPA) synthesizes demographic, economic, passenger, and freight forecasts and analyzes how these trends will interact with expected land use to impact demands on the transportation system. This document, updated every five years with a 20 year planning horizon, can serve as a reference for Woodbury County in transportation decisions, to ensure alignment between regional- and county- level goals, projects, and policies.

This document is also developed with the input of constituent cities and counties. Providing this input to the SRTPA during the development of the LRTP will help to advance Woodbury County's goals and objectives in coordination with regional priorities.

Survey Results Synopsis

Unpaved county roads were rated as “poor” by 129 survey respondents (28%), and the upkeep of rural roads was also identified as an area of concern in open-ended comments by about 21 survey participants. Bicycle and pedestrian infrastructure was rated “poor” by about 154 respondents (34%). When asked about the county's weaknesses, 74 of the respondents (17%) identified a lack of transportation options (bike lanes, inter-city trails, carpool lots, transit) as one of the top three weaknesses, while 40 of the respondents (9%) identified a lack of connectivity in the transportation system as one of the top three weaknesses.

When asked about which issues would be the most important in the next 20 years, transportation (roads, sidewalks, trails- new and/or continuing maintenance) was identified by 33 respondents (7%) as an area that should be prioritized.

Aspects of the transportation system that were more often rated as “good” or “excellent” were paved county roads (47% “good” or “excellent”), snow removal (47% “good” or “excellent”), roadway signage (62% “good” or “excellent”), and railroad crossings (50% “good” or “excellent”).

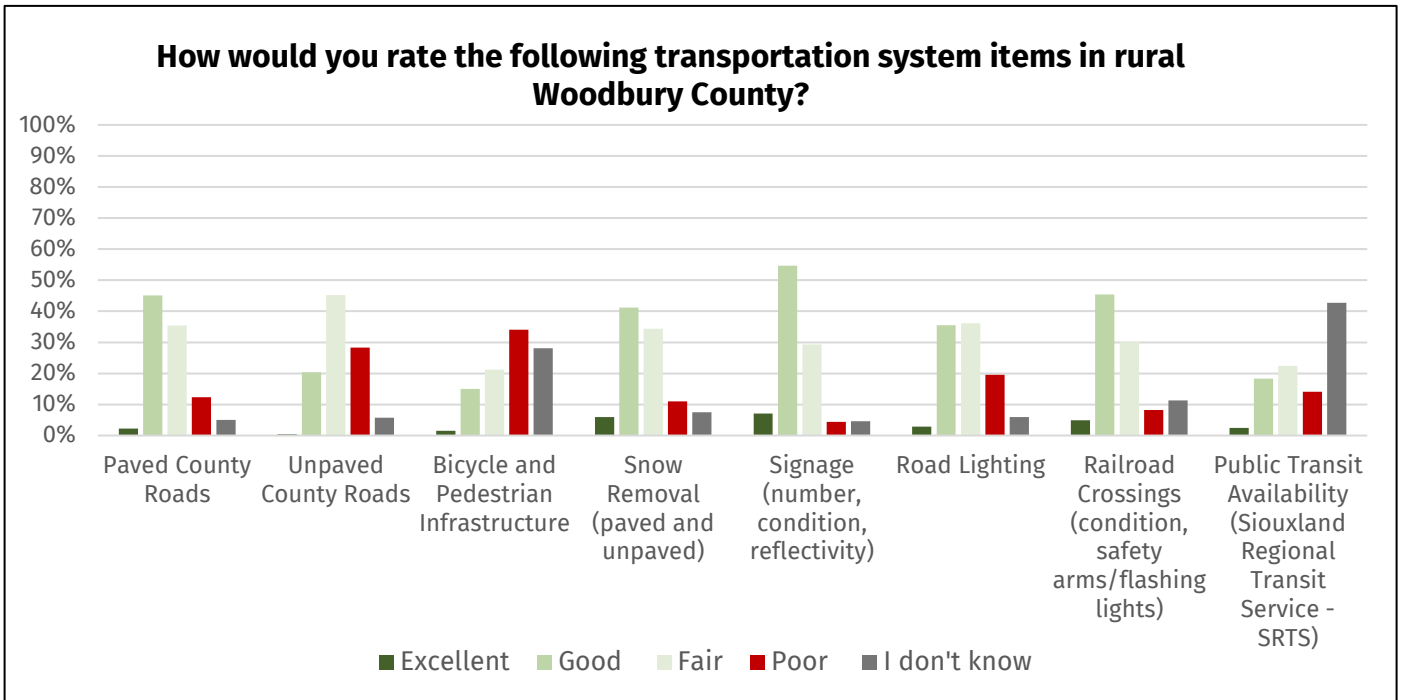


Figure 4.5.

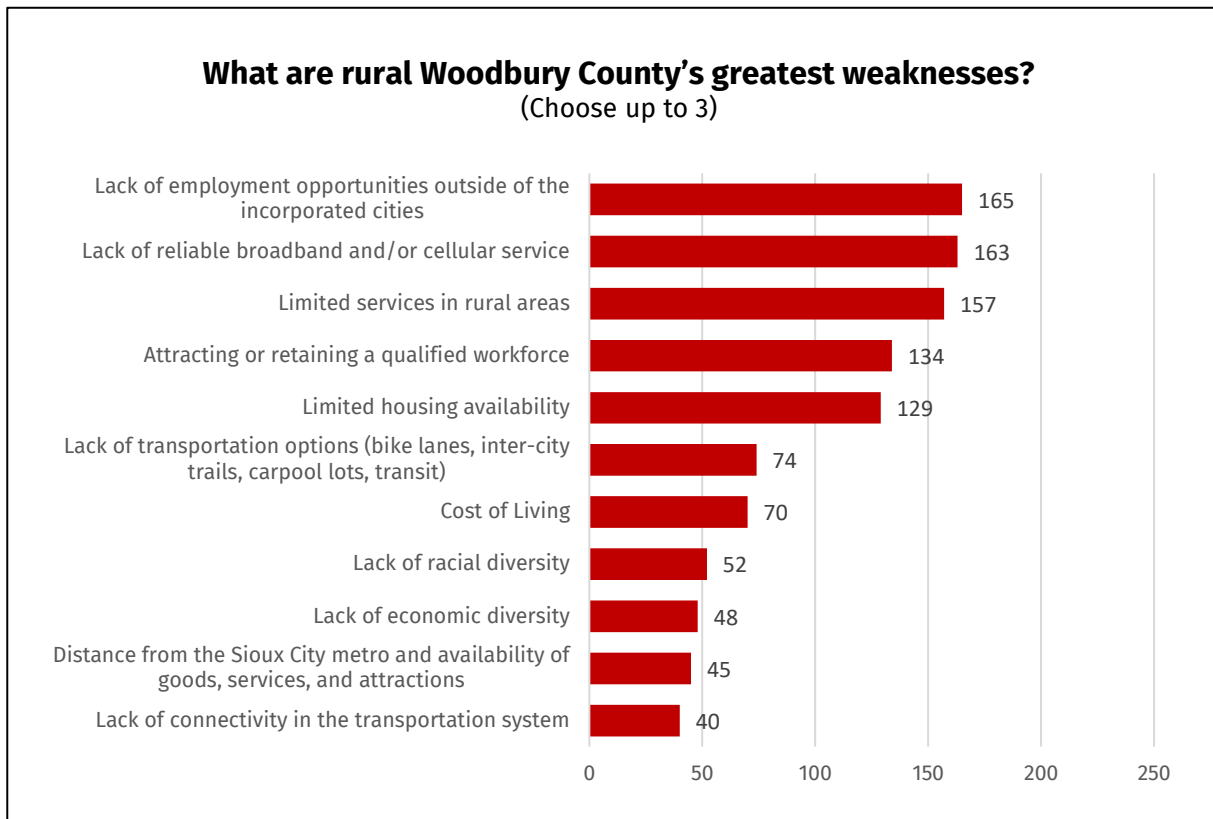


Figure 4.6. Other weaknesses from open-ended comments: Poor upkeep of rural roads (9) and infrastructure (3), Lack of recreational options (1) and walking/biking lanes (1). Roads are rough and dangerous.

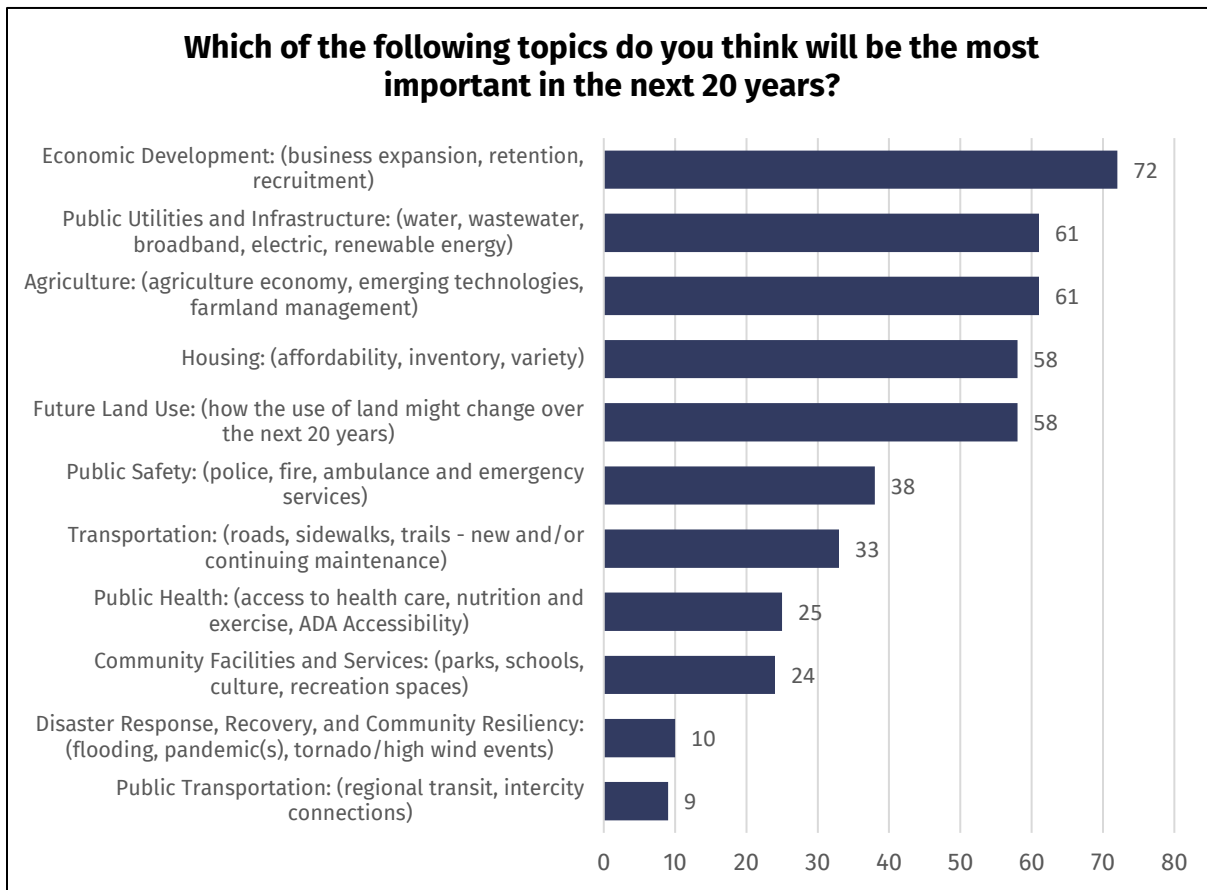


Figure 4.7. Open-ended comments related to transportation: Desired assets: More public services (Transportation (6), Recreation opportunities (8), Bike trails (3), Hiking trails.) Identified needs: Unpaved road improvements (11), Need for more bike trails (2), Keep bikes off busy roads (2).

Goals & Objectives

Safety

- **Goal: Prioritize user safety across all transportation modes in Woodbury County.**
 - o Continually seek to improve safety for all transportation users.
 - o Continue to rehabilitate or replace poorly-rated bridges.
 - o Continue to work with Iowa DOT and the public to identify areas of the state and county highway system in need of maintenance or resurfacing.
 - o Work with municipal and state jurisdictions to address sources of frequent traffic incidents.
 - o Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.
 - o Seek funding for railroad crossing safety improvements.
 - o Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.
 - o Support safety improvements to Sioux Gateway Airport facilities to maintain adequate, essential air services to the region.

Accessibility

- **Goal: Ensure equitable access to Woodbury County's transportation system for all residents.**
 - o Promote the Siouxland Regional Transit System throughout the county, making information available in Spanish and other frequently-spoken languages.
 - o Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.
 - o Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.

Environment

- **Goal: Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.**
 - o Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.
 - o Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.
 - o Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.
 - o Collaborate with the Woodbury County Conservation Board, Iowa Department of Natural Resources, Iowa Environmental Protection Agency, and other environmental stewardship organizations to determine the potential consequences of transportation projects to water, air, habitat, land use, cultural and historical resources, other natural resources, and residents' health. Care should be taken to avoid or minimize negative impacts.
 - o Work with the Siouxland Regional Transit System to promote public and shared transit opportunities to employers, such as vanpooling.
 - o Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.

- **Goal: Expand the network of multi-use trails in Woodbury County.**
 - o Collaborate with the Woodbury County Conservation Board to maintain and expand the County trail system.
 - o Strive to make regional trail connections between the trail systems of County and municipal parks.
 - o Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation’s Bicycle and Pedestrian Long Range Plan.

Economy

- **Goal: Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.**
 - o Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.
 - o Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.
 - o Consider life cycle costs in decision-making, taking into account the cost of maintaining new infrastructure in the long-term.
 - o Where possible, prioritize improvement of existing systems over expansion of new infrastructure.
 - o Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.
 - o Support the establishment of additional barge terminals on the Missouri River where river conditions allow.
 - o Support efficient development of commercial and industrial operations in the Southbridge Interchange region.

Chapter 4: Public Infrastructure and Utilities

Section	Contents
Iowa Smart Planning	Public Infrastructure and Utilities Element
Energy	Electricity, natural gas, and renewable energy
Drinking Water	Public water systems and wells
Wastewater	Wastewater management
Telecommunications	Cellphone and broadband service
Waste Management	Solid waste management and recycling
Pipelines	Planning considerations for pipelines
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The Iowa Smart Planning document states the following in regard to public infrastructure and utilities:

Public Infrastructure and Utilities Element: Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

Clean, Renewable, and Efficient Energy principle: Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

Energy

Electricity and Natural Gas

MidAmerican Energy is Woodbury County's centralized supplier of electricity and natural gas. This utility company generates the electrical power delivered to residents from a mixture of coal, natural gas, wind, and nuclear or other sources. The company operates two major coal-powered generating plants, the George Neal North and South facilities, located south of Sergeant Bluff and west of Salix.

Woodbury County Rural Electric Cooperative (REC), headquartered in Merville, is the other major supplier of electricity in the county, providing service to 3500 farms, homes, and

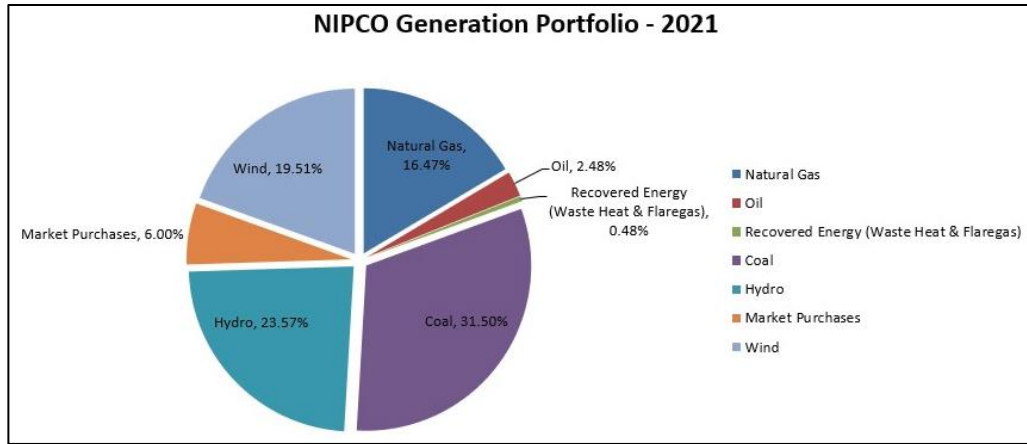


Figure 5.1 Energy generation profile of Woodbury County Rural Electric Cooperative via NIPCO.

businesses. Woodbury County REC sources power through the Northwest Iowa Power Cooperative (NIPCO) which obtains power from a mix of generating facilities operated by the Western Area Power Administration and Basin Electric Power Cooperative. The Cooperative's electric generation portfolio consists mostly of hydroelectric, wind, natural gas and coal with facilities located across a six-state region.

Both energy suppliers offer a variety of resources to enhance energy savings for residential and commercial customers. MidAmerican Energy offers rebates for appliance recycling, the installation of new high-efficiency heating and cooling units, programmable thermostats, and has several available tools for energy auditing and efficiency assessment. Woodbury County REC also offers a variety of rebates for the installation of new efficient appliances, as well as free residential and commercial on-site energy assessments. During these assessments, customers are given advice about how to increase energy efficiency using weatherization and insulating materials.

Renewable Energy

There are currently no wind facilities located in Woodbury County, and many residents have been vocally opposed to these developments due to the impact wind facilities would have on the county's rural landscape.

At the same time, there is a great deal of federal support for shifting the energy source of the electric grid away from carbon-based fuels in favor of renewable options such as wind and solar. Due to a variety of federal and state financing programs, tax incentives, and funding opportunities, the network of wind turbines is growing throughout the country, state, and region. Tax credits are also incentivizing the installation of solar voltaic energy systems on private property. With these considerations, it is likely that the county could see demand from landowners for renewable energy developments in the future, as these facilities could present an economic opportunity for farmers and other landowners.

While wind turbines are largely unpopular in Woodbury County, renewable energy technologies are changing rapidly. The method of energy production and aesthetic form of wind and solar technologies are likely to continue developing over the next 20 years. With further development such technologies could become more appealing and less intrusive to residents. Supporting the development of diverse energy sources and planning ahead for

regulations around these facilities will put the county in a position to embrace those that are appealing to residents and beneficial to the economy.

Electric Vehicle Infrastructure

Currently, there are no public electric vehicle charging stations located in rural Woodbury County, however there are five in Sioux City and one in Sergeant Bluff. The Federal Highway Administration has designated a network of alternative fuel corridors where the required maximum distance between public charging stations is 50 miles to ensure that electric vehicle owners have reliable access to stations across the country. In Iowa, portions of Interstate 80 are designated “ready corridors” and other sections of this interstate are in development to achieve the required charging station density. Interstate 29 in Woodbury County has been identified as a “pending corridor” that will be developed as a designated alternative fuel corridor soon.

Due to the length of time it takes to charge an electric vehicle versus refueling with gasoline, electric vehicle charging stations represent an economic development opportunity for small towns and rural areas that are a significant distance from designated alternative fuel corridors. Having these stations will allow electric vehicle owners access to areas off the designated network, and vehicle owners that must wait for their vehicle to charge are likely to tour the town they stopped in and patronize local restaurants and businesses. Lastly, electric vehicles, while prohibitively expensive for most residents at current costs, are projected to become less expensive over time as competition amongst manufacturing companies increases and production scales. According to the International Council on Clean Transportation, it is expected that electric and crossover vehicles will achieve cost parity with conventional vehicles before 2030 (ICCT.org). With this in mind, it would be prudent to anticipate the adoption of this technology and proactively expand the rural network of electric vehicle charging stations.

Drinking Water

In incorporated towns within the county, municipal facilities provide treated drinking water, while a variety of establishments such as industrial campuses and golf courses treat drinking water on site. There are 30 public water systems in Woodbury County which are detailed in Chapter 4 of the Appendix.

Drinking water for residents of Woodbury County is sourced from groundwater aquifers. While cities supply treated water to residents in their jurisdiction, residents and businesses not served by one of these public water supplies rely on private well systems for drinking water and are responsible for monitoring their well systems to ensure the water quality meets standards for drinking. The level of susceptibility to contamination varies depending on the underlying geology, hydrology, and depth of the source aquifer. Common contaminants range from naturally occurring heavy metals and pathogens, to agriculture-related pesticides, fertilizer run-off, and human or animal waste. The presence of coliform bacteria can indicate contamination from a septic tank, lagoon, or animal feedlot.

The Siouxland District Health Department provides permits for new well construction, reconstruction, and well plugging for those no longer in use. They also direct residents to the Iowa Department of Natural Resources (IDNR) for information about well construction requirements, maintenance, and how often well water should be tested to ensure the source

is free from harmful contaminants. The Grants to Counties Water Well Program directs funding from the Iowa Department of Public Health's Bureau of Environmental Health Services to the Siouxland District Health Department, allowing them to provide free well water sampling and analysis for residents. The IDNR provides a database of Certified Well Contractors for well owners in need of water system reconstruction, rehabilitation, renovation, and repair. This certification is required by law to ensure that all well work is performed by a qualified professional.

Wastewater

In Woodbury County, there are six impaired rivers: the Missouri, Perry Creek, Floyd River, West Fork of the Little Sioux River, Little Sioux River, and the Maple River. In addition, Snyder Bend Lake and Browns Lake are listed as impaired water bodies by the IDNR. The protection of surface water quality is not only important for the health of aquatic ecosystems, but also ensures that the county's rivers and streams continue to provide opportunities for outdoor recreation such as boating, fishing, hunting, and wildlife watching. Human health is an important consideration in supporting clean rivers and streams as well. In some areas, ground water drinking sources are quickly recharged by surface waters, so contamination introduced into the river system heavily influences drinking water quality.

Sanitary Systems

Treating wastewater properly before it enters waterways can help to safeguard the ecological health of Woodbury County's rivers and streams. Like rural drinking water provision, sanitary sewer services are provided by municipalities for residents living in the incorporated cities of the county. Sanitary sewers collect household, commercial, and industrial waste that is then treated to standards established by the EPA before releasing this water into the river system.

In unincorporated, rural areas of the county, residents maintain their own onsite wastewater systems, such as septic tanks or lagoons. The Siouxland District Health Department is responsible for permitting the construction of new septic systems and conducting inspections that ensure the system meets state requirements. All new septic systems and those getting rebuilt or modified must undergo a pre-installation site inspection, as well as a post-construction inspection. Upon sale of a property served by a private septic system, the system must undergo a Time of Transfer inspection to ensure the presence of a functioning secondary treatment method.

Stormwater Management

Improving water quality also requires the mitigation of contaminants and sediments that can be picked up by rainwater and carried into waterways via natural pathways, called nonpoint source pollution, and via storm sewer discharge. Nonpoint source pollution can be mitigated with the use of a constellation of strategies such as eliminating excessive use of road salt, building buffers between waterways and agricultural operations, using cover crops to prevent soil erosion, construction site management, and green infrastructure installations.

Each municipality is responsible for storm sewers that drain water from roads and other impermeable surfaces within the city limits. In unincorporated Woodbury County, the Secondary Roads department manages storm water outside of city jurisdictions by engineering elements such as roadside ditches and culverts into road and bridge design that prevent roadway flooding. While these flood prevention elements are crucial components of

stormwater management, limiting nonpoint source pollution from stormwater requires collaboration between many departments to implement interdisciplinary mitigation strategies.

Telecommunications

Broadband Service

Reliable access to the internet has become a necessity for full participation in the economy, to further one's education, access public services, find information, and for basic health and safety considerations. According to Connected Nation Iowa's Broadband Map (2022), about 97.3% of Woodbury County households have access to the minimum speed that meets the Federal Communications Commission's definition of broadband, 25 mbps for download/3 mbps for upload, by means of any technology (fiber, cable, DSL, etc.). Over 1,000 Woodbury County households do not have reliable access to broadband. With many such residents living in remote areas without rapid access to medical facilities and other basic services, broadband availability and reliability is all the more vital for these households. Broadband services bridge physical distance, allowing these households to contact care in the case of emergencies, to access telehealth services, or to order household supplies.

Western Iowa Telecom (Wiatel) provides access to phone, internet, and cable services for most of central and eastern Woodbury County, while Long Lines and Sparklight are the primary providers of these services for western parts of the county in the vicinity of Sioux City. While several internet service providers operate in rural Woodbury County, slow internet speed was one of the recurring complaints raised by county residents when surveyed about the county's weaknesses, important topics to address in the next 20 years, additional service needs, and when asked for open-ended comments. Despite internet service providers operating in the county, nearly 20% of Woodbury County residents did not have an internet subscription according to the Census Bureau's 2020 American Community Survey. While this is likely due in part to the cost of the service, it could be that households are foregoing a subscription due to insufficient or unreliable service.

With the approval of the Infrastructure Investment and Jobs Act of 2021 that allocates at least \$100 million for Iowa broadband improvement, residents can expect to see greater investment in the rural broadband network over the next few years. Broadband expansion will be prioritized based on communities without connection, those lacking a stable or sufficient connection, institutions such as schools and hospitals without service, as well as high-poverty areas. Funding will be invested in assistance programs to offset the cost of internet service for low-income households and multi-family buildings, and broadband data collection, mapping, and planning. This law also increases funding for the USDA’s Rural Broadband Program that provides loans to increase internet connectivity specifically in rural areas that are underserved by the current infrastructure.

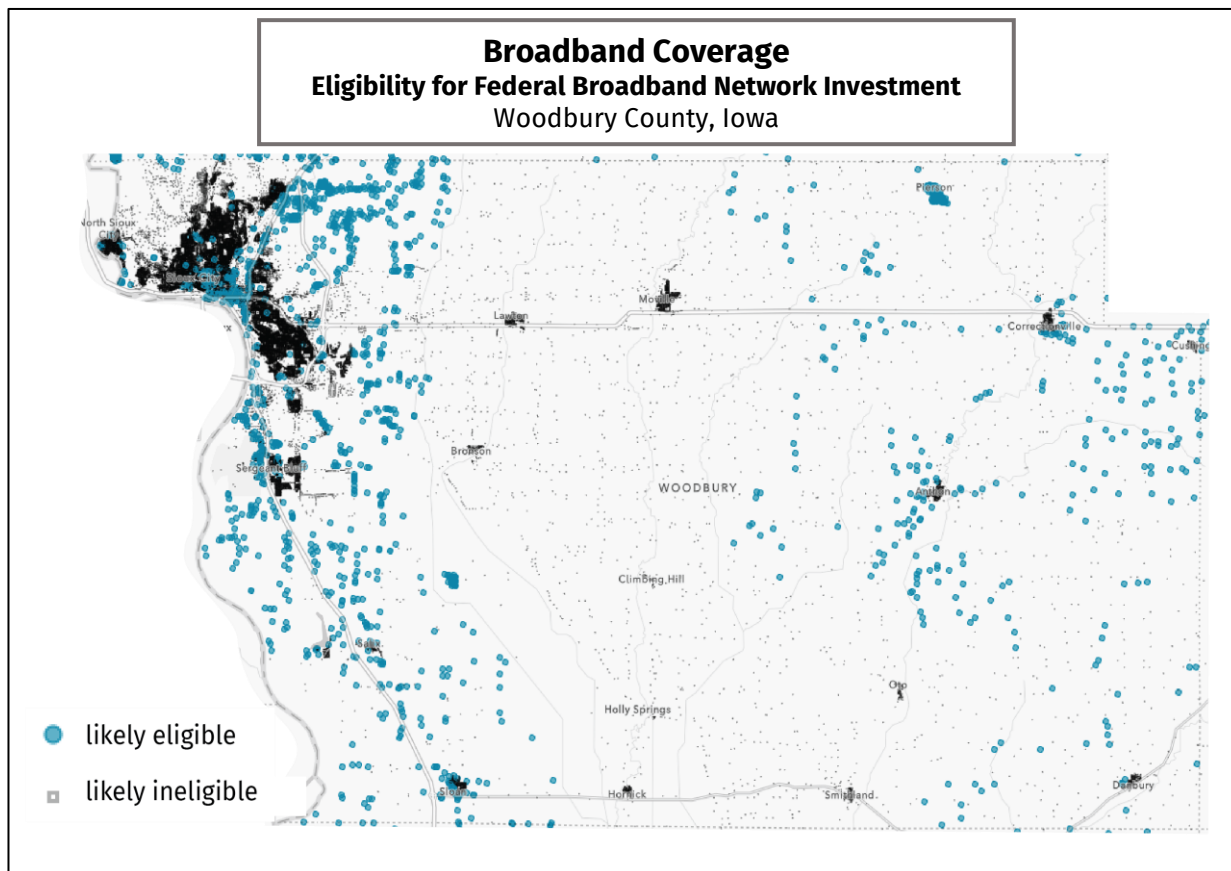


Figure 5.2. Source: State of Iowa’s Office of the Chief Information Officer. “Likely eligible” : areas reported to have “broadband service below 100 mbps down/20 mbps up. Gray points and clusters of gray appearing black are areas that are “likely ineligible” for broadband improvement funding due to sufficient service.

The map in Figure 5.1, developed by the State of Iowa’s Office of the Chief Information Officer, displays broadband coverage across the county. This data will be used to facilitate decisions regarding what communities will be eligible for federal investment toward improvement of the broadband network across the state. The areas with blue points deemed “likely eligible” are areas reported to have “broadband service below 100 mbps down/20 mbps up (including satellite, mobile wireless, and fixed wireless) with no disqualifying prior state or federal incentive”. Gray points and clusters of gray points appearing black are areas that are “likely ineligible” for broadband improvement funding due to sufficient service.

Cell Phone Service

Another frequently raised issue from public input was the lack of quality cellphone service in rural Woodbury County. While many major cellphone service providers, such as Verizon, AT&T, and T-Mobile, serve areas of the county, cell towers tend to be located in cities or along major roadways. Some unincorporated areas are close enough to cities to be within service range of one or more towers, however other areas are too distant to benefit from a reliable phone signal. There is a need for more reliable coverage between rural towns in Woodbury County for the safety of residents.

Waste Management

Each incorporated town contracts with private waste hauling companies to serve residents and businesses, while residents of unincorporated areas outside of municipal service areas coordinate waste hauling independently.

Woodbury County's Area Solid Waste Agency is responsible for operating the Woodbury County Transfer Station located at 2210 Ida Avenue in Merville. The County currently contracts with Gill Hauling for the operation of this site, serving the communities of Anthon, Bronson, Correctionville, Cushing, Danbury, Lawton, Merville, Oto, Pierson, Salix, Sergeant Bluff, Sloan, and Unincorporated Woodbury County. Solid waste from the Woodbury County Solid Waste Planning Area is consolidated and processed at this transfer station facility before getting distributed to landfill sites for final disposal. In addition to solid waste, this site accepts recyclable materials including household appliances, electronic waste, cardboard, metal, glass, paper, plastic, and scrap metal. The recyclable items are processed further by four individual companies that specialize in specific materials. Information on these recycling companies, as well as annual tonnage data from the Woodbury County Transfer Station can be found in Chapter 4 of the Appendix.

The City of Sioux City operates a recycling facility called the Citizen's Convenience Center where residents can properly dispose of materials that would not fit or would not be accepted in their curbside bin. For example, this site accepts yard waste, construction debris, scrap metal, furniture and other bulky items, appliances, and tires for a small fee to help offset recycling costs. Residents can dispose of household hazardous wastes such as paint, lawn chemicals, oil, cleaners, and solvents. The facility also operates the Swap Shop where residents can pick-up or drop-off reusable household materials free of charge.

Each county is required to create a comprehensive solid waste reduction plan in coordination with the waste management district serving the area. The Woodbury County Area Solid Waste Agency’s plan reports on annual tonnage, public survey results, and outlines goals and objectives for the future. There are three main goal areas for the county: development of funding for recycling, increasing the availability of public education regarding waste management, and working to coordinate resources to improve recycling access in rural areas. While this document is useful for understanding the general goals of the agency, the inclusion of additional information, such as state-mandated waste reduction targets and historical trends in recycling volumes would give the public a more complete snapshot of specific waste management goal. Describing potential challenges facing the achievement of waste reduction goals in this plan would also help the public understand what resources and actions are needed to overcome them.

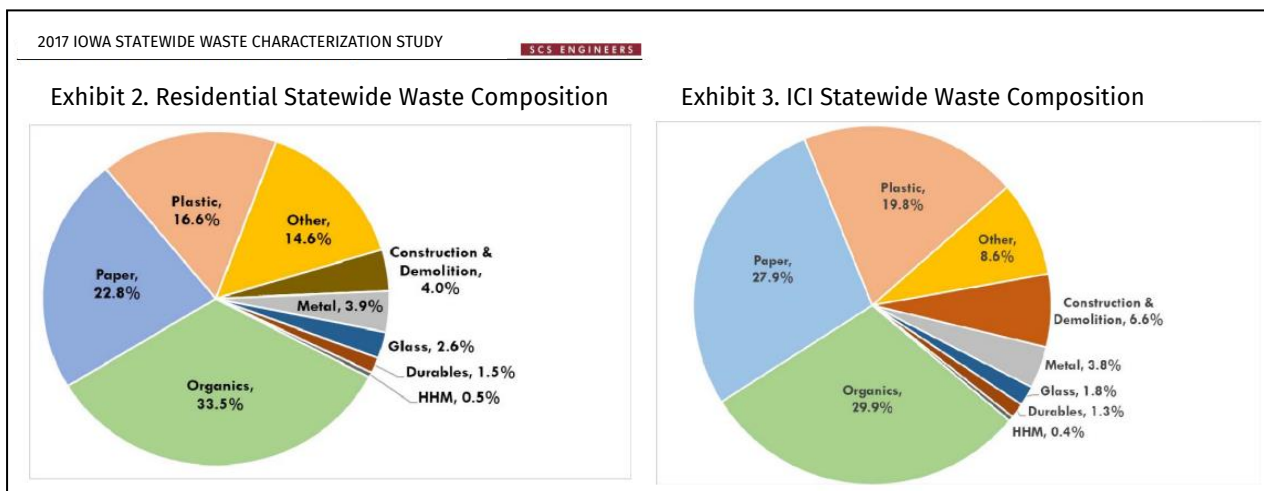


Figure 5.3. Charts describing statewide waste composition from Iowa DNR’s 2017 Waste Characterization Study.

The Iowa Department of Natural Resources releases a waste characterization study every five years, analyzing the composition of solid waste heading to landfills from residences and commercial, institutional, and industrial operations throughout the state. Figures from the most recent complete report are included below, illustrating this composition. This information could be factored into goal setting and when considering the creation or expansion of services and programs. The state of Iowa also administers an alternative voluntary waste management program called the Iowa Solid Waste Environmental Management System (EMS), which emphasizes environmental best practices and continuous improvement. If a waste agency’s application is accepted, the agency is designated as an EMS and staff receive specialized training and consultation with the DNR.

Although it is difficult to engage the public on waste management, it would be valuable to increase the amount of publicly-available information and data on the county’s website. This could also be a platform for expanded public communication and to share the importance of waste management services and reduction strategies. Partnership with employers, institutions, and organizations to gather more input from rural residents about gaps in waste management services would supply the planning process with a more robust dataset.

Pipelines

Throughout the United States, pipelines carry a wide variety of materials, fuels, and byproducts in an underground network beneath the landscape. Most of these pipelines are owned by private entities and all are regulated by federal requirements. The map below shows the 207 miles of gas transmission and hazardous liquid pipelines in Woodbury County under the jurisdiction of the U.S. Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA). In addition, the map shows the location of past pipeline accidents (for liquid pipelines) or incidents (for gas pipelines) that have occurred.

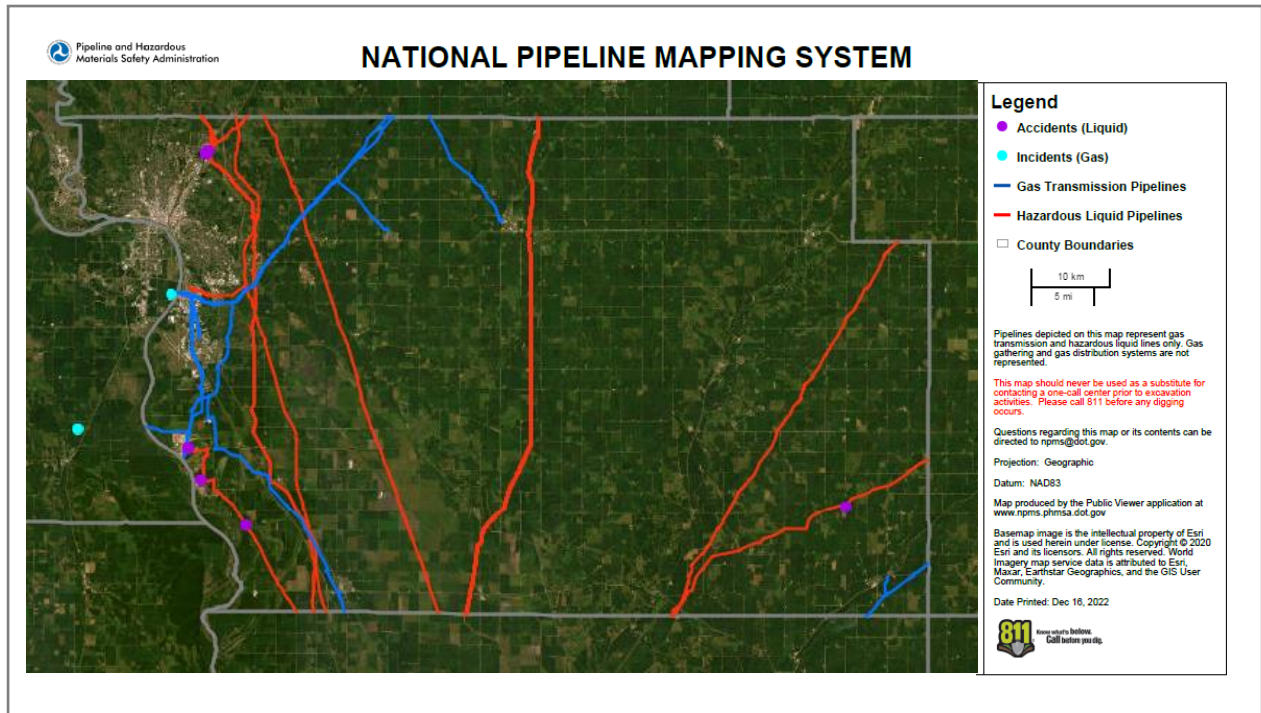


Figure 5.4. Pipeline and Hazardous Materials Safety Administration, 2022.

While underground pipelines are numerous across the country and not unique to Woodbury County, it is important for residents to have ample opportunity to learn about pipeline projects and provide their input and potential concerns about these facilities. Furthermore, when considering new pipeline projects, county officials should take into account and advocate for the health and safety of residents and protection of natural resources essential for health. The location of pipelines should be carefully planned to maximize safety and minimize health impacts in the event that an accident or spill occurs. Additional caution should be practiced when considering hazardous or toxic substances.

Survey Results Synopsis

When asked to rate various utilities and public infrastructure components, residents responding to the public input survey rated electricity, garbage collection, phone (land line), sanitary sewer system, storm water system, and water system the most positively. Residents frequently responded “I don’t know” in regards to the sanitary and stormwater systems and water system, most likely due to these functions taking place out of sight, especially when utilizing a municipal system. The utilities that were most consistently rated as “poor” or “fair” were broadband/internet (63% poor or fair), cellular phone service (55% poor or fair), and recycling (39% poor or fair).

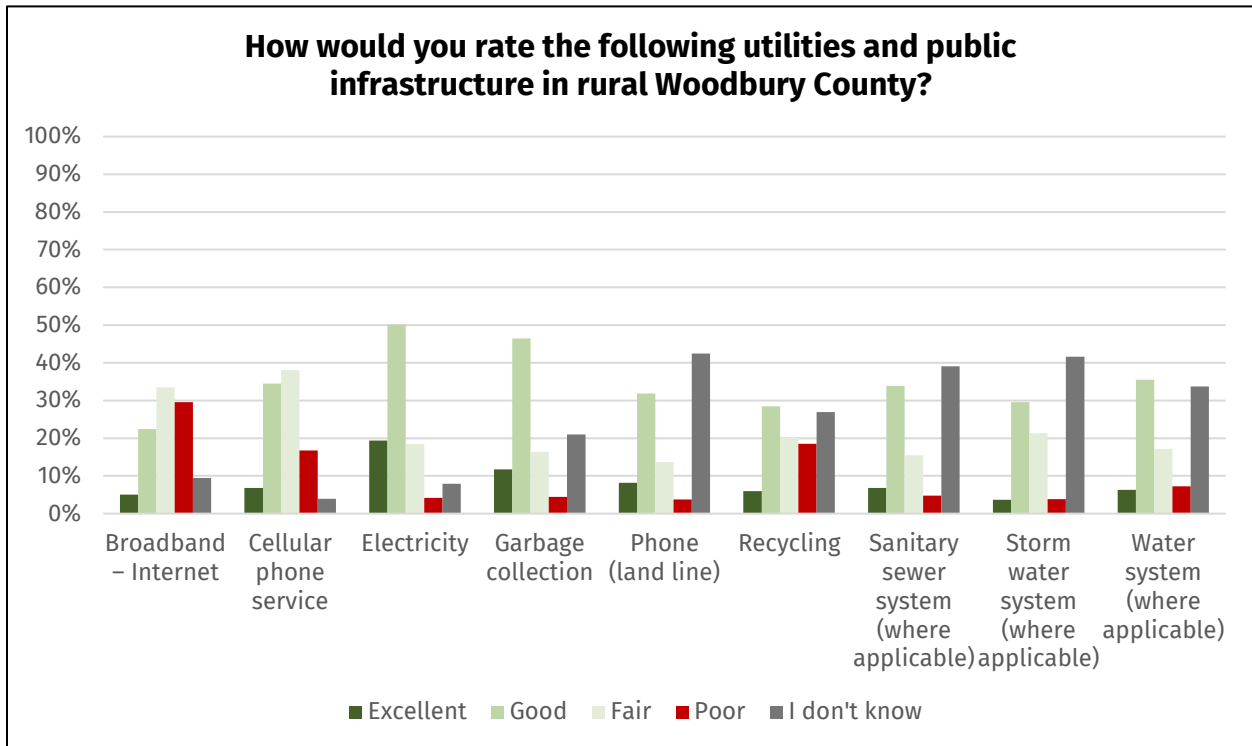


Figure 5.5.

When asked to choose Woodbury County’s top weaknesses, “lack of reliable broadband and/or cellular service” was the second-most frequently chosen issue. This issue was also frequently reflected in several open-ended comments throughout the survey, most notably in response to the question “What types of businesses or services would you like to have in Woodbury County?”.

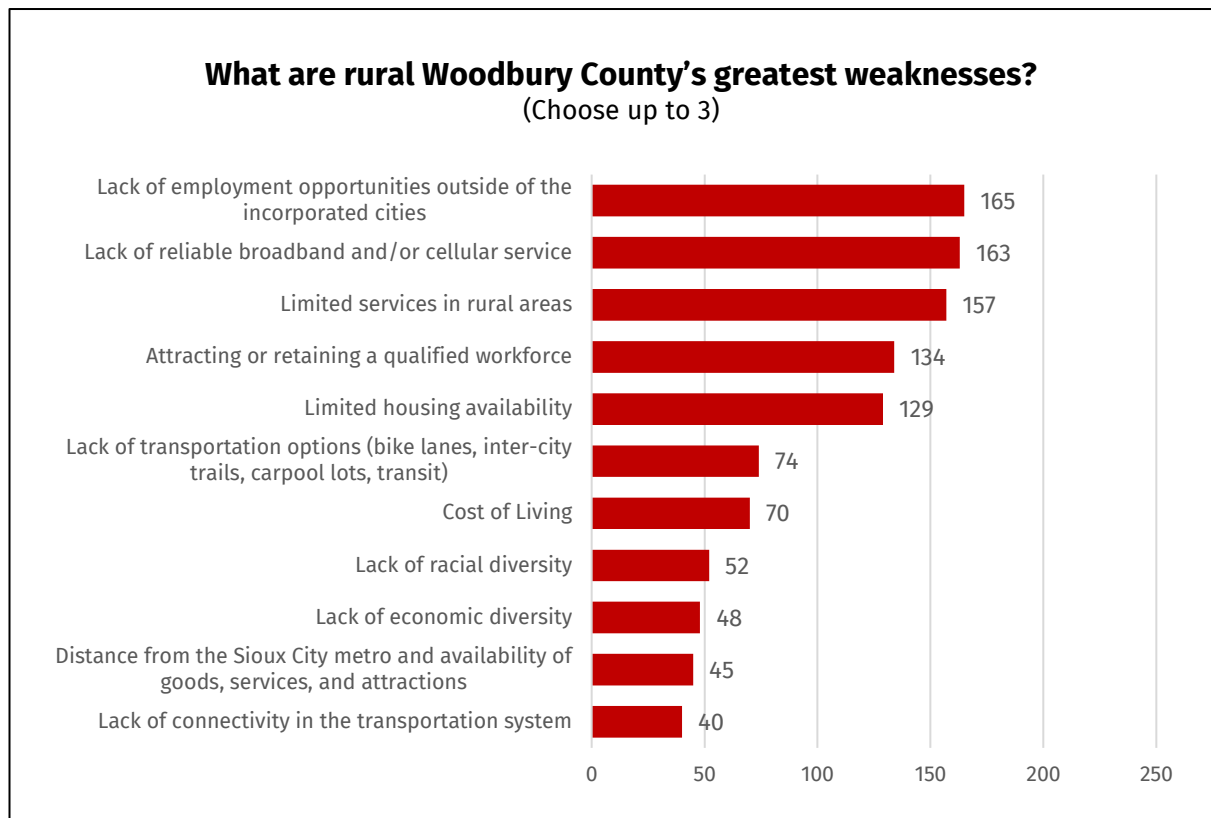


Figure 5.6. Weaknesses identified in open-ended comments: Lack of reliable cell service (2) and broadband, Lack of rural water.

A great deal of interest in the county’s utilities and infrastructure was expressed by residents overall. When asked what general topics will be the most important in the next 20 years, residents ranked “Public Utilities and Infrastructure: (water, wastewater, broadband, electric, renewable energy)” in second place, tied with agricultural considerations. In addition to the broadband issues, concerns about water service and water quality were expressed in several comments; in particular, pollution from agricultural and animal operations.

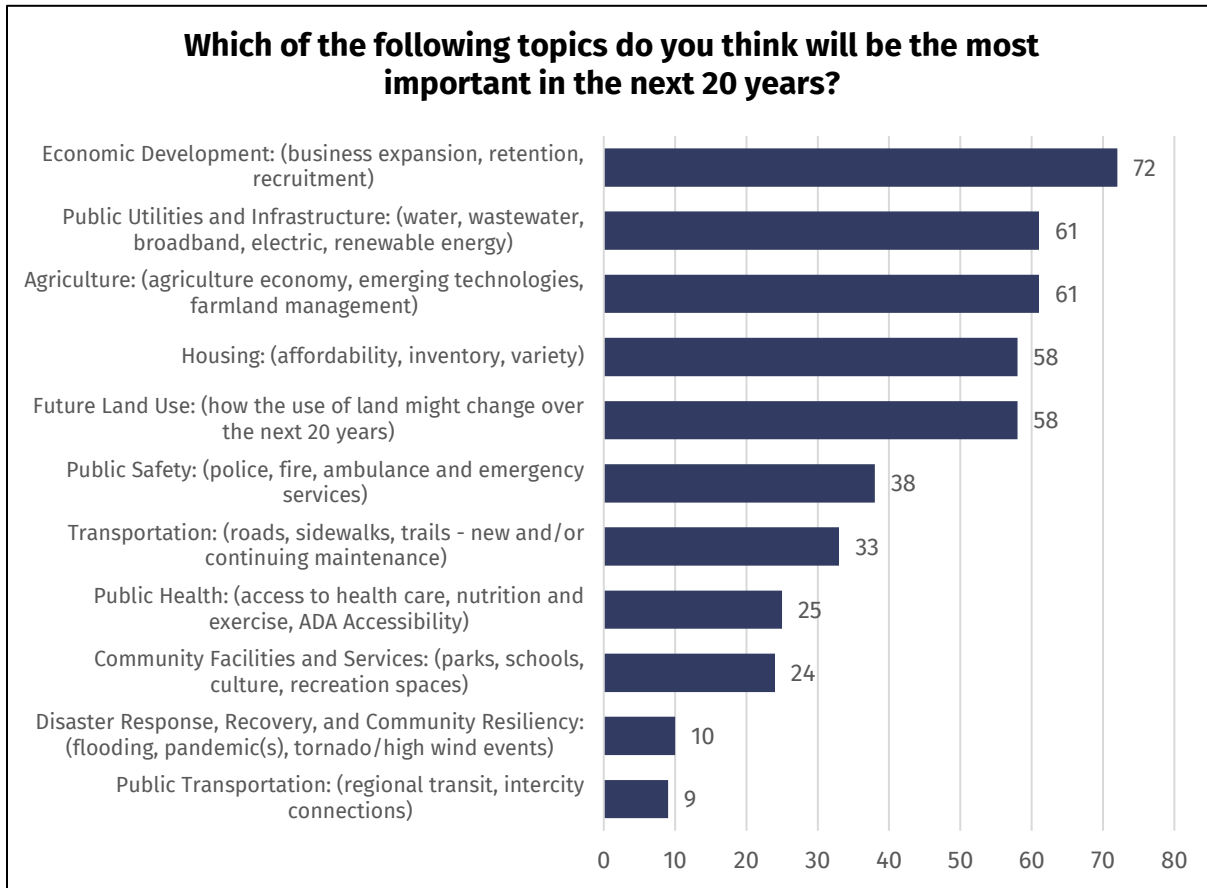


Figure 5.7. Desires identified in open-ended comments: Improved internet (11) and cell service (3), Protection of water & air quality from hog, poultry, and dairy operations, Address litter.

Goals & Objectives

Communication

- **Goal: Expand upon publicly available information on the Woodbury County website.**
 - o Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.
 - o Share County data in a downloadable, practical format.

Energy

- **Goal: Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.**
 - o Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.
- **Goal: Support technological advances in energy production.**
 - o Work with energy providers to diversify and expand energy sources.

Water and Sewer

- **Goal: Ensure safe drinking water for all rural Woodbury County residents.**

- Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the County.
- Maintain compliance with state and federal standards for community water systems.
- **Goal: Protect ground and surface water from contamination.**
 - Seal and regularly inspect wellheads that are no longer in use.
 - Provide resources and information to rural residents about septic system maintenance.
 - Provide information to realtors about the time of transfer process for septic system inspection when selling properties.
 - Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.
 - Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.
 - Align County Conservation Board actions with the goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.
- **Goal: Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.**
 - Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, WaterWise.
 - Adopt water saving practices in County buildings.

Broadband and Cellular Service

- **Goal: Improve internet access for rural Woodbury County residents.**
 - Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.
- **Goal: Expand cellular service in rural Woodbury County.**
 - Coordinate with telecommunications companies to address areas of the County where cellular service is poor.

Waste Management

- **Goal: Promote waste reduction and recycling practices.**
 - Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.
 - Reduce and enforce illegal dumping in rural Woodbury County.
 - Provide education on handling and disposal of trees and brush.
 - Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed

- in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.
- Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.
- Coordinate across regional jurisdictions to improve access to recycling services in rural areas.
- Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.
- Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.

Electric Vehicles

- **Goal: Expand the network of public electric vehicle charging stations to rural Woodbury County.**
 - Continue to work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.
 - Apply for federal and state funding sources set aside for rural electric vehicle infrastructure.

Chapter 5: Community Facilities and Services

Section	Contents
Iowa Smart Planning	Community Facilities Element
Government Buildings	City Hall/Community Center, Post Office
Parks and Recreation	Parks and Recreation
Educational Services	Library, K-12 Schools, Higher Education
Public Safety	Police, Fire Rescue, Ambulance
Health and Social Services	Social Services, Hospitals and Clinics, Wellness
Events and Culture	Events and Culture
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

The focus of this chapter is to identify the existing community facilities, public safety, social services, parks, and recreational amenities available to residents of Woodbury County and within the fourteen rural Woodbury County communities. After providing an inventory of these services, this chapter will detail the goals and objectives for future planning as it relates to Woodbury County’s community facilities. These goals and objectives were created with input from County residents who expressed their thoughts on what they cherish about their community, as well as their concerns, unmet needs, and ideas for future development.

Iowa Smart Planning Principles

The Iowa Smart Planning document states the following about community facilities and services:

Community Facilities Element: Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, childcare facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

Community Character Element: Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality’s heritage and quality of life.

Government Buildings

Woodbury County Courthouse

The Woodbury County Courthouse is the headquarters for the county’s governing body, the Board of Supervisors. The Board of Supervisors is comprised of five elected officials, with an administrative staff consisting of a Finance/Operation Controller, Board Administrative Coordinator and an Executive Secretary/Public Bidder. Public board meetings are held each Tuesday in the basement of the Sioux City Courthouse at 4:30 PM. The courthouse is also home to many of the County’s administrative offices and countywide service departments. The courthouse building itself is a unique historical asset for the County.

Added to the National Register of Historic Places in 1973, the Woodbury County Courthouse was designed by local architect William Steele in partnership with George Elmslie and William Purcell. Each of them had worked with Frank Lloyd Wright in the past and designed the courthouse to exemplify his famous Prairie School style of architecture. The design focused on the functionality and practicality of the interior spaces, considering how employees and members of the public would interact with each office and facility within the building, rather than prioritizing a stately exterior. This break from the mold of a classic exterior that reads to the public as a place of government was controversial at the time, drawing criticism for being “unusual,” “extreme,” and “radical”. However, the design was approved by the board of supervisors, and the building completed in 1918. Today, the Woodbury County Courthouse is an architectural treasure that the public can enjoy, through self-guided visits or scheduled tours. The building was added to the National Register of Historic Places in 1973 and is the largest publicly owned building designed in the prairie school style of architecture in the world.

Each of the fourteen rural, incorporated municipalities in Woodbury County operate local government and community facilities unique to their residents’ needs, as outlined in Table 6.1.

	Anthon	Bronson	Correctionville	Cushing	Danbury	Hornick	Lawton	Moville	Oto	Pierson	Salix	Sergeant Bluff	Sloan	Smithland
Government Facility														
City Hall	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Community Center	+		+			+	+	+			+	+	+	
Post Office	+	+	+	+	+	+	+	+	+	+	+	+	+	+
City Maintenance Facility	+		+				+							
Court house	+													
Police Station												+		
Fire Department			+									+		

Table 6.1.

Parks and Recreation

Woodbury County Conservation Board

The Woodbury Conservation Board’s Dorothy Pecaut Nature Center, located in Stone State Park, delivers professional environmental education and outdoor recreation programming to the public. Facilities at the nature center include an amphitheater, playground, natural history and ecological exhibits, gardens, and hiking trails. Admission to the center is free, with fees for special events and recreation programs.

In addition to offering education and recreation opportunities via the nature center, the Woodbury County Conservation Board’s purpose is to manage the county’s “natural resources in an ecologically sound manner; and to conserve and interpret our natural, historic, and cultural resources”. To this end, the Conservation Board maintains “four large, developed parks, over 5,000 acres of undeveloped wildlife areas, several day use areas and river accesses”. These park areas are distributed throughout the County, most within a short drive of Woodbury’s rural towns. Each park offers a unique landscape and recreational opportunities such as biking, boating, swimming, and hiking. Available facilities vary by site, but many provide amenities such as restrooms, picnic areas, and shelters for rent.

Woodbury County Conservation Board Parks																									
	Size (acres)	Restrooms	Drinking water	Parking	Handicap Access	Foot Traffic Only	Shower House	Dump Station	Picnic Area	Boat ramp	Playground	Shelter	Shower House	Wireless Internet	Camping	Cabins	Bicycling	Fishing	Hunting	Shooting Range	Swimming	Paddle Sports	Wildlife Viewing	Hiking Trails	Equestrian Trails
Brown’s Lake Bigelow Park	36	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+			
Copeland Park Access	0.36			+														+				+			
Curtin Timber	210			+		+													+				+		
Dixon Access				+														+				+	+		
Flemming Area	90			+		+													+				+		
Fowler Forest Preserve	160	+	+	+		+			+		+	+											+	+	
Inkpaduta Access	2																	+				+			
Little Sioux Park	609	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
Meyer Access				+														+				+	+		
Midway Park	20	+		+					+	+								+				+	+		
M.L. “Stub” Gray Shooting Range	629	+		+	+															+					
Oak Ridge Conservation Area	2,082			+		+													+				+		
Oswego Wetland Complex	1,330			+		+													+				+		
Riverside Bluffs	135					+																	+		
Shagbark Hills	379			+		+													+				+		
Snyder Bend Park	35	+	+	+	+		+	+	+	+	+	+		+	+	+	+	+				+	+	+	
Southwood Conservation Area	623	+	+	+	+		+	+	+	+	+		+	+	+	+		+	+			+	+	+	+
Walling Access Area	13			+						+								+	+			+	+		

Table 6.2. Blue plus symbol indicates facilities are accessible for people with disabilities.

Iowa Department of Natural Resources

The Iowa Department of Natural Resources (IDNR) also manages many ecologically important areas throughout Woodbury County. Stone State Park preserves 1,000 acres of bur oak forest and loess prairie, a distinctive habitat that supports dozens of native plant and animal species unique to the Loess Hills. Visitors can explore the park through 15 miles of hiking trails, including six

IDNR Wildlife Management Areas	
Brown's Lake	Omadi Bend
Dakota Bend	Sioux Bend
Glover's Point	Snyder Bend
IPS Property	Table Marsh
Lakeport	Weedland Access
Luton	Winnebago Bend
Mile Long Island	

Table 6.3.

miles of multi-use trails available for mountain biking and horseback riding. Included within Stone State Park is the Mount Talbot State Preserve, a 90-acre area of high-quality prairie with a rich diversity of native species. This preserve is restricted to use by hikers.

In addition to Stone State Park, the IDNR also maintains several Wildlife Management Areas throughout the county, listed in Table 6.3. These areas are funded by the sale of hunting and fishing licenses, as well as an excise tax on the sale of hunting and fishing equipment. Therefore, the management goal for these areas is to restore wildlife habitat that provides food and shelter for wildlife species, allowing them to perpetuate their population. Hunting of approved species is seasonally permitted in these areas.

The Loess Hills National Scenic Byway

The Loess Hills National Scenic Byway passes through Woodbury County from the Northwest near Stone State Park, travelling southeast through Smithland, before continuing into Monona County. The loess hills landform is a geological treasure of western Iowa. This formation of rolling hills developed from thousands of years of windblown glacial deposits along the Missouri River at the end of the last ice age. The 60-foot-deep loess soils support a rich diversity of prairies plants and unique wildlife. This route offers views of the Missouri River valley, rolling grass hills, and several scenic excursion loops past sites of historical or cultural significance. Along the route, travelers can also explore outdoor recreation areas and the local attractions of Woodbury County's rural towns.

Inkpaduta Canoe Trail

Beginning in southwestern Minnesota, the Inkpaduta Canoe Trail meanders through Woodbury County from north of Correctionville, down through Smithland, and continuing into Monona County. With consistent access points along the way, this route allows kayakers and canoers to take in the natural beauty of Woodbury County from a unique perspective. Route maps are available from the Iowa Department of Natural Resources.

The Nature Conservancy of Iowa

The Nature Conservancy of Iowa manages a 150-acre tallgrass prairie preserve in Sioux City near Briar Cliff University. As one of the nation's largest prairie preserves located in an urban setting, the Sioux City Prairie provides students from across the region with a hands-on learning opportunity.

City Parks

In addition to these parks and recreation amenities throughout the county, each of the fourteen rural towns in Woodbury County contains parks and recreation opportunities within their respective jurisdictions. These are summarized in Table 6.4 below.

City Parks	
Anthon	Moville
<ul style="list-style-type: none"> • O'Neill Park • Stahl Park • Forsling • Lee Schroeder 	<ul style="list-style-type: none"> • The Moville City Park & Main Street Pavilion • Memorial Park and the Memorial • Jack Haskell Swimming Pool • Veterans Park • Midway Park • Ridge Housing Development Park • The Moville Walk & Bike Trail • The Meadows Country Club & Golf Course
Bronson	Pierson
<ul style="list-style-type: none"> • Bronson City Park 	<ul style="list-style-type: none"> • Pierson City Park & Native Plant Area • Jenni Battern Memorial Park
Correctionville	Salix
<ul style="list-style-type: none"> • Copeland Park • Community swimming pool • Trail connection to Little Sioux Park • Downtown pocket park • South side military park • Roadside park on HWY 20 • Correctionville Golf Club • Tennis, pickleball, and basketball courts 	<ul style="list-style-type: none"> • Salix Community Park
Cushing	Sergeant Bluff
<ul style="list-style-type: none"> • Cushing City Park 	<ul style="list-style-type: none"> • Jefferson Park • Jewel Park • Baker Park • Recreation Complex • Kiwanis Park • Indoor Batting Facility • Sergeant Bluff Pool • Splash Pad
Danbury	Sloan
<ul style="list-style-type: none"> • Danbury City Park • Danbury Health & Recreation Center 	<ul style="list-style-type: none"> • City Park • Ray Nordstrom Sports Complex • Splash Pad (future construction)
Hornick	Smithland
<ul style="list-style-type: none"> • Hornick Centennial Park 	<ul style="list-style-type: none"> • Smithland City Park
Lawton	
<ul style="list-style-type: none"> • Fitness Center • Football Field & Track • Veterans Park • Tara Way Park & Picnic Shelter 	

Table 6.4.

Educational Services

Woodbury Public Library

Both formal and informal educational opportunities are available to residents of Woodbury County. The Woodbury Public Library, headquartered in Merville, also operates three branches in Pierson, Hornick, and Danbury. Together these branches serve residents of the Towns of Merville, Hornick, Danbury, Pierson, Climbing Hill, Bronson, Lawton, and Rural Woodbury County. The Woodbury County library system operates several bookmobiles that bring books to schools, day care centers, senior centers, and rural residents for checkout. In addition to books and learning materials, the library provides a source of information to locate community resources, such as senior care facilities, scholarships for students, and drivers' education. Storytime events and summer reading programs are also offered for children.

Woodbury County Conservation Board

The Woodbury County Conservation Board provides professional outdoor & environmental education to residents of all age groups. For school groups, staff at the Dorothy Pecaut Nature Center are available to visit classrooms and to host field trips to the nature center or a county park. They also provide programs for youth groups such as scouts, 4-H, and others to earn badges and complete service projects. In addition, educational and recreational programs that encourage outdoor exploration are available to the public.

Colleges and Universities

In terms of formal education opportunities, there are several colleges and universities that offer degrees and certifications in a wide array of career fields. The following higher education institutions are located in Woodbury County:

- Briar Cliff University, Sioux City
- Iowa State University (ISU) Extension, Sioux City
- Morningside College, Sioux City
- St. Luke's College, Sioux City
- Western Iowa Tech Community College, Sioux City

School Districts

Woodbury County is covered by nine school districts that educate students in grades pre-K through 12. Students in the City of Sioux City are part of the Sioux City Community School District, while those who live in an unincorporated portion on the east side of the county attend the Battle Creek-Ida Grove Community School District. The schools and public libraries are listed below for each of Woodbury County's fourteen rural towns.

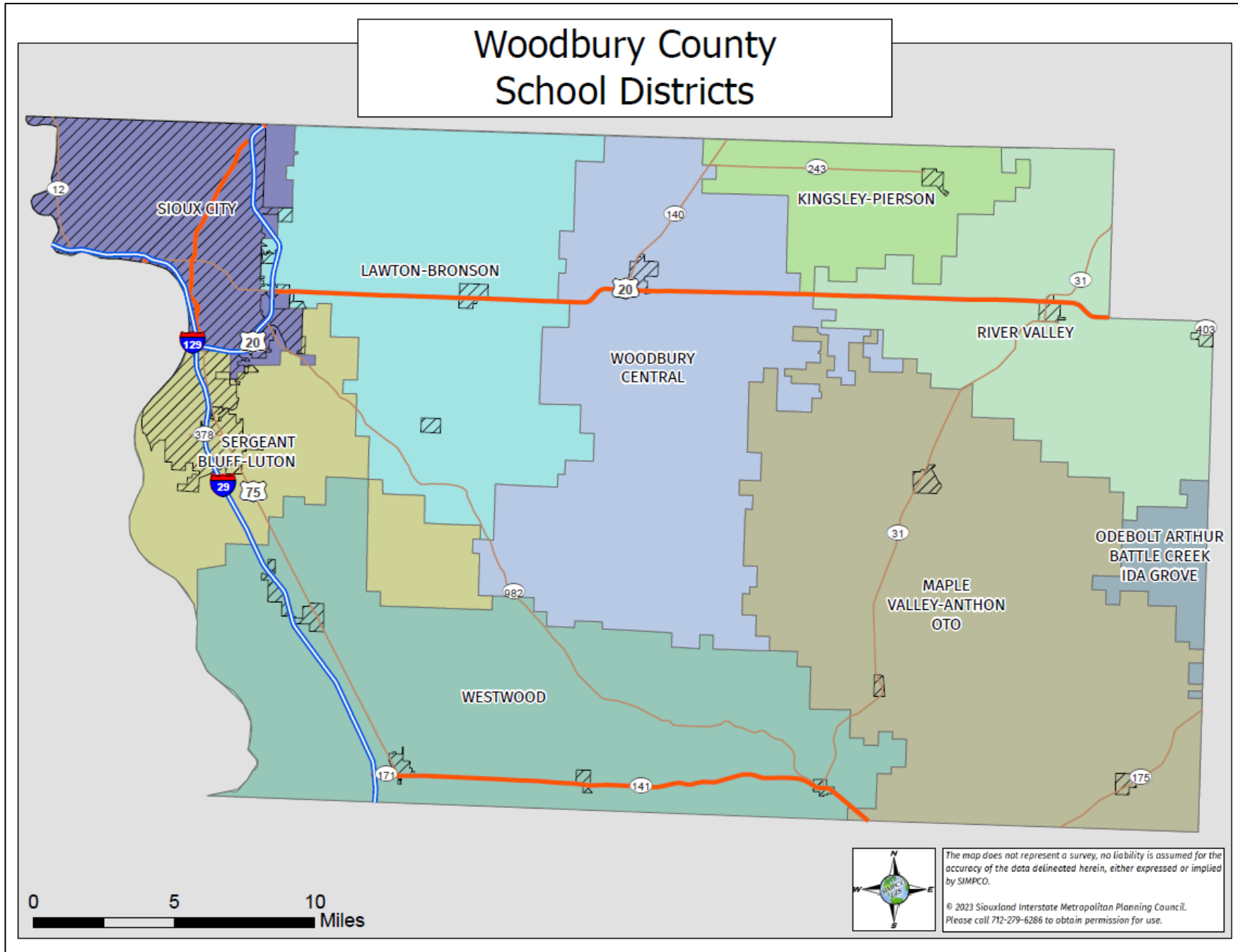


Figure 6.1

Woodbury County's Educational Facilities

Anthon	Bronson	Correctionville
<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> ○ MVAO Elementary School- Anthon Building (pre-K -5) ○ MVAO Elementary School- Mapleton Building (pre-K -5) ○ MVAO Middle School (grades 6-8) – located in Mapleton ○ MVAO High School (grades 9-12) – located in Mapleton <p>Hamann Memorial Library</p>	<p>Lawton–Bronson Community School District</p> <ul style="list-style-type: none"> ○ Lawton-Bronson Elementary (grades pre-K-6) – located in Bronson ○ Lawton-Bronson Jr./Sr. High (grades 7-12) – located in Lawton 	<p>River Valley Community School District</p> <ul style="list-style-type: none"> ○ River Valley Elementary (grades pre-K-5) – located in Washta ○ River Valley Junior High/High School (grades 6-12) – located in Correctionville <p>Correctionville City Library</p>
Cushing	Danbury	Hornick
<p>River Valley Community School District</p> <ul style="list-style-type: none"> ○ River Valley Elementary (grades pre-K-5) – located in Washta ○ River Valley Junior High/High School (grades 6-12) – located in Correctionville <p>Cushing Community Library</p>	<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> ○ MVAO Elementary School- Anthon Building (pre-K -5) ○ MVAO Elementary School- Mapleton Building (pre-K -5) ○ MVAO Middle School (grades 6-8) – located in Mapleton ○ MVAO High School (grades 9-12) – located in Mapleton <p>Danbury Catholic School Cord Memorial Branch of the Woodbury County Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Hornick Branch of the Woodbury County Public Library</p>
Hornick	Lawton	Moville
<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Hornick Branch of the Woodbury County Public Library</p>	<p>Lawton–Bronson Community School District</p> <ul style="list-style-type: none"> ○ Lawton-Bronson Elementary (grades pre-K-6) – located in Bronson <p>Lawton-Bronson Jr./Sr. High (grades 7-12) – located in Lawton</p>	<p>Woodbury Central Community School (pre-K – 12) – located in Moville</p> <p>Woodbury County Library Headquarters</p>

Oto	Pierson	Salix
<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> ○ MVAO Elementary School- Anthon Building (pre-K -5) ○ MVAO Elementary School- Mapleton Building (pre-K -5) ○ MVAO Middle School (grades 6-8) – located in Mapleton ○ MVAO High School (grades 9-12) – located in Mapleton 	<p>Kingsley-Pierson Community School District</p> <ul style="list-style-type: none"> ○ K-P Elementary (grades K-4) – located in Kingsley ○ K-P Middle School (grades 5-8) – located in Pierson ○ K-P High School (grades 9-12) – located in Kingsley <p>Pierson Branch of the Woodbury County Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p>
Sergeant Bluff	Sloan	Smithland
<p>Sergeant Bluff-Luton Community School District</p> <ul style="list-style-type: none"> ○ Sergeant Bluff-Luton Primary School (grades pre-K – 2) – located in Sergeant Bluff ○ Sergeant Bluff-Luton Elementary School (grades 3 – 5) – located in Sergeant Bluff ○ Sergeant Bluff-Luton Middle School (grades 6 – 8) – located in Sergeant Bluff ○ Sergeant Bluff-Luton High School (grades 9 – 12) – located in Sergeant Bluff ○ Sergeant Bluff Public Library 	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Sloan Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p>

Table 6.5.

Public Safety

Woodbury County Emergency Services responds to both medical and fire emergencies in all fourteen rural Woodbury County communities when needed. The mission of Woodbury County Emergency Services is, “to protect lives and protect property” and “strive to maintain a strong bond with the emergency responder community and citizens by involving them in education, prevention and protection.”

Woodbury County’s Emergency Management Department works closely with Emergency Services, as well as the governments, law enforcement, organizations, and private entities of Woodbury County to coordinate disaster preparation, response, and recovery planning. This department uses protocols established by the National Incident Management System to standardize operations and response.

The county Sheriff’s Department’s mission is to partner with county residents “to secure and promote safety in our community.” Transparency is deeply valued by this department to maintain the trust of residents. Officers respond to any public emergency, including fires, medical, and public disturbances. They also patrol to enforce traffic and controlled substance laws and investigate vehicle accidents.

Public Safety Services	
Anthon	Bronson
Anthon Community Ambulance Service Anthon Fire Department 712-373-5227	Bronson Fire Department 712-948-3535
Correctionville	Cushing
Correctionville Fire Department 712-372-4791	Cushing Fire Department 712-384-2781
Danbury	Hornick
Danbury Fire Department 712-893-5000 Danbury Ambulance Service 712-893-0031	Hornick Volunteer Fire Department 712-874-3500
Lawton	Moville
Lawton Ambulance Lawton Fire & Rescue 712-944-5214	Moville Ambulance Department Moville Fire Department 712-873-3201 Moville Police Department 712-870-1250
Oto	Pierson
Oto Community Ambulance Service 712-827-4400 Oto Volunteer Fire & Rescue 712-880-0024	Pierson Fire Department (712) 375-5015
Salix	Sergeant Bluff
Salix Fire Department (712) 946-5000	Sergeant Bluff Fire Department 712-943-5000 Sergeant Bluff Police Department 712-943-9603
Sloan	Smithland
Sloan Fire and Rescue 712-428-3333	Smithland Volunteer Fire & Rescue 712-889-2275 Little Sioux Grant Township Fire Department
Woodbury County	
Law Enforcement Center 712-279-6049 Woodbury County Sheriff’s Office 712-279-6010 Woodbury County Emergency Services: fire & EMS operations 712-876-2212	

Table 6.6.

Health & Social Services

Siouxland District Health Department (SDHD)

Siouxland District Health is the public health department for Woodbury County, with the mission to lead “a collaborative effort to build a healthier community through improved access to health services, education and disease prevention.” SDHD serves residents with programs

that promote family and community health, environmental health, acute disease epidemiology and preparedness, and chronic disease prevention. The SDHD social service programs accessible to county residents are listed below.

- **HOPES program:** Healthy Opportunities for Parents to Experience Success. A researched-based home visiting program for families that begins during pregnancy or at the birth of a child and can continue for up to 4 years of the child's age.
- **Personal Care Homemaker Program:** Provides assistance with household work and errands, to allow people to remain independent in their homes.
- **Immunization services**
- **Hawk-I health care:** An insurance program for Iowa children in families with limited incomes.
- **The Child Health CARE for KIDS Program:** Services to support children and families eligible for Medicaid in accessing preventive health services.
- **Maternal Health Program:** Support services for pre- and post-natal care.
- **Care for Yourself Breast and Cervical Cancer Early Detection Program (IA BCCEDP):** Program staff can help schedule clinical breast exams, mammograms, pelvic exams, and Pap tests, and help connect patients with treatment if needed.
- **Health Maintenance Program:** Home health services for eligible patients with a stable chronic condition.
- **I-Smile™ Oral Health Program:** To increase the number of children and pregnant women in Iowa with a dental home, this program provides oral screenings, oral hygiene and dental nutritional counseling, and care coordination.
- **Siouxland WIC:** Serves pregnant, postpartum, and breastfeeding women, infants, and children up to the age of 5. Participants receive an eWiC card for buying healthy foods, access to nurses and dietitians, and referrals for other services as needed.
- **Laboratory services:** The SDHD laboratory provides water analysis; sexually transmitted disease (STD) examination, treatment, and education; HIV testing and counseling; drug of abuse testing; DNA/paternity test collection; blood lead testing; and pollen counting.

In addition to providing these social services, as part of the Community Health Needs Assessment, the Siouxland District Health Department compiles extensive data on residents' access to preventative healthcare, social determinants of health, quality of life factors contributing to health, and health outcomes. This assessment culminates in the Health Improvement Plan, which outlines a strategic approach to addressing public health issues identified in the community that fall into four categories: mental health care, preventative care, substance misuse, and physical health care. These four factors are important for the general health and wellness of community members. The county should refer to the Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.

Woodbury County Commission of Veteran Affairs

The Woodbury County Commission of Veteran Affairs helps veterans and their legal dependents access veteran's benefits and provides temporary assistance with basic living needs.

Iowa Department of Human Services (IDHS)

Woodbury County's IDHS department is in Sioux City and provides services for all county residents. Services include assistance with cash, childcare, food, and job training; refugee

services; child welfare services; abuse safety and protection services; medical insurance programs; state supplementary assistance; and mental health and disability services.

Rolling Hills Community Services Region

Iowa’s Mental Health and Disability Service (MHDS) regional system allows adults across the state access to quality care no matter where they live. Woodbury County is a part of the Rolling Hills Community Services Region, which provides access to outpatient counseling, psychiatry, and psychology; transitional housing and support programs; outreach programs; and substance abuse, crisis, and integrated health services.

Siouxland Mental Health Center

The Siouxland Mental Health Center is a nonprofit community health center serving all residents of Woodbury County. They operate four facilities throughout Sioux City, and one office in Merville. Services include therapy, psychiatry, emergency services, community support programs, case management, and intensive psychiatric rehabilitation.

Health and social services are available in some of Woodbury’s rural towns as well. These are listed in Table 6.7 below.

Health and Social Services in Woodbury County’s Incorporated Towns	
Anthon	Correctionville
<ul style="list-style-type: none"> • MercyOne Anthon Family Medicine • Mills Pharmacy 	<ul style="list-style-type: none"> • MercyOne Correctionville Family Medicine • Correctionville Specialty Care Nursing Home
Lawton	Sloan
<ul style="list-style-type: none"> • Lawton Senior Living 	<ul style="list-style-type: none"> • Burgess Family Clinic
Moville	Sergeant Bluff
<ul style="list-style-type: none"> • Community Basket Food Pantry • Medical providers: <ul style="list-style-type: none"> ○ MercyOne Moville Family Medicine ○ Moville Family Dentistry ○ Vision Care Clinic ○ CNOS Physical Therapy Office ○ Senior Center / American Legion ○ Lewis Drug ○ Linden Chiropractic Office • Moville Senior Center 	<ul style="list-style-type: none"> • The Sergeant Bluff Helping Hands Food Pantry • City of Sergeant Bluff Senior Center • Medical Services: <ul style="list-style-type: none"> ○ Sergeant Bluff Family Medicine ○ UnityPoint Clinic ○ WEL-Home Health Sergeant Bluff • Assisted Living Facilities: <ul style="list-style-type: none"> ○ Floyd Place Assisted/Senior Living ○ Embassy Health Care Community • Skilled Care: <ul style="list-style-type: none"> ○ Pioneer Valley Living & Rehab • Senior Housing: <ul style="list-style-type: none"> ○ Maupin Pines

Table 6.7.

Events and Culture

Woodbury County Fair

The Woodbury County Fair takes place each summer at the County Fairgrounds in Moville to celebrate the region’s agriculture and bring neighbors together. The family friendly events and activities include fairground rides, rodeos, demolition derbies, food vendors, and 4-H events.

Each of the county’s rural towns are unique in their cultural institutions, events, and community character. Below, in Table 6.8, is a list of each town’s community spaces, organizations, and events.

Events & Cultural Organizations in Woodbury County’s Incorporated Towns	
Anthon	Moville
<ul style="list-style-type: none"> • American Legion • Big Band Dances at the Community Center • Hamman Memorial Library • The Woodbury County Freedom Rock • Veteran’s Memorial Wall • Churches: <ul style="list-style-type: none"> ○ Church of Christ ○ Anthon United Methodist Church ○ St. Joseph’s Catholic Church ○ Trinity Lutheran Church 	<ul style="list-style-type: none"> • American Legion • Moville Chamber of Commerce Events (eg Easter Egg Hunt, Moville Days, The Chamber Golf Tournament, Halloween Trick-or-Treat Night, A Christmas Celebration) • Churches: <ul style="list-style-type: none"> ○ New Hope Church ○ Moville United Methodist Church ○ Trinity Lutheran Church ○ Immaculate Conception Church
Bronson	Oto
<ul style="list-style-type: none"> • Bronson City Park, Ball Fields & Shelter House • 4th of July Celebration • Churches: <ul style="list-style-type: none"> ○ Elliott Creek Presbyterian Church 	<ul style="list-style-type: none"> • American Legion • City Festivals & Events (eg Oto Days pie-baking contest, City Carnival) • Churches: <ul style="list-style-type: none"> ○ United Church of Christ
Correctionville	Pierson
<ul style="list-style-type: none"> • American Legion • Veterans of Foreign Wars • The Correctionville Public Library • Correctionville Museum in the historic Merchants State Bank building • The George A Bailey and Mary Tinkel House (AKA The Bailey Mansion), a building on the National Historic Register • Correctionville Chamber of Commerce (numerous activities for business growth & promotion) • Correctionville Betterment Group: events and local celebrations including 4th of July fireworks, Easter Egg Hunt, and Christmas events • Churches: <ul style="list-style-type: none"> ○ Church of Christ ○ Grace Lutheran ○ Grace United Methodist 	<ul style="list-style-type: none"> • American Legion • Old School Bell Memorial • Veterans War Memorial • 4 Angels Memorial • Pierson Golf Association • Pierson Annual Community Events (eg Easter Egg Hunt, Santa Days, Veterans Day Program, Memorial Day Program, Golf Tournaments, Little League Ball Games, Golfstock Music Festival, annual John Mahoney Car Show) • Churches: <ul style="list-style-type: none"> ○ Pierson United Methodist Church
Cushing	Salix
<ul style="list-style-type: none"> • American Legion • Churches: <ul style="list-style-type: none"> ○ First United Methodist Church ○ Saint John’s Lutheran Church 	<ul style="list-style-type: none"> • Churches: <ul style="list-style-type: none"> ○ Salix Community United Methodist Church ○ St. Joseph Catholic Church
Danbury	Sergeant Bluff
<ul style="list-style-type: none"> • American Legion/Senior Center • Danbury Library 	<ul style="list-style-type: none"> • American Legion • American Legion Memorial

<ul style="list-style-type: none"> • Danbury Health & Rec Center • Churches: <ul style="list-style-type: none"> ○ St. Mary's Catholic Church ○ United Methodist Church 	<ul style="list-style-type: none"> • Sergeant Bluff Community Development Corporation • Sergeant Bluff Community Action Team events & public safety initiatives • Annual Pioneer Valley Days Festival • Annual Winter Festival • Sergeant Bluff Historical Society & Museum • Churches: <ul style="list-style-type: none"> ○ Community United Methodist Church ○ Friendship Community Church ○ New Life Lutheran Church ○ Shepherd of Peace Lutheran Church
Hornick	Sloan
<ul style="list-style-type: none"> • Hindman-Steele American Legion Post • Hornick Depot Museum • Event venues: Hornick Town Hall and Legion Hall • Churches: <ul style="list-style-type: none"> ○ United Methodist Church 	<ul style="list-style-type: none"> • American Legion • Sloan Golf Course • Sloan Museum • Churches: <ul style="list-style-type: none"> ○ Evangelical Covenant Church ○ Skien Lutheran Church ○ Community Church of Christ
Lawton	Smithland
<ul style="list-style-type: none"> • American Legion • FAMILY Group (Fathers And Mothers Interested in LB Youth) • Churches: <ul style="list-style-type: none"> ○ Community Presbyterian Church ○ Bethel Lutheran Church 	<ul style="list-style-type: none"> • American Legion • Smithland Museum and Log Cabin • Churches: <ul style="list-style-type: none"> ○ United Methodist Church

Table 6.8.

Survey Results Synopsis

In terms of community facilities and services, about a quarter of survey participants identified the county’s public safety services (police, fire, and emergency medical services) as one of its greatest assets. Other responses that survey participants chose as the county’s greatest assets were the abundance and access to open space and public lands (21%), the public education system (17%), recreational opportunities (16%), and historic character, culture, and amenities (12%).

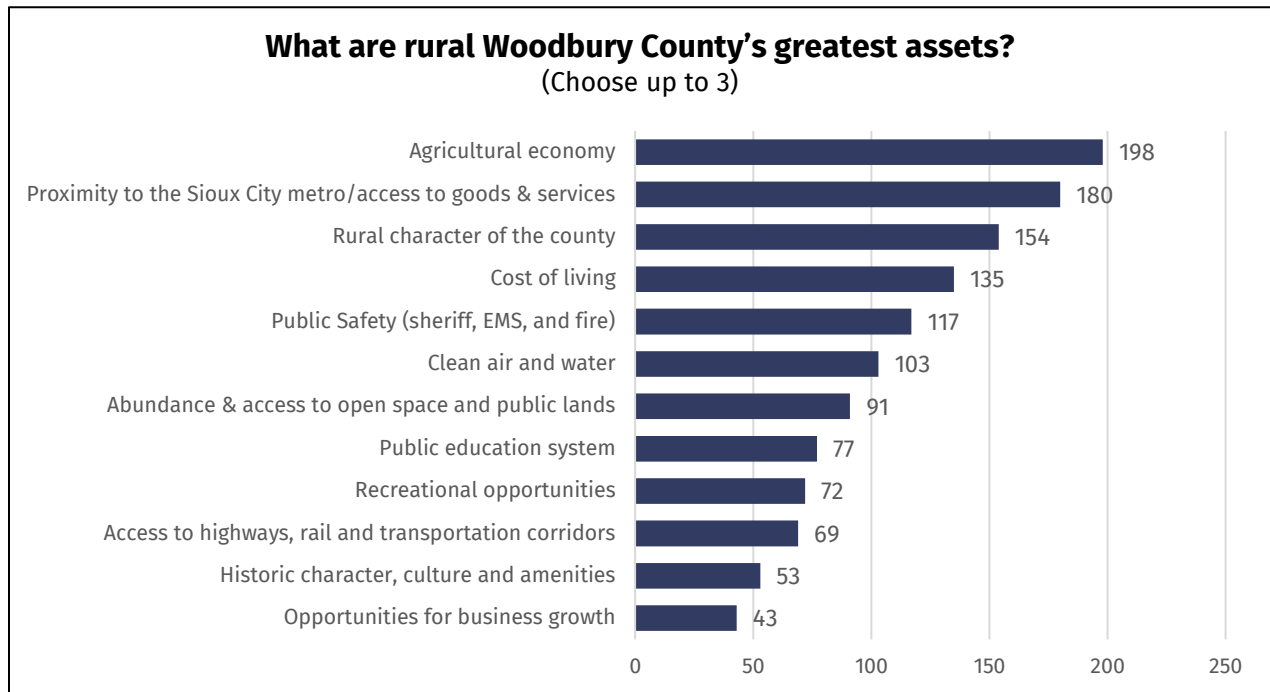


Figure 6.2.

Over one third of survey respondents chose “limited services in rural areas” as one of Woodbury County’s top weaknesses (Figure 6.3). As shown in Figure 6.4, when asked to rank various county facilities and services qualitatively on a scale from excellent to poor, the most highly ranked were the county fairgrounds (73% excellent or good), conservation areas and parks (71%), fire and sheriff’s departments (70%), educational facilities (67%), city parks (62%), county campgrounds (60%), public libraries (59%), and EMS services (57%). Those ranked the least favorably were museums and cultural resources (36% excellent or good), public health services (46% excellent or good), county campgrounds and shelters (48% excellent or good), county trails (48% excellent or good), and county fishing and other outdoor sport offerings (51% excellent or good).

About 35 open-ended comments described a desire for more recreational opportunities in the County that are suitable for kids and the whole family. Suggestions included more parks, biking and hiking trails, fishing areas, pools, water parks, a nature center, a shooting range, and more festivals. In addition, many respondents expressed a need for emergency health and medical care facilities in rural areas to provide quick access to urgent care services.

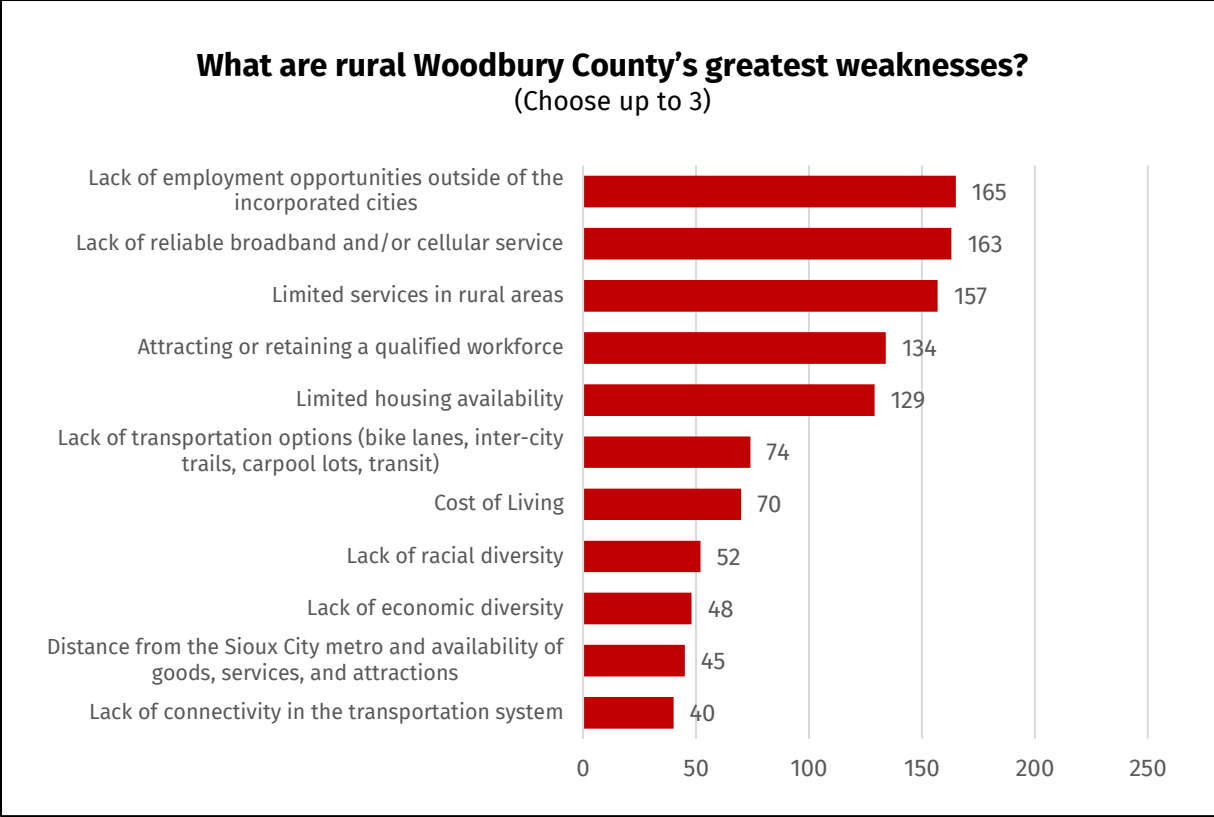


Figure 6.3.

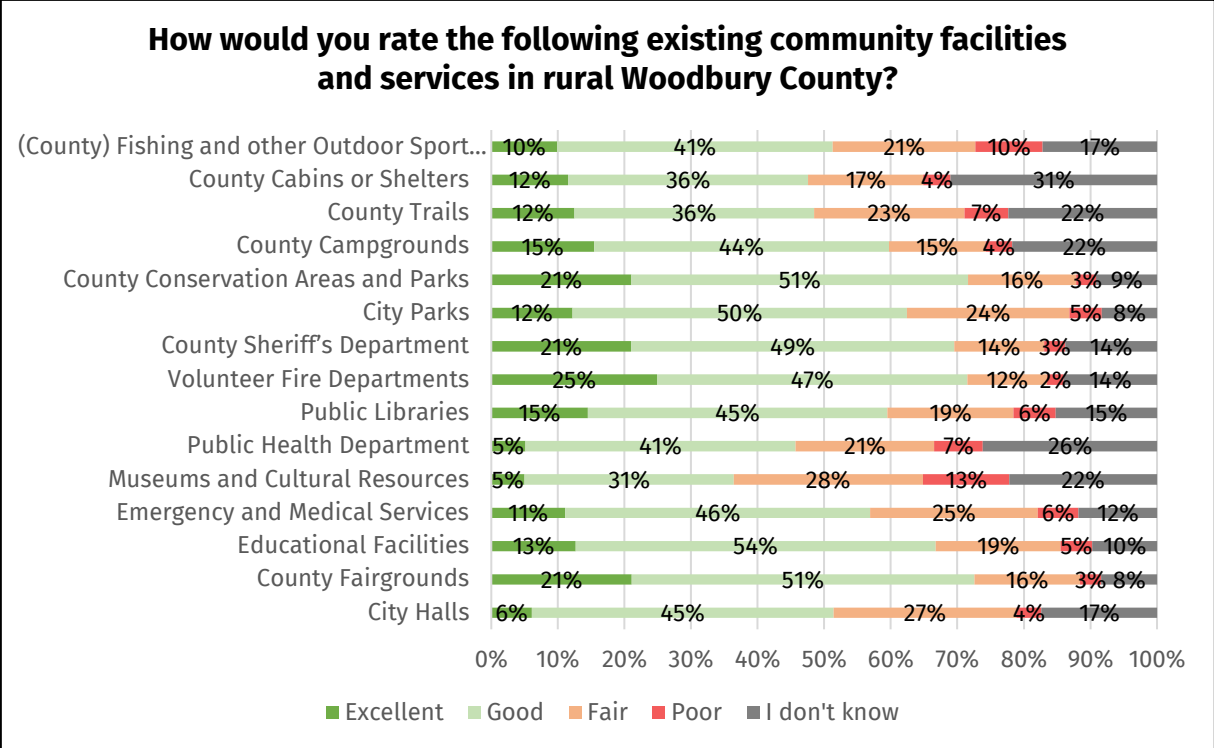


Figure 6.4.

Goals & Objectives

Health Services

- **Goal: Expand access to health services throughout rural Woodbury County.**
 - o Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.
 - o Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.
 - o Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.
 - o Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.
 - o Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.

Parks & Recreation | Events & Culture

- **Goal: Provide more opportunities for outdoor recreation activities.**
 - o Maintain the current activities of the Woodbury County Conservation Board and support the expansion of their programming and scope of work.
 - o Improve the functionality and visibility of county-owned river access points.
 - o Prioritize water quality and river restoration initiatives.
 - o Pursue opportunities to develop water trails throughout the County.
 - o Develop a countywide trail program connecting communities with one another and the County parks network.
 - o Evaluate the condition and availability of county-owned cabins and park shelters.
- **Goal: Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.**
 - o Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.
 - o Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.

Service Quality

- **Goal: Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.**
 - o Improve digital operations to maximize accessibility, and the availability of public information and data.
 - o Streamline service delivery and operations.
- **Goal: Provide adequate police, fire, and emergency management services for all Woodbury County residents.**
 - o Maintain cooperative agreements (28E) for emergency and public safety services.
 - o Encourage frequent training opportunities for all emergency service providers.
 - o Ensure adequate funding for emergency response activities.

Chapter 6: Land Use & Natural Resources

The Land Use and Natural Resources chapter provides an inventory of land use regulations and natural resources in Woodbury County. This chapter was developed with consideration of the information referenced in this plan, the 2005 Woodbury County Comprehensive Development Plan, and existing zoning and land use resources provided by Woodbury County.

Section	Contents
Iowa Smart Planning	Land Use; Agricultural and Natural Resources Elements
Zoning	Current zoning map & zoning ordinance summary
Land Use	Current and future land use maps
Agriculture	Sustainable agriculture
Natural Resources	Smart growth and invasive species
Water Resources	Groundwater and surface water quality
Soils	Soil classification
Air Quality	Air quality and monitoring
Renewable Energy Infrastructure	Renewable energy infrastructure planning
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The Iowa Smart Planning document states the following about land use and natural resources:

Land Use Element: Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

Agricultural and Natural Resources Element: Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

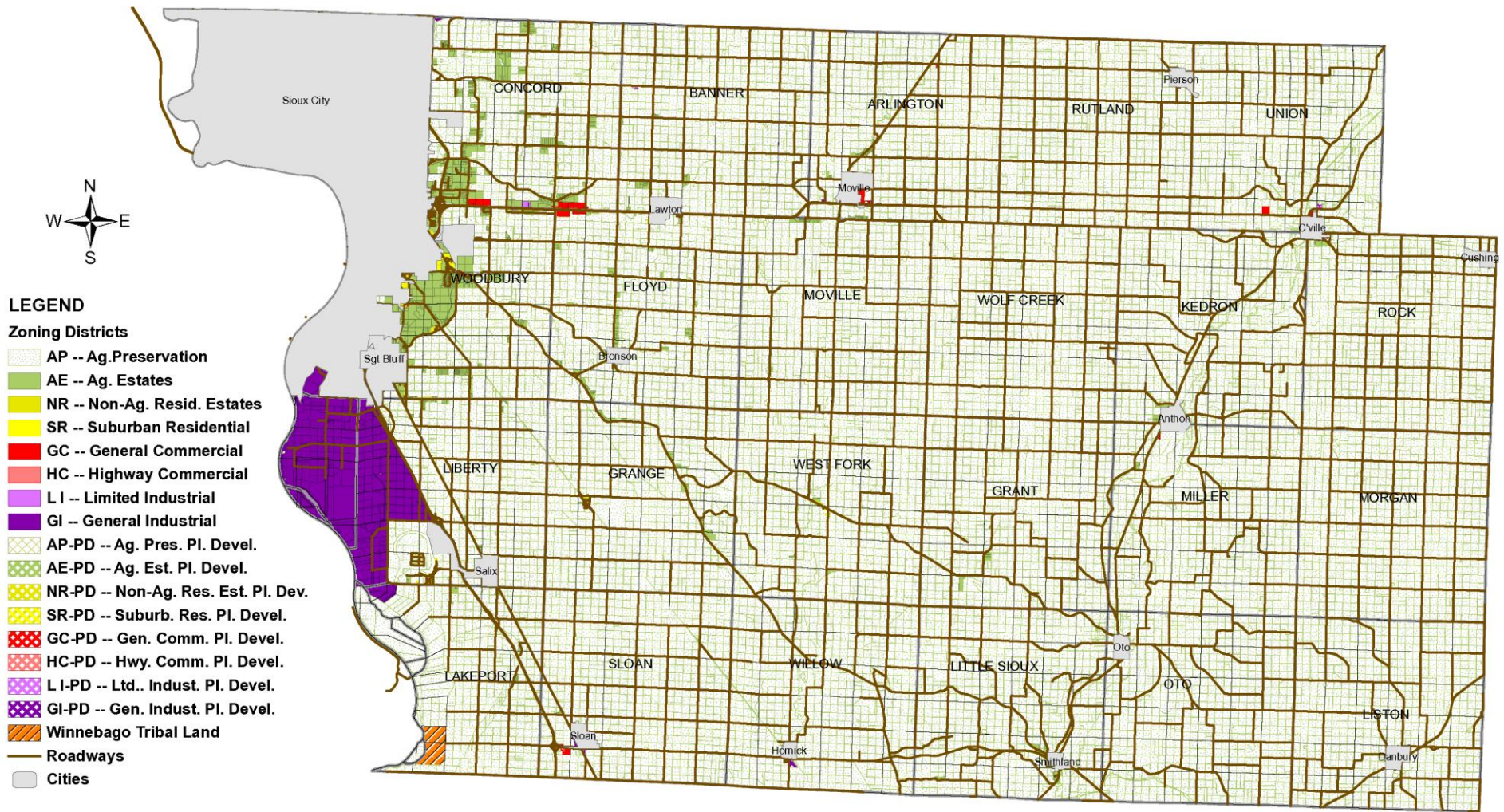
Natural Resources and Agricultural Protection Principle:

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.

Revitalization Principle: Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Sustainable Design Principle: Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

Zoning Map of Woodbury County, Iowa



Adopted July 22, 2008

Woodbury County Zoning Map

Figure 7.1. Woodbury County Zoning Map.

Zoning Ordinance Summary

Below is a summary of the allowed uses in each zoning district category. For a full list of allowable and conditional uses, please see the zoning information provided on the Community and Economic Development Department's page of Woodbury County's website.

AP – Agricultural Preservation Zoning District

The purpose of the AP is to encourage agricultural uses, preserving the County's rural character and primary economic sector. Soil and water conservation practices are encouraged.

- Allowed uses:
 - Agricultural and agri-business.
 - Limited single-family residences.
 - Trade, Entertainment, Hospitality, Recreation, etc.: animal grooming, bed and breakfast lodging.
 - Institutional: religious establishments, community centers, day camp and recreation, parks and public open space.
 - Transportation, Communication and Public Services: antennas on existing structures, utility substations.

AE – Agricultural Estates Zoning District

The purpose of the AE district is to provide for controlled expansion of small acreage developments that are compatible with agricultural uses. Single-family residential, agricultural, and related public uses are allowable.

- Allowed uses:
 - Agricultural and agri-business.
 - Residential dwellings (single-family).
 - Trade, Entertainment, Hospitality, Recreation, etc.: bed and breakfast lodging.
 - Institutional: cemeteries, mausoleums, columbaria; religious establishments; community centers; day camp and recreation; nursery, elementary & secondary schools; parks and public open space.
 - Transportation, Communication and Public Services: antennas on existing structures, utility substations.

SR – Suburban Residential Zoning District

The SR district provides for the orderly development of suburban density, single-family residential subdivisions where agricultural use is prohibited. Allowed uses include single-family and two-family residential and related public uses.

- Allowed uses:
 - Residential dwellings (single-family, two-family, and family homes).
 - Trade, Entertainment, Hospitality, Recreation, etc.: bed and breakfast lodging.
 - Institutional: religious establishments, community centers, nursery, elementary and secondary schools, parks and public open space.
 - Transportation, Communication and Public Services: antennas on existing structures.

GC – General Commercial

The purpose of the GC district is to provide for commercial uses that are compatible with and serve the agricultural sector.

- Allowed uses:

- Office Uses: finance, insurance, real estate; governmental; medical and dental clinics; general office uses; professional offices.
- Trade, Entertainment, Hospitality, Recreation, etc.: antiques, convenience stores, dry cleaning, furniture and home furnishings, groceries, laundry, locksmiths, and many others.
- Industrial: furniture stripping and refinishing; janitorial and building maintenance; machine and welding shops; printing and publishing; personal storage facilities.
- Institutional: community centers; blood bank; boarding schools; religious establishments; colleges, business, and trade schools; emergency care center; food banks; homeless shelters; hospice services; hospitals; libraries and museums; plasma centers; soup kitchens; substance abuse treatment.
- Transportation, Communication and Public Services: ambulance stations, bus garages, fire stations, police stations, utility substations.

LI – Limited Industrial Zoning District

The LI district provides for the orderly development of heavy commercial, warehousing, and limited industrial uses. Sites should have excellent infrastructure, especially transportation access via highways.

- Allowed uses:
 - Trade, Entertainment, Hospitality, Recreation, etc.: mail order houses, motor vehicle fuels, vehicle repair, wholesale businesses.
 - Industrial: air freight terminals, cold storage plants, construction contractor yard, grain terminals and elevators, mail processing center, sand and gravel storage, and many others.
 - Transportation, Communication and Public Services: antennas on existing structures, bus garage, public service garage.

GI – General Industrial Zoning District

The GI district provides for heavy commercial, warehousing, and limited industrial uses. Sites should have excellent infrastructure, especially transportation access via highways.

- Allowed uses:
 - Trade, Entertainment, Hospitality, Recreation, etc.: adult entertainment, adult products, motor vehicle fuels.
 - Industrial: air freight terminals, cold storage plants, construction contractor yard, grain terminals and elevators, mail processing centers, sand and gravel storage, and many others.
 - Transportation, Communication, and Public Services: antennas on existing structures, utility substations.

Land Use Designations

The maps and information on the following pages summarize Woodbury County's current land use patterns and changes in land cover in recent years. This is followed by a future land use map which is used to establish ideal land use patterns for the next 20 years and to facilitate the orderly development and preservation of land in the county. The designations below describe land use categories found in the key of the current and future land use maps.

Agriculture

Land designated as Agriculture is primarily used for farming, ranching, other agricultural businesses, and related operations. Residential density is typically limited to preserve large, continuous areas of workable land, uninterrupted by development.

Commercial

The Commercial land use designation describes corridors appropriate for commercial development, such as adjacent to similar or compatible developments within city limits and along state or county highways.

Industrial

The industrial land use designation is for county land that is primarily used for heavy and light industrial activities, such as warehousing, transportation, manufacturing, and the storage of construction materials. The activities taking place in these areas are typically not compatible with other uses due to potential air and noise pollution, use of hazardous materials, heavy machinery and traffic, and other nuisances.

Winnebago Reservation:

Land held and governed by the Winnebago, or Ho-Chunk, Tribe of Nebraska.

Open Space/Recreational

These areas include parks and natural areas maintained by the county or Iowa Department of Natural Resources. The purpose of inclusion of these areas in the future land use map is to ensure their protection into the future. Inclusion of these areas on the map also helps to visualize connections between parks and recreation areas when considering expansions to the county's green space network.

Rural Residential

The Rural Residential land use designation describes areas primarily devoted to residential uses outside of incorporated city limits. This includes rural housing developments where agricultural uses are not permitted, as well as larger lot residential estates and acreages where agricultural activities may take place.

Transitional Agriculture

Land in the Transitional Agriculture designation typically borders between traditional agricultural use and residential uses. This designation offers flexibility for the development of a variety of compatible uses based on the surrounding context and needs of the community.

Incorporated Areas:

Land under the jurisdiction of incorporated cities, not belonging to the county.

Current Land Use

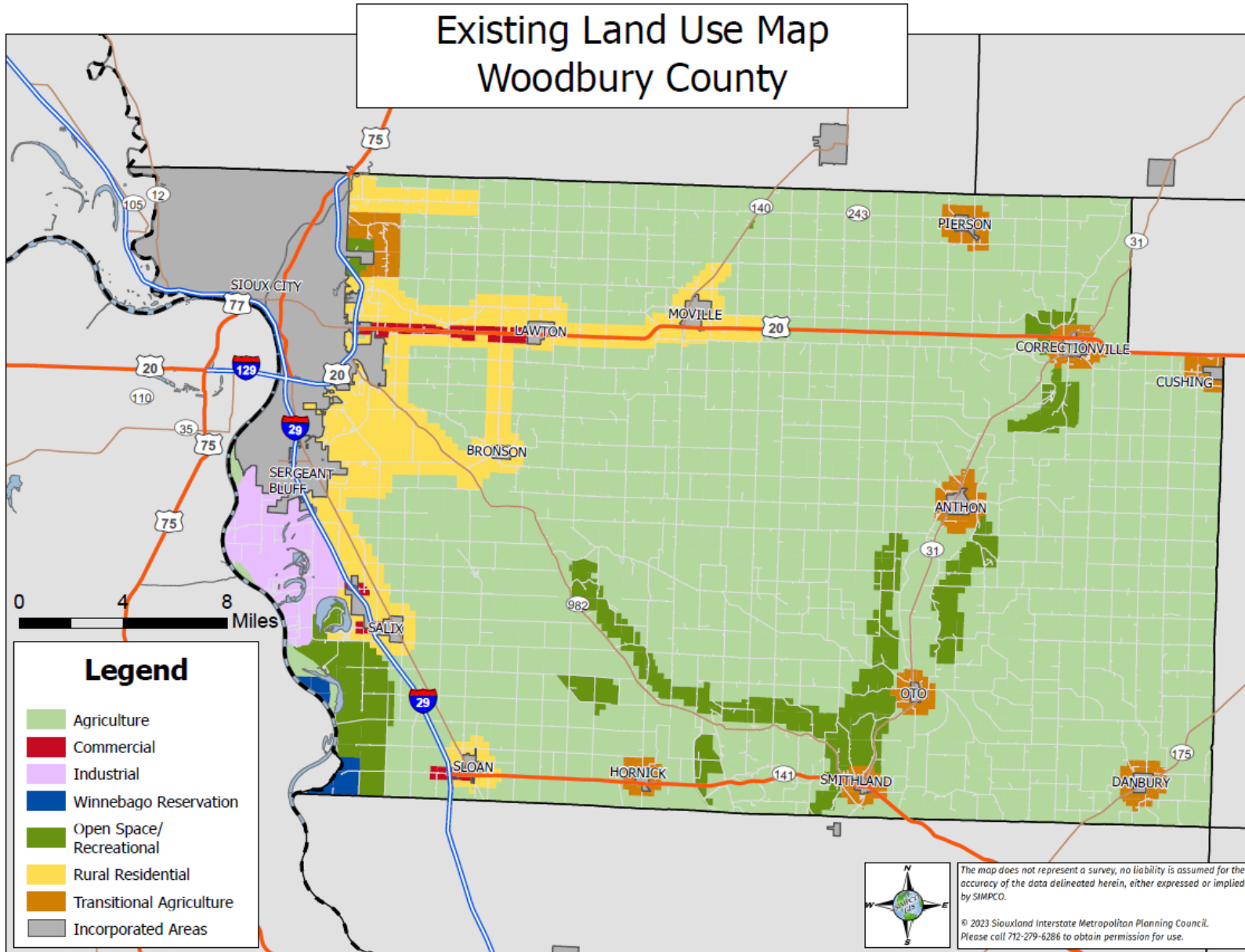


Figure 7.2. Existing Land Use Map, 2023.

Woodbury County Land Cover Summary 2001-2019						
Land Cover	2001 sq.mi	Lost sq.mi	Gained sq.mi	2019 sq.mi	Net Change sq.mi	Change %
High Intensity Development	4.49	0	2.01	6.5	2	44.6
Medium Intensity Development	9.73	-0.05	4.56	14.24	4.51	46.33
Low Intensity Development	22.52	-0.94	1.54	23.12	0.6	2.65
Developed, Open Space	35.89	-4.4	1	32.49	-3.4	-9.48
Cultivated Crops	623.03	-4	26.62	645.66	22.63	3.63
Pasture	52.52	-3.85	1	49.66	-2.86	-5.44
Grassland	79.86	-25.02	0.98	55.81	-24.04	-30.11
Deciduous Forest	31.47	-0.71	0.33	31.09	-0.38	-1.2
Evergreen Forest	0.37	-0.02	0.04	0.38	0.01	3.66
Mixed Forest	0.78	-0.02	0.02	0.78	0	-0.22
Shrub/scrub	0.22	-0.01	0.33	0.54	0.32	147.52
Woody Wetland	4.22	-0.21	0.18	4.19	-0.03	-0.65
Emergent Herbaceous Wetland	5.37	-0.68	1.06	5.75	0.38	7.11
Barren	0.42	-0.16	0.64	0.9	0.48	115.52
Water	6.85	-0.83	0.6	6.62	-0.23	-3.35

Table 7.1. Source: Multi-Resolution Land Characteristics (MRLC) Consortium, National Land Cover Dataset, 2001 and 2019.

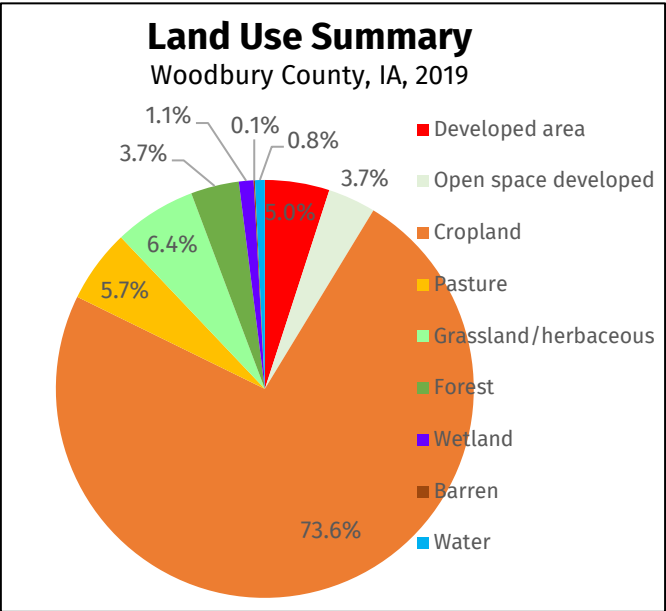


Figure 7.3. Source: MRLC Consortium, National Land Cover Dataset, 2019. 877.7 square miles in Woodbury County total.

In 2019, nearly 80% of Woodbury County’s land cover was devoted to agriculture, with about 74% cropland and nearly 6% pasture. About 12% of the county’s land area consisted of natural areas including grassland/herbaceous cover, forest, wetland, or water. Developed areas including developed open space occupied nearly 9% of the county’s land. “Developed open space” describes areas within developed areas that are largely covered by lawns, including golf courses, large single-family lots, and recreational uses such as soccer fields and parks.

Between 2001 and 2019, the amount of medium and high intensity development in Woodbury County have increased slightly. Low intensity development also increased to a lesser degree. The most substantial shifts during this period were the increase

in cultivated crop land by roughly 23 square miles and the decrease in grassland by about 24 square miles. This data, combined with maps from the Multi-Resolution Land Characteristics Consortium, suggest that grassland has gradually been converted into land used for cultivated crops during this period.

Future Land Use

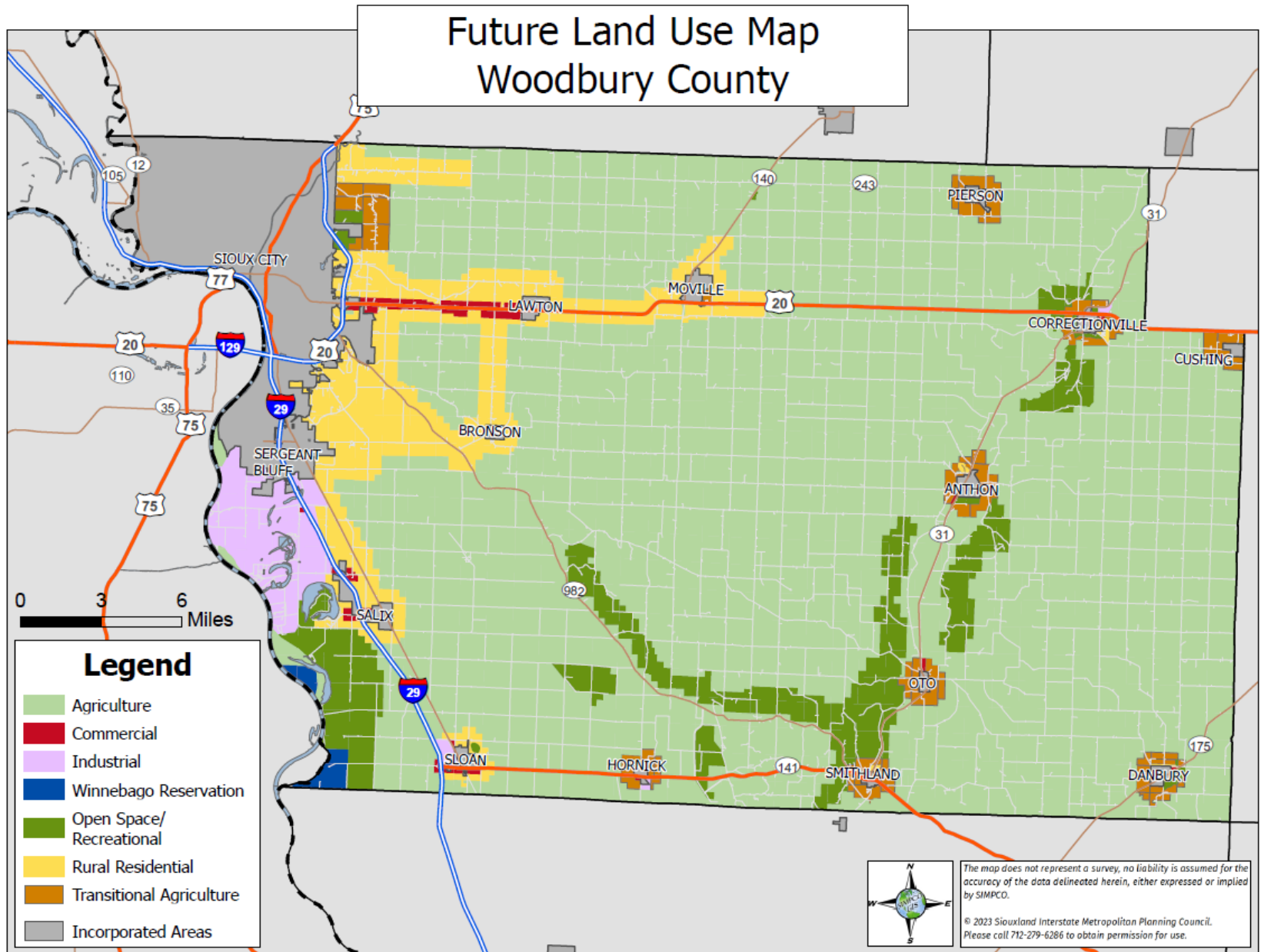


Figure 7.4 Future land use map

Agriculture

Agriculture is the heart of rural Woodbury County's culture and way of life, as the principal economic sector and comprising 79.2% of the county's land use (National Land Cover Database, 2019). Maintaining the rural character of the county, preventing the conversion of agricultural land, and strengthening the agricultural economy are important to Woodbury's residents, as expressed in the public input survey. To sustain Woodbury's agricultural economy and culture, it is necessary to strengthen protections of farmland, especially around the edges of urban areas where gradual expansion tends to encroach on agricultural uses. While Woodbury County has not seen a net loss of agricultural land, there has been conversion from development on the fringe of urban areas, which is a pattern that has the potential to accelerate with economic development in Sioux City, Sergeant Bluff, and surrounding urban areas.

The American Farmland Trust has projected the following farmland conversion scenarios for the year 2040 in Woodbury County, based on different land use decisions and the resulting development patterns. The current map of land use in Woodbury County is below, for comparison to the subsequent scenario maps.

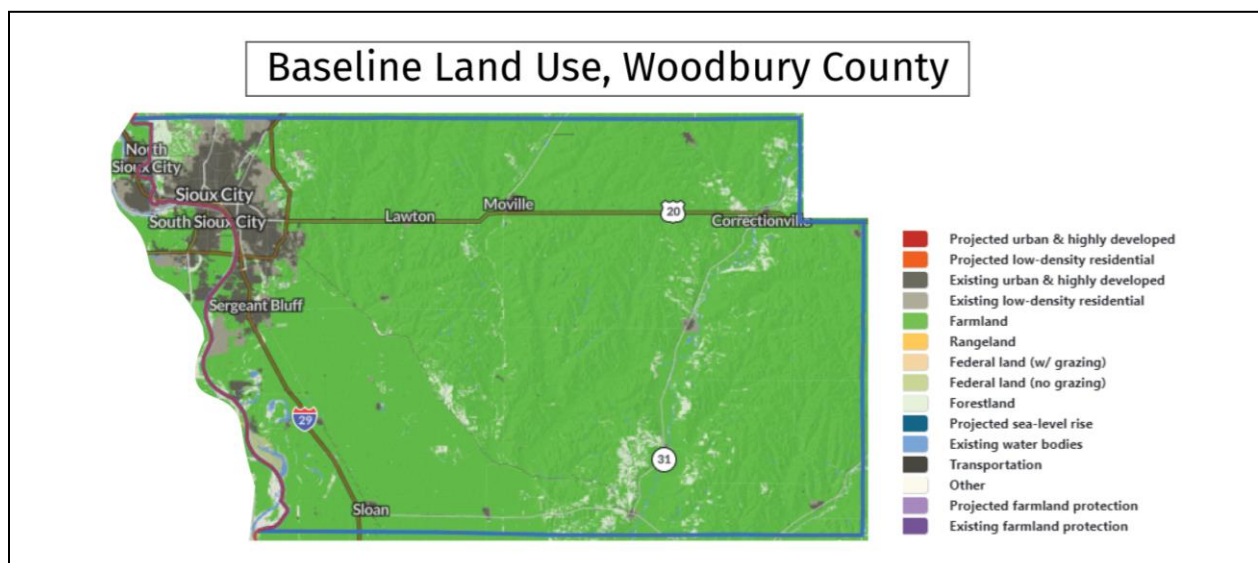


Figure 7.5. Source: American Farmland Trust, 2022

2040 Business as Usual

The map below represents where in the county farmland would likely be converted to urban development by 2040 if current patterns of land use continue. In this projection, 3,800 acres would be converted from cropland to “urban and highly developed” and “low-density residential” uses.

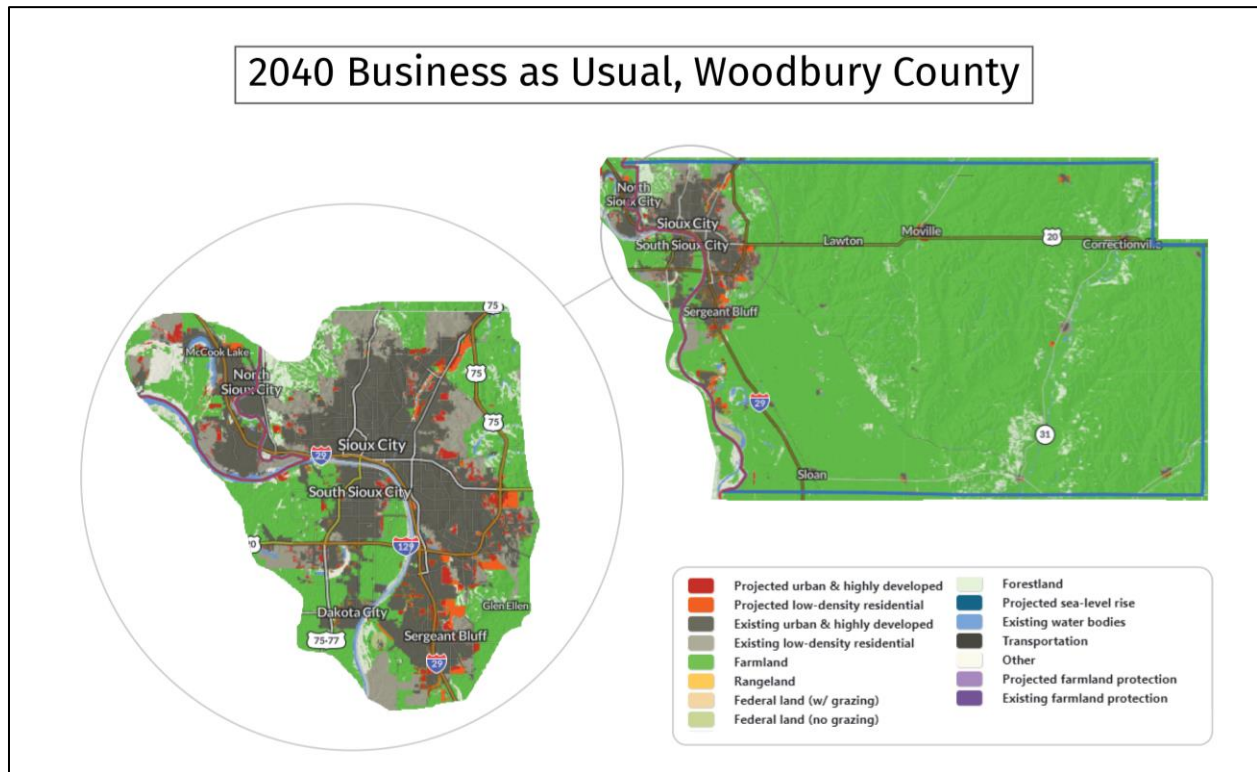


Figure 7.6. Source: American Farmland Trust.

2040 Better Built Cities

Figure 6.7 shows how farmland conversion could be curbed by 2040 with the implementation of various policies aimed at protecting agricultural land from conversion to other uses. In this scenario, the American Farmland Trust projects a marked reduction in converted acres compared to the “business as usual” sprawl: 2,500 acres of farmland converted to “urban and highly developed” and “low-density residential” uses.

2040 Better Built Cities, Woodbury County

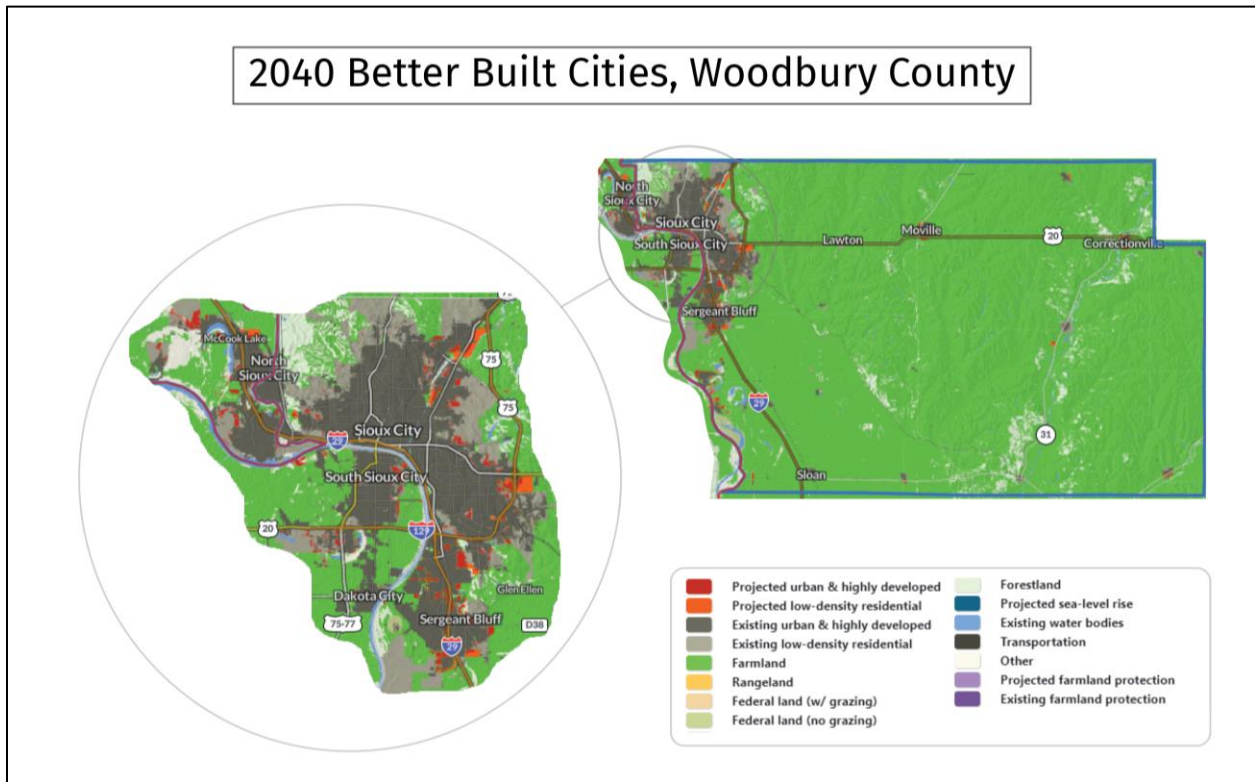


Figure 7.7. Source: American Farmland Trust.

Figure 7.8 summarizes these projections as well as a “runaway sprawl” scenario in which low-density development on the fringes of urban areas increase by 50%. This would result in even more conversion than “business as usual”. These projection scenarios demonstrate the need to combine various land use policies to protect agricultural land. Such policies include using conservation easements to permanently protect farmland, encouraging the use of existing urban infrastructure, prioritizing infill development and adaptive reuse, and limiting new low density residential developments on the fringe of urban areas that fragment and lead to the conversion of agricultural lands.

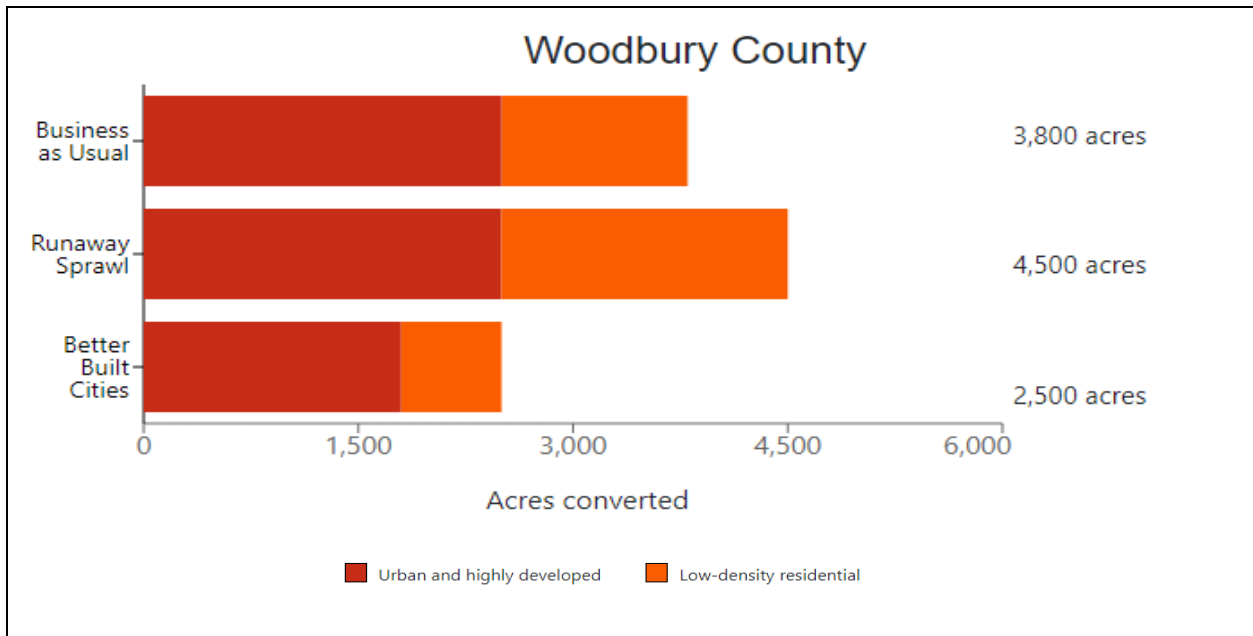


Figure 7.8. Urban and highly developed (UHD) land use includes commercial, industrial, and moderate-to-high density residential areas. Low-density residential (LDR) land use includes scattered subdivisions and large-lot housing, which fragment the agricultural land base and limit production. Source: American Farmland Trust, *Farms Under Threat 2040*.

Providing for acreages and non-commercial agricultural activities

While low density residential development can lead to urban sprawl and eventual farmland conversion, there is a need to maintain limited amounts of large lot residential areas where residents can use the land for small-scale farming, animal husbandry, and homesteading activities. Non-commercial agricultural activities and hobby farming are important aspects of Woodbury County’s rural culture. Residents have expressed a desire in the past for flexibility when it comes to determining what qualifies as a farm for the purposes of zoning. This flexibility is achieved by considering the farming activities taking place on the lot and not relying solely on lot size to determine this classification. This provision provides flexibility for hobbyists, community gardening, and other culturally enriching activities in areas where agriculture is not the primary use. Such flexibility should be balanced with preserving large tracts of agricultural land to prevent fragmentation and urban sprawl.

Preserving small and mid-sized farms

Woodbury County has not been immune to the national trend of farm consolidation. The number of small and mid-sized farms between ten and 999 acres decreased by 19% from 2002 to 2017, while farms with 1,000 acres or more increased by 14% in the same time frame. This trend demonstrates the need for additional protections and resources for smaller and mid-sized family farm businesses, such as succession planning assistance and technical assistance to adapt to changing trends or break into new markets. Local institutions such as schools, government buildings, and hospitals, as well as intermediate markets such as grocery stores, represent opportunities for procurement from small and mid-sized farms. Policies to encourage the purchase of food from smaller local farms could help combat this harmful trend and strengthen the local agricultural economy.

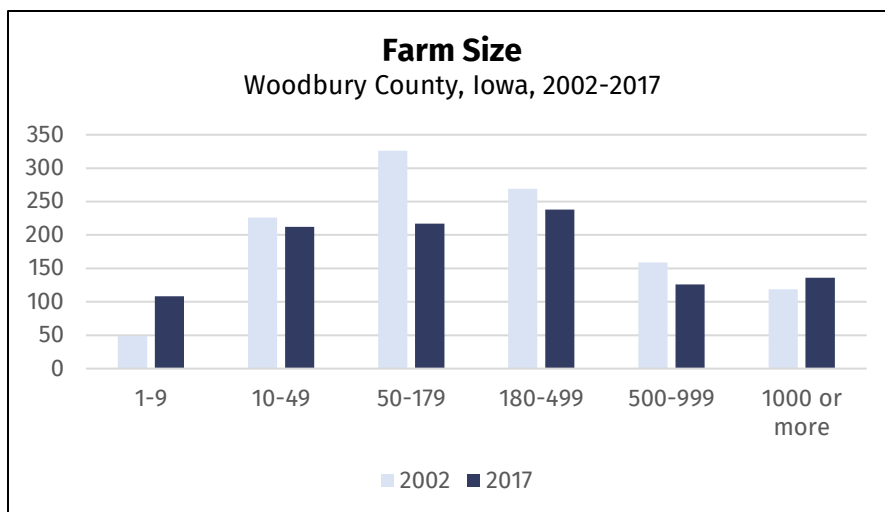


Figure 7.9. Source: USDA Census of Agriculture 2002, 2017

While these policies are a starting point, it is imperative for the county to learn directly from farmers to understand their most pressing needs and concerns for the future of their operations. The creation of a roundtable of farmers and other agricultural industry stakeholders would provide a platform for discussion of these concerns so that appropriate resources and assistance can be identified.

Natural Resources

In terms of natural habitat, Woodbury County contains a unique combination of rolling prairie grasses along the Loess Hills; riparian ecosystems and wetlands along the banks of the Missouri, Big Sioux, Little Sioux, Floyd, and Maple Rivers; and eastern deciduous forests. Supported by these ecosystems are dozens of native species, including 20 animal species and 24 plant species that are either endangered, threatened, or species of concern (*IDNR's Iowa Natural Areas Inventory*). About 3% of the county's land area, or 25.2 square miles, is comprised of park land, open space, and natural preserves.

Smart growth

Protecting these natural resources through the thoughtful location of new development has been identified by Woodbury residents as a priority when considering the future of their county. From 2001 to 2019, while the population of the county has remained relatively steady, the amount of developed land area has increased by about 19.4%, with growth primarily on the east side of the City of Sioux City and the City of Sergeant Bluff (NLCD). With this change in mind, care should be taken to make use of urban areas where infrastructure has already been constructed when building new housing and commercial developments. Policies to discourage

sprawl and leapfrog development outside of incorporated towns, discourage the development of environmentally sensitive lands, and incentivize the preservation of natural habitat should be adopted.

Between 2001 and 2019, Woodbury County has seen a net gain of agricultural land of about 22.6 square miles. This gain in agricultural land represents the conversion of primarily grasslands, with a net loss of grasslands totaling 24 square miles. While agriculture is essential to Woodbury County's economy and culture, it is important to maintain a balance of this primary land use with natural habitat areas that support pollinators, wildlife, and other ecosystem services. To promote this balance, resources to help landowners benefit financially from protecting native landscapes can be shared through public outreach by the county and other relevant organizations.

Residents have also voiced the need for additional outdoor recreational opportunities in rural communities, such as parks and hiking/biking trails. These assets can serve the dual purpose of providing much-needed recreational opportunities while helping to safeguard the County's natural resources.

Controlling noxious weeds and invasive species

Woodbury County's Weed Commissioner, appointed by the Board of Supervisors, is responsible for the control of noxious weeds and invasive species throughout the county, including in city limits. Noxious and invasive species can harm the ecological health of the environment, present dangers to humans or animals, or present a threat to agricultural operations or land value. This department works to improve the integrity of habitat and protect agricultural and other privately owned land from becoming compromised by these harmful species. This ensures that land can continue operating under its intended use without ecological or public health disturbance.

Due to the diffuse nature of invasive species and noxious weeds, it is important to continue educating the public about effective identification, control, and disposal of these species. This way, residents and other private landowners can take action on their own property to curb the spread to nearby properties. This department could also distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer. Such information would empower landowners to be a partner in combatting ecologically and economically harmful invasive species.

Water Resources

Woodbury County is located entirely within the Missouri River Watershed, with many smaller sub-watersheds that ultimately connect to the Missouri River via tributaries and streams. The map in Figure 7.10 illustrates the locations of the county's various sub-watersheds and dams. Woodbury County sources water for drinking, household and commercial use, and irrigation from groundwater sources. Incorporated cities within the county provide public water supplies, while many residents outside of these boundaries are served by private wells. Woodbury residents source groundwater from several types of aquifers, with varying levels of susceptibility to contamination. The Dakota sandstone or Cretaceous aquifer underlies the northwest region of the state. This is the deep, bedrock water source underlying several shallower aquifers closer to the surface.

The bedrock aquifer in Woodbury County is protected from contamination due to large overlying deposits of loess and glacial drift that slow water penetration and provide protection from surface contamination. However, residents of the county also rely heavily on shallower aquifers that recharge much more quickly than the bedrock aquifer. Alluvial aquifers extending along the Missouri, Floyd, Big Sioux, and Little Sioux rivers are prevalent water sources in Woodbury County. These alluvial aquifers are highly susceptible to contamination from surface runoff, which impacts both the ecological health of surface waters such as rivers and streams, as well as the quality of drinking water sourced from the underlying aquifer. Sources of contamination include nitrate found in fertilizers and animal and human wastes; road salts; petroleum products; and underground seepage from landfills and storage tanks. Actions to limit this contamination should be prioritized through partnerships with overlapping jurisdictions and private landowners.

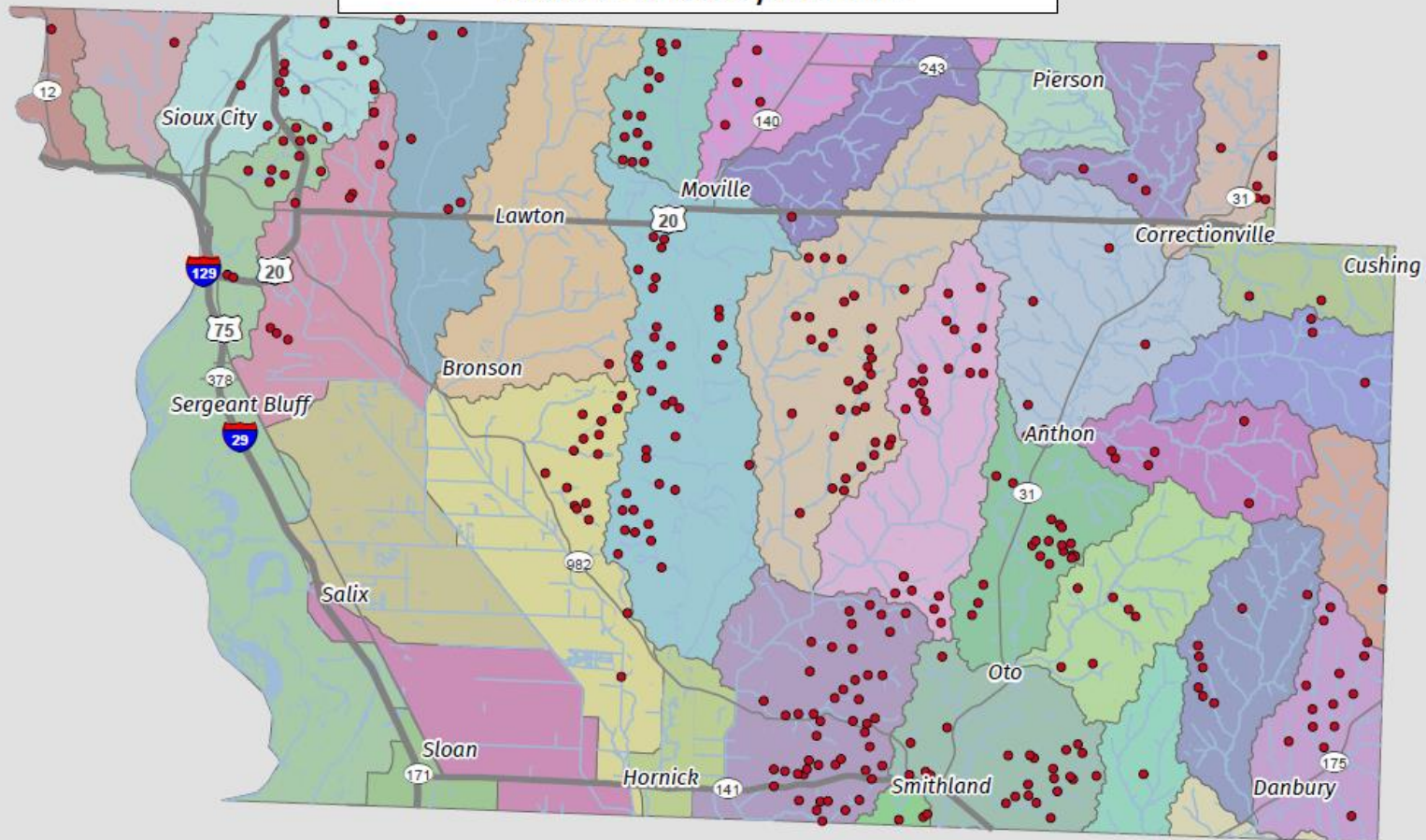
One potential threat to groundwater resources in Woodbury County are animal wastes from concentrated animal feeding operations. Due to the high volume of wastes accumulated in one location, these facilities are closely regulated by the Iowa Department of Natural Resources through EPA's National Pollutant Discharge Elimination System. To further safeguard water resources in Woodbury County, particular care should be taken to carefully locate these facilities away from residences, floodplains, surface waters, wetlands, and vulnerable aquifers.

Wetlands

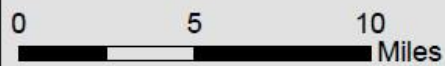
Wetlands are important features of the natural landscape. They provide numerous beneficial functions, such as controlling storm waters to prevent floods, filtering contaminants and nutrients from runoff before it enters surface and ground water, storing carbon, and providing essential habitat for fish, birds and other wildlife. The map in Figure 7.11 shows the location and classification of wetlands in Woodbury County. Detailed information can be found from the Fish and Wildlife Service's National Wetlands Inventory. This includes data about historical wetlands that are no longer in existence, but may have the potential for restoration depending on current hydrological conditions.

Additional detailed wetlands information can be found in the 2006 USDA Soil Survey of Woodbury County, available online on the USDA Natural Resources Conservation Service's website. Information in this document includes the runoff potential of various soil groups and the duration and frequency of flooding. Such soil qualities are important considerations when determining the development potential of land or whether frequently inundated areas would be better suited to parkland or wildlife refuges.

Woodbury County Watersheds/Dams



Recon Creek	Dutch Creek-Maple River	Garrison Ditch	Little Sioux River-Perm Creek	Lower Farmers Garrison Outlet Ditch	Maple River-Voker Creek	Mud Creek-West Mud Creek	Upper Clayhorn Ditch	West Fork Little Sioux River-Mud Creek
Big Creek-Little Sioux River	East Fork Wolf Creek	Haltz Ditch	Little Sioux River-Permell Creek	Lower Perry Creek	Mullhoney Creek	Penson Creek	Upper Farmers Garrison Outlet Ditch	Wolf Creek-Haltz Ditch
Big Sioux River	Elliot Creek	Little Sioux River-Barber Creek	Little Sioux River-Thensville Creek	Maple River-Aldrich Creek	Miller Creek-Little Sioux River	Reynolds Creek	West Fork Ditch	
Big Whiskey Creek	Farmers Ditch	Little Sioux River-Bitter Creek		Maple River-Hessler Creek	Missouri River	Unnamed Creek-Penson Creek	West Fork Little Sioux River-Mullhoney Creek	
Coon Creek-Big Creek	Floyd River-Missouri River				Moorhead Creek			



The map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by SIMPCO.

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Figure 7.10

Woodbury County Wetlands

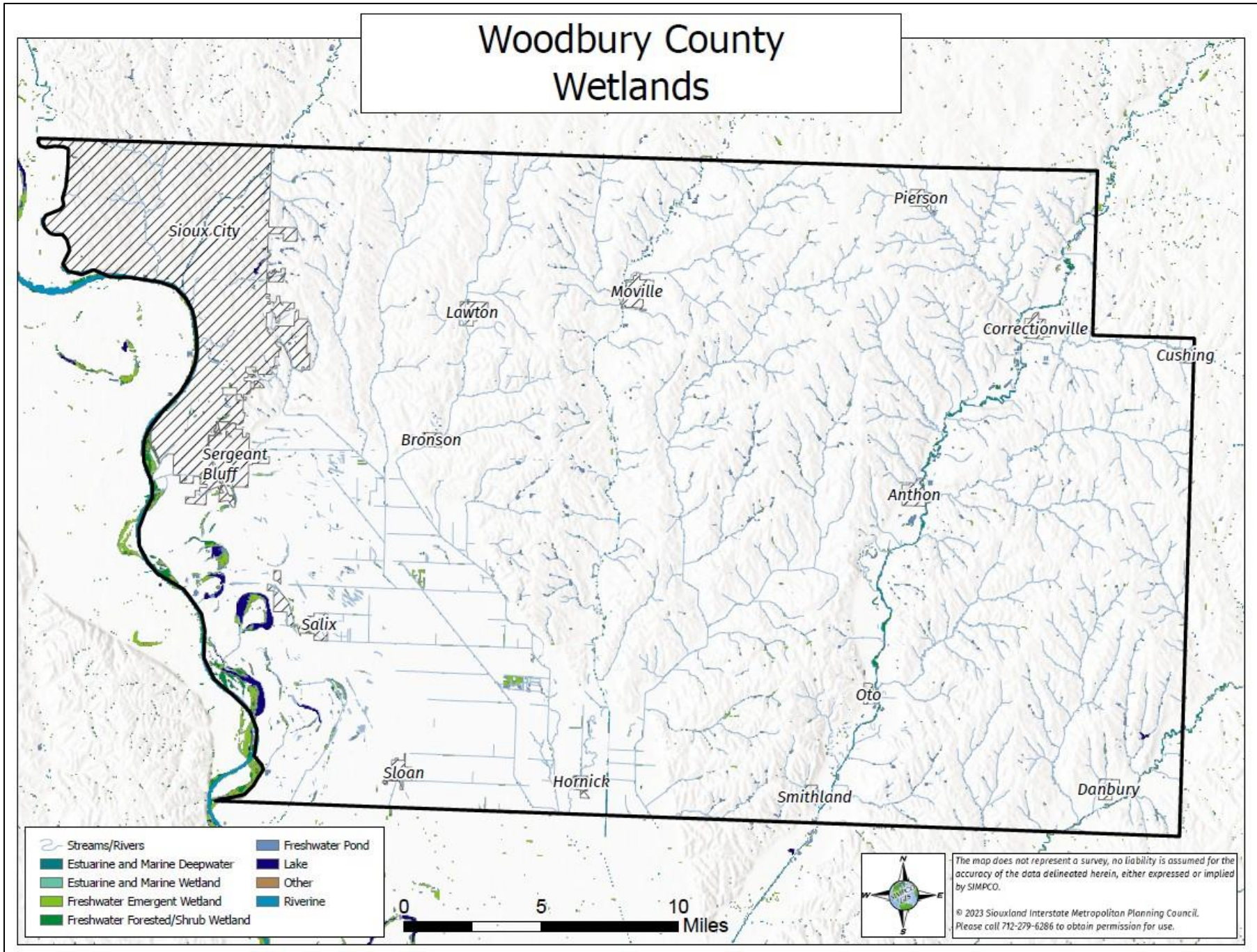


Figure 7.11. Data source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

Woodbury County Soil Orders

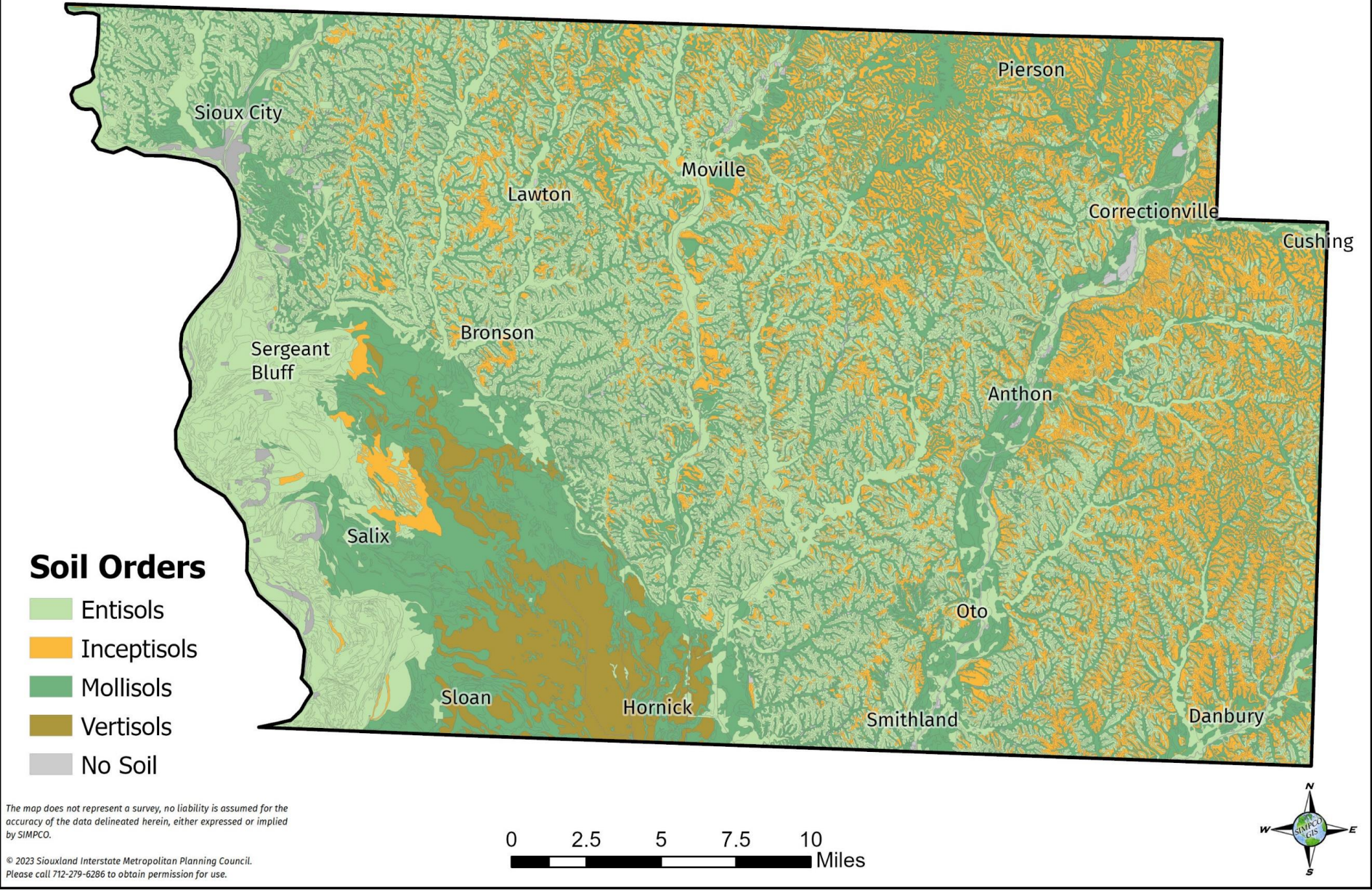


Figure 7.12. Data Source: Natural Resources Conservation Service of the U.S. Department of Agriculture, Soil Survey Geographic Database (SSURGO)

Soils

The soil map in Figure 7.12 illustrates the broad soil taxonomic classifications of Woodbury County. Complete data containing all soil hierarchies can be accessed from the USDA's Natural Resources Conservation Service Soil Survey Geographic Database. Additional local details about characteristics, suitability for various uses, and related ecological qualities can be found in the 2006 USDA Soil Survey of Woodbury County. This complete document is available from the USDA Natural Resources Conservation Service's archived soil surveys online.

Air Quality

Woodbury County is fortunate to have relatively few air quality concerns. According to the Iowa Department of Natural Resources (DNR), there are currently 8 major stationary sources of air pollution located in Woodbury County. These facilities are situated closer to the County's urban areas in Sioux City and Sergeant Bluff, as well as along the southwestern industrial corridors and airport complexes. Each of these facilities is regulated by the Iowa DNR and has been issued a Title V Operating Permit pursuant to Title V of the Federal Clean Air Act. All facilities with a final Title V Operating Permit must submit Semi-Annual Monitoring Reports and an Annual Compliance Certification each year. These reports allow industry, citizens, and regulatory agencies to be informed when a facility fails to meet Title V permit conditions and what action is being taken to correct these problems.

Furthermore, Woodbury County's weighted annual mean concentration of fine particulate matter (PM_{2.5}) was below the national ambient air quality standard in 2020. The DNR has a regulatory PM_{2.5} monitor in the City of Sioux City operated by the University of Iowa. However, because the Sioux City Metropolitan Statistical Area's population, which includes Woodbury County, is less than 1,000,000, the EPA does not require a high quality fine particulate matter (PM_{2.5}) regulatory monitor within the County to monitor ambient air quality. Rural residents could benefit from a small network of low-cost air quality sensors distributed around rural areas of the County to ensure a safe environment.

Renewable Energy Infrastructure

With the rapid progression of renewable energy technologies and the Department of Energy's prioritization of alternative energy sources, many localities across the country are beginning to think about how this infrastructure would fit into their community. Wind resources in particular are abundant in Iowa, providing the potential for the development of a new employment industry in the region. At the same time, residents in Woodbury County have been vocal about their opposition to this infrastructure due to the aesthetic impacts on the landscape, potential effects on wildlife, and disturbance to neighboring properties.

In anticipation of the potential location of wind turbines in the county, Woodbury County recently passed a commercial wind farm ordinance that provides restrictions for these developments to protect residents, private property, public conservation areas, and the Loess Hills. To continue balancing the protection of rural residents and the growth of this industry the ordinance language should continually be reviewed and updated to ensure it provides adequate safety protections and remains applicable to current technologies.

Survey Results Synopsis

Residents expressed their opinions about several land use- and natural resources-related topics through the public input survey distributed during the planning process. Input about the county's assets, weaknesses, and residents' values guided the creation of goals and objectives.

When asked about Woodbury County's greatest assets, "agricultural economy" (45%) and "rural character of the county" (35%) were among the most frequently chosen options. Nearly a quarter of survey respondents chose "clean air and water" (23%) and about one fifth selected "abundance and access to open space and public lands" (21%). Residents' value for protecting agriculture was expressed by 87% of respondents responding "yes" to the question, "Do you agree that preserving existing agricultural land should be a priority for Woodbury County?" Furthermore, when asked which topics would be the most important to consider in the next 20 years, "agriculture" and "future land use" were amongst the most frequently chosen topics.

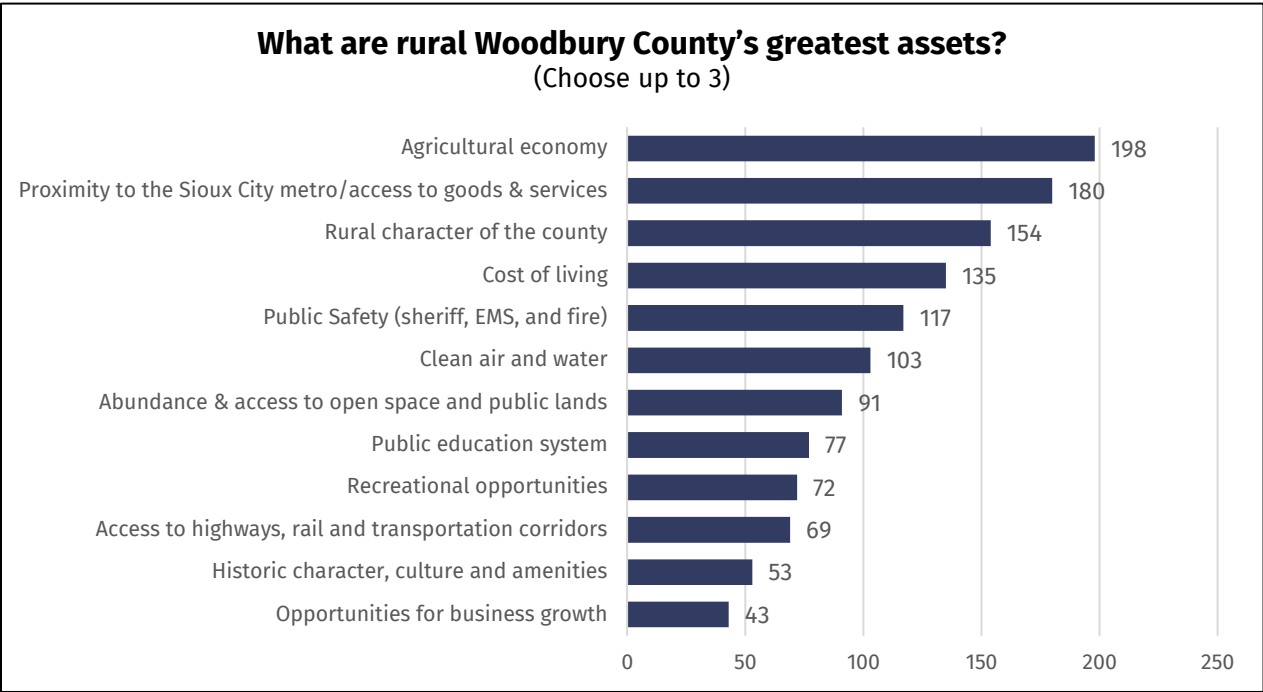


Figure 7.13.

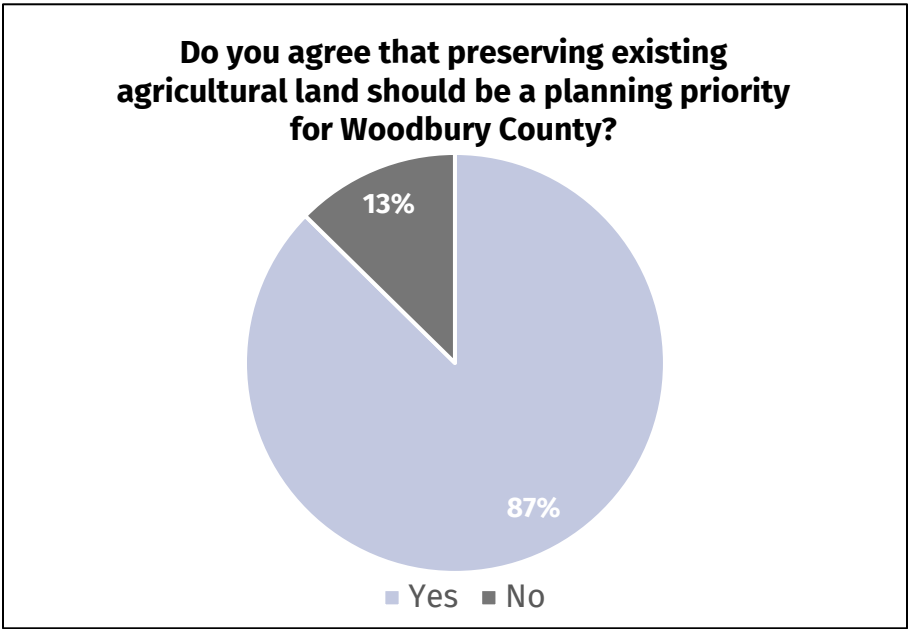


Figure 7.14.

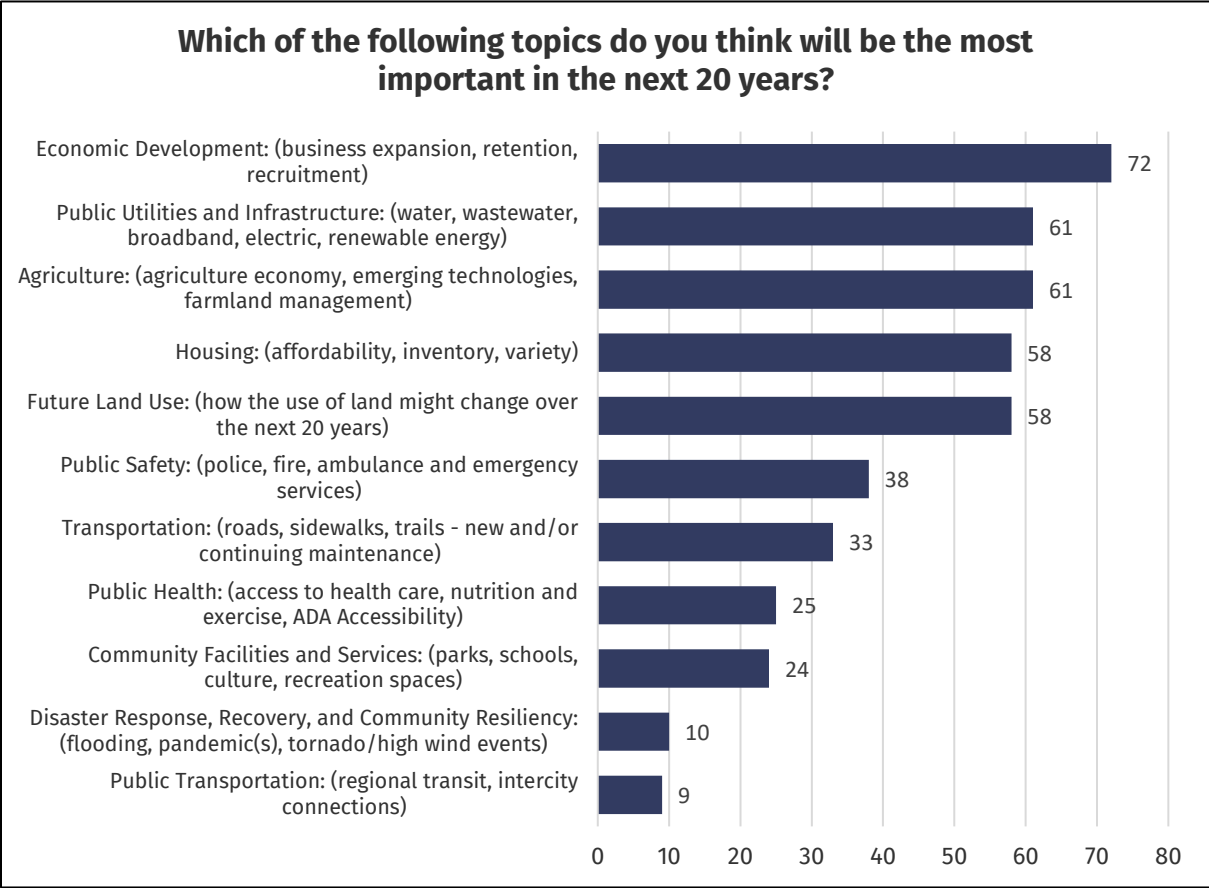
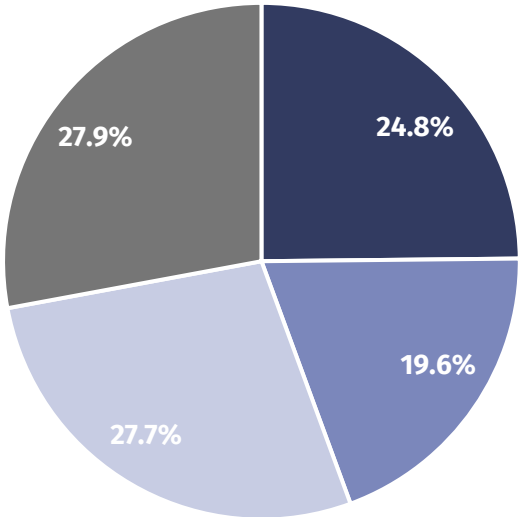


Figure 7.15.

Respondents were divided about the amount of land use and zoning regulation that they felt should be appropriate for Woodbury County, as illustrated in Figure 7.16. About one quarter of residents (25%) thought that land use and zoning policies and regulations should be more restrictive, nearly 20% thought they should not change, and about 28% thought they should be less restrictive. The rest of the respondents did not have an opinion on the matter. This sharp division in opinion demonstrates the need for officials to carefully balance land use policies that protect residents’ safety and public interests with flexible policies regarding allowable uses of private property.

Land use and zoning policies and regulations:



- Should be MORE restrictive. More attention should be paid to where and how land develops.
- Should not change. Current policies and regulations are sufficient.
- Should be LESS restrictive. Allow more flexibility for where and how land may be used and developed.
- I don't know

Figure 7. 16.

Goals & Objectives

Sustainable Agriculture

- **Goal: Support sustainable agricultural practices.**
 - Ensure compliance with Iowa state code provisions for agriculturally zoned property.
 - Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
 - Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
 - Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
 - Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
 - Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
 - Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.
 - Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.

Habitat Conservation

- **Goal: Preserve environmentally sensitive lands.**
 - Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.
 - Encourage communication and cooperation between environmental advocates and landowners related to the development of sensitive lands.
 - Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.
 - Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
 - Continue adding to the county's network of parks, trails, and campgrounds.
 - Coordinate across jurisdictions to address litter and the dumping of waste.
- **Goal: Limit urban sprawl and maintain the rural character of Woodbury County.**
 - Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land. Consider the lifetime costs of new infrastructure development.
 - Limit interstate development to interchanges or within city limits to preserve agricultural land and maintain scenic views of the Loess Hills.
 - Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.
 - Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.
- **Goal: Empower landowners to be a partner in combatting ecologically and economically harmful invasive and noxious species.**

- Educate the public about effective identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

Water Resource Protection

- **Goal: Reduce contaminants in surface water runoff.**
 - Provide resources for farmers to adopt BMPs such as no-till methods, cover crops, crop rotation, vegetated buffers, and constructed wetlands to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA’s National Resources Conservation Service for farmers in need of assistance.
 - Continue sensible salting policies.
 - Educate residents and business owners of proper lawn fertilizer and chemical use.
 - Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.
- **Goal: Safeguard groundwater by identifying and limiting sources of pollution.**
 - Encourage landowners to take advantage of the Iowa DNR’s wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.

Air Quality

- **Goal: Identify potential sources of air quality hazards in Woodbury County.**
 - Maintain a network of low-cost air quality monitors throughout rural Woodbury County.
- **Goal: Maintain safe distances between industrial land use activities and residential, commercial, recreational, and institutional land uses.**
 - Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.

Renewable Energy Infrastructure

- **Goal: Plan for the creation and use of alternative and renewable energy sources in Woodbury County.**
 - Support landowners’ individual choices to implement renewable energy infrastructure.
 - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
 - Seek federal and state funding for the expansion of electric vehicle charging infrastructure.

Chapter 7: Disaster Response, Recovery, & Resiliency

Section	Contents
Iowa Smart Planning	Hazards Element
Natural and Public Health Risks in Woodbury County	History of past disasters and trends over time
County and Regional Plans to Address Disasters	Regional Hazard Mitigation Plan, Woodbury County Joint Emergency Operations Plan, and Siouxland District Health Department activities
Response, Recovery, and Resiliency to Disasters	Lessons learned from the COVID-10 pandemic, Elements of resilience, and Tools/Resources for preparedness
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The Iowa Smart Planning document states the following in regard to disaster response, recovery, and resiliency:

Hazards Element: Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

Natural and Public Health Risks in Woodbury County

Natural Disasters in Woodbury County

Woodbury County has always had to contend with extreme weather conditions, from tornadoes and flooding to heat waves and frigid winter temperatures. Climate change is expected to make some weather events more frequent, others more extreme, and seasonal patterns less predictable overall.

Tornadoes and Severe Thunderstorms

According to the 2017 Climate Science Special Report from the Fourth National Climate Assessment, the frequency of tornado and severe thunderstorm events has increased the most significantly since the 1980's compared to other extreme weather. While climatologists are still learning about how climate change will impact the frequency of tornadoes and severe storms in the coming decades, many have concluded that an increase in the conditions necessary for tornadoes to form (warm air, humidity, and atmospheric instability) will lead to more frequent tornadoes and severe storms.

These storm events can cause significant damage to property, crop, livestock, and public infrastructure, and in severe cases threaten human lives. The Midwest is one of the regions that has been impacted the most by these changes, and this pattern of increasingly frequent severe storms is expected to continue throughout the century.

Temperature Trends

Iowa is expected to experience increasingly hotter and more humid summers throughout the rest of the century. The combination of heat and humidity can cause dangerous heat waves and public health threats from heat-related injuries. According to the Iowa DNR's Climate Impacts Report of 2010, extreme heat events are responsible for more deaths in the US than any other type of weather event. Extreme heat is particularly dangerous for the elderly, and those with asthma and other chronic illnesses. As is the trend across the country, Woodbury County has an increasing senior population as the Baby Boomer generation ages. For this reason, it is particularly important for the County to plan for more frequent heat emergencies.

According to the Environmental Protection Agency, in the Midwest region, the increase in winter temperatures has accelerated faster than temperatures for any other season. This change will likely lead to warmer and wetter winters, with more precipitation falling as rain and less snow accumulation. The Iowa DNR notes that without sustained frigid winter temperatures, it is more likely that conditions will be favorable for the survival and spread of agricultural pests and pathogens.

NCA Region	Change in Annual Average Temperature	Change in Annual Average Maximum Temperature	Change in Annual Average Minimum Temperature
Contiguous U.S.	1.23°F	1.06°F	1.41°F
Northeast	1.43°F	1.16°F	1.70°F
Southeast	0.46°F	0.16°F	0.76°F
Midwest	1.26°F	0.77°F	1.75°F
Great Plains North	1.69°F	1.66°F	1.72°F
Great Plains South	0.76°F	0.56°F	0.96°F
Southwest	1.61°F	1.61°F	1.61°F
Northwest	1.54°F	1.52°F	1.56°F
Alaska	1.67°F	1.43°F	1.91°F
Hawaii	1.26°F	1.01°F	1.49°F
Caribbean	1.35°F	1.08°F	1.60°F

Table 8.1. Observed changes in annual average temperature (° F) for each National Climate Assessment region. Changes are the difference between the average for present-day (1986-2016) and the average for the first half of the last century (1901-1960). Source: USGCRP, 2017: Climate Science Special Report: Fourth National Climate Assessment, Volume I.

Precipitation and Flooding

Projections for precipitation patterns in the Midwest indicate that the number of dry days will increase, while the number of days with the heaviest rainfall will increase greatly. This inconsistent pattern of rainfall is likely to lead to challenges for the agricultural industry, combatting dual issues of dry soils for much of the growing season punctuated by potentially damaging heavy rains. It is anticipated that higher temperatures will lead to more frequent agricultural droughts, characterized by soil dryness, throughout the United States due to faster rates of evapotranspiration, or moisture uptake by plants. This pattern of increasing frequency and intensity of drought is expected to occur despite overall increases in rainfall, due to higher temperatures and inconsistent or “flashy” rainfall patterns.

Another projected consequence of this “flashy” rainfall pattern and overall increase in rainfall for the region is more frequent flooding. Riverine flooding is likely to be the most common in Woodbury County’s communities. However, urban flooding also increases with intense rainfall events. Urban flooding is caused by runoff from impervious surfaces and inadequate absorption of water into the ground. Both types of flooding can cause property damage and put substantial strain on aging sewer infrastructure, while riverine floods are the most likely to cause damage to crops and livestock.

Public Health Disasters in WC

Preexisting chronic health conditions, such as obesity, high blood pressure, and diabetes, as well as health behaviors, such as tobacco use and excessive alcohol use, influence the population’s resilience to public health disasters. The series of charts in Figure 8.1 display data on the prevalence of several conditions and behaviors over time in Woodbury County from the County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute. These charts provide a snapshot of some of the factors that contribute to the population’s resilience to public health emergencies.

As experienced during the COVID-19 pandemic, those with preexisting medical conditions were at far greater risk of adverse outcomes from the virus when compared to those without such conditions. While many chronic diseases and disabilities cannot be prevented, behaviors that are known to increase the risk of poor health outcomes can be discouraged through education and other public health initiatives.

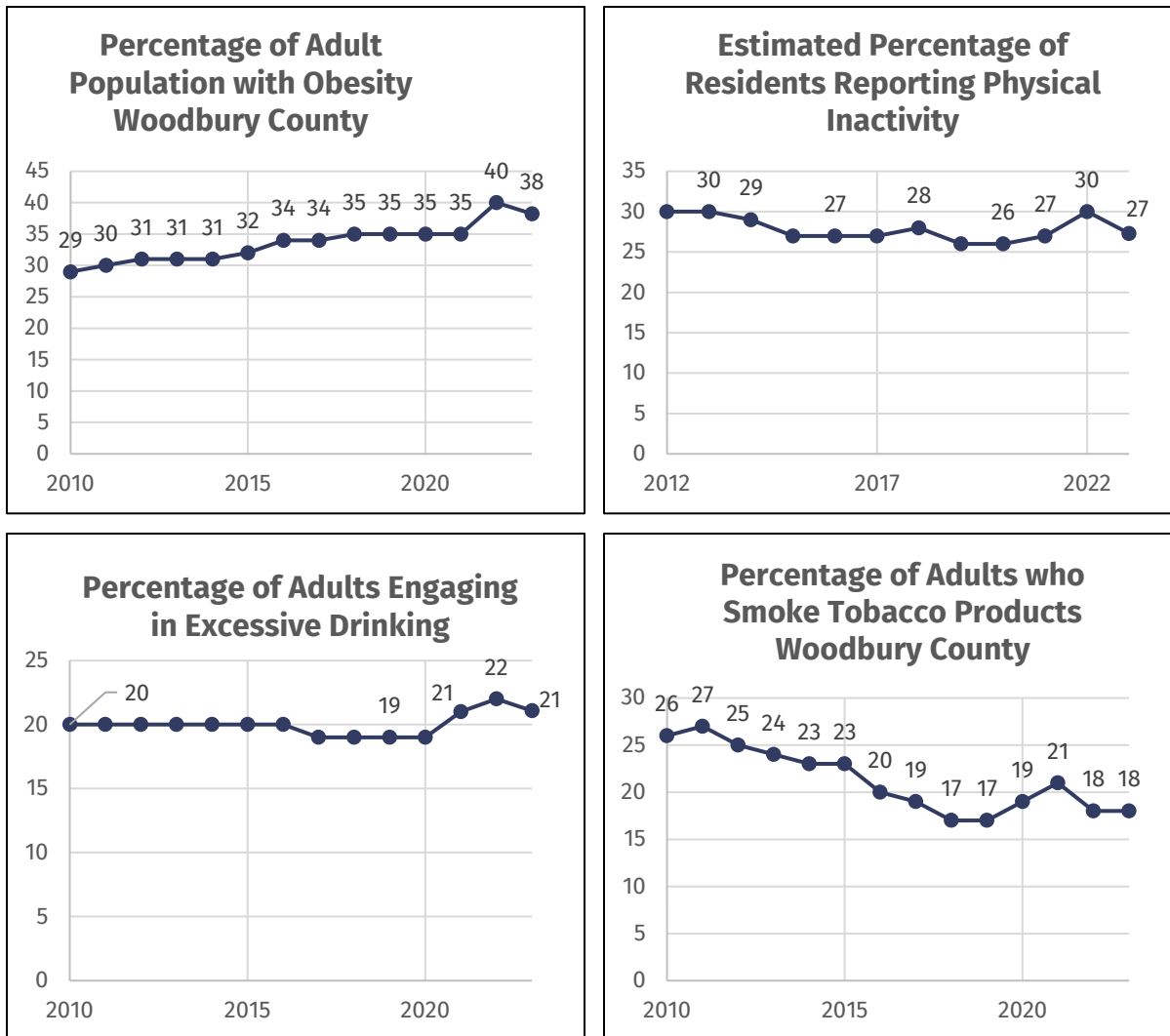


Figure 8.1. Source: County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute

In addition to health behaviors and preexisting conditions, the socioeconomic context and physical environment also influence the community’s ability to adapt to and recover from public health emergencies. For example, the charts in Figure 8.2 display trends in Woodbury County related to the availability of fresh food, access to healthcare, and childhood poverty. These are examples of factors that also influence the extent to which a public health emergency will have a negative impact on the population. Communities where most residents have access to healthy food, have regular preventative healthcare, and have greater financial resources are generally better equipped to endure and bounce back from the effects of a public health emergency. This was evident during the COVID-19 pandemic, where economic and racial disparities in the number of adverse outcomes from the virus were observed in communities across the nation.

In Woodbury County, the food environment has improved substantially over the past decade, but there are still a significant number of residents struggling with food insecurity and access to healthy foods in particular. While the number of residents without medical insurance has

been cut in half over the past decade, the percentage of Woodbury County children in poverty has remained relatively steady since 2010.

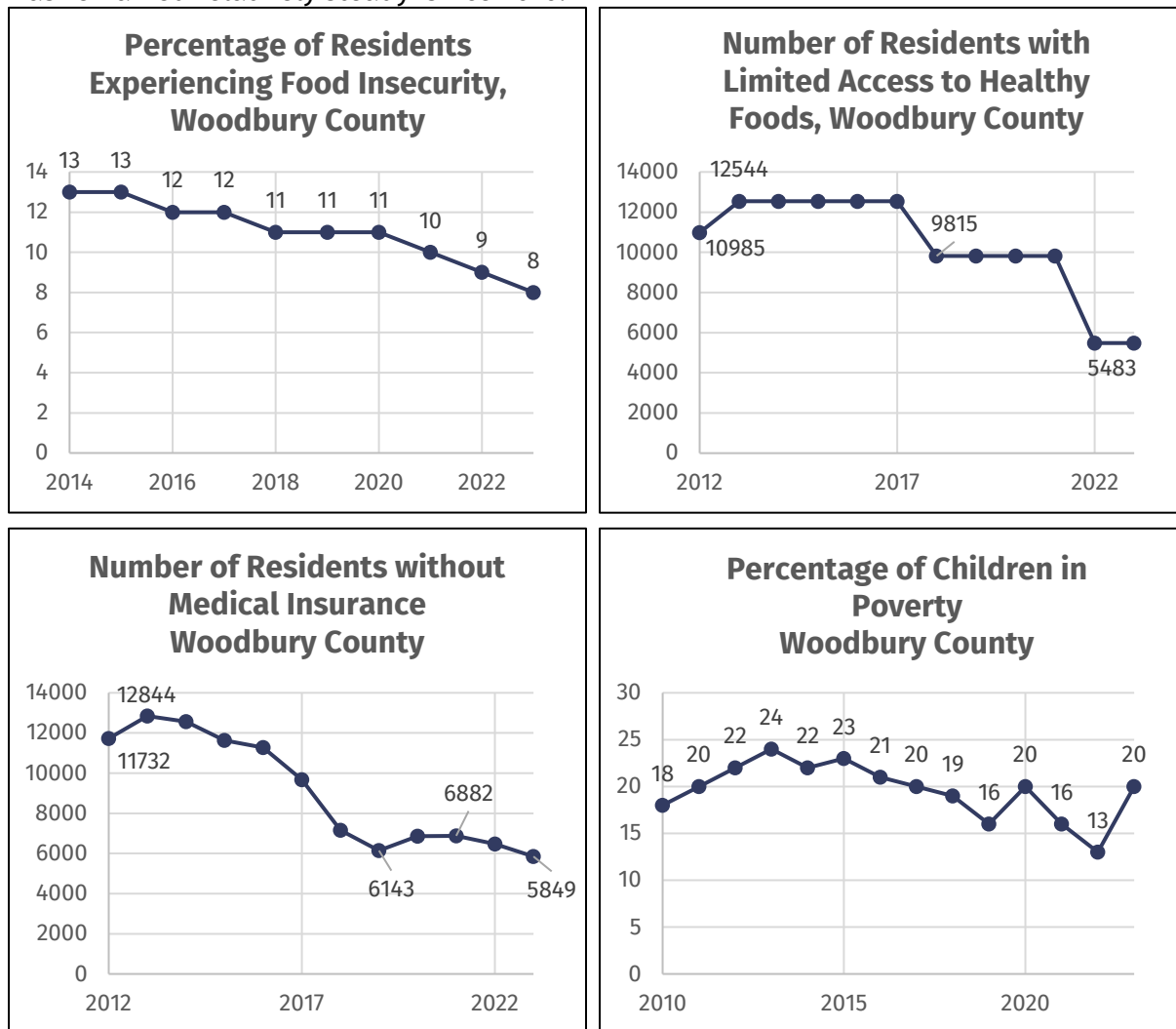


Figure 8.2. Source: County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute

County and Regional Plans to Address Disasters

Regional Hazard Mitigation Plan

The Regional Hazard Mitigation Plan of 2020 encompasses the five counties of Woodbury, Cherokee, Ida, Monona, and Plymouth. Guidance for the development of this plan is provided by the Iowa Department of Homeland Security, with requirements set forth by the Federal Emergency Management Agency (FEMA). For communities to access FEMA's Pre-Disaster Mitigation funding programs, a Hazard Mitigation Plan (HMP) must be adopted by resolution in participating communities. The focus of this plan is on preparation for natural, public health, security, and other community-wide disasters.

Figure 8.3 illustrates the risks that were identified as relevant to the five-county region that should be considered in mitigation planning. The top priorities identified by Woodbury County in particular were:

flood (river and flash flooding), dam/levee failure

(nine high hazard dams were identified that impact Woodbury County), and tornado/windstorm. In addition to these top three priorities, severe winter weather was reported by Woodbury County to have a large impact on county and city budgets. The freeze/thaw cycle brought on by winter weather accelerates deterioration of bridges and road infrastructure, while snow removal and urgent repairs are encountered each year. Water main breaks and sinkholes are not uncommon, especially in communities with aging underground infrastructure.

In addition to outlining the primary risks for the county, this plan also reviews mitigation goals that were set in 2014, and summarizes any actions taken toward accomplishing these. Goals that are still relevant but have not yet been addressed are identified. Hazard-specific mitigation goals as well as more general strategies are provided for the region overall, counties, individual cities, and school districts. The complete plan can be accessed from SIMPCO's website under the Community Development division, simpco.org/divisions/community-development.

Woodbury County Joint Emergency Operations Plan

The Woodbury County Joint Emergency Operations Plan encompasses both incorporated and unincorporated areas of the county and involves coordination between 15 municipal governments, townships, and the county government. This plan considers the many complex and ever-changing requirements to prepare for and respond to disasters, public safety threats,



Figure 8.3. Risks identified by the Regional Hazard Mitigation Plan range from natural disasters to public health and security emergencies.

and other emergencies. The full life cycle of disaster planning is considered in this plan: preparedness, response, recovery, and mitigation. The strategies and lines of coordination that make up the framework for response outlined in the plan are applicable despite the hazard type, size, or complexity. This framework is established through the National Incident Management System, which standardizes incident management for all hazards across all levels of government. Roles and responsibilities of elected officials, the emergency management coordinator, department and agency heads, the private sector, and nongovernmental organizations are made clear in this document. In addition, Emergency Support Functions (ESFs), or groupings of capabilities and resources based on the function they perform, are defined for the county. This modular approach simplifies response by activating only the appropriate ESFs that are applicable after an incident. A copy of the Emergency Operations Plan can be requested from the Woodbury County Emergency Management Department.

Siouxland District Health Department

The Siouxland District Health Department regularly participates in collaborative emergency preparation with local health care providers, hospitals, and emergency planners and responders. They are a member of the Serve Area 3 Regional Health Care Coalition made up of members Monona, Ida, Cherokee, Plymouth, Sioux, O'Brien, Lyon and Osceola counties. Members include county public health departments, hospitals, emergency management agencies and county emergency medical services agencies. This level of ongoing coordination and communication is essential for effective response when emergencies arise., for the network to understand assigned roles, and avoid duplication of efforts when timely response is essential.

In addition to these collaborations, the Siouxland District Health Department also develops the Community Health Improvement Plan every three years. This document is based on analysis of health trends in the six-county, tri-state area gathered in the Community Health Assessment. The priority health issues identified in the plan for 2022-2024 were access to mental health care, utilization of preventative care services, rates of sexually transmitted infections, substance abuse, obesity, and food insecurity. By addressing these issues, the strategies in the Health Improvement Plan increase the county's resilience to public health emergencies. A healthier community in which residents have their basic needs met is better equipped to recover from such events.

Response, Recovery and Resiliency to Disasters

During emergencies, whether natural disasters, public health emergencies, or economic downturns, the strengths of a region can soften the blow, buoying the economy and encouraging rapid recovery. At the same time, weaknesses can exacerbate the impacts of an emergency and complicate recovery. When the Comprehensive Economic Development Strategy (CEDS) was developed for SIMPCO's Economic Development District, the steering committee analyzed the region's strengths, weaknesses, opportunities, and threats (also known as a SWOT analysis). The results of this inventory are summarized in the table below.

<p style="text-align: center;">Strengths</p> <p>Strong agricultural economy • Interconnected transportation network (rail, interstate, river, air) • Tradition of strong work ethic • Low energy costs; dependable energy • Leadership committed to economic growth • Strong educational system and resources (including public, private, and non-degree programs) • Strong technical education for trade skills • Workforce development agency • Readily available water • High air quality • Low commute time • Low cost of living for a high quality of life • Low housing costs • Cultural diversity • Proximity to markets due to central location • Legacy of manufacturing and embracing latest manufacturing technology • Recent growth of skilled workforce with apprenticeships, internships, and career development center • Career Academy developed with local school districts</p>	<p style="text-align: center;">Weaknesses</p> <p>Lack of housing (both in terms of quantity and variety); shortage of affordable housing • Decline in working-age population • Limited entrepreneurial opportunities • Limited ability to attract and retain young workers, especially college graduates, skilled workers, and local talent (brain drain) • Shortage of skilled labor • Aging infrastructure (pipes, sewers, electrical, housing) • Limited apprenticeship opportunities • Lack of adequate air transportation service • Lack of distance learning plan (in regards to consolidated school districts) • Lack of a land grant university • Inadequate broadband coverage and access, especially in rural areas • Lack of childcare facilities (both in terms of quantity and distribution) • Presence of food deserts</p>
<p style="text-align: center;">Opportunities</p> <p>Aggressive workforce development • Regional business retention • Infrastructure Improvements (roads, bridges, broadband, rail, airport, etc.) • Promote low cost of living • Attract art and entertainment options • Promote the consolidated, high-quality job website • Market our regional successes more aggressively • Build upon family amenities • Attract new residents, while also retaining current population • Embrace technological advances such as automation, particularly in the manufacturing industry • Attract young workers and former residents (Return to roots campaign) • Immigrants and international workers can bolster economic outputs • Diversification of Siouxland employers • Grow healthcare systems & providers • Investment in downtowns • Ag/tech job growth • Build upon housing growth & rehabilitation • Upskilling untapped workforce • Airport & Aviation School/Industry • Embrace recently invested in and growing industries, such as barge and freight carrier • Innovating and expanding public transportation</p>	<p style="text-align: center;">Threats</p> <p>Worker retention • Effective training in local colleges and trade schools to keep up with industry needs and demands • Lack of business succession planning • Loss of available funds as population declines • Adverse natural and environmental impacts • Lack of qualified and eligible workers; labor shortage • Young people moving out of region • Cost of construction; lack of contractors • Lack of elderly/senior care & housing • Declining population can result in loss of available funds</p>

Lessons learned from the COVID-19 Pandemic

After the COVID-19 pandemic, SIMPCO staff revisited this SWOT analysis to determine which factors were relevant to resilience and recovery from the pandemic. They used these factors in the development of the Disaster Recovery & Resiliency (DRR) Plan, an addendum to the CEDS document. This reevaluation of the region's strengths and weaknesses after the public health emergency is an exercise in gathering lessons learned from the pandemic, and developing targeted goals to improve future response to such disasters.

One of the strengths of the region's recovery from the pandemic was the fast adaptation to the risks of in-person events and meetings. Businesses, employers, and educators rapidly adopted online platforms to enable remote learning and commerce. They took advantage of technological solutions that had been available but not widely utilized prior to the pandemic to continue operations remotely.

The region's low unemployment rate cushioned the blow of lay-offs immediately following the pandemic's onset, allowing a faster recovery to pre-pandemic unemployment rates. The strong agricultural and food-manufacturing economy was also a major strength. The demand for food and agricultural products remained strong even as supply chains were disrupted, allowing the backbone of the region's economy to support a rapid recovery.

While these strengths provided momentum for economic recovery after the initial shock of the pandemic, several regional weaknesses became apparent. The availability of childcare was a major barrier for the workforce. The quantity of daycares as well as their uneven distribution became apparent as the pandemic forced daycare owners to reduce the number of children in their facilities for safety. Working parents were then left to take on childcare duties, often having to make the tough decision to leave the workforce temporarily. Those with flexible work arrangements had to juggle full time work and full time parenting, sacrificing productivity.

Another weakness that the pandemic uncovered was the precariousness of many residents' housing accommodations. Many residents faced lay-offs in the months following the pandemic's onset, which led quite rapidly to the loss of housing. This was due to very high rent costs in proportion to wages for many workers. High rent takes away from the amount that households can save each month in case of emergencies such as job loss. Without an adequate cushion of savings, many households defaulted on rent payments.

Opportunities identified in the wake of the pandemic included an influx of new housing developments. In 2020, there were 521 new housing construction permits issued to develop a variety of housing types in Sioux City. Increasing the supply of new housing will be key to reducing rents and purchase costs.

Another opportunity identified by the team was the expansion of broadband infrastructure. While work places and schools quickly adopted technological tools for online interaction, rural areas without robust internet infrastructure struggled with this transition. Going forward, improvements in equitable broadband access is an opportunity to strengthen communication for the entire region.

There were several threats that were brought to light by the unique economic impacts of the pandemic. Across the country, businesses struggled with a labor shortage, so recruitment and

the retention of employees caused issues ranging from a reduction in operating hours, reduced services, overworked staff, and closures. In this region, the historically low unemployment rate makes recruitment even more difficult for businesses that are pulling from a smaller pool of available workers. In addition, this region has struggled with a "brain drain" of young adults who move away for education and career opportunities. This further limits the labor pool, especially of employees with specialized skills and higher education. These existing conditions were exacerbated by the "Great Resignation" and labor shortages caused by the pandemic in the national economy.

Lastly, brick and mortar retailers that had already been struggling to keep up with online commerce saw a major increase in the amount of goods purchased online during and following the pandemic. This has threatened the availability of retail job opportunities in the region.

The Building Blocks of Resiliency	
Mitigation	Preparedness
<ul style="list-style-type: none"> Identify actions or policies that will eliminate or reduce the threat of a risk or its severity. 	<ul style="list-style-type: none"> Identify strengths and weaknesses. Create plans to address these. Assign roles to all actors in the plan. Establish a system of continuous communication.
Response	Recovery
<ul style="list-style-type: none"> Immediate actions taken after a disaster. Carry out emergency response plans at all organizational levels (from individual businesses to local government departments, county departments, and regional). 	<ul style="list-style-type: none"> Return to normalcy after the immediate response. Includes the consideration of vulnerabilities and determining how these can be addressed in the future.

Planning documents as a tool for resiliency

The information above provides an overview of some conclusions included in the Disaster Recovery and Resiliency Plan for SIMPCO's Economic Development District. This shows how disaster planning documents can be used as tools for resiliency, aiding in the cycle between recovery and mitigation. These plans identify strengths of the County to build upon, and weaknesses that can be improved in preparation for various disasters. These plans also include prioritized improvements and action steps to take based on the specific disaster risks for the geographic location of the County.

Funding sources

While funding sources greatly depend on the specifics of a project, there are several agencies that reliably provide resiliency-related funding and other resources. Below is a list of these potential sources.

- Federal Emergency Management Agency (FEMA)
 - Preparedness Grants
 - Hazard Mitigation Assistance Grants
 - Building Resilient Infrastructure and Communities grant (BRIC)

- Hazard Mitigation Assistance Program (HMGP)
 - Flood Mitigation Assistance (FMA)
 - Resilience Grants
 - Emergency Food and Shelter Program
- U.S. Department of Agriculture (USDA)
 - Community Facilities Programs
 - Water & Environmental Programs
 - Telecommunications Programs
- U.S. Department of Homeland Security
- Army Corps of Engineers
 - Water Resources Programs
- Health & Human Service Agencies (both Federal and State)
- Iowa Economic Development Authority (Iowa EDA)
 - Community Development Block Grant (CDBG)
- Iowa Department of Transportation (Iowa DOT)
 - Hazardous Materials Emergency Preparedness Grant (HMEP)
- Iowa Department of Natural Resources (Iowa DNR)
 - Stream Maintenance Program
 - Engineering Studies for Streams
 - Floodplain Development Management
 - State Revolving Loan Fund (SRF)
- Gilchrist Foundation
- Missouri River Historical Development (MRHD)

Survey Results Synopsis

When asked how important it is to plan for disasters in Woodbury County, nearly 90% of survey participants responded that it is either “important” or “very important” to prepare for such events. The public safety services in Woodbury County were also frequently identified in the survey as one of the county’s greatest assets. It is clear that residents value the quality of the emergency response teams and recognize the importance of responding to natural and public health disasters.

However, when asked what topics were likely to be the most important over the next 20 years, only 10 residents chose “disaster response, recovery, and resiliency: (flooding, pandemics, tornado/high wind events)”. By nature, disasters are unpredictable events, striking only on occasion. It is difficult to compare the importance of preparing for such events with everyday concerns that impact livelihoods and daily life. Perhaps residents prioritized these concrete, everyday concerns above planning for unforeseeable disasters. Despite this ranking, it is clear that overall, residents of Woodbury County value public safety and disaster preparedness.

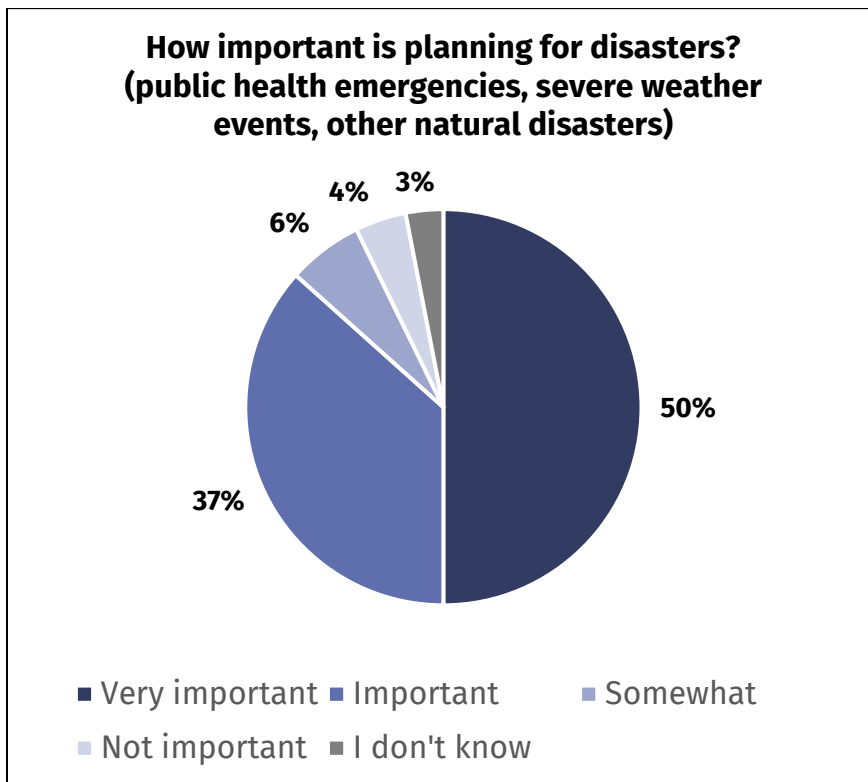


Figure 8.4

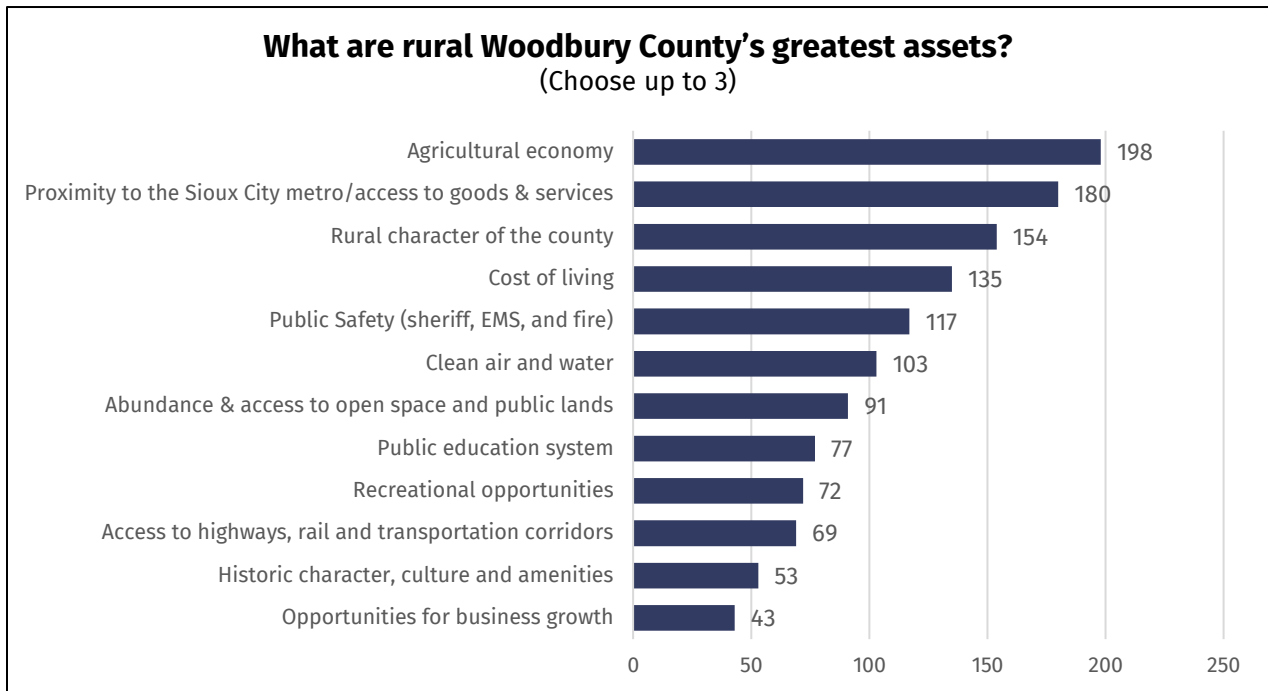


Figure 8.5

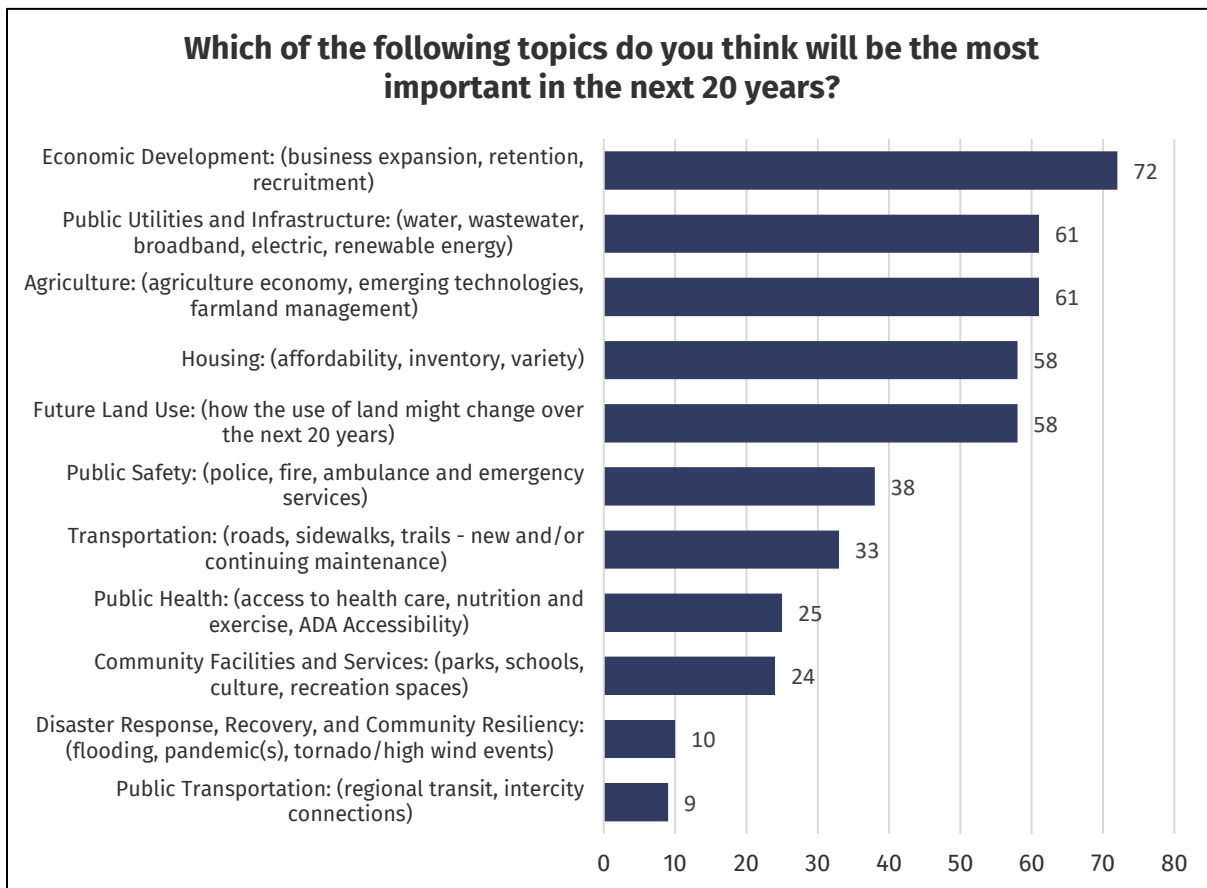


Figure 8.6

Goals & Objectives

- **Goal: Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.**
 - o Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon, mold, and other health hazards.
 - o Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of onsite renewable energy systems.
 - o Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.

- **Goal: Coordinate disaster response, recovery and resiliency efforts among jurisdictions, county, state, and federal agencies.**
 - o Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.
 - o Keep open lines of communication between County departments and surrounding jurisdictions and counties.
 - o Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.

- **Goal: Encourage passive development within 100-yr floodplain areas.**
 - o Work to ensure that developed areas within floodplains are safe and secure.
 - o Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas when necessary.
 - o Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.

- **Goal: Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.**
 - o Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.
 - o Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.
 - o Work to educate the public on disaster preparedness, recovery, and resiliency
 - o Continue participation in the Local Emergency Management Commission for the region.
 - o Employ and update the Woodbury County Joint Emergency Operations Basic Plan as required by Iowa State Code 29c.
 - o Ensure adequate funding to maintain a high level of emergency operations within the County.

- **Goal: Continue supporting the Siouxland District Health Department in their mission to lead a "collaborative effort to build a healthier community through improved access to health services, education and disease prevention."**
 - o Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.

- Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.
 - Coordinate with and support the Siouxland District Health Department in responses to public health emergencies.
- **Goal: Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.**
- Ensure reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations
 - Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need
 - Promote available local, state, and federal resources for economic recovery from disasters
 - Allow for flexibility in ordinances to encourage the continuity of business operations which may be disrupted due to public health directives during public health emergencies.

Chapter 8: Implementation and Administration

Woodbury County will strive to implement the vision, goals, and objectives developed in this Comprehensive Plan. The vision statement stated below encompasses the overarching image of the county's future. Goals and objectives were developed throughout the plan in the following categories: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery, and Resiliency.

Woodbury County is a place where:

- **rural character** and a **strong sense of community** are shared;
- **land development** is managed in a way that complements and **enhances the County's character** and **upholds residents' ideals**;
- economic development is rooted in a **diverse, agriculture-based economy**, focused on opportunities to grow and **enhance existing businesses and industry**, provide a supportive environment for **new enterprises**, and develop a **robust workforce**;
- conservation and **stewardship of natural resources** is a matter of pride and shared ownership;
- demand for a **quality and affordable standard of living** is met;
- government exists to **serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future**.

Implementation Tips

1. Read and review the goals and objectives in the implementation action plan.
2. Form a group of dedicated stakeholders or topic area stakeholder groups and meet regularly to discuss the status and implementation of goals and objectives.
3. Assign the following to each goal and objective: Priority, timeframe or deadline, milestones, cost estimate, responsible party(ies), specific funding or in-kind sources, and performance measures for success.

Implementation Action Plan

The table below (Table 8.1) is an action plan to reach the county's vision and goals developed within this Comprehensive Plan. It is recommended that the county staff use this table as a tool to regularly review and revise the implementation plan and to identify priorities, timelines and measure progress. Suggested timelines have been included as a starting point for priority setting. Objectives marked for a timescale of "0-5 years" represent immediate needs and/or relatively low-complexity action items. Those marked for a timescale of both "0-5 years" and "5-10 years" are not immediate needs and tend to be action items of higher complexity requiring greater levels of financial resources and coordination. Lastly, objectives marked for "0-5 years", "5-10 years", and "10-20 years" represent actions that are recommendations for ongoing initiatives, collaborations, policies, or considerations as well as policy changes of the highest complexity. While these timelines are provided as a starting point, they are intended to remain flexible so that county leadership can take advantage of new funding opportunities that may arise, respond to new or intensifying community needs, or coordinate complementary projects to save resources. It is recommended that staff tasked with periodically reviewing the comprehensive plan also revisit the timescale designated for each objective to ensure that it remains appropriate for current priorities.

Implementation Funding Sources

Included below is a list of institutions offering potential funding opportunities related to the goals and objectives within this plan. Individual grant programs change frequently, however, these agencies consistently offer various opportunities for federal and state funding.

General Funding Resources: Local Infrastructure Hub federal grant search database; Grants.gov; Iowa League of Cities; SIMPCO

Housing: Iowa EDA, SIMPCO, USDA Rural Development, U.S. HUD, Iowa DOT (Thriving Communities), U.S. Department of Energy Office of Energy Efficiency and Renewable Energy

Economic Development: Iowa EDA, USDA Rural Development, Iowa Arts Council, Union Pacific Foundation, Iowa Foundation for Microenterprise & Community Vitality, Small Business Administration, Wellmark Foundation, Missouri River Historical Development, National Endowment for the Arts, U.S. EPA (Brownfield Redevelopment), National Parks Service (Historic property rehab), Iowa DOT (Thriving Communities)

Transportation: Iowa DOT, Federal Transit Administration, SIMPCO, Iowa EDA (Career Link Employment Transportation program), USDA Rural Development, U.S. DOT National Aging and Disability Transportation Center

Public Infrastructure and Utilities: Iowa EDA, U.S. EDA, IDNR, USDA Rural Development, U.S. Department of Energy

Community Facilities and Services: Iowa EDA, FEMA, USDA Rural Development, Iowa Arts Council, Fund for Siouxland, Union Pacific Foundation, Wellmark Foundation, Missouri River Historical Development, Iowa Governor's Office of Drug Control Policy

Land Use and Natural Resources: Iowa DNR, USDA Farm Service Agency, Beginning Farmer and Rancher Development Program, Iowa Finance Authority's Beginning Farmer Programs, USDA National Institute of Food and Agriculture, USDA Office of Partnerships and Public Engagement, USDA Natural Resources Conservation Service, U.S. EPA

Disaster Response, Recovery, and Resiliency: U.S. Department of Homeland Security FEMA, Iowa EDA, Union Pacific Foundation, U.S. HUD, USDA Natural Resources Conservation Service, USDA Rural Development

Table 8.1 - Implementation Tool

Housing	Lead	Partners	Cost	Measures of progress
Goal H1: Quality. Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.				
H1.1 Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to distribute information
<table border="1"> <tr> <td>0-5 years</td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
0-5 years	5-10 years	10-20 years		
H1.2 Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> Determine avenues of communication that would reach the target population
<table border="1"> <tr> <td>0-5 years</td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
0-5 years	5-10 years	10-20 years		
H1.3 Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> Determine avenues of communication that would reach the target population
<table border="1"> <tr> <td>0-5 years</td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
0-5 years	5-10 years	10-20 years		
Goal H2: Affordability. Increase the variety of housing options to maximize affordability and availability for residents of all income levels.				
H2.1 Encourage flexibility in residential zoning to allow residents to meet housing needs with the construction of accessory dwelling units or home additions that can provide additional rental units and supplemental income, housing for extended family, or homecare arrangements for caretakers.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with incorporated cities
<table border="1"> <tr> <td>0-5 years</td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
0-5 years	5-10 years	10-20 years		
H2.2 Increase the quantity of high quality, affordable rental units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.	Community & Economic Development	Incorporated cities	\$\$	<ul style="list-style-type: none"> Collaborate with incorporated cities Increase in the number of new or redeveloped multi-unit housing developments affordable units available

0-5 years	5-10 years	10-20 years				
H2.3 Increase the number of affordable housing units in Woodbury County.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with incorporated cities Increase in the number of new or redeveloped affordable units available
0-5 years	5-10 years	10-20 years				
H2.4 Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.			Community & Economic Development, Board of Supervisors	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with incorporated cities Increase in the number of upper story units available
0-5 years	5-10 years	10-20 years				
Goal H3: Rural character. Preserve the rural character of the county.						
H3.1 Limit density in rural areas outside of incorporated cities.			Community & Economic Development		\$	<ul style="list-style-type: none"> Consider agricultural preservation and rural character in rural zoning decisions
0-5 years	5-10 years	10-20 years				
H3.2 Protect agricultural land, wildlife habitat, and outdoor recreational land.			Board of Supervisors, Community & Economic Development	Conservation Department, Conservation organizations	\$	<ul style="list-style-type: none"> Collaborate with conservation organizations to determine ideal lands for protection
0-5 years	5-10 years	10-20 years				
H3.3 Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with incorporated cities
0-5 years	5-10 years	10-20 years				
Goal H4: Access to housing. Expand access to safe, high-quality housing for all residents in Woodbury County.						
H4.1 Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.			Community & Economic Development	Incorporated cities, Social Services Department	\$\$\$	<ul style="list-style-type: none"> Increase in the number of new or redeveloped affordable units available for target populations
0-5 years	5-10 years	10-20 years				

H4.2 Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.	Board of Supervisors, Social Services Department	Local community organizations	\$\$	<ul style="list-style-type: none"> Partner with and support community organizations that address housing needs
0-5 years	5-10 years	10-20 years		
H4.3 Connect residents with funding opportunities that provide financial assistance for housing rehab.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> Determine avenues of communication that would reach the target population
0-5 years	5-10 years	10-20 years		
Goal H5: Homeownership. Assist residents in the path from renting to becoming homeowners.				
H5.1 Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.	Siouxland District Health Department	Local community organizations	\$	<ul style="list-style-type: none"> Determine avenues of communication that would reach the target populations
0-5 years	5-10 years	10-20 years		

Economic Development	Lead	Partners	Cost	Measures of progress
Goal ED1: Regional alignment. Coordinate economic development initiatives with regional priorities.				
ED1.1 Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies therein.	Community & Economic Development	SIMPCO, Regional jurisdictions	\$	<ul style="list-style-type: none"> Establish a system of coordination and a pattern of referral
0-5 years	5-10 years	10-20 years		

Goal ED2: Industry and workforce. Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.						
ED2.1 Maintain Woodbury County's ACT® Work Ready Community status.			Board of Supervisors		\$	• Complete requirements for maintaining status
0-5 years	5-10 years	10-20 years				
ED2.2 Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.			Board of Supervisors	Regional industry leaders	\$	• Facilitate communication between industry leaders and academic institutions
0-5 years	5-10 years	10-20 years				
ED2.3 Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.			Board of Supervisors	Local academic institutions	\$	• Facilitate communication between industry leaders and academic institutions
0-5 years	5-10 years	10-20 years				
ED2.4 Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.			Board of Supervisors	Iowa EDA, Regional jurisdictions	\$	• Identify potential occupants
0-5 years	5-10 years	10-20 years				
Goal ED3: Industry and workforce. Encourage diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.						
ED3.1. Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.			Board of Supervisors	City jurisdictions	\$	• Determine avenues of communication that would reach the target population
0-5 years	5-10 years	10-20 years				
ED3.2 Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.			Board of Supervisors	Iowa's West Coast Initiative	\$	• Continue collaborative activities in support of regional entrepreneurial activity and small business growth
0-5 years	5-10 years	10-20 years				

ED3.3 Consider the development of alternative energy industry partnerships.	Board of Supervisors	Industry leaders	\$	<ul style="list-style-type: none"> Stay aloft of the latest alternative energy technology and industry innovations
0-5 years	5-10 years	10-20 years		
ED3.4 Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.	Board of Supervisors	Local community organizations	\$\$	<ul style="list-style-type: none"> Identify residents in need of support Develop relationships with organizations offering language support resources
0-5 years	5-10 years	10-20 years		
Goal ED4: Quality of life. Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.				
ED4.1 Continue to invest in innovative improvements such as recreation and entertainment opportunities.	Board of Supervisors	Conservation department, Local community organizations	\$\$\$	<ul style="list-style-type: none"> Identify recreation and entertainment improvement opportunities Apply to relevant funding sources
0-5 years	5-10 years	10-20 years		
ED4.2 Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.	Board of Supervisors	Conservation department, Local community organizations	\$\$\$	<ul style="list-style-type: none"> Identify cultural, historical, and natural assets presenting enrichment opportunities Apply to relevant funding sources
0-5 years	5-10 years	10-20 years		
ED4.3 Improve access to internet connectivity by investing in broadband infrastructure.	Board of Supervisors	Internet service providers, State and Federal agencies	\$\$	<ul style="list-style-type: none"> Apply to relevant funding sources
0-5 years	5-10 years	10-20 years		
Goal ED5: Quality of life. Encourage healthy lifestyles to maximize residents' quality of life.				
ED5.1 Support the expansion of health services such as clinics and exercise facilities in rural areas.	Board of Supervisors	Siouxland District Health, Social Services Departments	\$	<ul style="list-style-type: none"> Identify service gaps and needs through resident outreach and collaboration with healthcare providers
0-5 years	5-10 years	10-20 years		

ED5.2 Refer to the Siouxland District Health Department’s Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.	All County departments	Siouxland District Health Department	\$	<ul style="list-style-type: none"> Establish a system of coordination and a pattern of referral
0-5 years	5-10 years	10-20 years		
ED5.3 Support education for regular wellness exams to increase early detection of serious illness.	Siouxland District Health Department	Educational institutions, Local community organizations	\$	<ul style="list-style-type: none"> Reach out to residents through community organizations such as educational institutions, social service providers, churches, and non-profits
0-5 years	5-10 years	10-20 years		
Goal ED6: Equity. Ensure that educational and economic opportunities are accessible to all residents, regardless of race, age, sex, religion, or ability.				
ED6.1 Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.	Board of Supervisors, Social Services Department	Local community organizations	\$	<ul style="list-style-type: none"> Identify service gaps and needs Determine avenues of communication that would reach the target population
0-5 years	5-10 years	10-20 years		
ED6.2 Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.	Board of Supervisors	Local community organization, Social Services Department	\$\$	<ul style="list-style-type: none"> Identify barriers to educational access and needed supports Determine avenues of communication that would reach the target population
0-5 years	5-10 years	10-20 years		
ED6.3 Actively market educational and job opportunities to underrepresented communities.	Board of Supervisors	Local academic institutions, Local community organizations	\$	<ul style="list-style-type: none"> Reach out and partner with local employers to expand recruitment strategies Determine avenues of communication that would reach the target population
0-5 years	5-10 years	10-20 years		

Transportation			Lead	Partners	Cost	Measures of progress
Goal T1: Safety. Prioritize user safety across all transportation modes in Woodbury County.						
T1.1 Continually seek to improve safety for all transportation users.			Secondary Roads Department	Iowa DOT, Emergency Services	\$	<ul style="list-style-type: none"> Analyze road designs associated with frequent and/or severe crashes Collaborate with Iowa DOT to determine safety modifications
0-5 years	5-10 years	10-20 years				
T1.2 Continue to rehabilitate or replace bridges rated as poor.			Secondary Roads Department	Iowa DOT	\$\$\$	<ul style="list-style-type: none"> Continue annual evaluation of bridges
0-5 years	5-10 years	10-20 years				
T1.3 Continue to work with Iowa DOT and the public to identify areas of the state and county highway system in need of maintenance or resurfacing.			Secondary Roads Department	Iowa DOT	\$	<ul style="list-style-type: none"> Continue annual evaluation and programming of maintenance
0-5 years	5-10 years	10-20 years				
T1.4 Work with municipal and state jurisdictions to address sources of frequent traffic incidents.			Secondary Roads Department	Iowa DOT, Regional jurisdictions, Emerg. Services	\$\$\$	<ul style="list-style-type: none"> Analyze road designs associated with frequent and/or severe crashes Collaborate with Iowa DOT and municipalities to determine safety modifications
0-5 years	5-10 years	10-20 years				
T1.5 Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.			Secondary Roads Department	Regional jurisdictions, local bike & pedestrian groups	\$\$\$	<ul style="list-style-type: none"> Identify corridors that would benefit from such infrastructure.
0-5 years	5-10 years	10-20 years				
T1.6 Seek funding for railroad crossing safety improvements.			Secondary Roads Department	State & Federal DOT's	\$	<ul style="list-style-type: none"> Determine needed railroad crossing improvements Identify funding opportunities
0-5 years	5-10 years	10-20 years				
T1.7 Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.			Secondary Roads Department	Iowa DOT	\$\$\$	<ul style="list-style-type: none"> Analyze road designs associated with frequent and/or severe crashes

0-5 years	5-10 years	10-20 years				<ul style="list-style-type: none"> Collaborate with Iowa DOT and municipalities to determine safety modifications
T1.8 Support safety improvements to Sioux Gateway Airport facilities to maintain adequate, essential air services to the region.			Secondary Roads Department	Sioux City Airport Department	\$	<ul style="list-style-type: none"> Collaborate and offer expertise in planning for safety improvements and efficient service
0-5 years	5-10 years	10-20 years				
Goal T2: Accessibility. Ensure equitable access to Woodbury County's transportation system for all residents.						
T2.1 Promote the Siouxland Regional Transit System (SRTS) throughout the county, making information available in Spanish and other frequently spoken languages.			Social Services Department	SRTS, local medical and social service providers, SDHD	\$	<ul style="list-style-type: none"> Identify organizational partnerships for promotion
0-5 years	5-10 years	10-20 years				
T2.2 Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.			Siouxland District Health Department (SDHD)	SRTS, local medical and social service providers, Social Services Department	\$	<ul style="list-style-type: none"> Continue determining service gaps and barriers for residents with mobility limitations Identify collaborations with regional organizations to address gaps
0-5 years	5-10 years	10-20 years				
T2.3 Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.			Board of Supervisors	Secondary Roads Department, Regional jurisdictions	\$\$\$	<ul style="list-style-type: none"> Identify corridors that would provide regional connections to existing trail systems.
0-5 years	5-10 years	10-20 years				
Goal T3: Environment. Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.						
T3.1 Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.			Board of Supervisors	Federal and State funding agencies, Regional jurisdictions	\$\$	<ul style="list-style-type: none"> Select routes that would benefit from such infrastructure.
0-5 years	5-10 years	10-20 years				
T3.2 Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.			Board of Supervisors	Conservation Department,	\$	<ul style="list-style-type: none"> Identify features, open spaces, and corridors in need of preservation.

0-5 years	5-10 years	10-20 years		Regional jurisdictions		
T3.3 Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.			Secondary Roads Department	Community & Economic Development, SIMPCO	\$	<ul style="list-style-type: none"> Establish a process for plan review
0-5 years	5-10 years	10-20 years				
T3.4 Collaborate with the Woodbury County Conservation Board, Iowa Department of Natural Resources, Iowa Environmental Protection Agency, and other environmental stewardship organizations to determine the potential consequences of transportation projects to water, air, habitat, land use, cultural and historical resources, other natural resource, and residents' health. Care should be taken to avoid or minimize negative impacts.			Secondary Roads Department	Conservation Department, Iowa DNR, Iowa EPA, and other environmental organizations	\$	<ul style="list-style-type: none"> Establish a system of coordination and consultation with environmental agencies and organizations
0-5 years	5-10 years	10-20 years				
T3.5 Work with the Siouxland Regional Transit System (SRTS) to promote public and shared transit opportunities to employers, such as vanpooling.			Board of Supervisors	SRTS, local medical & social service providers	\$	<ul style="list-style-type: none"> Build partnerships to assist in promotion of services
0-5 years	5-10 years	10-20 years				
T3.6 Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.			Board of Supervisors	Regional jurisdictions, Secondary Roads Department	\$\$	<ul style="list-style-type: none"> Identify appropriate sites Seek municipal partnerships
0-5 years	5-10 years	10-20 years				
Goal T4: Environment. Expand the network of multi-use trails in Woodbury County.						
T4.1 Collaborate with the Woodbury County Conservation Board to maintain and expand the county trail system.			Board of Supervisors	Secondary Roads, Conservation department	\$\$\$	<ul style="list-style-type: none"> Identify corridors that would provide regional connections to existing trail systems.
0-5 years	5-10 years	10-20 years				

T4.2 Strive to make regional trail connections between the trail systems of county and municipal parks.			Board of Supervisors	Municipalities, Conservation department, Secondary Roads Department	\$\$\$	<ul style="list-style-type: none"> Identify corridors that would provide regional connections to existing trail systems.
0-5 years	5-10 years	10-20 years				
T4.3 Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation's Bicycle and Pedestrian Long Range Plan.			Board of Supervisors	Secondary Roads Department, Conservation Department	\$	<ul style="list-style-type: none"> Establish a process for plan review
0-5 years	5-10 years	10-20 years				
Goal: Economy. Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.						
T5.1 Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.			Secondary Roads Department	Community & Economic Development	\$\$	<ul style="list-style-type: none"> Continue annual evaluation and programming of maintenance
0-5 years	5-10 years	10-20 years				
T5.2 Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.			Secondary Roads Department	Iowa DOT, SIMPCO	\$\$	<ul style="list-style-type: none"> Evaluate potential projects according to energy efficiency
0-5 years	5-10 years	10-20 years				
T5.3 Consider life cycle costs in decision-making, taking into account the cost of maintaining infrastructure in the long-term.			Secondary Roads Department	Community & Economic Development	\$	<ul style="list-style-type: none"> Provide expertise in maintenance cost projections
0-5 years	5-10 years	10-20 years				
T5.4 Where possible, prioritize improvement of existing systems over expansion of new infrastructure.			Secondary Roads Department	Community & Economic Development	\$	<ul style="list-style-type: none"> Provide expertise in maintenance cost projections
0-5 years	5-10 years	10-20 years				
T5.5 Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.			Secondary Roads Department	Sioux City Airport Department	\$	<ul style="list-style-type: none"> Collaborate and offer expertise in planning for safety improvements and efficient service
0-5 years	5-10 years	10-20 years				

0-5 years	5-10 years	10-20 years				
T5.6 Support the establishment of additional barge terminals on the Missouri River where river conditions allow.			Secondary Roads Department	Board of Supervisors, Community & Economic Development	\$	<ul style="list-style-type: none"> Collaborate and offer engineering expertise in planning for barge access.
0-5 years	5-10 years	10-20 years				
T5.7 Support efficient development of commercial and industrial operations in the Southbridge Interchange region.			Secondary Roads Department	Board of Supervisors, Community & Economic Development	\$	<ul style="list-style-type: none"> Provide expertise in planning for roadway connections for commercial vehicles
0-5 years	5-10 years	10-20 years				

Public Infrastructure & Utilities			Lead	Partners	Cost	Measures of progress
Goal IU1: Communication. Expand upon publicly available information on the Woodbury County website.						
IU1.1 Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.			All County departments		\$	<ul style="list-style-type: none"> Establish process of regular review of needed updates
0-5 years	5-10 years	10-20 years				
IU1.2 Share County data in a downloadable, practical format.			All County departments		\$	<ul style="list-style-type: none"> Establish process of regular review of needed updates
0-5 years	5-10 years	10-20 years				
Goal IU2: Energy. Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.						
IU2.1 Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.			Conservation Department		\$	<ul style="list-style-type: none"> Share information with residents via established communication channels
0-5 years	5-10 years	10-20 years				
Goal IU3: Energy. Support technological advances in energy production.						

IU3.1 Work with energy providers to diversify and expand energy sources.			Board of Supervisors	Utility companies	\$\$	<ul style="list-style-type: none"> Discuss current energy portfolio and goals for future diversification
0-5 years	5-10 years	10-20 years				
Goal IU4: Water and sewer. Ensure safe drinking water for all rural Woodbury County residents.						
IU4.1 Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the County.			Siouxland District Health Department		\$	<ul style="list-style-type: none"> Identify effective communication channels to target outreach to rural residents
0-5 years	5-10 years	10-20 years				
IU4.2 Maintain compliance with state and federal standards for community water systems.			Regional jurisdictions		\$	<ul style="list-style-type: none"> Continue to stay aloft of state and federal requirements
0-5 years	5-10 years	10-20 years				
Goal IU5: Water and sewer. Protect ground and surface water from contamination.						
IU5.1 Seal and inspect sealed wellheads that are no longer in use.			Siouxland District Health Department		\$\$	<ul style="list-style-type: none"> Locate and evaluate wellheads that are no longer in use Communicate the importance of sealing unused wellheads to residents
0-5 years	5-10 years	10-20 years				
IU5.2 Provide resources and information to rural residents about septic system maintenance.			Siouxland District Health Department		\$	<ul style="list-style-type: none"> Identify effective communication channels to target outreach to rural residents
0-5 years	5-10 years	10-20 years				
IU5.3 Provide information to realtors about the time of transfer process for septic system inspection when selling properties.			Siouxland District Health Department	Real estate business community	\$	<ul style="list-style-type: none"> Initiate ongoing communication with the real estate community
0-5 years	5-10 years	10-20 years				
IU5.4 Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.			Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> Target outreach to farmers and ranchers who have not worked with the County Extension Office previously
0-5 years	5-10 years	10-20 years				

IU5.5 Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.	Board of Supervisors	Conservation Department, Iowa DNR	\$\$	<ul style="list-style-type: none"> Determine locations where concentrated contaminants are entering the watershed
0-5 years	5-10 years	10-20 years		
IU5.6 Align County Conservation Board actions with the goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.	Conservation Department	Iowa DNR	\$	<ul style="list-style-type: none"> Determine which goals and strategies of the state plan can be acted upon at the county level Seek technical assistance from the Iowa DNR
0-5 years	5-10 years	10-20 years		
Goal IU6: Water and sewer. Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.				
IU6.1 Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, WaterWise.	Board of Supervisors	Water utility providers	\$	<ul style="list-style-type: none"> Collaborate with water utilities in the county to complete the 5-step water conservation planning process provided in the workbook
0-5 years	5-10 years	10-20 years		
IU6.2 Adopt water saving practices in County buildings.	Board of Supervisors	All departments	\$\$	<ul style="list-style-type: none"> When needed, replace fixtures with water saving alternatives. Set goals for building-wide water use reduction
0-5 years	5-10 years	10-20 years		
Goal IU7: Broadband and cellular service. Improve internet access for rural Woodbury County residents.				
IU7.1 Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.	Board of Supervisors	State and Federal funding agencies	\$\$	<ul style="list-style-type: none"> Identify funding sources included in the Infrastructure Investment and Jobs Act (IIJA)
0-5 years	5-10 years	10-20 years		
Goal IU8: Broadband and cellular service. Expand cellular service in rural Woodbury County.				

IU8.1 Coordinate with telecommunications companies to address areas of the County where cellular service is poor.	Board of supervisors	Internet Service Providers, State and Federal funding agencies	\$\$	<ul style="list-style-type: none"> Identify funding sources included in the Infrastructure Investment and Jobs Act (IIJA)
0-5 years	5-10 years	10-20 years		
Goal IU9: Waste management. Promote waste reduction and recycling practices.				
IU9.1 Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.	Conservation Department	Regional jurisdictions, institutions, waste management companies	\$	<ul style="list-style-type: none"> Consider the addition of waste-reduction educational events Encourage citizen-led waste-reduction initiatives at the institution level
0-5 years	5-10 years	10-20 years		
IU9.2 Reduce and enforce illegal dumping in rural Woodbury County.	Sheriff's Office	Board of Supervisors	\$\$	<ul style="list-style-type: none"> Work with residents to identify areas of frequent illegal dumping and encourage reporting of such activities
0-5 years	5-10 years	10-20 years		
IU9.3 Provide education on handling and disposal of trees and brush.	Solid Waste Board	Conservation department, waste management companies, residents	\$	<ul style="list-style-type: none"> Collaborate with waste management companies and Conservation to provide educational materials to residents
0-5 years	5-10 years	10-20 years		
IU9.4 Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.	Solid Waste Board	Regional jurisdictions, waste management companies, regional institutions	\$\$	<ul style="list-style-type: none"> Review gaps and needs identified by public survey participants
0-5 years	5-10 years	10-20 years		
IU9.5 Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.	Solid Waste Board	Iowa DNR	\$	<ul style="list-style-type: none"> Apply for participation in the EMS program with the DNR
0-5 years	5-10 years	10-20 years		

IU9.6 Coordinate across regional jurisdictions to improve access to recycling services in rural areas.	Board of Supervisors	Solid Waste Board, waste management companies, cities	\$\$	<ul style="list-style-type: none"> Facilitate communications between the county, cities, and waste management companies to encourage resource sharing to improve recycling access
0-5 years	5-10 years	10-20 years		
IU9.7 Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.	Solid Waste Board	Iowa DNR	\$	<ul style="list-style-type: none"> Distribute educational materials provided by the Iowa DNR's FABA department to county residents
0-5 years	5-10 years	10-20 years		
IU9.8 Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.	Solid Waste Board	Board of Supervisors	\$	<ul style="list-style-type: none"> Utilize information from the study to identify which materials the waste stream is primarily comprised of Create strategies for waste reduction and management using this information
0-5 years	5-10 years	10-20 years		
IU10: Electric vehicles. Expand the network of public electric vehicle charging stations to rural Woodbury County.				
IU10.1 Continue work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.	Board of Supervisors	Regional jurisdictions, Iowa DOT	\$	<ul style="list-style-type: none"> Offer expertise about frequently traveled county routes and needs of the rural transportation network
0-5 years	5-10 years	10-20 years		
IU10.2 Apply for federal and state funding sources set aside for rural electric vehicle infrastructure.	Board of Supervisors	Iowa DOT	\$	<ul style="list-style-type: none"> Collaborate with the Iowa DOT to identify funding sources
0-5 years	5-10 years	10-20 years		

Community Facilities and Services	Lead	Partners	Cost	Measures of progress
Goal CF1: Health services. Expand access to health services throughout rural Woodbury County.				
CF1.1 Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.	Board of Supervisors	SDHD, Regional jurisdictions	\$\$	<ul style="list-style-type: none"> Identify communities with the most need for health care access

0-5 years	5-10 years	10-20 years				
CF1.2 Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.			Board of Supervisors	SDHD, Regional jurisdictions	\$	<ul style="list-style-type: none"> Distribute information via existing channels and consider new ways of reaching rural residents
0-5 years	5-10 years	10-20 years				
CF1.3 Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.			Emergency Services	Emergency Management, Board of Supervisors	\$\$	<ul style="list-style-type: none"> Identify the data necessary to evaluate potential service needs or improvements
0-5 years	5-10 years	10-20 years				
CF1.4 Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.			Board of Supervisors	Social Services/Rolling Hills	\$	<ul style="list-style-type: none"> Continue directing funds to this partnership
0-5 years	5-10 years	10-20 years				
CF1.5 Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.			Board of Supervisors	SDHD	\$	<ul style="list-style-type: none"> Establish process for regular review of the plan Collaborate with SDHD to determine where services are most needed
0-5 years	5-10 years	10-20 years				
Goal CF2: Events and culture. Provide more opportunities for outdoor recreation activities.						
CF2.1 Maintain the current activities of the Woodbury County Conservation Board and support the expansion of their programming and scope of work.			Board of Supervisors	Conservation department	\$\$	<ul style="list-style-type: none"> Support new environmental programming and initiatives in addition to current services
0-5 years	5-10 years	10-20 years				
CF2.2 Improve the functionality and visibility of county-owned river access points.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> Continue to collaborate with Iowa DNR, National Parks Service, landowners, and other county residents
0-5 years	5-10 years	10-20 years				
CF2.3 Prioritize water quality and river restoration initiatives.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> Identify funding opportunities for water quality improvement projects
0-5 years	5-10 years	10-20 years				

CF2.4 Pursue opportunities to develop water trails throughout the county.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> Continue to collaborate with Iowa DNR, National Parks Service, landowners, and other county residents
0-5 years	5-10 years	10-20 years				
CF2.5 Develop a countywide trail program connecting communities with one another and the county park network.			Conservation department	Secondary Roads, Incorporated cities	\$\$\$	<ul style="list-style-type: none"> Identify priority trail connections
0-5 years	5-10 years	10-20 years				
CF2.6 Evaluate the condition and availability of county-owned cabins and park shelters.			Conservation department		\$	<ul style="list-style-type: none"> Identify essential improvements and priority maintenance needs
0-5 years	5-10 years	10-20 years				
Goal CF3: Events and culture. Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.						
CF3.1 Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.			Board of Supervisors	Conservation department	\$	<ul style="list-style-type: none"> Maintain communication and collaboration between county and city parks and recreation staff
0-5 years	5-10 years	10-20 years				
CF3.2 Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.			Board of Supervisors	Conservation department	\$\$	<ul style="list-style-type: none"> Seek opportunities for new educational programs
0-5 years	5-10 years	10-20 years				
Goal CF4: Service quality. Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.						
CF4.1 Improve digital operations to maximize accessibility, and the availability of public information and data.			All county departments		\$	<ul style="list-style-type: none"> Increase the amount of information accessible to the public from the county website
0-5 years	5-10 years	10-20 years				
CF4.2 Streamline service delivery and operations.			All county departments		\$	<ul style="list-style-type: none"> Regularly review processes to identify opportunities for increased efficiency
0-5 years	5-10 years	10-20 years				

CF5: Service quality. Provide adequate police, fire, and emergency management services for all Woodbury County residents.				
CF5.1 Maintain cooperative agreements (28E) for emergency and public safety services.	Board of Supervisors		\$	<ul style="list-style-type: none"> Continue to regularly review and renew these agreements
0-5 years	5-10 years	10-20 years		
CF5.2 Encourage frequent training opportunities for all emergency service providers.	Emergency Services	Emergency Management	\$	<ul style="list-style-type: none"> Consult staff for needed training, and refer to other jurisdictions for new training opportunities
0-5 years	5-10 years	10-20 years		
CF5.3 Ensure adequate funding for emergency response activities.	Board of Supervisors	Emergency Services, Emergency Management	\$	<ul style="list-style-type: none"> Continue directing sufficient funds to these departments
0-5 years	5-10 years	10-20 years		

Land Use	Lead	Partners	Cost	Measures of progress
Goal LU1: Sustainable agriculture. Support sustainable agricultural practices.				
LU1.1 Ensure compliance with Iowa state code provisions for agriculturally zoned property.	Community & Economic Development		\$	<ul style="list-style-type: none"> Continue to stay aloft of Iowa state code provisions
0-5 years	5-10 years	10-20 years		
LU1.2 Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.	Conservation department	Soil & Water Conservation District, ISU County Extension Office, Iowa DNR	\$	<ul style="list-style-type: none"> Collaborate with relevant partner agencies to share information and resources with farmers.
0-5 years	5-10 years	10-20 years		
LU1.3 Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.	Conservation department	Soil & Water Conservation District, ISU County Extension Office, Iowa DNR	\$	<ul style="list-style-type: none"> Collaborate with relevant partner agencies to share information and resources with farmers.
0-5 years	5-10 years	10-20 years		

LU1.4 Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.	Community & Economic Development		\$	<ul style="list-style-type: none"> Evaluate where this practice may be appropriate in the county
0-5 years 5-10 years 10-20 years				
LU1.5 Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.	Community & Economic Development	Cities	\$	<ul style="list-style-type: none"> Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development
0-5 years 5-10 years 10-20 years				
LU1.6 Connect small and mid-sized farm businesses with succession planning resources and technical assistance.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> Work with the ISU County Extension Office and other relevant organizations to share resources with farmers
0-5 years 5-10 years 10-20 years				
LU1.7 Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> Consult the ISU County Extension Office for expertise on local food purchasing policies
0-5 years 5-10 years 10-20 years				
LU1.8 Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> Collaborate with the ISU County Extension Office to reach out to farmers for participation
0-5 years 5-10 years 10-20 years				
Goal LU2: Habitat conservation. Preserve environmentally sensitive lands.				
LU2.1 Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.	Community & Economic Development	Conservation department, Iowa DNR	\$	<ul style="list-style-type: none"> Consult the Conservation department and Iowa DNR for best practices
0-5 years 5-10 years 10-20 years				
LU2.2 Encourage communication and cooperation between environmental advocates and landowners related to the development of sensitive lands.	Board of Supervisors	Environmental advocacy organizations, Landowners	\$	<ul style="list-style-type: none"> Facilitate consultation between landowners and environmental advocates

0-5 years	5-10 years	10-20 years				
LU2.3 Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.			Community & Economic Development	Iowa DNR	\$	<ul style="list-style-type: none"> Refer to guidance from Iowa DNR for best practices
0-5 years	5-10 years	10-20 years				
LU2.4 Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.			Board of Supervisors	Soil & Water Conservation District, ISU County Extension Office	\$	<ul style="list-style-type: none"> Collaborate with relevant partner agencies to share information and resources with landowners.
0-5 years	5-10 years	10-20 years				
LU2.5 Continue adding to the County's network of parks, trails, and campgrounds.			Conservation department	Board of Supervisors, Secondary Roads	\$\$\$	<ul style="list-style-type: none"> Identify ideal locations for additional outdoor amenities
0-5 years	5-10 years	10-20 years				
LU2.6 Coordinate across jurisdictions to address litter and the dumping of waste.			Sheriff's Department	Regional jurisdictions	\$\$	<ul style="list-style-type: none"> Encourage resident reporting of incidents
0-5 years	5-10 years	10-20 years				
Goal LU3: Habitat conservation. Limit urban sprawl and maintain the rural character of Woodbury County.						
LU3.1 Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land. Consider the lifetime costs of new infrastructure development.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development
0-5 years	5-10 years	10-20 years				
LU3.2 Limit interstate development to interchanges or within city limits to preserve agricultural land and maintain scenic views of the Loess Hills.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development
0-5 years	5-10 years	10-20 years				

LU3.3 Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development
0-5 years	5-10 years	10-20 years		
LU3.4 Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development
0-5 years	5-10 years	10-20 years		
Goal LU4: Habitat conservation. Empower landowners to be a partner in combatting ecologically and economically harmful invasive and noxious species.				
LU4.1 Educate the public about effective identification, control, and disposal of invasive species.	Weed commissioner	Conservation department	\$	<ul style="list-style-type: none"> Develop visual guide to invasive species management for residents
0-5 years	5-10 years	10-20 years		
LU 4.2 Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.	Solid Waste Board	Weed commissioner, Conservation department	\$	<ul style="list-style-type: none"> Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists
0-5 years	5-10 years	10-20 years		
Goal LU5: Water resource protection. Reduce contaminants in surface water runoff.				
LU5.1 Provide resources for farmers to adopt BMPs such as no-till methods, cover crops, crop rotation, vegetated buffers, and constructed wetlands to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA's National Resources Conservation Service (NRCS) for farmers in need of assistance.	Board of Supervisors	Soil & Water Conservation District, ISU County Extension Office, USDA NRCS	\$	<ul style="list-style-type: none"> Collaborate with relevant partner agencies to share information and resources with farmers.
0-5 years	5-10 years	10-20 years		

LU5.2 Continue sensible salting policies.			Secondary Roads		\$	<ul style="list-style-type: none"> Regularly review road salting policies to balance road safety, cost effectiveness, and pollution reduction
0-5 years	5-10 years	10-20 years				
LU5.3 Educate residents and business owners of proper lawn fertilizer and chemical use.			Board of Supervisors	Conservation department	\$	<ul style="list-style-type: none"> Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists Consider the delivery of educational workshops about ecologically friendly approaches to landscape management
0-5 years	5-10 years	10-20 years				
LU5.4 Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.			Community & Economic Development	Siouxland District Health Department	\$	<ul style="list-style-type: none"> Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to distribute resources
0-5 years	5-10 years	10-20 years				
Goal LU6: Water resource protection. Safeguard groundwater by identifying and limiting sources of pollution.						
LU6.1 Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.			Siouxland District Health Department	Iowa DNR	\$	<ul style="list-style-type: none"> Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to inform residents of this program
0-5 years	5-10 years	10-20 years				
Goal LU7: Air quality. Identify potential sources of air quality hazards in Woodbury County.						
LU7.1 Maintain a network of low-cost air quality monitors throughout rural Woodbury County.			Board of Supervisors	Siouxland District Health Department	\$\$	<ul style="list-style-type: none"> Identify ideal locations for rural air quality monitors
0-5 years	5-10 years	10-20 years				
Goal LU8: Air quality. Maintain safe distances between industrial land use activities and residential, commercial, recreational, and institutional land uses.						

LU8.1 Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.	Community & Economic Development		\$	<ul style="list-style-type: none"> Consider the use of buffers between residential and industrial uses
0-5 years 5-10 years 10-20 years				
Goal LU9: Renewable energy infrastructure. Plan for the creation and use of alternative and renewable energy sources in Woodbury County.				
LU9.1 Support landowners' individual choices to implement renewable energy infrastructure.	Community & Economic Development	Board of Supervisors	\$	<ul style="list-style-type: none"> Provide guidance for landowners seeking to install renewable energy infrastructure
0-5 years 5-10 years 10-20 years				
LU9.2 Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.	Community & Economic Development	Board of Supervisors	\$	<ul style="list-style-type: none"> Regularly review policies with safety as the highest priority consideration
0-5 years 5-10 years 10-20 years				
LU9.3 Seek federal and state funding for the expansion of electric vehicle charging infrastructure.	Board of Supervisors	Secondary Roads	\$	<ul style="list-style-type: none"> Identify appropriate funding opportunities
0-5 years 5-10 years 10-20 years				

Disaster Response, Recovery, and Resiliency	Lead	Partners	Cost	Measures of progress
Goal DR1: Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.				
DR1.1 Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon mold, and other health hazards.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> Provide educational materials online and distributed to households
0-5 years 5-10 years 10-20 years				
DR1.2 Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of onsite renewable energy systems.	Emergency Management		\$	<ul style="list-style-type: none"> Communicate the benefits of such installations

0-5 years	5-10 years	10-20 years				
DR1.3 Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.			Emergency Management		\$	<ul style="list-style-type: none"> Provide educational materials online and distributed to households
0-5 years	5-10 years	10-20 years				
Goal DR2: Coordinate disaster response, recovery, and resiliency efforts among jurisdictions, county, state, and federal agencies.						
DR2.1 Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.			Emergency Management, Emergency Services	Regional jurisdictions	\$	<ul style="list-style-type: none"> Coordinate services with and between neighboring jurisdictions
0-5 years	5-10 years	10-20 years				
DR2.2 Keep open lines of communication between county departments and surrounding jurisdictions and counties.			All departments	Regional jurisdictions	\$	<ul style="list-style-type: none"> Maintain continuous collaboration
0-5 years	5-10 years	10-20 years				
DR2.3 Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.			Emergency Management		\$	<ul style="list-style-type: none"> Prepare for prompt contact with the appropriate state and federal officials post-disaster
0-5 years	5-10 years	10-20 years				
Goal DR3: Encourage resilient and passive development within 100-year floodplain areas.						
DR3.1 Work to ensure that developed areas within floodplains are safe and secure.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> Regularly inspect floodplain developments to determine if flood mitigation measures are required
0-5 years	5-10 years	10-20 years				
DR3.2 Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas.			Community & Economic Development Department	State and Federal agencies	\$	<ul style="list-style-type: none"> Identify relevant funding sources
0-5 years	5-10 years	10-20 years				
DR3.3 Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> Stay aloft of best practices and standards for floodplain development
0-5 years	5-10 years	10-20 years				

Goal DR4: Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.				
DR4.1 Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.	Emergency Management	SIMPCO	\$	<ul style="list-style-type: none"> Establish a process of routine review of the plan to evaluate progress toward goals and coordinate next steps
0-5 years	5-10 years	10-20 years		
DR4.2 Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.	Emergency Management	Emergency Services	\$\$	<ul style="list-style-type: none"> Coordinate regional drills to test components of the emergency response system
0-5 years	5-10 years	10-20 years		
DR4.3 Work to educate the public on disaster preparedness, recovery, and resiliency.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> Share relevant educational information with residents via multiple channels
0-5 years	5-10 years	10-20 years		
DR4.4 Continue participation in the Local Emergency Management Commission for the region.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> Maintain continuous collaboration
0-5 years	5-10 years	10-20 years		
DR4.5 Employ and update the Woodbury County Joint Emergency Operations Basic Plan as required by Iowa State Code 29c.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> Continue to reevaluate and improve upon the plan with each update
0-5 years	5-10 years	10-20 years		
DR4.6 Ensure adequate funding to maintain a high level of emergency operations within the County.	Board of Supervisors		\$	<ul style="list-style-type: none"> Continue to direct funding toward emergency operations departments
0-5 years	5-10 years	10-20 years		
Goal DR5: Continue supporting the Siouxland District Health Department in their mission to lead a “collaborative effort to build a healthier community through improved access to health services, education and disease prevention.”				
DR5.1 Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.	Emergency Management, Emergency Services		\$	<ul style="list-style-type: none"> Maintain continuous collaboration

0-5 years	5-10 years	10-20 years				
DR5.2 Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.			Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> Consult the Health Improvement Plan and consider the goals therein when planning departmental activities
0-5 years	5-10 years	10-20 years				
DR5.3 Coordinate with and support the Siouxland District Health Department in responses to public health emergencies.			Emergency Management		\$	<ul style="list-style-type: none"> Maintain continuous inter-departmental communication
0-5 years	5-10 years	10-20 years				
Goal DR6: Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.						
DR6.1 Encourage the expansion of reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations.			Emergency Management	Internet service providers, State & Fed. funding agencies	\$	<ul style="list-style-type: none"> Collaborate with regional Internet Service Providers Take advantage of state and federal funding opportunities
0-5 years	5-10 years	10-20 years				
DR6.2 Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need.			Emergency Management		\$\$	<ul style="list-style-type: none"> Evaluate system for determining highest need post-disaster
0-5 years	5-10 years	10-20 years				
DR6.3 Promote available local, state, and federal resources for economic recovery from disasters.			Emergency Management		\$	<ul style="list-style-type: none"> Continue to stay aloft of relevant funding sources
0-5 years	5-10 years	10-20 years				
DR6.4 Allow for flexibility in ordinances to encourage continuity of business operations which may be disrupted due to public health directives during public health emergencies.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> Evaluate where the county benefited or would have benefited from flexibility during the COVID-19 pandemic
0-5 years	5-10 years	10-20 years				

Appendix

<i>Economic Development</i>	#
Top Employers in Siouxland	
<i>Transportation</i>	#
Iowa DOT's 2020 Traffic Book Data	
<i>Public Infrastructure & Utilities</i>	#
Community Water Systems	
Utility Providers	
Recycling Partners	
Woodbury County Transfer Station's Annual Tonnage	
Financial and Business Assistance Resources (Iowa DNR)	
Results from the Woodbury County Comprehensive Plan 2040 Public Input Survey, Summer 2021	
<i>Survey Results & Public Engagement</i>	#
Results from the Public Input Survey, Summer 2021	
Comments Received on Draft Goals and Objectives, Fall 2022	
Comments Received on Draft Document, Spring 2023	
Public Communications	

Economic Development

Sioux City Metropolitan Area, Major Employers 2021		
Employer	Industry	Number of Employees
MercyOne	Healthcare	Over 1000
Seaboard Triumph Foods	Food manufacturing, processing and distribution	Over 1000
Sioux City Community Schools	Education	Over 1000
Tyson Fresh Meats	Food manufacturing, processing and distribution	Over 1000
Unity Point Health-St. Luke's	Healthcare	Over 1000
Wells Enterprises	Food manufacturing, processing and distribution	Over 1000
185th Air Refueling Wing IANG	Government, public administration, and military	500-999
City of Sioux City	Government, public administration, and military	500-999
Curly's Foods	Food manufacturing, processing and distribution	500-999
Empirical Foods	Food manufacturing, processing and distribution	500-999
Ho-Chunk, Inc.	Real estate and economic development	500-999
HyVee Food Stores	Food manufacturing, processing and distribution	500-999
Interbake Foods	Food manufacturing, processing and distribution	500-999
MidAmerican Energy Company	Utility and telecom	500-999
Sabre Industries	Utility and telecom	500-999
Tur-Pak Foods	Food manufacturing, processing and distribution	500-999
Western Iowa Tech Comm College	Education	500-999

1st Financial Bank USA/Credit Card	Financial services	250-499
Access Systems	Information technology	250-499
Americold Logistics	Transportation and logistics	250-499
Boys & Girls Home/Family Services	Social and human services	250-499
CF Industries	Manufacturing and distribution	250-499
FIMCO Industries	Manufacturing and distribution	250-499
GELITA USA Inc	Manufacturing and distribution	250-499
Goodwill of the Great Plains	Social and human services	250-499
Great West Casualty Co.	Insurance services	250-499
Hard Rock Hotel & Casino Sioux City	Arts/entertainment/recreation and Accommodation/food service	250-499
K & B Transportation Inc.	Transportation and logistics	250-499
Mid-Step Services Inc	Social and human services	250-499
Morningside University	Education	250-499
Northeast Community College	Education	250-499
Northwest Area Education Agency	Education	250-499
PREMIER Bankcard	Financial services	250-499
WestRock	Manufacturing and distribution	250-499
Wilson Trailer Company	Manufacturing and distribution	250-499
WinnaVegas Casino Resort	Arts/entertainment/recreation and Accommodation/food service	250-499
Woodbury County	Government, public administration, and military	250-499
A&B Business Solutions	Business services	100-249
Allied Solutions	Insurance services	100-249
Bellevue University	Education	100-249
Bishop Heelan Catholic Schools	Education	100-249
Bomgaars	Retail	100-249
Briar Cliff University	Education	100-249
Burger King Restaurants	Arts/entertainment/recreation and Accommodation/food service	100-249
C W Suter Services	HVAC services	100-249
Chesterman Co.	Manufacturing and distribution	100-249
CNOS PC	Healthcare	100-249
Community Action Agency	Social and human services	100-249
Countryside Health Care Center	Healthcare	100-249
DAKOTACARE	Insurance services	100-249
Dunes Surgical Hospital	Healthcare	100-249
Family Healthcare Siouxland	Healthcare	100-249
Fareway Stores	Retail	100-249
Fleet Farm	Retail	100-249
Gerkin Windows & Doors	Manufacturing and distribution	100-249
Gill Hauling	Waste management services	100-249

Great Southern Bank	Financial services	100-249
Holy Spirit Retirement Home	Social and human services	100-249
Hospice of Siouxland	Healthcare	100-249
Interstates Companies	Manufacturing and distribution	100-249
Jolly Time/American Pop Corn	Food manufacturing, processing, and distribution	100-249
June E Nylen Cancer Center	Healthcare	100-249
Klinger Companies Inc.	Construction services	100-249
Knife River Midwest	Construction services	100-249
LifeServe Blood Center	Social and human services	100-249
Long Lines, LLC	Utility and telecom	100-249
Lowe's Home Improvement	Retail	100-249
McDonalds Restaurants of Siouxland	Arts/entertainment/recreation and Accommodation/food service	100-249
Opportunities Unlimited	Social and human services	100-249
Palmer Candy Company	Food manufacturing, processing and distribution	100-249
Plains Area Mental Health Center	Healthcare	100-249
Prince Manufacturing Corp.	Manufacturing and distribution	100-249
Riverside Technologies Inc.	Information technology	100-249
Rosecrance Jackson Centers	Social and human services	100-249
Royal Canin USA	Food manufacturing, processing and distribution	100-249
Scheels All Sports	Retail	100-249
Seasons Center for Behavioral Health	Healthcare	100-249
Security National Bank	Financial services	100-249
Sergeant Bluff-Luton Schools	Education	100-249
Sioux City Journal	Journalism	100-249
Siouxland Community Health Center	Healthcare	100-249
Siouxland Federal Credit Union	Financial services	100-249
SxInd Human Investment Partnership	Social and human services	100-249
SmithCo Manufacturing	Manufacturing and distribution	100-249
South Sioux City Marriott Riverfront	Arts/entertainment/recreation and Accommodation/food service	100-249
Sunrise Retirement Community	Social and human services	100-249
The Andersons	Manufacturing and distribution	100-249
Touchstone Healthcare Community	Healthcare	100-249
Verschoor Meats	Food manufacturing, processing, and distribution	100-249
XPO Logistics	Transportation and logistics	100-249
Ag Processing Inc.	Manufacturing and distribution	50-99
All Power Inc.	Manufacturing and distribution	50-99
American Natural Processors	Food manufacturing, processing, and distribution	50-99
BankFirst	Financial services	50-99
Burger King Restaurants	Arts/entertainment/recreation and Accommodation/food service	50-99

Cargill Incorporated	Manufacturing and distribution	50-99
Casa de Paz	Healthcare	50-99
Child Care Resource & Referral of NW IA	Social and human services	50-99
City of South Sioux City	Government, public administration, and military	50-99
Consumers Supply Distributing	Manufacturing and distribution	50-99
Crittenton Center	Social and human services	50-99
Family Medicine Center	Healthcare	50-99
FLSmith USA-Sioux City	Manufacturing and distribution	50-99
HCI Construction	Construction services	50-99
Holiday Inn Express Hotel	Arts/entertainment/recreation and Accommodation/food service	50-99
Interstate Mechanical Corp	HVAC services	50-99
IState Truck Center	Commercial vehicle repair	50-99
Jebro Inc	Waste management services	50-99
Knoepfler Chevrolet	Car dealer	50-99
L & L Builders	Construction services	50-99
Liberty National Bank	Financial services	50-99
Midlands Clinic PC	Healthcare	50-99
Murphy Insulation	Construction services	50-99
Nelson Industrial Construction & Eng	Construction services	50-99
Norm Waitt Sr YMCA	Social and human services	50-99
Outback Steakhouse	Arts/entertainment/recreation and Accommodation/food service	50-99
PC Matic	Information technology	50-99
Pepsi Cola of Siouxland	Food manufacturing, processing and distribution	50-99
Pizza Ranch-Sioux City	Arts/entertainment/recreation and Accommodation/food service	50-99
Queen of Peace	Social and human services	50-99
Richardson Milling Inc.	Food manufacturing, processing and distribution	50-99
Sam's Club	Retail	50-99
Sioux City Convention Center	Arts/entertainment/recreation and Accommodation/food service	50-99
Sioux City Country Club	Arts/entertainment/recreation and Accommodation/food service	50-99
Sioux City Ford-Lincoln	Car dealer	50-99
Sioux Honey Association	Food manufacturing, processing, and distribution	50-99
Siouxland District Health Dept.	Government, public administration, and military	50-99
Siouxland Mental Health	Healthcare	50-99
Sparklight	Utility and telecom	50-99
State Steel Supply	Manufacturing and distribution	50-99
Thompson	Construction services	50-99
United Real Estate Solutions	Real estate and economic development	50-99
Wells Fargo Bank	Financial services	50-99

Westwood Nursing & Rehab Center	Healthcare	50-99
Woodhouse Chrysler Dodge Jeep	Car dealer	50-99

Transportation

Woodbury County traffic data from the Iowa DOT's 2020 Traffic Book:

COUNTY	ROUTE	DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	AADT	MOTORCYCLE	Passenger Cars		Total Trucks and Buses		SU2AXLE	SU3AXLE	SU4AXLE	CT4AXLE	CT5AXLE	CT6AXLE	CT Multiple		ALL VEHICLES		TRUCKS AND BUSES VMT	
								Vans, Pickups	BUS	Trailer	VMT							BUSES VMT					
97	12		IA 376 INTERCHANGE	M	0.0324	20,600	90	19,955	555	37	233	51	6	27	178	10	13	668	18				
97	12		EAST-NORTH EAST-SOUTH RAMP	M	0.1127	900	4	837	59	2	15	3	0	5	29	2	3	101	7				
97	12		NORTH-WEST SOUTH-WEST LOOP	M	0.0972	2,990	13	2,909	68	5	28	6	1	3	23	1	1	291	7				
97	12		WEST-NORTH LOOP	M	0.1933	540	2	503	35	2	11	2	0	2	16	1	1	104	7				
97	12		WEST-NORTH RAMP CONNECTOR	M	0.0413	970	4	893	73	4	25	6	1	4	28	2	3	40	3				
97	12		N-E S-E CONNECTOR	M	0.0600	2,020	8	1,880	132	8	53	12	1	7	44	3	4	121	8				
97	12		SOUTH-EAST RAMP	M	0.0511	990	4	910	76	4	28	6	1	4	28	2	3	51	4				
97	12		WEST-SOUTH RAMP	M	0.2242	2,920	13	2,865	42	4	24	6	1	1	6	0	0	655	9				
97	12		SOUTHBOUND RAMP TO LEECH	M	0.1993	620	2	536	82	5	34	8	1	4	28	1	1	124	16				
97	12		INTERSECTION COURT STREET	M	0.6955	22,200	98	21,604	498	36	226	50	6	21	140	8	11	15,441	346				
97	12		INTERSECTION VIRGINIA ST *	M	0.0425	20,900	92	20,319	489	35	220	49	6	21	139	8	11	888	21				
97	12		EAST INNERLEG *	M	0.0284	20,900	92	20,319	489	35	220	49	6	21	139	8	11	594	14				
97	12		*	M	0.0071	20,900	92	20,319	489	35	220	49	6	21	139	8	11	148	3				
97	12		NORTH-WEST RAMP *	M	0.0416	380	2	337	41	2	15	3	0	2	17	1	1	16	2				
97	12		NORTH-WEST EAST-WEST RAMP *	M	0.2591	3,030	12	2,649	369	13	84	18	2	30	196	11	15	785	96				
97	12		EAST-NORTH RAMP *	M	0.3461	3,240	13	2,943	284	12	79	17	2	21	134	8	11	1,121	98				
97	12	I 29 WEST INTERCHANGE TO	JUNCTION PAUL AVE & W 19TH ST *	M	1.5483	8,100	35	7,699	366	18	110	25	3	25	164	9	12	12,541	567				
97	12		JCT MILITARY RD & FACQUETTE AVE	M	0.3997	7,500	32	7,102	366	18	110	25	3	25	164	9	12	2,998	146				
97	12		SOUTH LINE OF PLYMOUTH COUNTY	M	2.8902	1,640	6	1,365	269	7	42	9	1	25	164	9	12	4,740	777				
97	20	I 29 & I 129/U575 INTERCHANGE TO	LAKEPORT STREET INTERCHANGE	M	0.4447	32,400	131	28,922	3,347	102	645	143	17	290	1,900	106	144	14,409	1,488				
97	20		WEST-NORTH WEST-SOUTH RAMP	M	0.0610	3,490	15	3,410	65	6	38	8	1	1	9	1	1	213	4				
97	20		WEST-NORTH WEST-SOUTH RAMP	M	0.3719	6,900	31	6,752	117	10	66	14	2	3	20	1	1	2,566	44				
97	20		NORTH-EAST SOUTH-EAST RAMP	M	0.1219	3,660	16	3,571	73	6	35	8	1	3	18	1	1	446	9				
97	20		NORTH-EAST SOUTH-EAST RAMP	R	0.2883	3,660	16	3,571	73	6	35	8	1	3	18	1	1	1,055	21				
97	20		NORTH-EAST SOUTH-EAST RAMP	M	0.0729	3,660	16	3,571	73	6	35	8	1	3	18	1	1	267	5				
97	20		EAST-NORTH EAST-SOUTH RAMP	M	0.0620	3,480	15	3,386	79	7	41	9	1	2	17	1	1	216	5				
97	20		EAST-NORTH EAST-SOUTH RAMP	R	0.1061	3,480	15	3,386	79	7	41	9	1	2	17	1	1	369	8				
97	20		EAST-NORTH EAST-SOUTH RAMP	M	0.1890	3,480	15	3,386	79	7	41	9	1	2	17	1	1	658	15				
97	20		NORTH-WEST SOUTH-WEST RAMP	M	0.2722	7,200	32	7,055	113	10	66	15	2	2	16	1	1	1,960	31				
97	20		SUNNYROOK DRIVE INTERCHANGE	M	0.3014	25,400	100	22,031	3,269	94	589	131	16	290	1,899	106	144	7,657	985				
97	20		EAST-SOUTH WEST-SOUTH RAMP	M	0.3863	1,960	9	1,918	33	2	15	3	0	2	9	1	1	757	13				
97	20		SOUTH-EAST SOUTH-WEST RAMP	M	0.2919	2,360	10	2,307	43	3	21	5	1	2	9	1	1	689	13				
97	20		EAST-NORTH WEST-NORTH RAMP	M	0.2555	3,620	16	3,552	52	5	30	7	1	1	8	0	0	925	13				
97	20		NORTH-EAST NORTH-WEST RAMP	M	0.3126	3,470	15	3,412	43	4	23	5	1	1	9	0	0	1,085	13				
97	20		EAST-SOUTH WEST-SOUTH RAMP	M	0.2724	2,610	12	2,562	36	3	21	5	1	1	5	0	0	711	10				
97	20		SOUTH-EAST SOUTH-WEST RAMP	M	0.2795	2,480	11	2,430	39	4	24	5	1	1	4	0	0	693	11				
97	20		SOUTH INNERLEG	M	0.2436	23,100	90	19,800	3,210	89	561	124	15	288	1,885	105	143	5,626	782				
97	20		EAST-NORTH WEST-NORTH RAMP	M	0.3113	950	4	917	29	2	16	3	0	1	7	0	0	296	6				
97	20		NORTH-EAST NORTH-WEST RAMP	M	0.3641	1,090	5	1,059	26	2	10	2	0	1	9	1	1	397	6				
97	20		EAST LIMITS OF SIOUX CITY	M	0.1095	25,100	98	21,737	3,265	93	585	130	16	290	1,901	106	144	2,746	357				
97	20		US 75 & IA 12 INTERCHANGE	R	0.1455	25,100	98	21,737	3,265	93	585	130	16	290	1,901	106	144	3,653	475				
97	20		SOUTH-EAST RAMP	R	0.7984	3,160	13	2,553	594	11	59	11	1	54	413	18	27	2,523	474				
97	20		EAST-NORTH WEST-NORTH RAMP	R	0.6097	1,860	9	1,785	67	5	25	5	1	3	26	1	1	1,134	41				
97	20		NORTH-EAST NORTH-WEST RAMP	R	0.4704	1,800	8	1,684	108	5	27	5	1	7	58	2	3	847	51				
97	20		WEST-SOUTH RAMP	R	0.5276	2,710	13	2,611	86	6	33	6	1	4	33	1	2	1,430	45				
97	20		SOUTH-WEST LOOP	R	0.8885	2,050	10	1,990	50	3	19	4	0	3	19	1	1	786	19				
97	20		INTERSECTION CHARLES AVENUE	R	3.1199	11,700	50	10,240	1,409	37	202	38	4	119	911	40	58	36,503	4,396				
97	20		EAST JUNCTION CO RD K42	R	2.0016	10,000	42	8,548	1,409	37	202	38	4	119	911	40	58	20,016	2,820				
97	20		WEST LIMITS OF LAWTON	R	1.3794	9,400	39	7,951	1,409	37	202	38	4	119	911	40	58	12,966	1,944				
97	20		JUNCTION CEDAR STREET	R	0.0024	9,400	36	7,940	1,424	30	188	42	5	138	903	50	68	23	3				
97	20		JUNCTION CEDAR STREET	R	0.1383	9,400	36	7,940	1,424	30	188	42	5	138	903	50	68	1,300	197				
97	20		JUNCTION CEDAR STREET	M	0.0019	9,400	36	7,940	1,424	30	188	42	5	138	903	50	68	18	3				
97	20		EAST LIMITS OF LAWTON	M	0.2504	8,200	30	6,746	1,424	30	188	42	5	138	903	50	68	2,053	357				
97	20		EAST LIMITS OF LAWTON	R	0.0967	8,200	30	6,746	1,424	30	188	42	5	138	903	50	68	793	138				
97	20		EAST LIMITS OF LAWTON	R	0.0979	8,200	30	6,746	1,424	30	188	42	5	138	903	50	68	803	139				
97	20		JUNCTION IA 140 & CO RD K64	R	5.3406	8,800	34	6,856	1,409	37	202	38	4	119	911	40	58	44,327	7,525				
97	20		WEST INNERLEG	R	0.0213	6,800	27	5,472	1,301	35	189	36	4	109	837	37	54	145	28				
97	20		JUNCTION CO RD D22	R	2.9817	5,900	23	4,592	1,286	34	182	35	4	108	834	36	53	17,592	3,834				
97	20		WEST JCT IA 31 & OSCEOLA AVENUE	R	11.5412	5,800	21	4,234	1,545	22	121	23	3	145	1,113	48	70	66,939	17,831				
97	20		WEST JCT IA 31 & OSCEOLA AVENUE	R	11.5911	5,800	21	4,234	1,545	22	121	23	3	145	1,113	48	70	67,228	17,908				
97																							

COUNTY ROUTE	DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	AADT	MOTORCYCLE	Passenger Cars, Vans, Pickups	Total Trucks and Buses	BUS	SU2AXLE	SU3AXLE	SU4AXLE	CT4AXLE	CTSAXLE	CT6AXLE	CT Multiple Trailer	ALL VEHICLES VMT	TRUCKS AND BUSES VMT
97 29		HAMILTON BLVD INTERCHANGE	M	0.2850	21,100	29	16,127	4,944	179	815	144	17	404	3,105	111	169	6,013	1,409
97 29		W-N, W-E, W-S RAMP *	M	0.5015	6,600	11	6,328	261	24	109	19	2	11	89	3	4	3,310	131
97 29	WB OFF RAMP TO HAMILTON BLVD	& WB ON FROM US 77 *	M	0.0822	8,600	15	8,230	355	28	124	22	3	19	146	5	8	707	29
97 29		WB ON FROM US 77	M	0.1803	4,850	8	4,647	195	18	84	15	2	8	63	2	3	874	35
97 29		WB OFF RAMP TO HAMILTON BLVD*	M	0.2831	3,760	6	3,594	160	9	41	7	1	11	84	3	4	1,064	45
97 29		NORTH-EAST SOUTH-EAST RAMP *	M	0.2351	2,870	5	2,742	123	11	51	9	1	5	43	1	2	675	29
97 29		N-E S-E W-E RAMP *	M	0.0708	9,500	16	9,100	384	35	160	28	3	17	128	5	8	673	27
97 29		EAST-WEST SOUTH-WEST CONN	M	0.0078	1,770	3	1,733	34	2	9	2	0	2	17	1	1	14	0
97 29		NORTH-WEST SOUTH-WEST RAMP	M	0.2568	1,770	3	1,733	34	2	9	2	0	2	17	1	1	14	0
97 29		W-E W-N W-S RAMP *	M	0.2815	5,700	10	5,444	246	24	110	19	2	10	74	3	4	1,604	69
97 29		WEST JUNCTION IA 12 INTERCHANGE	M	1.5862	30,500	45	25,159	5,296	213	965	171	20	419	3,219	115	174	48,378	8,400
97 29		NORTH-WEST RAMP *	M	0.3012	1,460	2	1,382	76	9	42	8	1	2	14	0	0	440	23
97 29		WEST-NORTH RAMP *	M	0.3366	1,170	2	1,092	76	9	42	8	1	2	14	0	0	394	26
97 29		NORTH-EAST RAMP *	M	0.2378	2,860												680	
97 29		WEST LIMITS OF SIOUX CITY	M	0.1983	27,400	41	22,467	4,892	193	877	155	18	389	2,991	107	162	5,433	970
97 29		SOUTH DAKOTA STATE LINE	R	0.0047	27,400	41	22,467	4,892	193	877	155	18	389	2,991	107	162	128	23
97 29		RAMP CONN TO VIRGINIA ST*	M	0.1841	2,870												528	
97 29		JUNCTION PEARL STREET *	M	0.1699	8,100												1,376	
97 29		NORTH-EAST RAMP	M	0.6730	4,010												2,699	
97 29		EAST-SOUTH RAMP	M	0.5305	4,440												2,355	
97 29		CONN TO FLYOD BLVD	M	0.1547	4,270												661	
97 31	JUNCTION IA 141 & HICKORY ST TO	NORTH LIMITS OF SMITHLAND	M	0.2939	760	2	547	211	10	62	14	2	15	96	5	7	223	62
97 31		SOUTH LIMITS OF VTO	R	3.8861	770	3	553	213	12	67	13	1	13	97	4	6	2,992	828
97 31		SOUTH JCT CO RD D54 & WALL ST	M	0.5527	760	2	547	211	10	62	14	2	15	96	5	7	420	117
97 31		NORTH LIMITS OF OTO	M	0.2928	930	3	716	211	10	62	14	2	15	96	5	7	272	62
97 31		SOUTH LIMITS OF ANTHON	R	6.7359	930	4	712	213	12	67	13	1	13	97	4	6	6,264	1,435
97 31		SOUTH JUNCTION CO RD D38	M	0.2890	930	3	716	211	10	62	14	2	15	96	5	7	269	61
97 31		INTERSECTION MAIN STREET	M	0.2164	1,180	4	982	194	8	51	11	1	15	96	5	7	255	42
97 31		INTERSECTION 2ND AVENUE	M	0.3100	960	3	763	194	8	51	11	1	15	96	5	7	298	60
97 31		NORTH LIMITS OF ANTHON	M	0.1157	990	4	792	194	8	51	11	1	15	96	5	7	115	22
97 31		JUNCTION CO RD D30	R	0.2650	1,000	4	801	195	10	54	10	1	13	97	4	6	265	52
97 31		JUNCTION CO RD D22	R	6.0793	970	4	771	195	10	54	10	1	13	97	4	6	5,897	1,185
97 31		JUNCTION 160TH STREET	R	0.6221	1,010	4	811	195	10	54	10	1	13	97	4	6	628	121
97 31		WEST LIMITS OF CORRECTIONVILLE	R	0.6783	620	2	476	142	3	16	3	0	13	97	4	6	421	96
97 31		WEST JCT US 20 & OSCEOLA AVENUE	M	0.0321	620	2	475	143	2	15	3	0	15	96	5	7	20	5
97 31		NORTH LIMITS OF CORRECTIONVILLE	M	0.0135	1,430	5	1,179	246	11	69	15	2	18	117	6	8	19	3
97 31	EAST JCT US 20 & DRIFWOOD ST TO	WEST LINE OF IDA COUNTY	R	4.0445	1,440	6	1,186	249	14	74	14	2	15	118	5	7	5,824	1,007
97 75	US 20 & IA 12 INTERCHANGE TO	SOUTH LIMITS OF SIOUX CITY	R	0.4134	18,200	79	15,978	2,142	97	524	100	11	148	1,140	50	72	7,524	885
97 75		NORTH LIMITS OF SIOUX CITY	M	0.5107	18,000	71	15,793	2,136	78	488	108	13	172	1,128	63	86	9,192	1,091
97 75		EAST LIMITS OF SIOUX CITY	R	1.2504	18,000	71	15,793	2,136	78	488	108	13	172	1,128	63	86	22,507	2,671
97 75		28TH STREET INTERCHANGE	M	0.2001	18,000	71	15,793	2,136	78	488	108	13	172	1,128	63	86	3,602	427
97 75		SOUTH-EAST SOUTH-WEST RAMP	M	0.9327	4,000	17	3,727	256	12	72	16	2	18	120	7	9	1,295	83
97 75		EAST-NORTH WEST-NORTH RAMP	M	0.3752	70	0	64	6	0	1	0	0	1	4	0	0	26	2
97 75		NORTH-EAST NORTH-WEST RAMP	M	0.4084	80	0	74	6	0	2	0	0	0	4	0	0	33	2
97 75		EAST-SOUTH WEST-SOUTH RAMP	M	0.3922	3,920	16	3,641	263	12	78	17	2	18	120	7	9	1,537	103
97 75		46TH STREET INTERCHANGE	M	1.5134	10,300	39	8,631	1,630	54	340	75	9	137	897	50	68	15,588	2,467
97 75		SOUTH-EAST SOUTH-WEST LOOP	M	0.3452	320	1	294	25	1	9	2	0	2	9	1	1	110	9
97 75		EAST-SOUTH WEST-SOUTH LOOP	M	0.2333	400	2	369	29	2	10	2	0	2	11	1	1	93	7
97 75		IA 376 INTERCHANGE	M	0.3972	9,500	36	7,889	1,575	51	321	71	9	134	874	49	66	3,774	626
97 75		EAST-NORTH WEST-NORTH RAMP	M	0.3122	1,420	6	1,397	17	2	11	2	0	0	2	0	0	443	5
97 75		SOUTH LINE OF PLYMOUTH COUNTY	M	0.2038	16,600	64	14,089	2,447	52	325	72	9	237	1,549	86	117	3,383	499
97 77	SOUTH LIMITS OF SIOUX CITY TO	I 29 & IA 12 INTERCHANGE *	M	0.2617	24,400	105	23,297	998	66	416	92	11	49	322	18	24	6,385	261
97 129	I 29 & US 20 INTERCHANGE	WEST INNERLEG WEST PART	M	0.1487	17,700	28	15,446	2,226	133	607	107	12	146	1,120	40	61	2,632	331
97 140	SOUTH JCT US 20 & CO RD K64 TO	SOUTH LIMITS OF MOVILLE	R	0.0288	4,070	18	3,741	311	21	112	21	2	16	127	5	7	117	9
97 140	SOUTH JCT US 20 & CO RD K64 TO	SOUTH LIMITS OF MOVILLE	R	0.0441	4,070	18	3,741	311	21	112	21	2	16	127	5	7	179	14
97 140		INTERSECTION MAIN STREET	M	0.4090	2,930	12	2,689	229	8	49	11	1	19	125	7	9	1,198	94
97 140		NORTH LIMITS OF MOVILLE	M	0.5713	2,250	9	2,012	229	8	49	11	1	19	125	7	9	1,285	131
97 140		NORTH JUNCTION CO RD K64	R	0.1562	2,270	10	2,094	166	10	52	10	1	10	76	3	4	355	26
97 140		INTERSECTION CO RD D12	R	4.1709	1,740	8	1,566	166	10	52	10	1	10	76	3	4	7,257	692
97 140		SOUTH LINE OF PLYMOUTH COUNTY*	R	1.1407	1,630	7	1,457	166	10	52	10	1	10	76	3	4	1,859	189
97 141		EAST INNERLEG WEST PART	M	0.0716	2,480	10	2,115	355	17	91	17	2	24	184	8	12	177	25
97 141		WEST LIMITS OF SLOAN	R	0.6036	2,970	13	2,709	248	15	81	15	2	14	109	5	7	1,793	150
97 141		EAST LIMITS OF SLOAN	M	0.0053	2,950	12	2,693	245	12	75	17	2	17	108	6	8	16	1
97 141		JCT CO RD K64 & MAIN ST(HORNICK)	R	6.5531	1,920	8	1,664	248	15	81	15	2	14	109	5	7	12,582	1,625
97 141		WEST LIMITS OF SMITHLAND	R	8.3272	1,340	5	1,087	248	15	81	15	2	14	109	5	7	11,159	2,065
97 141		JUNCTION LOCAL STREET	M	0.0602	1,330	5	1,080	245	12	75	17	2	17	108	6	8	80	15
97 141		JUNCTION IA 31 & HICKORY STREET	M	0.3323	1,470	6	1,219	245	12	75	17	2	17	108	6	8	488	81
97 141		EAST LIMITS OF SMITHLAND	M	0.4058	1,490	6	1,259	225	10	63	14	2	16	106	6	8	605	91
97 141		NORTH LINE OF MONONA COUNTY	R	1.7486	1,510	6	1,251	253	12	63	12	1	17	134	6	8	2,640	442

COUNTY ROUTE	DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	AADT	MOTORCYCLE	Passenger Cars, Vans, Pickups	Total Trucks and Buses	BUS	SU2AXLE	SU3AXLE	SU4AXLE	CT4AXLE	CTSAXLE	CT6AXLE	CT Multiple Trailer	ALL VEHICLES VMT	TRUCKS AND BUSES VMT
97 175		WEST LIMITS OF DANBURY	R	2.3629	1,1													

Public Infrastructure & Utilities

The Environmental Protection Agency defines three types of water systems, based on characteristics of the population it serves. A Community Water System supplies water to the same population year-round and includes municipal systems while Non-Transient Non-Community Water Systems supply water to at least 25 of the same people at least six months out of the year. This includes institutions such as schools, hospitals, and office buildings. Lastly, Transient Non-Community Water Systems supply water for places where people frequently come and go, only staying for a short period of time, such as campgrounds. The table below provides details on the 30 public water systems of Woodbury County.

Community Water System	CWS Number	System Type	Source Watershed	Source Type	Population Served
Sioux City Water Supply	IA9778054	Community water system	Bacon Creek-Missouri River	Surface water	85,797
Sergeant Bluff Water Supply	IA9774033	Community water system	Headwaters Farmers Ditch Watershed	Ground water	5,015
Moville Water Supply	IA9753022	Community water system	McElhaney Creek Watershed	Ground water	1,687
Sloan Water Supply	IA9780059	Community water system	Farmers Ditch Watershed	Ground water	1,042
Lawton Water Supply	IA9743065	Community water system	Elliott Creek Watershed	Ground water	943
Correctionville Water Supply	IA9721076	Community water system	Bacon Creek Watershed	Ground water	766
Anthon Water Supply	IA9704060	Community water system	Threemile Creek-Little Sioux River Watershed	Ground water	545
Pierson Water Supply	IA9766041	Community water system	Village of Pierson Watershed	Ground water	337
Danbury Water Supply	IA9729099	Community water system	Koker Creek-Maple River Watershed	Ground water	320
Lofted View Events	IA9778202	Transient non-community system	Garretson Ditch Watershed	Ground Water	314
Salix Water Supply	IA9770024	Community water system	West Laterals-Farmers Ditch Watershed	Ground water	295
Bronson Water Supply	IA9709046	Community water system	Elliott Creek Watershed	Ground water	294
Hornick Water Supply	IA9738057	Community water system	West Fork Ditch Watershed	Ground water	255
Cushing Water Supply	IA9725094	Community water system	Bacon Creek Watershed	Ground water	230
Dorothy Pecaut Nature Center	IA9778401	Transient non-community system	Big Sioux River Watershed	Ground water	208
Smithland Water Supply	IA9783060	Community water system	Parnell Creek-Little Sioux River Watershed	Ground water	181
Green Valley Golf Course	IA9778201	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	180
Stone State Park	IA9778966	Transient non-community system	Big Sioux River Watershed	Ground water	150
MidAmerican Energy Co. Neal North	IA9778105	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	137
Global Foods Processing Inc.	IA9778110	Community water system	Bacon Creek-Missouri River Watershed	Ground water	120
Ag Processing – Soy Plant	IA9774002	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	110

MidAmerican Energy Co – Neal South	IA9778106	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	107
Oto Water Supply	IA9758023	Community water system	Fern Creek-Little Sioux River Watershed	Ground water	72
East Side Acres	IA9700630	Community water system	Village of Climbing Hill-West Fork Little Sioux River Watershed	Ground water	64
Ag Processing - Refinery	IA9774003	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	50
Berea Heights Inc.	IA9778301	Community water system	Headwaters Farmers Ditch Watershed	Ground water	38
Salem Lutheran Church Correctionville	IA9721883	Transient non-community system	Headwaters Wolf Creek Watershed	Ground water	35
Whiskey Creek (Feedlot)	IA9778111	Transient non-community system	Big Whiskey Creek Watershed	Ground water	34
Koch Fertilizer LLC	IA9774102	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	30
Oscar Carl Vineyard	IA9778203	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	25

Data sources: United States Environmental Protection Agency, MyWaterway.epa.gov.

United States Environmental Protection Agency, Drinking Water Map Application (geopub.epa.gov/DWWWidgApp).

Utility Providers	
Anthon	Bronson
Electric: Anthon Municipal Utilities & NIPCO/WIMECA Water: Anthon Municipal Water System Wastewater: Anthon Municipal Wastewater Treatment Facility Telephone/Internet/Cable: CenturyLink, Evertek, Long Lines, Wiatel, and RuralWaves Solid Waste: Sanitary Services Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Bronson Water Supply Wastewater: City of Bronson Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: Gill Hauling
Correctionville	Cushing
Electric: MidAmerican Energy Water: Correctionville Water Supply Wastewater: City of Correctionville Wastewater Treatment Facility Telephone/Internet/Cable: Schaller, CenturyLink, Ruralwaves, Nextlink Solid Waste: Sanitary Services Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Cushing Water Supply Wastewater: City of Cushing Wastewater Treatment Facility Telephone/Internet/Cable: Schaller Telephone, Nextlink Solid Waste: Sanitary Services Recycling: Gill Hauling
Danbury	Hornick
Electric and gas: MidAmerican Energy Water: Danbury Water Supply Wastewater: City of Danbury Wastewater Treatment Facility Telephone/Internet/Cable: Long Lines Solid Waste: CHN Garbage Service Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Hornick Water Supply Wastewater: City of Hornick Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: Monona County Landfill
Lawton	Moville
Electric and gas: MidAmerican Energy Water: Lawton Water Supply Wastewater: City of Lawton Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: Gill Hauling	Electric and gas: MidAmerican Energy Water: Moville Water Supply Wastewater: City of Moville Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste:

Recycling: Gill Hauling	
Oto	Pierson
Electric: MidAmerican Energy Water: Oto Water Supply Wastewater: City of Oto Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: LP Gill Landfill	Electric: MidAmerican Energy Water: Pierson Water Supply Wastewater: City of Pierson Wastewater Treatment Facility Telephone/Internet/Cable: Frontier, Wiatel (coming soon) Solid Waste: Sanitary Services Recycling: Woodbury County Solid Waste Agency
Salix	Sergeant Bluff
Electric and gas: MidAmerican Energy Water: Salix Water Supply Wastewater: City of Salix Wastewater Treatment Facility Telephone/Internet/Cable: Longlines, Nextlink Solid Waste: CHN Garbage Service Recycling: LP Gill Landfill	Gas: MidAmerican Energy Electric: Sergeant Bluff Municipal Water: Sergeant Bluff Water Supply Wastewater: City of Sergeant Bluff Water Treatment Plant Telephone/Internet/Cable: Long Lines, Sparklight Solid Waste: Waste Connections Recycling: Gill Hauling
Sioux City	Sloan
Electric and gas: MidAmerican Energy Water: Sioux City Water Supply Wastewater: City of Sioux City Wastewater Treatment Facility Telephone/Internet/Cable: Solid Waste:	Electric and gas: MidAmerican Energy Water: Sloan Water Supply Wastewater: City of Sloan Wastewater Treatment Facility Telephone/Internet/Cable: Solid Waste:
Smithland	Unincorporated
Electric: MidAmerican Energy Water: Smithland Water Supply Wastewater: City of Smithland Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste:	Electric: Woodbury County Rural Electric Cooperative, Western Iowa Power Cooperative, or North West Rural Electric Cooperative Water: Individual well systems Wastewater: Septic systems and/or lagoons Telephone/Internet/Cable: varies Solid Waste: Individual private contracts with waste management services

Collectors/Recyclers Partnering with the Woodbury County Transfer Station	
Household Appliances	Demufactured in house by Certified staff Steel from appliances: Compressed Steel CO 2600 Boulevard of Champions, Sioux City, IA 51111, 712-277-4100
E-Waste	A-Tech Recycling Inc. 5745 NE 17 th St, Des Moines, IA, 50313, 515-263-3707
Recyclable Material (cardboard, metal, glass, paper, plastic)	Van's Sanitation & Recycling 1553 18 th St. SW, Le Mars, IA, 51031, 712-548-4644
Scrap Metal	Compressed Steel CO 2600 Boulevard of Champions, Sioux City, IA, 51111, 712-277-4100

Woodbury County Transfer Station’s Annual Tonnage:

Table 5 – Association Annual Tonnage

Fiscal Year	Total Tons Accepted	Percent Difference
FY2013	4,800	
FY2014	4,860	1.23%
FY2015	4,770	-1.88%
FY2016	5,199	8.25%
FY2017	5,403	3.77%
FY2018	5,738	5.80%
FY2019	5,180	-10.70%

Woodbury County Area Solid Waste Agency, Comprehensive Plan Update, 2021

Financial and Business Assistance

IOWA DEPARTMENT OF NATURAL RESOURCES



The **Financial and Business Assistance (FABA)** team at the Iowa Department of Natural Resources is committed to enhancing Iowa's Environment in ways that positively impact our economy and society.

Comprehensive Planning & Environmental Management Systems (EMS)

Each community in Iowa is part of a Solid Waste Planning Area. Every five years most Planning Areas solicit input and file Comprehensive Plan Updates (IAC 567-101) with the department for review. The plans describe the state of the 3Rs (Reduce, Reuse, Recycle) along with disposal information, programs and goals. DNR staff is available to help local officials with tools to assist in preparation to make important waste reduction and integrated solid waste management decisions.

www.iowadnr.gov/complan

EMS is a voluntary alternative program to Comprehensive Planning. Solid Waste Planning Areas and Facility Service Areas who are successful program applicants receive training and technical assistance to implement the ten elements of EMS, keying on six environmental areas beyond waste reduction. Participants receive benefits specific to the program and submit annual reports detailing objectives and progress. Applications are accepted annually for new program participants.

Laurie Rasmus | Laurie.Rasmus@dnr.iowa.gov

www.iowadnr.gov/swems

Iowa Waste Exchange (IWE)

With a non-regulatory network of representatives around the state, the IWE works to match up businesses, schools, hospitals, communities, and individuals that have waste recycling and/or disposal needs with resources to help meet those needs. Thousands of available and wanted materials are in the IWE's confidential, free-access database.

Bill Blum | Bill.Blum@dnr.iowa.gov

www.iowadnr.gov/iwe

Pollution Prevention (P2) Services

Pollution Prevention engineers provide confidential, non-regulatory environmental technical assistance at no cost to Iowa businesses, industries, institutions and government agencies. Pollution Prevention Services offers opportunity assessments, the nationally-recognized Pollution Prevention Intern

Program, Environmental Management Systems assistance, workshops and educational training. Since 2001, the Pollution Prevention Intern Program has saved Iowa businesses over \$91 million in implemented environmental improvement projects.

Jeff Fiagle | Jeff.Fiagle@dnr.iowa.gov

www.iowap2services.com

Regional Collection Center Program

Regional Collection Centers (RCCs) are permanent collection facilities designed to properly manage and dispose of hazardous waste from households and conditionally exempt small quantity generator (CESQG) businesses. RCCs accept specific types of hazardous materials that display the following types of characteristics: toxic, flammable, corrosive and reactive. These characteristics can be found in items like cleaners, stains, polish and oils. Many RCCs provide a material exchange (Swap Shop) for usable products. Grants are available to establish a new RCC or improve/expand existing RCC facilities and services. Ongoing support is also provided to RCCs through reimbursement payments to help offset operating expenses.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov

www.iowadnr.gov/hhm

Toxics In Packaging

Iowa law prohibits the sale or distribution of packaging containing heavy metals such as cadmium, lead, mercury, and hexavalent chromium (if intentionally introduced) and sets limits on the incidental presence of these heavy metals in packaging materials. The purpose of the law is to prevent these toxic heavy metals from entering the environment, recycling stream, landfills and waste incinerators. Iowa's Toxic in Packaging Program conducts both education outreach and random testing to assure packaging compliance in the manufacturing and package distribution industries.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov

www.iowadnr.gov/hhm

FABA Environmental Education Services

Household Hazardous Materials Education

In an effort to assist all ages in understanding the concerns and risks associated with household hazardous materials (HHM), several education materials have been developed. Age-specific short videos and interactive computer games are available to help identify HHMs and discuss proper purchase, use, storage and disposal.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov
www.iowadnr.gov/hhm

Mobile Education Exhibit:

The “How You Live Has an Impact” exhibit is an interactive way to learn about the natural resources used in our daily lives, the effects this has on our environment and simple steps that can be taken to minimize the waste of these resources. The exhibit showcases topics such as sustainability, recycling, household hazardous materials and water and energy conservation. Transportation is provided at no cost. The exhibit is also handicapped accessible, heated and air conditioned and available for use year-round.

Amy Wilken | Amy.Wilken@dnr.iowa.gov
www.iowadnr.gov/mobileexhibit

Retailer Consumer Education Program

It is the policy of the state of Iowa to educate Iowans regarding the hazardous nature of certain household products including proper use, storage and disposal to protect public health and safety and the environment. Iowa law requires retailers that sell HHMs to obtain an annual permit and they may participate in a consumer information program by providing DNR-supplied education materials to consumers. Iowa law also requires retailers that sell certain HHMs (motor oil, oil filters and lead acid batteries) to accept these used materials for recycling and reuse or to post the nearest collection location for recycling and reuse.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov
www.iowadnr.gov/hhm

FABA Grants Programs

Derelict Building Grant Program

The Derelict Building Grant Program works with communities with populations of 5,000 or fewer people who need assistance with addressing abandoned commercial or public buildings, all while diverting construction and demolition materials from the landfill. The Program works with applicants to address any environmental, health and safety challenges these buildings pose and limits the amount of construction and demolition debris headed to area landfills.

Reid Bermel | Reid.Bermel@dnr.iowa.gov
www.iowadnr.gov/derelictbuilding

Solid Waste Alternatives Program (SWAP)

SWAP provides financial and technical assistance to businesses, government agencies, public and private groups and individuals to assist with development and implementation of solid waste management projects to improve environmental performance and the bottom line. By recovering, reusing, and reducing the use of Iowa’s valuable resources, SWAP projects save money, create jobs, increase revenue and protect and preserve natural resources by promoting resource management that eases the burden on landfills, reduces greenhouse gas emissions and improves Iowa’s water, air and land quality.

Tom Anderson | Tom.Anderson@dnr.iowa.gov
www.iowadnr.gov/swap

Professional Development Assistance Grant Program

The PDA Program provides grants to assist with the development and delivery of technical assistance, public awareness, and professional development opportunities for Iowa’s solid waste management professionals. Program funds are available to local governments, public and private groups, and individuals.

Tom Anderson | Tom.Anderson@dnr.iowa.gov

For more information on any of the FABA programs, go to

www.iowadnr.gov/faba

FABA SECTION SUPERVISOR

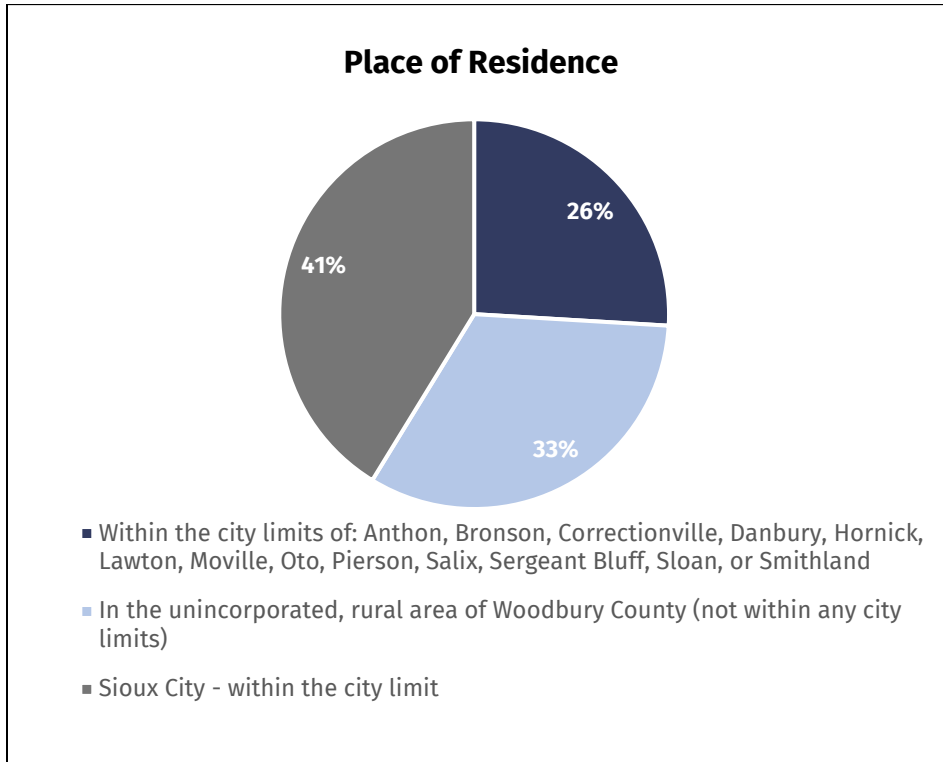
JENNIFER WRIGHT
(515) 452.1794

Jennifer.Wright@dnr.iowa.gov

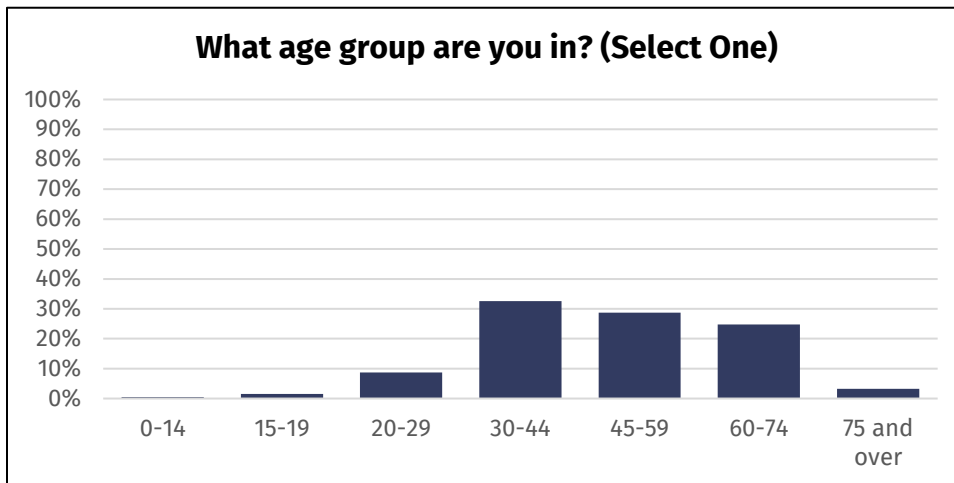
Survey Results & Public Engagement

Results from the Woodbury County Comprehensive Plan 2040 Public Input Survey, Summer 2021

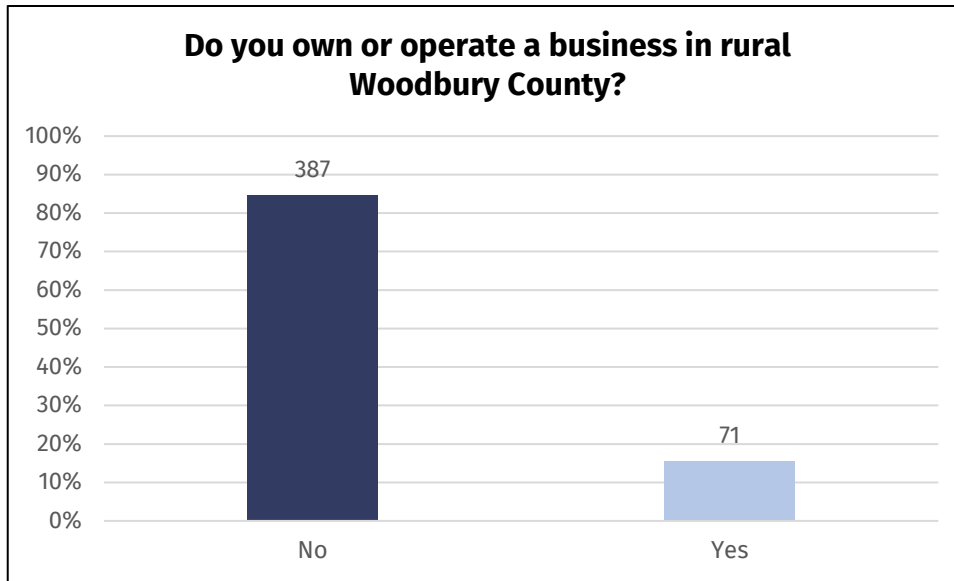
Question #1: Where do you live?



Question #2



Question #3

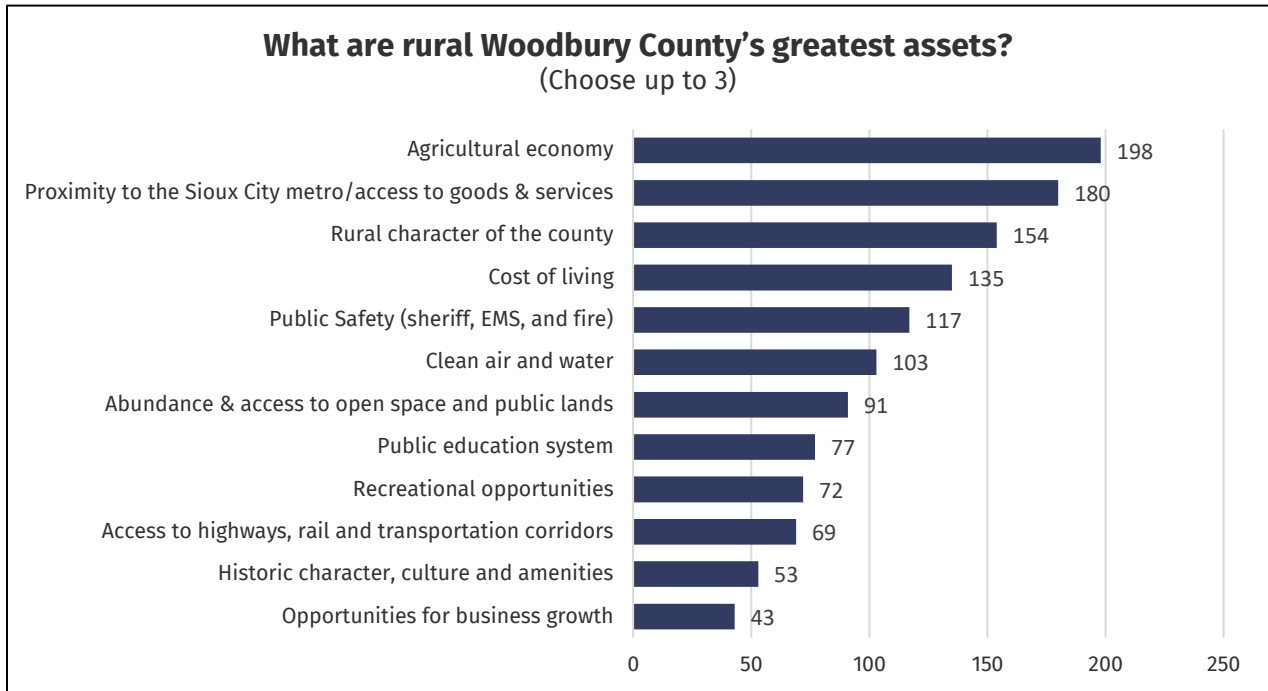


If your answer in #3 is yes, what type of business do you own and how many employees do you have?

Rental
farm, 0
Farming no employee
Law Firm - 11 employees
Rural Highway department/50
Construction
Farming
Diesel mechanic, 1
Farm Ranch 3
2
Farm/ feedyard
Livestock
Restaurant. Meet market. Commodity brokerage business. Farming.
Church - 1 employee
Insurance Co
Woodshop and farm 0 employees
Emma's Lunch Box and 2
No business
Daycare
Construction - rendering maintenance - 5 full time employees
3
Independent sales

Farming.. no employees
Pest control. 2 employees
Farm
Family farm
In home daycare and 2 people
Self employed cleaning. Independent Contractor
Farmer
Farm and construction
Triple C Farms, 1
Farmer - 4 seasonal help
Concessions
Medical uniforms, 2 employees
Operate Electrician - 15
Farmer
Na
Contractor-1
Farm. 3
Healthcare and Education, 2 employees
Farm, 4 employees
Farm, seed 3
Paint sales 4 employees
Attorney no employees
Photography none
Ag. 2
Farm and house flipping- selves (2)
Property management/ rentals. 4
Cattle feed lot 5
Nonprofit 7 staff 67 volunteers
Crop Production Retail & Services - 3 employees
Farm
Bar - 3
Farmer
3
Farm 2
row crop farm - 4 employees
Direct Sales - 1
Farming
Real Estate
Farmer
Farm
Food Truck - 4

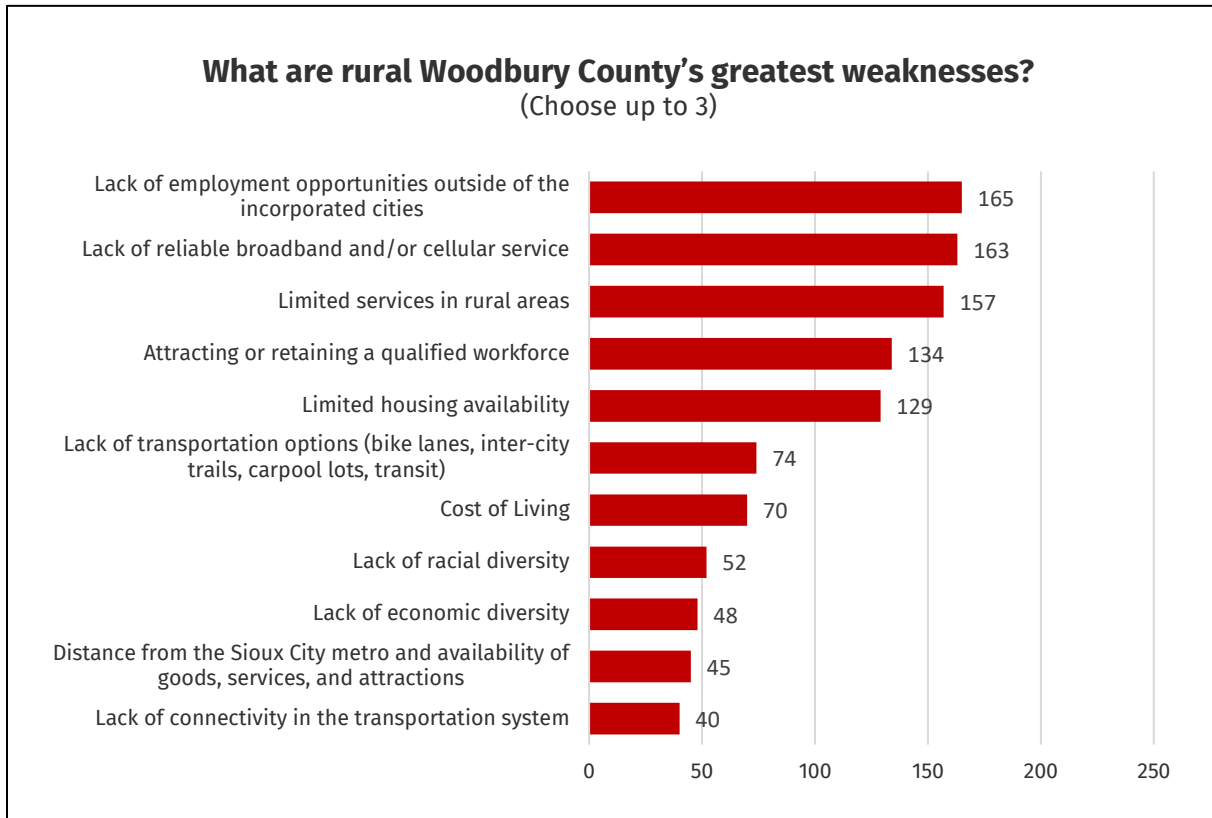
Question #4



Other or Comments (please specify):

There isn't any great assets. This area needs help.
Taxes are lost than City limits. A plus.
Access to WiaTel Fiber and Access to Reliable Electricity
sense of family or community
Roads are rough and dangerous
Need to limit expansions of feed lots!
We have no great assets because Woodbury county is not taken care of dirt roads are crap. There is very little recreational opportunities the rural character of the county is a absolute joke.
Conservative rural values
Quiet
General high character of people in the region
No windmills!

Question #5

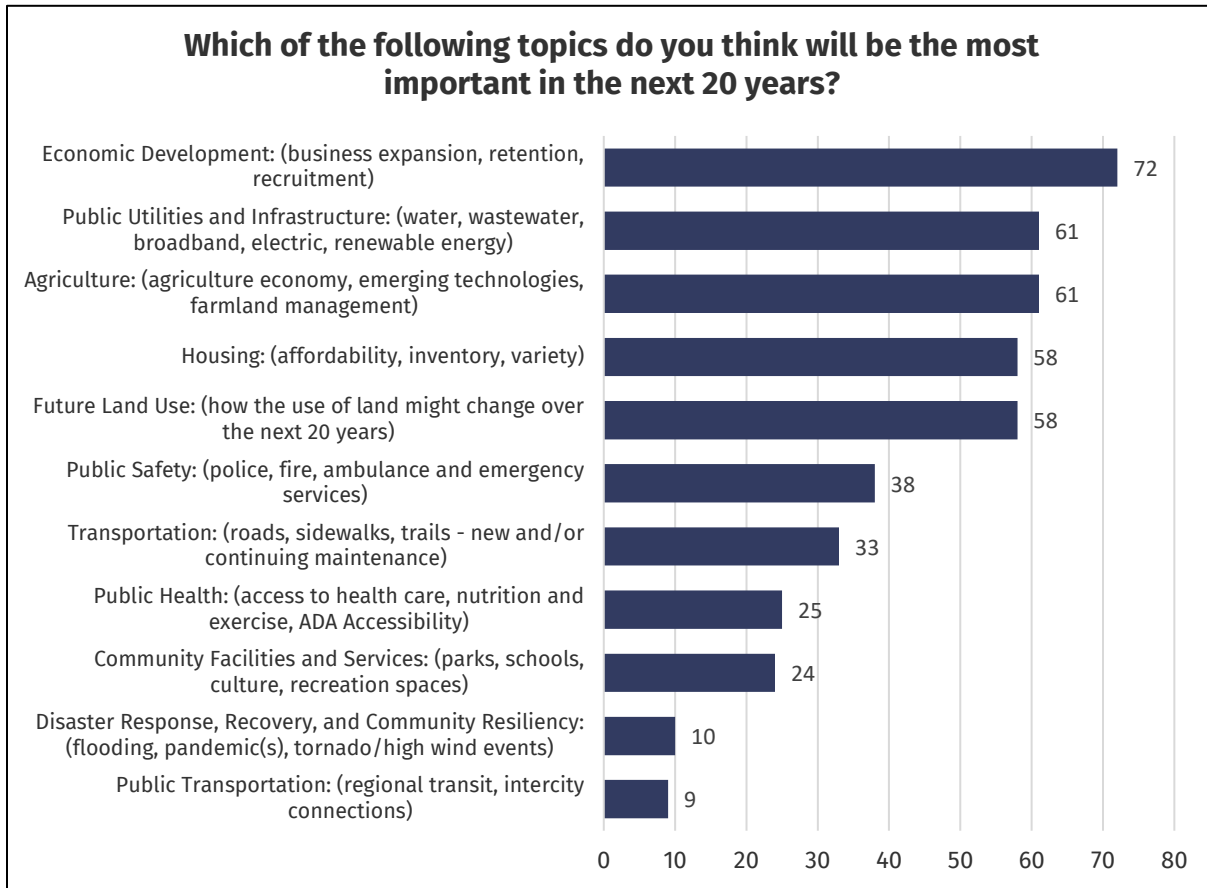


Other or Comments (please specify):

large urban area with the political power. rural residents underrepresented although still asked to pay \$\$\$ in property taxes
County gravel road maintenance and service is extremely poor. Road beds need improvement, snow removal needs to be more timely to allow rural residents that ability to get to work in a reasonable manner. We live 3 miles from Sioux City yet need to take a day vacation on any snow over an inch with wind because the road isn't cleared until late the afternoon following the end of the storm.
There is no clean water in Iowa. We need stricter regulations on manure and fertilizer runoff.
none
We wifi thru our "Old" phone lines. Suppose to get new for high speed in 2 years, but SchallerTelephoneCo has been telling me 2 years for at least 2 years. Kids have a hard time doing school work on this internet service
Don't know
can't think of any
Business growth
Senior Citizen Centers (meals, activities, education,nurse access,group tours etc.)
Poor maintenance of gravel roads
Lack of access to waterways.
Mother Nature -- it would be nice if we could order the rain when we needed it!
A HUGE problem is internet and cell service

Rural economic development, secondary roads
Lack of police presence.
Deteoriating infrastructure
Cost of housing
Appearance is typically run down and there is no accountability for people to clean up their property
None
Money is not spent wisely by the Board County
Poor upkeep of rural roads
Poor gravel roads (mostly sand and not rock being applied)
Lack of recreational options
Lack of reliable Cell Service and Lack of Rural Water
Lack of rural grocery stores
Dangerous roads/intersections
Property taxes are ridiculously expensive
Lack of businesses in town also that pay a decent wage
Property taxes
cell service and traffice in Singing Hills area is horrific
Wishing..... Especially Now. With So much more traffic on 141/ Morningside Ave There was a Walking/ Biking Lane!!!
quality of gravel roads
Agricultural land surveyed as Industrial
Bridges and roads. We are seeing improvement, but the have been neglected for a long time
Taxes
Gravel roads need work
Proximity to Sioux City
Disconnect of county government with rural communities
No voice, very long way. For jury duty, kind of feel forgotten
There is no choose three everything for this question is Woodbury county's weakness we should be able to check every box.
Anti livestock production sentiment
Housing is ASOLUTLEY RIDICULOUS! I could have a house on a lake in many other states for the price of a house here. You put lack of racial diversity, you forgot to put "importing immigrants daiky to ruin the place where you grew up". I grew up here, lived lots of other places. Probably not staying here.
Trend to more government control
Gravel roads lack proper maintenance and a proper gravel base
Few cities large enough to offer services the further one gets from Sioux City
Poor county road maintenance
High taxes compared to neighbors. Bad gravel roads.
Broadband in the rural areas
None of these bother me enough to mark them.

Question #6

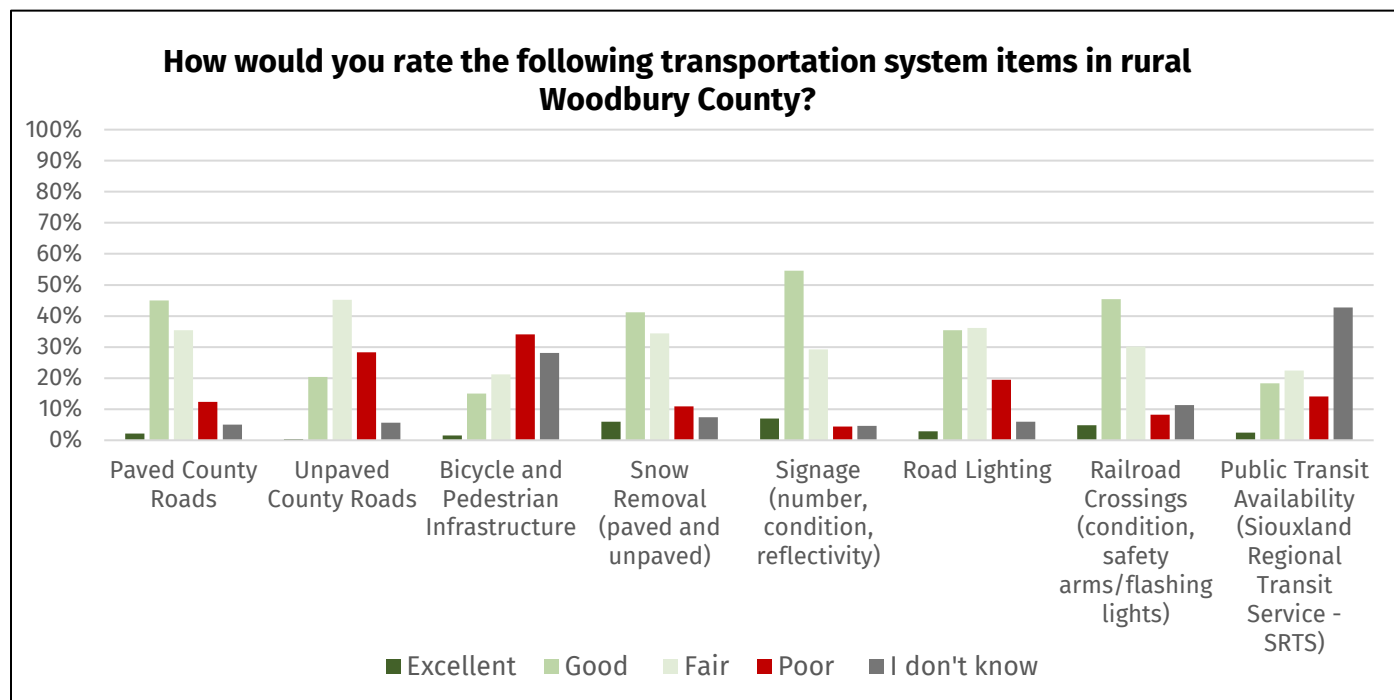


Other (Please Specify)

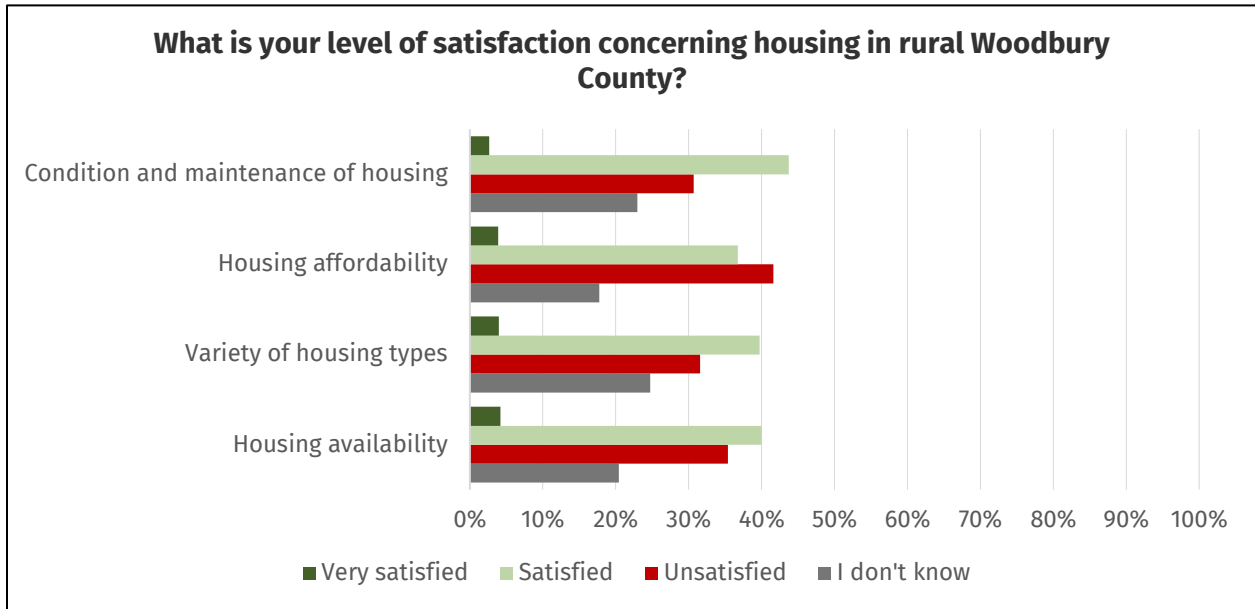
protect private property rights - including from unneighborly actions of another
Agricultural land use (combination of last two item). Sioux City sprawl is hurting ag in WoCo.
control sprawl. no windmills
Small towns have a lack of housing
keep rural areas rural
spread of Sioux City into rural areas
too much suburban sprawl from Sioux City into rural areas
Economic development, community facilities and services, public health, future land uses
Public infrastructure, economic development, transportation infrastructure
Public safety, future land use, agriculture
Economic development, housing, future land use
Housing, public health, public safety
Community facilities and services, public health, agriculture
public infrastructure, transportation infrastructure, public safety
economic development, public infrastructure and utilities, future land use
Internet
Lower Taxes.

Need to plan and lay out an entire sqr mile instead of single business or housing development.
None of the above matters if we're overtaxed. The City/County should stop trying to do things. It's wasteful.
We need affordable housing in Sioux city 1000 to up to 1500 is not affordable
City forcing unwanted and unwarranted policy changes on rural areas, such as bike trails
Wildlife Conservation
Lifestyle amenities
Very sad to see wind generators in our county. Not enough of them to satisfy our energy needs.
Farmers taxed to the max to cover Sioux City area
Broadband connectivity to all areas
Renewable energy/solar farms
Growth is not always good. Until you have attracted some good paying jobs, NOT BUTCHERING ANIMALS JOBS, but good paying jobs where legal citizens actually want to work. For example Trinity Rail, that you all ran out of town. DUMB!
Maintaining independence from government control
Expanding wind farms

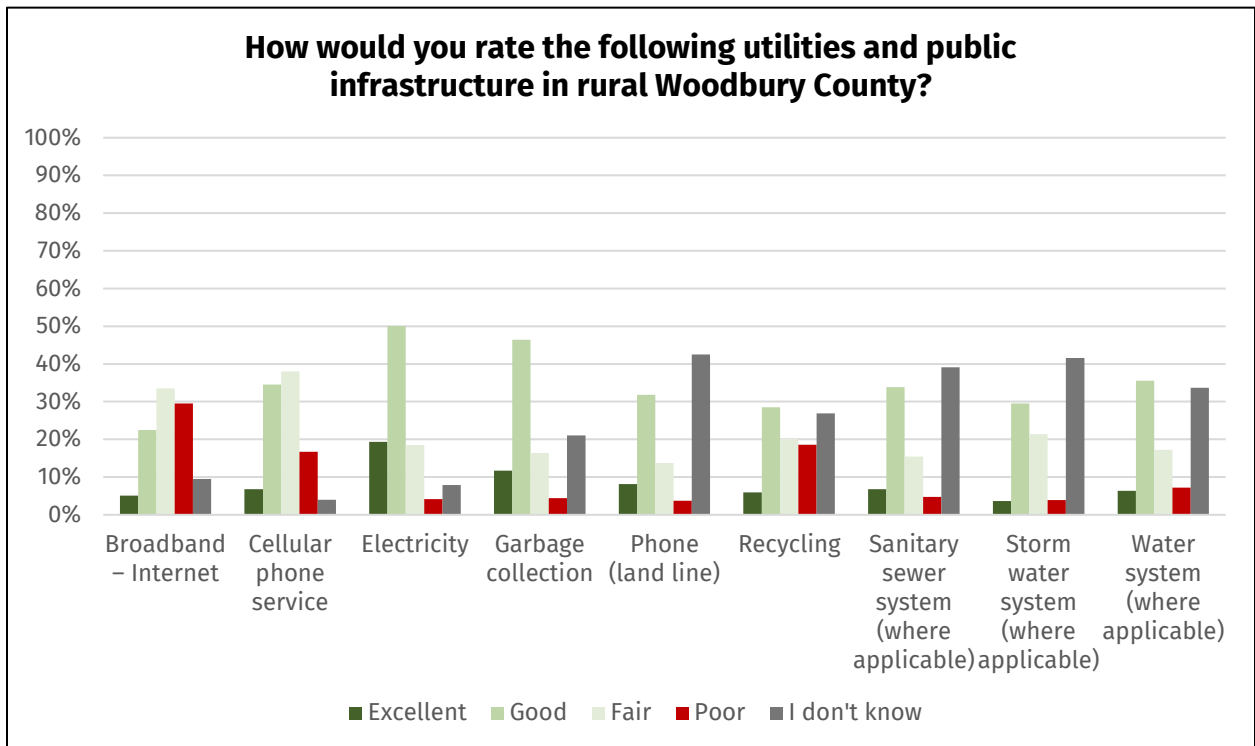
Question #7



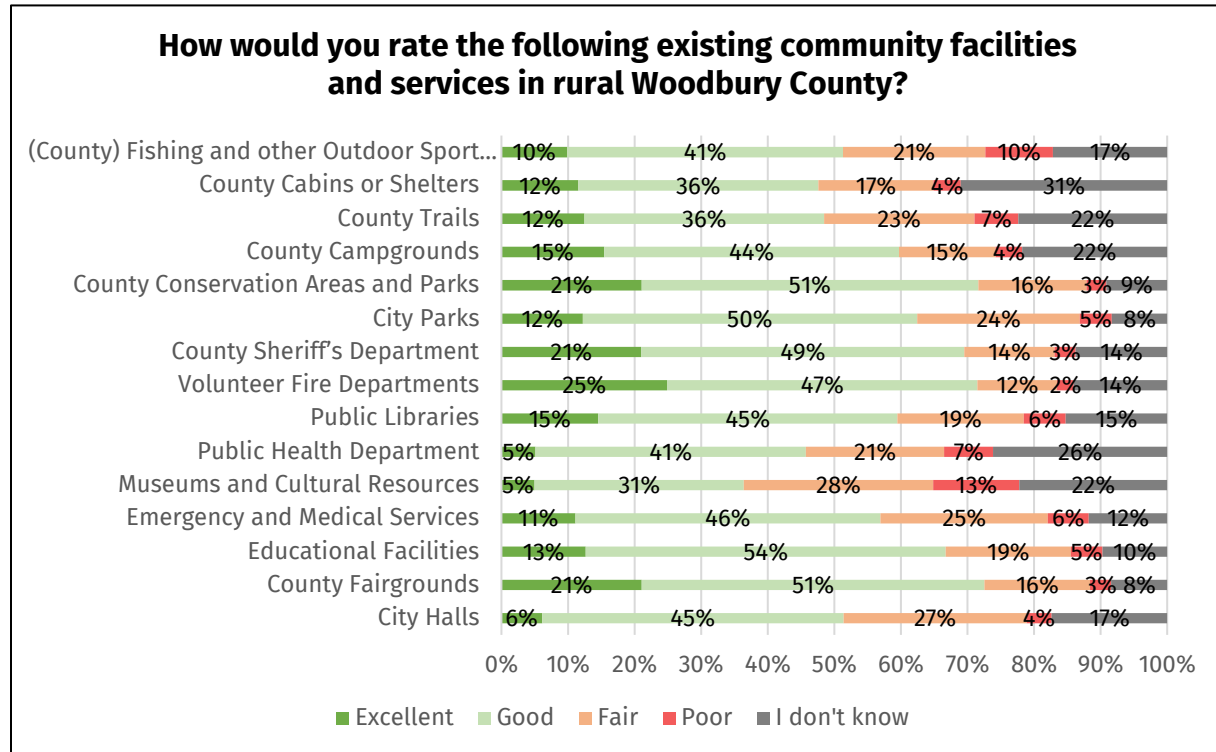
Question #8



Question #9



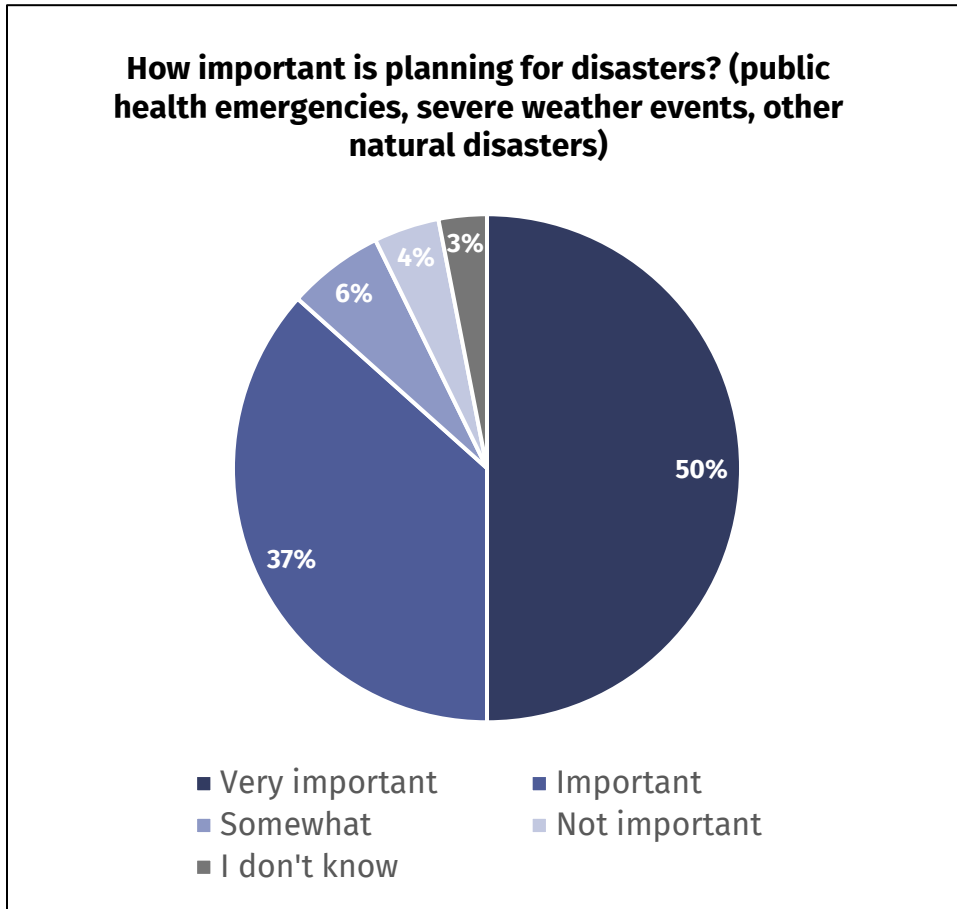
Question #10



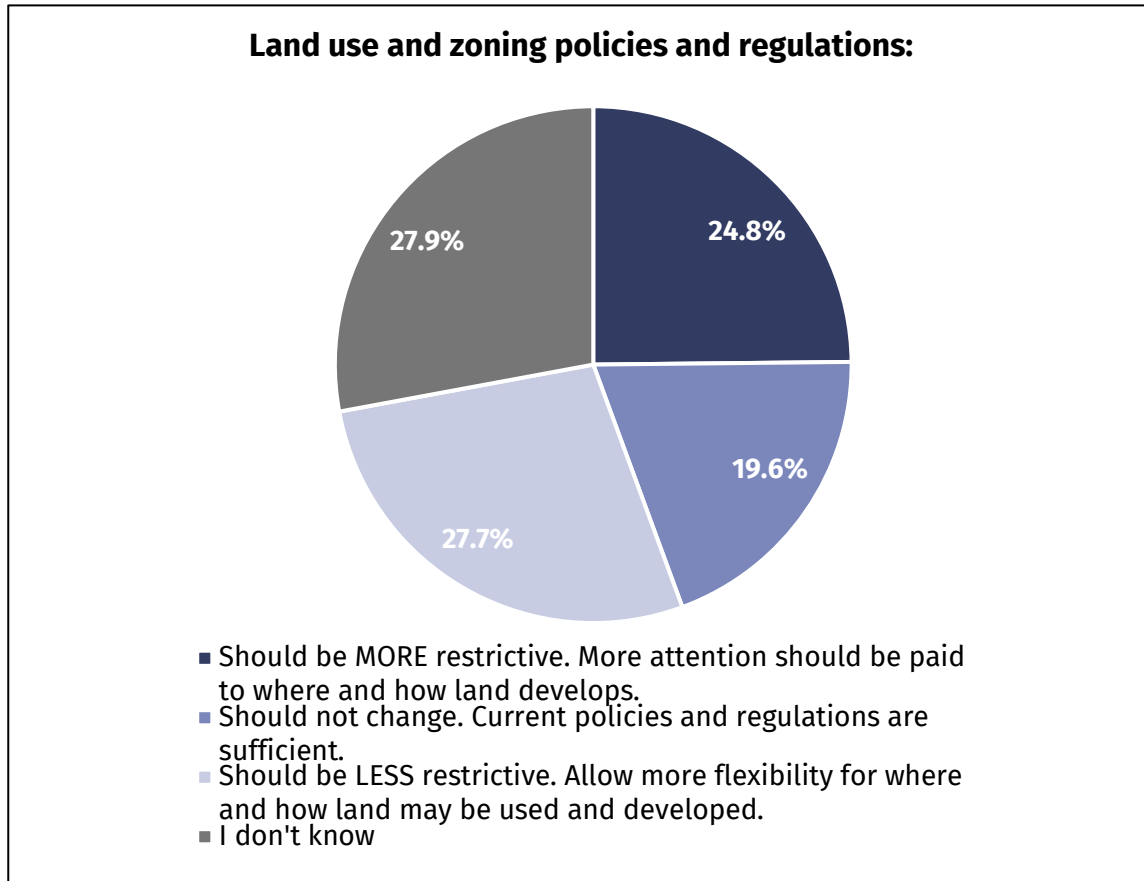
Other (please specify)

- Wish there was a reservation system for camping.
- Cabins @little sioux need bathrooms, shower building is to far away and causing folks use the woods behind at night
- Not enough places to go fishing /hunting/ shooting range
- Wishing. Recycling pick was available for the County!
- Definitely need acces to more fishing areas-ponds, streams
- More river access spots along rivers for fishing.
- Resilience
- Need to work on fish conservation
- Inadequate publicity of any above amentities!
- Please provide recycling options for county residents!
- Not many camping opportunities in Woodbury County

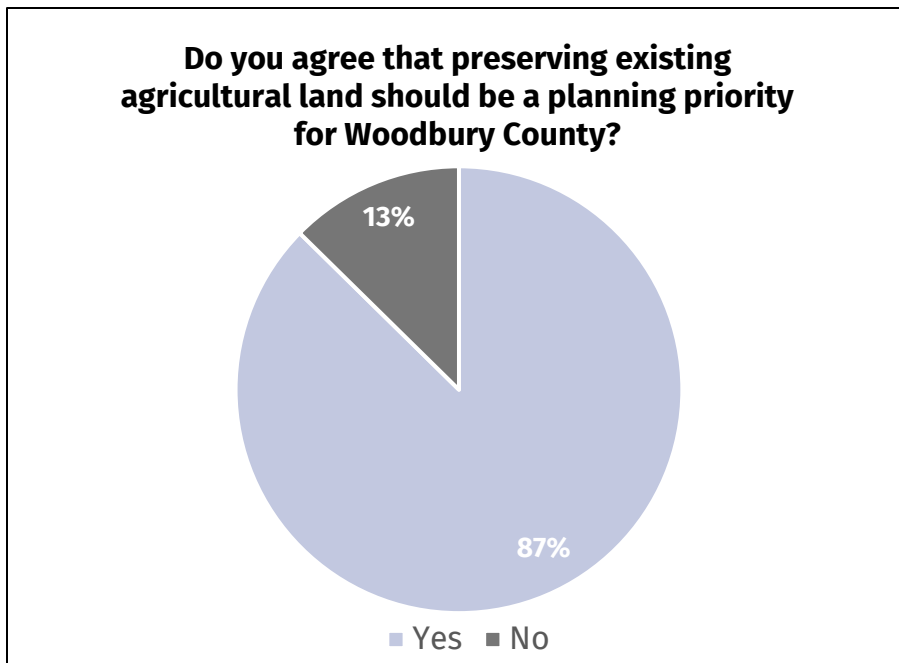
Question #11



Question #12



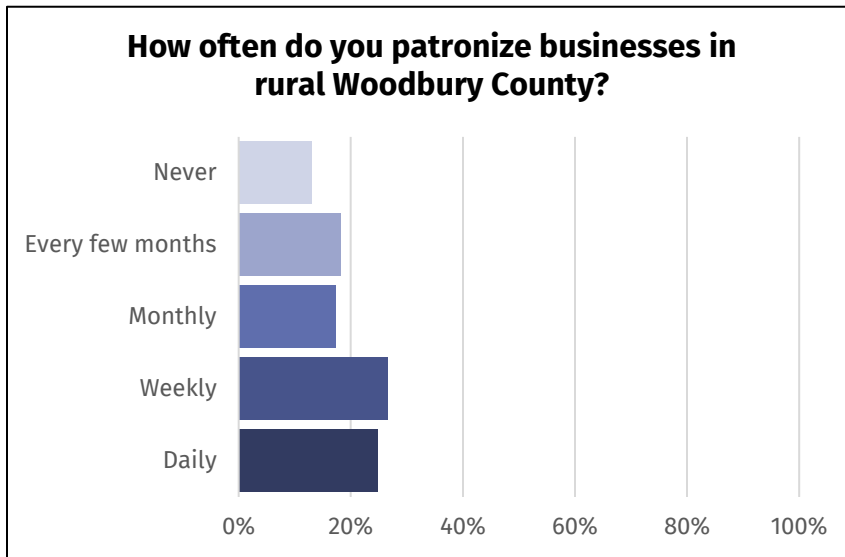
Question #13



Comments:

what is meant by "preserving" if it means allowing farming (not requiring public use), then yes.
More care needs to be brought to preserving the land of local Native Americans as well.
too much suburban sprawl from Sioux City into ag areas
?
In certain areas.
Keep Iowa based on agriculture instead of developing cities. Leave the cities for the big states on the east and west coast.
Outside say a 15 mile radius from a city, to allow for future expansion.
A planned expansion of should include larger tracks and not single business or housing development.
I depends on context. If the land isn't producing well, and it could be turned into something more useful, go for it.
We live on ag land that is zoned industrial, ridiculous!
I don't think mayor bob Scott should get financial gain by owning land that the city buys from him needs to be checked out
Stop allowing county roads to turn into city streets. If people want acreages in the country only allow them on gravel roads. If people want to live on hard surfaced roads stay in the city
Let the market/economy and landowner determine what the best use of the land is.
Preservation does restrict the acquisition of land for both rural non agricultural business, recreational development, and rural affordability of housing
For farming. Not feed lots!
We have tons of empty buildings, and more buildings are being built at the cost of farm land. Less farm land= less food to feed the world.
Not private property
While I can't think of specific examples, it should be a priority to reuse existing developed land. We should offer incentives to redevelop and encourage using existing infrastructure outside of historical preservation.
Ag use for livestock,grain,vegetables for farmers markets,solar farm energy and wind turbines
We cant build housing everywhere and expect to eat. We DO NOT need more people from out of state. Crime has grown exponentially! My generations kids are going to leave here and never come back unless their family owns a farm, they can get a good job, etc that keeps them here. With the crime, housing costs, higj taxes...there are better places to live than here.
Farming has to be stable and profitable for young families for this to be a priority
Outside of natural growth corridors or industrial opportunities
No windmills

Question #14



Question #15: What types of businesses do you patronize in rural Woodbury County?

small businesses
small businesses
bank, hair, groceries, shopping
coffee shop, garden centers, groceries
Restaurants, gas, grocery, PO, bank, retail, Hair salon, Doctor, etc.
gas station, bank
grocery, clothing store, bar, bank
c store
bar, gas, bank, store
eating out
Seed sales. Custom pesticide application.
Convenience store, bank
Grocery store, gas station
restaurants, church, library
Convenience Stores
Service stations, feed stores, car maintenance, propane and electrical utilities.
Bars, restaurants, gas stations, vinyard
gas, antique/second hand stores, farmer's market, pre-COVID - restaurants
Fireside in Anthon, Dollar Store in Correctionville - not much else for us to pick from
small businesses
Restaurants
Ag equipment. Pet sitting/doggy day care.
grocery, pharmacy, doctor
restaurant, barber, gas, bank, insurance

convenience stores, banks, bars
Grocery stores and gas stations
Fuel stations. Grocery
gas stations, restaurants
Gas stations, dollar general, restaurants
not sure
Gas station, convenience store,
shopping
farms, stores, coops
Farmers Markets, Local farms for produce
We do businesses closest, 10 miles away from Mapleton Monona County
Shops, farmers
Restaurants, convenient stores and family health
Gas Stations
grocery, restaurants, gas stations
I don't know
stores, banks, restaurants
restaurants & cafes, bars
Healing centers, community groups (rek)
Restaurant
Grocery, medical, general merchandise, restaurants
I would like more diners in the country
NONE
Drug store, newspaper, library, variety, gas station
Agricultural
bank, Dr., restaurants
Country store Smithland
Restaurants
Agricultural
ag business
Casey's
Bout all
Restaurant, library, home goods .
Agriculture Food store
groceries, gas stations, pharmacy, post office, hardware, liquor, restaurant, auto repair, auto sales, bank, insurance agency.
Gas stations, grocery stores, food establishments.
Restaurants.
Restaurants
Have not
All types
Farmer

grocery stores, gasoline stations, car washes, church, school, Woodbury County Fair, stores like Walmart, etc.
Gas stations
Small town gas stations, coffee shops, hair dresser
Local
Dollar General, gas stations
Stores, museums, eateries
Gas stations. Convenience Stores, and restaurants
Small business owner stores
Ones offering jobs k
Restaurant
All of them
food
restaurants, bars
Eatery gas
Eating establishments..thrift stores..gas stations
None
Gas station. Postal service Little Woodbury county treasury
The corn industry
Food
Coffee shops, gas stations, consignment shops/boutiques
Gas station
Grocery, gas, hair salon, restaurants
Grocery
Gas. Restaurants. Convenience stores.
Gas station Restaurants
Restaurant
Building materials, retail
Grocery store Flower shop .. pharmacy
Any really that benefit within our county.
Casey's. Dollar General. Local restraints
Restaurant
Casey's, library, hair salon, 2nd hand. Store restaurants
Casey's, Dollar General
GAS STATIONS
Gas, grocery, dining, drive inn
Restaurants and retail shops
Gas, cafes, convenience stores, steakhouse, pharmacy, beauty salon
ag and small businesses
Restaurants
Grocery store, pharmacy, hardware store, dentist, hair shop, flower shop
Craft and clothing

gas , convenience items, restaurants
Gas, Dollar General, Automotive, Casey's, Restaurants, Post Office
N/a
Restaurants
Restaurants, shopping centers,etc
Restaurants, convenient stores, gas
Locally owned restaurants and businesses
Convenience stores restaurants gift shops
Fuel
Retail and resteraunts
I don't know
Daycare
Grocery, dress, liquor, restaurants, post office, dry goods, eye doctor
Small shops
Clothing store
Ag
Na
Restaurants, gas stations, dollar general
Na
Restaurants places who fix mowers.
Farm/food
Gas stations grocery stores
Store
Gas stations, beauty salon, dollar general, bar/restaurant
restaurants
Boutiques. Restaurants
Coffee shops, green houses, candle and furniture company
The gas's stations
Coop, locally owned places to eat, locally owned gas stations
Restaurants
Boutiques, flea markets
Local
Casey's- Dollar General- grocery Store- Subway- post office
Grocery, fuel, restaurant
Convenience atores
Stores
All of them
Convenience stores, grocery stores, restaurants, theaters, medical, etc
All services if available. Hard to compete with big box stores but availability is also important.
Gas stations and Dollar General
Gas,food, dollar store
Food fuel ag supply

Decor/flea markets or any unique shops.
Retail, service
Implement
Convenient stores. Restaurants Auto shops Flower shops Barber/Beauty shops 2nd hand stores
Groceries and gas station
Construction. Fuel. Restaurants. Co-op.
Gas station. Post office.
I have to drive to Plymouth county or Sioux City to get to a grocery store-that should not be the case. I patronize fuel stations, post office, boutiques, J&J Motors and unfortunately dollar general when absolutely necessary. Menville needs a grocery store
Gas station, grocery
Small local shops, restaurants, camping,
Conv stores Grocery
Hair salon, convenience store, DG,
Restaurants, retail
Restaurants
Food
Food
More "mom and pop" business to support local business growth.
Unique store (craft, decor) Restaurants
Coop elevator AGP John Deere dealership
Restaurants, convenience stores, Culligan water, auto repair, lawn service, bakery
Farmers Markets, restaurants and bars, gas stations
Church farmers market in Menville
I usually don't
Gas station
Restaurants
As many or as much as possible
Hair dresser, clothing boutique, restaurants
small shops, gas stations and bars
Oscar Carl Vinyrd
Gas stations, grocery stores
Gas stations convenience stores
Food
suppliers and hardware stores as well as servicing those businesssed
Restaurant/ Bar Boutique Homemade goods and services
Restaurants
gas stations, restaurants, coffee/antique shops
Food venues
Parks
Restaurants
convenience stores/gas stations, winery, restaurants
All kinds

Restaurants, agriculture, crafting and sewing
Gas station restaurant
Ag
Dining, bars, convenience stores
Gas station
Retail
Stores and gas stations
Na
Retail
Retail
Restaurants
Restaurant, gas station, convenience stores, thrift stores
Restaurants, gas station,
Restaurants
Gas stations, restaurants, and retailers.
Restaurants. Gas stations
Grocery stores, convenience stores, restaurants.
My lack of mobility and other disabilities interfere with me visiting rural businesses.
Restaurant
Clothing.
Restaurant or gas stations
Convenience store Dollar general
Bar restaurants shops
Restaurants, gas stations, post office, medical clinics, general store(DG),flower shop,
Dining, fuel
There are none.
Gas stations- boutiques
Scarecrow farm
Service stations, ag equipment businesses
Family fun businesses
Gas stations, restaurants and bars.
Gas station restaurant
Local food establishments
Service and restaurants
Fast Food and gas stations
Fuel
Restaurants, plant nurseries, secondhand stores
Eating places
Food, drink, gas, retail,
Retail
Gas/convenience stores
Local bars and restaurants

Restaurants, gas stations, Dollar General store
Gas station, restaurants
Food
Gas stations, cafes, restaurants, bars, accountants, realtors, machinists, Ag retailers, mechanics
Restaurant
Nothing is within 7 miles of us other than Pronto in Lawton
Gas station, groceries, feed store, restaurants, drug store, implements
Farm dealerships
Restaurants
Restaurants
Local businesses in the small town in which I live
Gas station, Cafe
Restaurants
Restaurants
Convenience store, restaurant, bar, gas station
Grocery. Library, gas, banking, restaurants
Convenience stores, gas
Grocery, gas, farm store, clothing
Gas stations Grocery store Restaurant
Convenience stores and cafes.
Local businesses
Grocery Store. Barber/Hair. Restaurants. Ag business
Groceries, home goods, gas stations, coffee shops/restaraunts
Gas Stations Healthcare facilities
Dining
All
main street in small town
Groceries - gas - Furnature - clothing Botique's - all kinds of great stores
Fuel, restaurants tire and auto repair, dentist, pharmacy, grocery store, bank
Restaruant in Lawton and Bronson. Gas station in Lawton
Golf, Restaurants, Gas Stations.
Service businesses
Convenience stores
Gas, food
small town dining and gas stations.
Auto shops, restaurants, gas stations,
Restaurants, fuel,
Restaurants, gas stations, stores
Restaurants, repair services
Restaurant s. Gas station
Restaurants, grocery, convenience stores.
Restaurants

Restaurants/Bars, beauty shops, automobile repair shops, retail/coffee shops.
Fuel, Banking, Groceries
Convenience Stores, Bank, Barber, Restaurants, Local Shops & Photographers, Medical, Vision. I personally believe in keeping my money out in my community-it is our small towns we are wanting to maintain or improve.
Restaurants, gas stations/convenience stations
Restaurants
Bank, post office, gas station, restaurant
Grocery
Dollar General
Restaurant, automotive services, hair salons, hardware, lumberyard, consignment shops, medical
Agriculture
Restaurant, gas, pharmacy
Grocery Store, Convenience Store, Library
Small town businesses.
Restaurants, gas stations, shops
Restaurants
We don't have many in Lawton and Bronson, but we eat at their restaurants occasionally.
I live in Lawton. Get my gas and do my banking and go to our restaurant but that is about all that is available that I use. So close to Sioux City, so I shop there.
Restaurant
Bar/restaurant
Convenience stores, restaurants

Question #16: What businesses or services would you like to have in rural Woodbury County?

Attract and strengthen ag-related businesses
more local groceries - not just dollar general
Can't think of any
more transportation for the rural elderly for doctor appts. , dental, etc.
butcher
bookstore
small manufacturing
festivals, brewery, agritourism (e.g. cheese making, locovore meats and vegetables, etc.)
Emergency health services, sheriff's department, gas/convenience stores, antique and secondhand stores
Outlet Mall, water park, more camping locations. Something to draw people from Omaha and Sioux Falls.
Fuel station/convenience stores.
same
what I have now
just whats there
Access to more health care options and other professional services.
Local businesses, more love and respect for Native American sites and land, large playgrounds, parks, splash pads, pools

not sure
same
More LGBTQ inclusive/safe spaces
Oakridge conservation area is totally underused. Nobody out of the immediate area knows it is there! Another nature center could be there. A developer to create a resort of campground similar to AKOA would bring tourists. Hiking trails for a starter would be good. This area needs to be publicized and used, locals could be contacted to provide guide services for out of state people to hunt the deer and turkey.
keep what is
keep ones we have now
In Sioux City - not rural - better, much better streets to drive on!
Grocery stores
Locally owned restaurants, ones to attract professional college graduates
more retail opportunities
Grocery store, medical clinic
More general stores in small towns
Fun zones for kids
don't know
Any
Any new businesses .
Auto repair
Transportation to and from air ports, amtrak stations Electric vehicle charging stations Fiber optic based broadband in all communities Home health care provision availability Senior Citizen centers More fully developed television service (over the air=no cost)
More small town grocery stores rather than big chain businesses.
Shooting ranges of all types
Parks and bike trails
Not sure
Pizza places, consignment shops and a bakery.
Na
I wish the small towns had more grocery stores. Corporate DOLLAR STORES pushed them out of towns
Grocery store in Merville
More medical access.
Food health and other basic need services and items
Service businesses. Repair shops.
Bars
Better cell and internet services
Not sure
More insurance
More food or touris attractions
Motels
Grocery store

Variety of new start up businesses to open up additional employment opportunities for high school kids.
Local meat lockers
Amusement park
More business who have standards that fit our Midwest lifestyle
Grocery stores
More diversity and more options. Things that other bigger cities have. Indoor activity places for families.
More fast food places
More food:/dining
More variety of eating places ,Fire dept that are paid by state taxes, daily rural to city bus service,
More restaurants
I DO NOT FREQUENT RURAL BUSINESSES OFTEN.
Better internet options Better cell reception
recreational
Restaurants, convenience store
Not sure
A grocery store
N/a
grocery stores
Fast food, grocery stores, extracurricular activities for children
I don't know
Grocery and hardware stores
Grocery
More second hand shops. Wider variety of food
Keep post offices open!!!
Grocery store
Farm and animal related family activities
Bakery, gyms
Kid friendly options that are worth the money.
Na
More options for food
Nothing
Groceries
Entertainment
Greater access to phone/internet/local & cable/satellite tv
More kid friendly
Restaurants
Pretty satisfied with what is available in rural areas
don't know
Shopping center
Grocery store's, employment opportunities,
Local

More restaurants
Recreational Familybiwned
A vet
More restaurant options. Better retail
Manufacturing and services of all types. Rural areas can have everything SC does. May need some assistance with infrastructure and planning.
Grocery store.
Internet
I'd like to see more reputable businesses in Sioux City aside from car shops, car washes, and part stores.
country store
Grocery
Grocery stores Fast food
Krispy Kreme More kid friendly things to do. Geared for like ages 7 and up.
Ag industries.
Grocery store. Lumber yard. Doctors office. Restaurant
Grocery stores with healthy options Lumber yard Hardware/variety stores Furniture stores
Grocery stores
The County should not be deciding what businesses are in the county. Let the market decide.
Local stores
More affordable housing
Retail, hardware stores
An artists enclave or similar creative endeavor would be a draw. Otherwise, living in the city, I have shopping and services available close to me.
Dunkin donuts
More local grocery stores
Transportation assistance, providers for services, and better housing options.
Recreational activities for families (low cost)
Manufacturing
Craft stores, clothing stores, eco-friendly bulk grocery shopping stores. Anything really
Better internet options for when kids need home schooled due to covid or shut downs.
Truck stops
As many as possible
Better access to mental health services and resources.
convience stores and post offices
More farmers markets
Hardware Auto
Restaurants
Groceries
Not sure
Better campgrounds and some attractions
Grocery, hardware
All kinds

All sorts
Businesses that create jobs more retailers and grocery stores
More livestock facilities. We need to add value to our crops and create opportunity for our children to stay and farm
Hotel
More gas stations
More variety
Na
Food
More commercial/retail and industrial/manufacturing businesses.
I like rural Woodbury county like it is.
Venues
I can't think of any other businesses or services that I would like in rural Woodbury County.
Department store, fast food options, community health center, gym.
Affordable housing for all. Affordable housing for disabled and elderly. Increased Public transportation and affordability to rural areas, small cities, and businesses. Increased a availability to rural medical services including Doctors and Clinics.
Grocery
Hardware Affordable groceries
Grocery store
Better internet out of WiaTel territory
Breweries, bed and breakfast stops, wineries. You have to have something unique to get City people to travel that far.
Broadband
More family fun year round
ATV/UTV use areas; off highway/road bike trails.
Grocery store
Transportation options
Library, gas, groceries
Sewing, canning, cooking, growing classes and retail storefronts
More eclectic small shops
Groceries store, pharmacy, chiropractpr
?
Small engine repair, more grocery stores or at least smaller locations to grab a few fresh groceries without having to drive all the way to town
Grocery
Targets
I would like a library, and delivery options. While I still drive, if I didn't, I would have limited resources to travel to Sioux City for goods.
We need better cell service ineastern woodbury county!! The tower in Anthon is ridiculous it doesn't reach 4 miles out of town
Need more options for Ural electric and telephone. The rural telephone company now should NOT also be engaged in purchasing ag land and building housing developments like they are doing now. That is a conflict of interest and using member money that should be used for maintaining phone lines and keeping expenses lower, not raising expenses. The rural electric coop is not trying to lower rates, but rather raise rates. They should merge with the neighboring rural electric coop.

More shopping stores
Public safety in the town in which I live, county wide bike trail system, hotel or Air BNB
Broadband Work from home
Grocery
We should be able to fill our jury duty responsibilities in a county closest to us.
Entertainment
Family activities and food
Specialists outside of the city- (Occupational Therapy, speech, therapy, etc...) Childcare Centers/Preschools
Hardware, implement dealership
Better internet ;)
Medical, repair shops/service stations, grocery delivery service
Agricultural and Construction Material Manufacturing
Massive lake dug out and filled by missouri river to fish and boat. Restaurants, tackle and bait shops etc. on lake
Something to do during the Winter.
More service businesses
Better Internet options. Better educational options.
Pave the gravel roads
More recreational and family centered activities
Economic initiatives in rural county towns
Groceries, etc.
Woodbury County Shopping is terrible - have to go to Sioux Falls or Omaha. More boutiques and unique offerings is what will bring people out to shop vs. amazon.
More attention needs to be paid to the rural Fire and EMS Depts. These selfless people do this dangerous work for Free. Giving up countless hours to serve their Communities.
I would like to see more mental health services for rural citizens, and businesses that create jobs that people can earn honest wage with benefits-for example manufacturing, construction, processing
not sure
More camping/water recreation
Fresh foods and meats,
Technically
NA
More restaurants and grocery options in small towns
Lawton is struggling to find businesses.
Bigger park or splash pad in Lawton
Recreational

Please leave any additional comments below. Thank you for participating!

Make quality of life improvements - connect to younger families with ties to the area to live here
Gravel roads are in terrible shape. Spend some money on roads.
It is a shame the Supervisors earmarked the Covid-19 funds for jail construction. A portion of those funds could have been used as kickstarter \$\$ toward county/rural economic development projects, tourism attractions (e.g. Plywood Trail), etc.

I think my biggest gripe is the poor internet service proved in the Cushing area
The unpaved roads in Woodbury County are abysmal at best. I hope the new "gravel" you are purchasing has more gravel in it than fines/dirt. By the way, where did the tax revenues for unpaved roads from the last 15-20 years get spent??? Obviously not on the roads.
Thanks
"Stop" the spread of Dollar Generals
Happy to live in Woodbury County .
The small courthouse in Anthon is a wonderful service for us out in the eastern part of the county.
Woodbury County is very nice--but at times when calling the Sioux City Post Office to get information on a Passport, they would say to leave a message but they never called back. And it seems a little unsettling to have to call a Des Moines Office to get an appointment at the Driver's License Bureau.
995
We love the Woodbury county fairgrounds. The current fair management is incompetent, hard to work with, and very dishonest. When you have a husband and wife serving as the fair manager and secretary it is a great opportunity for things to go wrong. The fairboard in general needs some oversight from the county.
I believe that Sioux city doesn't offer much for entertainment for our youth. Mainly drinking and gambling. Seeing something that attracts tourists and younger age groups would benefit our community.
na
Facebook has been a way for me to connect to business in rural Woodbury county.
N/a
Pierson, Iowa specifically has been run down and several of the homeowners/renters do not take care of their property. There are minimal sidewalks for pedestrian usage and they are often not taken care of or maintained so people have to walk and bike on the roadways and fear getting hit by cars, which many of the roadways could also use some maintenance. The city also has a poor water/sewer infrastructure and they cannot seem to locate where all of the watermains and shutoffs are even located and are not confident that the shutoffs are even in proper working condition because they are so old. This town needs some serious upkeeping.
Thank you for taking the time to look into agriculture and land use.
Highway 175 East of Danbury needs replacement—only about 3 miles until Ida county—it is extremely rough.
Na
Leave rural in in Woodbury County not an is them into the City. Spend the money more wisely rather pet projects. Leave health care alone. Qiut spending money set aside for pandemic for pet projects . and use the money the pandemic only
Nick Kerr 712-420-3364
The hodgepod way of expanding within the City and County needs to improve. Invest in a square mile, invest in the infrastucture and promote the area.
We need to have tax breaks like Sioux Falls so we can have a more healthy, thriving economy. Our mall is dead with high rent prices. Why? We have tons of restaurants and no shops to buy at anymore. We have way too many Dollar Stores!
Need to encourage ag ventures more. Look north to Sioux, Lyon and etc counties. Those counties embrace ag, and their communities and small towns thrive as a direct result.
Thank you for putting out this survey!
I hope the government would shrink itself but you're all drunk on power so you'll keep expanding. We need a more stable and quality medical community. Doctors keep leaving, offices don't take new clients, those who do take new clients aren't quality providers.

Housing is my be issue rent is extremely expensive in Sioux city no one can afford 1,400 for rent and still have to pay electric and gas etc.
Appreciate the chance to help
Roads close to Sioux City should be paved. I was told 40years ago that Glen Ellen rd would be paved
Preserve the Loess Hills
Things need to change here new people and our form of government needs to change why can't we be progressive like Sioux Falls our population never grows
We need to look at Sioux and Carroll counties to see how wealthy we could make our county with livestock production and smaller farms.
Na
The I-29 and Hwy. 20 corridors need to be primed for economic development opportunities, i.e. zoning and infrastructure. Areas outside of city limits need to be primed for residential developments and the rural cities need to start annexing and investing in themselves.
Keep wind turbines and turbine farms OUT OF HERE!!!!
I think we have seen great improvements in many areas in Woodbury County the past 20 years. Rural areas need more affordable public housing transportation options. We need more availability of recreational facilities Including parks, modern camping areas, a park and trails for recreational motor vehicles including off quads, side by side, and motorcycles. Increased knowledge and visibility or rural services, parks, entertainment venues, and public areas. The continued increase in availability of public water recreational areas such as Browns Lake and Snyders Bend. These public recreational water areas need to be saved and increased all water recreations of public swimming, fishing, and recreational boating. Increased tourism opportunities to all communities both rural and metro Sioux City.
So much money is being spent in Sioux City while the small towns fall apart. Sioux City is a dangerous dump anymore the streets there are awful fund the fixing of streets and the forgotten neighborhood and police dept so the crime will stop
Rural areas are falling apart due to underfunding from constant Republican policies. As they continue to cut education, school districts will have to consolidate more. When these small towns lose their school they are as good as dead.
Fix the potholes. Tell the garbage men to actually pick up the trash bins so they can stop breaking them every other week. Make there be more family fun events and areas that are year round. I travel great lengths to take my children somewhere to have fun. Water parks etc. We need those type of facilities in our area to continue bringing revenue and tourist to our community.
N/a
Hog confinement, poultry confinement, and dairy locations should be more carefully considered for approval.Ramifications to neighbors, air and water quality, and people traveling on primary roads should be taken into consideration. But free strips in between cropland atnd water sources should be encouraged to protect water quality.Providing reliable internet to rural Woodbury residents needs to be a priority to provide a valuable resource for residents, businesses and schools.
More funding for cleanup would be great. There's always so much trash all over the place and graffiti/vandalism at the city parks. Maybe hold businesses more accountable for keeping their property clean?
Less government interference with private property. Mind the public land. It needs the attention.
Better than Monona, not as good as Sioux
We absolutely must maintain good county EMS services. Prehospital care and emergency rescue services are vital to rural residents and small town/city residents to save life and limb!!! Time to tertiary care in Sioux City is too great and Paramedics can start that care in transit to save lives and family tragedies
The beauty of Iowa is it's open space. I see Sioux City try to grab areas at the edge, and weep. Upgrade existing homes and clean up areas before you rob the farm land

I understand the board of supervisors do not consider woodbury county ems essential..what is wrong with them?? We need ems out in rural woodbury county!!
Rural woodbury county under the current leadership makes it harder for young entrepreneurs to start instead of easier. The current leadership only wants to help their little circle of friends instead of everyone. Very dissatisfied!!!!
Need better choices fir good jobs. Packing houses are jobs but nothing the type of jobs most people want. Let's get good businesses that most people are proud to work for, not smelly packing houses. Go to Sioux Falls and Minehaha county and take notes. They are doing more than one thing right. We also need more newer housing developments. Not like whispering creek, developments there average person can afford to buy a new house in. Again go to Sioux Falls and find our what they are doing, there are lots of developments like that up there. We need to plan ahead. Building one if countries largest pork plants and then doing nothing about the traffic issues going to it is terrible. Instead get the roads and infrastructure in place then build the business or development. Again Sioux Falls is great at this. Roads and stop lights are in place sometimes several years before it's needed, but they are ready for the growth.
Building a bike trail from browns lake to Snyder's bend should happen as well as finishing the beach at browns lake it's been two years with out beach get it together
Library needs larger budget so can attract and keep qualified personnel. Better communication with rural residents. Not just Sioux City!!
Too many bicycles on our hilly rural roads that seem to think they are cars! It is very hard to slow down or stop a semi when you pop up over a hill & there are cyclists in the middle of your lane. If they want to ride the rural hills they need to stay to the right side more. Surprised there are not more accidents
Less regs - don't raise taxes - Love living outside of Sioux City - don't want to loose all Those things that make Woodbury great !
Limit selling land for an acreage. Have a minimum of 20 or 40 acres per residence. As a general rule city people are not good neighbors in an agricultural community.
Why do we have CONSTANT road construction going on? It has been going on the same roads for 20 years. Why were curbs put on the bypass? What other highway has curbs? Who made the deal on that project? Why were useless, dangerous curbs put in, but NOT MUCH NEEDED GUARD RAILS? Especially on the entrance ramp from the mall to the bypass (behind Target), SHORT RAMP, BUILT INCORRECTLY, with a steep hill drop off at the end of the short ramp. The ramp should come close to the highway WAY sooner so you can see to merge easier and have more time to merge as longer ramp. MANY places on the highway NEED guard rails, we didnt need curbs to launch people into the air if they leave the road. Who got paid on that deal? You also have a RIDICULOUS 45 mph speed sign with a forward arrow pointing at the entrance ramp from highway 20 to the bypass.....they mean 45 mph ahead, but the sign is in front of and pointing at the ramp. This ramp is a TIGHT circle, 25 mph ramp. Feel sorry for people from out of town that do not know and think that ramp is 45 mph. Why is recreation not a priority in S.C.?Stop wasting money on highway curbs that is going to kill people and add some things to do. BTW looks like the mall is on the way out, stores closing daily. You might want to look into that. Sioux City recreation needs.... A Lake some where close. Over by the mall needs a skateboard park, ice hockey rink(winter)/ roller blade hockey rink(summer). Look at Sioux Falls (lots to do, no state income tax). Young people are not staying here, and I dont blame them, no reason to stay here....
We need more housing of all types.
We spent 9 years in a small community and family needs and resources were scarce. Had to drive to Sioux City most times.
County gravels are extremely poor once you get away from Sioux City. Well maintained only around the city
Housing would develop faster if we hard surfaces more roads especially close to Sioux City- I know many who will not drive our rural roads at night due to road striping not being painted enough - even busy corridors like Lakeport. To Sgt bluff is at times horrible with paint lines hard to see 3)

Rural turns off highways are hard to find with no signage or lights 4) more city people would explore rural Woodbury with better signage
The gravel roads are terrible & mostly sand
Roads are atrocious. Please add gravel!!!!
Please provide recycling options for county residents.
Better bike trails.
NA
Gravel roads-they've focused on making them wider which just brought in more dirt, the need for even more gravel, and more space for people to feel comfortable speeding on the roads. Gravel roads has been a big issue recently and definitely should be.

Comments Received on Draft Goals and Objectives, Fall 2022

I love the idea of multi use trails that connect the communities. It would be great if they had good stopping/test pull off areas with benches/tables, water access, shade/shelter. Parks with toddler friendly/disability friendly swings& equipment Free or low cost health clinic for the county, the free clinic in Cedar Rapids is a great reference. County services such as a parents as teachers or a youth parenting program to aid young parents with parenting education, assistances. More information on 4H for all county residents for school aged children activities that are not sport based. More toddler/preschool activities Such as parks or open gym times at community parks and Rec centers.
Looks like there is a good overall plan. I would like to see more emphasis on rural housing preservation and zoning current rural and Ag land back to that vs zoned Industrial. Preserve the Ag and not just promote Industry
More efforts may be made with recycling if offering larger receptacles for free and providing educational opportunities in the schools. We need to look at more transportation options to rural towns. There is limited availability of healthcare when you leave Sioux City due to limited transportation for the elderly and disabled. We need to look at cleaning up neighborhoods or commercial areas that have been deserted rather than continuing to build outward into farmland. Can their be incentive for cleaning up areas of town for new homes/businesses?
Let's keep open spaces for people and wildlife. Maybe staff eats on eastern side of county to help with declining rural rescue squads. Keep trying to steer economic opportunities to rural communities
1. Update the plans for lakefront property near Correctionville 2. Plan for replacement of trees at little Sioux park - bring back more of a natural habitat for the nature there. The swans are great - maybe add another attraction like that. 3. Update bridge infrastructure. There are many that are narrow or unsafe and when it's slick out it's inconvenient to have to slow down to allow one vehicle to pass at a time.
Great job! 1. In regards to multi-family housing, please include safe and affordable parking options. 2. Infrastructure - there are many unknowns and concerns regarding the CO2 pipeline, please use your due diligence. 3. Economic development and educational opportunities, please also assist rural schools in the development and/or expansion of career academies. Marcus-Meridan-Cleghorn is one of the best in the state. How can that be replicated in Woodbury County?
<ul style="list-style-type: none"> • Sustainable ag programs cost too much. • Nice to see urban sprawl addressed.

- Stop taking farmland.
- 4-H out into counties.
- Discourage people from buying an acreage and building a house. Usually the adjacent farmer does not have a good relationship with the occupant of the acreage.
- Promote renewable energy especially solar which has really just started to grow.
- Encourage zoning to be adaptable to renewable energy.
- The county roads are being repaired and looking good. County bridges have been fixed.
- So far medical service is acceptable but I'm concerned for the future. Small towns may have to put medical personnel on payroll.
- 20 years is great but 10 years to analyze and change might be better. The needs of people today will be much different in just 5 years.
- Thanks for this opportunity.

Comments Received on Draft Document, Spring /Summer 2023

I would like to see more white collar and business professional jobs be brought to the county. Agriculture and Manufacturing is very important here but I would like to see more than just Wells, SBT, Smithland, Royal Canin, etc. factory jobs be the chief employers.
Encourage entrepreneurship by limiting government regulation. More freedom of choice. Help smaller communities work with the county to boost their growth, specifically by transportation/streets cost sharing.
I think utility solar should be recognized as a possibility in the future. This will attract white collar companies as well as blue collar jobs.
Consider expanding the trail by Correctionville and Little Sioux Park along the Little Sioux River.
Consider adding a conditional use option in the GI area to allow shotgun ranges. (Low population density, less noise issue, etc.)



Siouxland Interstate Metropolitan Planning Council

1122 PIERCE STREET • SIOUX CITY IOWA • 51105 • PHONE 712.279.6286 • FAX 712.279.6920 • EMAIL SIMPCO@SIMPCO.ORG

For Immediate Release
September 19th, 2022

**Woodbury County Comprehensive Plan Open Houses
In Sergeant Bluff and Anthon**

The Siouxland Interstate Metropolitan Planning Council (SIMPCO) is working with Woodbury County to update the Woodbury County Comprehensive Plan, a planning document that outlines goals, objectives, and implementation items to work toward over the next 20 years. The planning area technically applies only the unincorporated rural areas of Woodbury County, but still takes into consideration trends and plans in incorporated areas.

Open houses are being held in Woodbury County communities to provide an opportunity for residents and business owners to review draft goals and objectives of the plan and provide input on topics such as economic development, community services, housing, utilities, and infrastructure. Public input will be incorporated into the plan as it continues to be drafted.

Woodbury County Comprehensive Plan Open Houses will be held in:

- Sergeant Bluff on Thursday, September 22nd at the Sergeant Bluff Community Center Fireside Room, 903 Topaz Dr, from 5-6:30pm
- Anthon on Thursday, September 29th at the Stahl Park Shelter House, 510 State Street, from 5-6:30pm


The draft goals and objectives and open house information can be found on the SIMPCO website, www.simpco.org, under the Current Projects tab and on the Woodbury County Comprehensive Plan Facebook page, www.facebook.com/WoodburyCoCompPlan2040. Stay tuned for more public input opportunities as the Comprehensive Plan is refined and completed.

Questions and comments about the Woodbury County Comprehensive Plan can be directed to erinb@simpco.org or corinne@simpco.org or by calling the SIMPCO Office at (712) 279-6286.

Press release about upcoming open houses, September 19, 2022.

**Woodbury County
Comprehensive Plan
2040**

Public Input



Open House

We need your feedback!

Join SIMPCO staff to learn about the update of the Woodbury County Comprehensive Plan for 2040. You will have a chance to provide comments about each topic that the plan covers:

- Land Use and Natural Resources
- Economic Development
- Transportation
- Community Facilities and Services
- Housing
- Disaster Response, Recovery and Resiliency

Sept. 8th, 5:00 – 6:30 PM,
Town Hall, 419 Main St,
Hornick

Sept. 15th, 5:00 – 6:30 PM,
Community Center, 815 Main St,
Moville

Sept. 22nd, 5:00 – 6:30 PM,
Fireside Room, Community
Center, 903 Topaz Drive
Sergeant Bluff

Sept. 29th, 5:00 – 6:30 PM,
Shelter House, Stahl Park,
510 State St,
Anthon

For more information, contact Corinne Erickson, Regional Planner at corinne@simpco.org



Siouxland Interstate Metropolitan Planning Council

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For Immediate Release
April 13th, 2023

**Woodbury County Comprehensive Plan Open House
in Sioux City**

The Siouxland Interstate Metropolitan Planning Council (SIMPCO) is working with Woodbury County to update the Woodbury County Comprehensive Plan, a planning document that outlines goals, objectives, and implementation items to work toward over the next 20 years. The planning area technically applies to only the unincorporated rural areas of Woodbury County, but also takes into consideration trends and plans in incorporated areas.

A public open house will be held at the Woodbury County Courthouse in Sioux City to provide an opportunity for residents and business owners to review the complete draft of the plan and provide input on topics such as economic development, community services, housing, utilities, and infrastructure. Public input will be incorporated into the plan prior to the approval and adoption process.

The Woodbury County Comprehensive Plan Open House will take place at the time and location below.

Wednesday, April 26th
5:00 PM – 6:30 PM
Basement of the Woodbury County Courthouse,
620 Douglas Street,
Sioux City, IA 51101

The draft of the document, a summary of goals and objectives, and the open house information can be found at simpcoco.org/woodbury-county-comprehensive-plan and on the Woodbury County Comprehensive Plan Facebook page, facebook.com/WoodburyCoCompPlan2040.

Questions and comments about the Woodbury County Comprehensive Plan can be directed to erinb@simpcoco.org or corinne@simpcoco.org or by calling the SIMPCO Office at (712) 279-6286.

Press release about upcoming open house, April 13th, 2023.

**Woodbury County
Comprehensive Plan
2040**



OPEN

HOUSE

WE NEED YOUR INPUT!

Learn about the update to the Woodbury County Comprehensive Plan for 2040 and provide input on the draft plan.

Your comments will inform the development of the plan and the future of the County.

**Wednesday,
April 26th, 2023
5:00 PM - 6:30 PM**

**Basement of the
Woodbury County
Courthouse**

620 Douglas St,
Sioux City, IA

For more information, visit the Plan website or Facebook page below.

facebook.com/WoodburyCoCompPlan2040
simpco.org/woodbury-county-comprehensive-plan

If you are unable to attend the event, please use the QR code or the link below to provide comments.

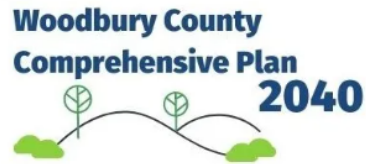


surveymonkey.com/r/9R39NCN

Screenshots from the project website:

Woodbury County Comprehensive Plan

Home » Woodbury County Comprehensive Plan



SIMPCO is currently working to deliver a new Woodbury County Comprehensive Plan 2040 to help guide the county forward through the next 20 years. The goal of the project is to develop a 20-year policy-guiding comprehensive plan that will help ensure that future plans for residential, commercial, and industrial growth, county services, facilities, and amenities remain consistent with the visions and desires of Woodbury County residents and businesses. In light of the COVID-19 pandemic and how it has affected the County and resident's daily life, the Plan will also address public health, safety, and disaster response, recovery, and resiliency planning. This project is partially funded by a U.S. EDA CARES Act grant.

SIMPCO is excited to work with Woodbury County to develop the Plan and will be conducting several opportunities for public input throughout its development, both virtually and in-person. Surveys and events will be publicized on this page, through Woodbury County's information outlets, City Halls, and various social media outlets.

Please contact Erin Berzina for more information on this exciting project. See below for more information on meetings, surveys, and plan development!

DRAFT Goals and Objectives Public Input

- Review the DRAFT Goals and Objectives for the Woodbury County Comprehensive Plan Update linked [here](#).
- Review the working DRAFT of the updated plan [here](#)
- Submit any comments, questions, or input at this link: surveymonkey.com/r/9R39NCN

Public Input Open-Houses

On April 26th, Woodbury County will host a public input open house to receive comments on the final draft of the Comprehensive Plan. See below for the event details, or view the event flyer [here](#).

Wednesday, April 26, 2023

5:00 PM – 6:30 PM

The basement of the Woodbury County Courthouse

620 Douglas St, Sioux City, IA

Steering Committee Meeting Agendas:

- [February 11, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021_February 11\2.11.2021 Steering Committee Agenda.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2021_4.15\4.15.2021 Steering Committee Agenda.pdf
- [August 19, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2021_8.19\8.19.2021 Steering Committee Agenda_Comprehensive Plan.pdf
- [October 26, 2022](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2022_10.26\10.26.2022 Steering Committee Agenda_Comprehensive Plan.pdf

Steering Committee Meeting Summaries:

- [February 11, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021_February 11\2.11.21 Steering Committee Meeting Summary.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2021_4.15\4.15.2021 Steering Committee Meeting Summary.pdf

Screenshot of project website.

Steering Committee Meeting Slides:

- [February 11, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021_February 11\2.11.21 Steering Committee Meeting slides.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2021_4.15\4.15.21 Steering Committee Meeting Slides.pdf
- [August 19, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2021_8.19\8.19.21 Steering Committee Meeting slides.pdf
- [October 26, 2022](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan – CARES\Steering Committee\2022_10.26\10.26.22 Steering Committee Meeting Slides_Updated.pdf
- [February 13, 2023](#): <https://simpco.org/wp-content/uploads/2023/04/2.13.2023-Steering-Committee-Meeting-slides-1.pdf>



Erin Berzina, Regional Planning Director

erinb@simpco.org

712-224-8906

Screenshot of project website.

Examples of Facebook communications:



Woodbury County Residents and Business Owners: SIMPCO and Woodbury County need your input on the future direction of Woodbury County! Please click this survey link <https://tinyurl.com/Woodbury-County-2040> and let your voice be heard! The Woodbury County Comprehensive Plan 2040 serves as the basis for economic development, residential development, and infrastructure improvements over the next 20 years. Spread the word and don't miss your chance to be heard!



44

44

1

41



Come and see us at the Woodbury County Fair this week to fill out your Woodbury County Comprehensive Plan 2040 survey and enter a drawing to win a **45-qt YETI COOLER!** (only Woodbury County residents/business owners eligible to win the prize) Don't want to wait? Take the survey and enter the drawing today! <https://tinyurl.com/Woodbury-County-2040>



77

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Woodbury County Comprehensive Plan 2040

19 Sep 2022 · 🌐

We have two open houses left this month in Sergeant Bluff and Anthon! Click below for details. If you can't make it to the meeting, check out the draft goals and objectives link on our website, and make sure to click the comment button to leave us your input! www.simpco.org/woodbury-county-comp...see more



KTIV.COM

Planning sessions for the future to be held in Sgt. Bluff, Anthon

Two community open houses will be held in ...

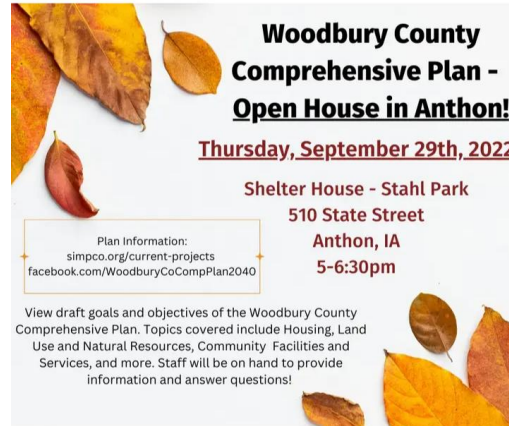
👍 1



Woodbury County Comprehensive Plan 2040

27 Sep 2022 · 🌐

Join us this Thursday in Anthon for the fourth stop in the Woodbury County Comprehensive Plan open house tour! If you can't make it, click the draft goals and objectives link on the plan website and make sure to click the comment button to leave comments! www.simpco.org/woodbury-county-comprehensive-plan/



👍 15



Woodbury County Comprehensive Plan 2040

4 Nov 2022 · 🌐

Enter to win a Scheels gift card! View the Woodbury County Comprehensive Plan - DRAFT Goals and Objectives Public Input information on the Plan's webpage below and click on the comment link to enter a raffle to win one of two \$75 Scheels gift cards! Comments will be collected until December 5th and winners announced December 7th, 2022. We value your input as we finalize the 20-year plan for the future of Woodbury County and hope to hear from you! Visit www.simpco.org/woodbury-county-comprehensive-plan for details.



Woodbury County Comprehensive Plan 2040

29 Nov 2022 · 🌐

Time is running out to WIN a Scheels gift card! View the Woodbury County Comprehensive Plan - DRAFT Goals and Objectives information on the Plan's webpage below and click on the comment link to enter a raffle to win one of two \$75 Scheels gift cards! Comments will be collected until Monday, December 5th and winners announced December 7th, 2022. www.simpco.org/woodbury-county-comprehensive-plan/



DRAFT

WOODBURY COUNTY, IOWA

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE WITH REVISED LANGUAGE TO MEET THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment #1 – Section 5.03.1 AA

On page 59, to repeal the following language from Section 5.03.1 AA:

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

On page 59, to replace Section 5.03.1 AA with the following:

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

Amendment #2 – Section 5.03.3 B

On page 62, to repeal the following language from Section 5.03.3 B:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated March 2, 2015, which were prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

On page 62, to replace Section 5.03.3 B with the following:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

Amendment #3 – Section 5.03.10 B(4)

On page 72, to repeal the following language from Section 5.03.10 B(4):

(4) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

On page 72, to replace Section 5.03.10 B(4) with the following:

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

Amendment #4 – Section 5.03.10 C(2)

On page 73, to repeal the following language from Section 5.03.10 C(2):

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in subsection (b) below.

On page 73, to replace Section 5.03.10 C(2) with the following:

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall

make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).

ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA

Dated this _____ day of _____, 2024.

THE WOODBURY COUNTY BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Keith Radig

Jeremy Taylor

ATTEST:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:

Public Hearing and 1st Reading: _____

Public Hearing and 2nd Reading: _____

Public Hearing and 3rd Reading: _____

Adopted: _____

Effective: _____

Daniel Priestley

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>
Sent: Friday, March 1, 2024 9:06 AM
To: Daniel Priestley
Subject: Re: Woodbury County - Flood Plain Ordinance Needing Updated

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hi Daniel,

Thank you for making it so easy to conduct my review! Everything looks good and your Ordinance amendments are ready to be brought before the Board of Supervisors for adoption.

Thanks,

Adrienne

On Wed, Feb 28, 2024 at 1:32 PM Daniel Priestley <dpriestley@woodburycountyiowa.gov> wrote:

Adrienne,

Thank you for the follow up. Attached is a draft copy of the ordinance change that we plan to run next month (3/25) via the Zoning Commission (1st Attachment). Also attached is a copy of how it would look in the Zoning Ordinance (See Section 5.03).

Please let us know if everything appears in order before we run the amendments. We would like to begin the legal noticing process as early as next week.

Thanks,

Daniel J. Priestley, MPA

Woodbury County Zoning Coordinator

620 Douglas Street #609

Sioux City, IA 51101

Phone: 712-279-6609

Fax: 712-279-6530

Website: WoodburyCountyIowa.gov

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>
Sent: Wednesday, February 28, 2024 12:15 PM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Subject: Fwd: Woodbury County - Flood Plain Ordinance Needing Updated

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Hi Dan,

Just wanted to reach out to you and see if you have had a chance to review the draft Floodplain Ordinance. If you have, can you email me the completed document so that I may conduct my review.

Thank you so much!

Adrienne

----- Forwarded message -----

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>
Date: Fri, Jan 26, 2024 at 4:39 PM
Subject: Re: Woodbury County - Flood Plain Ordinance Needing Updated
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>

Hi Dan,

Sounds great! Have a great weekend!

Adrienne

On Fri, Jan 26, 2024 at 3:25 PM Daniel Priestley <dpriestley@woodburycountyiowa.gov> wrote:

Adrienne,

The requested changes to the floodplain development ordinance have been received. We will review those changes and let you know if we have any questions or concerns. I will let you know when we are ready to bring the requested changes to our Zoning Commission and Board of Supervisors.

Thank you for your assistance with this important matter.

Respectfully,

Daniel J. Priestley, MPA - Zoning Coordinator

Woodbury County Community & Economic Development

620 Douglas Street, 6th Floor

Sioux City, IA 51101

Office: (712) 279-6609

Fax: (712) 279-6530

Email: dpriestley@woodburycountyiowa.gov

Web: www.WoodburyCountyCED.com

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attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at: (712) 279-6609 and permanently delete the original and any copy of any e-mail and any printout thereof.

From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>
Sent: Friday, January 26, 2024 2:57 PM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Cc: Matthew A. Ung <matthewung@woodburycountyiowa.gov>; Conn, Jason <jason.conn@dnr.iowa.gov>
Subject: Re: Woodbury County - Flood Plain Ordinance Needing Updated

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Hi Dan,

Below I have attached your original Floodplain Ordinance where I have highlighted the areas that are needing to be amended. I have also included a document that lists the amendments with the corrected language. Please let me know if you have any questions or concerns. I am here to help!

Thanks,

Adrienne

On Tue, Jan 23, 2024 at 9:59 AM Daniel Priestley <dpriestley@woodburycountyiowa.gov> wrote:

NFIP Specialist Ricehill:

Thank you for the notification about the floodplain management ordinance as required by the attached FEMA notice that Woodbury County received on January 23, 2024.

Over the last several years, Woodbury County has been expecting for FEMA to adopt the proposed draft Flood Insurance Rate Maps (FIRM) for this jurisdiction. At this time, it is my understanding that the Iowa DNR will review

the county's existing regulations and advise about which language must be adjusted in order to maintain good standing in the National Flood Insurance Program (NFIP). As part of your review process, I would like to point out that Woodbury County proactively worked with your office, including with Jason Conn, to work toward adopting the latest floodplain management ordinance which became effective on April 13, 2022.

Based on Woodbury County's actions, it is my understanding that the required change may be as basic as modifying the FIRM map reference information. Attached, please find a copy of the FEMA notice along with a copy of Ordinance No. 62 which encompasses the effective floodplain management ordinance. Please advise on the specific language that we must address. Once received, we will take appropriate actions.

Thank you for your assistance with this matter.

Respectfully,

Daniel J. Priestley, MPA - Zoning Coordinator

Woodbury County Community & Economic Development

620 Douglas Street, 6th Floor

Sioux City, IA 51101

Office: (712) 279-6609

Fax: (712) 279-6530

Email: dpriestley@woodburycountyiowa.gov

Web: www.WoodburyCountyCED.com

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From: Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>

Sent: Monday, January 22, 2024 3:55 PM

To: mung@woodburycountyiowa.gov; Daniel Priestley <dpriestley@woodburycountyiowa.gov>; Pat Gill <pgill@woodburycountyiowa.gov>

Subject: Woodbury County - Flood Plain Ordinance Needing Updated

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Chairman Ung,

I am reaching out to you regarding the need to update your local floodplain ordinance in light of the new Woodbury County Flood Insurance Rate Maps (FIRMs). Recently, FEMA mailed a letter to your County stating the new County FIRMs have been finalized and will become effective on July 17, 2024. Among other things, the letter instructs the County to update its floodplain ordinance to ensure it is fully compliant with the regulations of the National Flood Insurance Program (NFIP) and to reference the new effective date of the maps.

Woodbury County has participated in the NFIP since 1974. In order to remain in good standing with the program, **FEMA is requiring the County to update its floodplain management ordinance prior to July 17, 2024**, to ensure full compliance with the NFIP's regulations. Failure to do so will result in suspension from the NFIP.

I will be reviewing your Floodplain Ordinance to determine the updates that will be required to meet the floodplain management criteria of the State of Iowa and FEMA. I will keep you apprised of my progress.

Please don't hesitate to contact us if you have any questions or concerns.

Thank you,

Adrienne

--

Adrienne Ricehill,
NFIP Specialist
Land Quality Bureau, Floodplain Management Section
Iowa Department of Natural Resources
502 E. 9th Street, Des Moines, Iowa 50319

515-829-2925 mobile

adrienne.ricehill@dnr.iowa.gov

<https://www.iowadnr.gov/environmental-protection/land-quality/flood-plain-management/national-flood-ins-program>



--

**Adrienne Ricehill,
NFIP Specialist**

Land Quality Bureau, Floodplain Management Section
Iowa Department of Natural Resources
502 E. 9th Street, Des Moines, Iowa 50319
515-829-2925 mobile

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NFIP Specialist**

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Adrienne Ricehill,

NFIP Specialist

Land Quality Bureau, Floodplain Management Section

Iowa Department of Natural Resources

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515-829-2925 mobile

adrienne.ricehill@dnr.iowa.gov

<https://www.iowadnr.gov/environmental-protection/land-quality/flood-plain-management/national-flood-ins-program>



1. Definitions

AA. NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

3. General Provisions

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

B. Variance

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

A. Hearings and Decisions of the Board of Adjustment

(2) In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b)



Federal Emergency Management Agency

Washington, D.C. 20472

January 17, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Matthew Ung
Chairperson, Woodbury County Board
of Supervisors
620 Douglas Street, Room 104
Sioux City, Iowa 51101

Community Name: Woodbury County,
Iowa
(Unincorporated Areas)
Community No.: 190536
Map Panels Affected: See FIRM Index

Dear Chairperson Ung:

This is to notify you of the final flood hazard determination for Woodbury County, Iowa and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal periods that were initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper have elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on July 17, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already

have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes,

insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515) 725-8333. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 7 at (816) 808-3664 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis V. Rodriguez, P.E.
Director, Engineering and Modeling Division
Risk Management Directorate | Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Dan Priestley, Zoning Coordinator, Woodbury County

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 17, 2024.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-07-0937A	12/29/2011	LOT 4, GALLAND'S LAKEVIEW -- 4 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-0944A	02/07/2012	1691 250TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1403A	02/09/2012	2816 DELAWARE AVENUE	19193C0425D	19193C0425E
LOMA	12-07-0946A	02/28/2012	PART OF W1/2 SW1/4 SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1374A	02/28/2012	SEC. 23, T87N, R47W, OF THE 5TH P.M. -- 2586 CARROLL AVENUE	19193C0400D	19193C0385E
LOMA	12-07-1615A	03/06/2012	1419 230TH STREET	19193C0400D	19193C0380E
LOMA	12-07-1376A	04/17/2012	SEC. 33, T87N, R47W, WEST OF THE 5TH P.M. -- 120 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-2297A	05/24/2012	SECTION 33, T88N, R47W -- 1420 210TH STREET	19193C0214D	19193C0214E
LOMA	12-07-2059A	06/05/2012	LOT 2, SHADELAND COUNTRY ESTATES -- 7384 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	12-07-2367A	06/05/2012	SECTION 14, T87N, R47W -- 1712 240TH STREET	19193C0400D	19193C0385E
LOMA	12-07-2711A	07/24/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	19193C0400D	19193C0385E
LOMA	12-07-3097A	09/04/2012	SECTION 21, T87N, R47W, 5TH PM -- 2570 BARNETT AVENUE	19193C0400D	19193C0380E
LOMA	13-07-0207A	12/21/2012	SECTION 29, T87N, R46W -- 2630, 2634, 2678 DALLAS AVENUE	19193C0425D	19193C0425E
LOMA	13-07-0642A	01/10/2013	LOT 4, SECTION 33, T88N, R47W -- 1436 210TH STREET	19193C0214D	19193C0214E
LOMA	13-07-0337A	02/12/2013	SHADELAND COUNTRY ESTATES, LOT 9 -- 1383 220TH STREET	19193C0214D	19193C0214E
LOMA	13-07-1445A	05/30/2013	SECTION 4, T88N, R47W -- 6012 GARRETSON AVENUE	19193C0202D	19193C0202E
LOMA	13-07-1510A	05/30/2013	SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-07-2015A	07/30/2013	RUSTIN ADDITION SUBDIVISION, LOT 7 -- 1613 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMR-F	13-07-2017A	08/01/2013	SECTION 32, T86N, R46W-- 3349 DELAWARE AVENUE	19193C0575D	19193C0575E
LOMA	13-07-2070A	08/01/2013	HINKEL ADDITION, LOT 1 -- 1459 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-0044A	10/08/2013	HINKEL ADDITION, LOT 3 -- 1483 210th Court	19193C0214D	19193C0214E
LOMA	14-07-0747A	02/25/2014	FOX VIEW 1ST ADDITION, LOT 6 -- 2168 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-1401A	05/13/2014	SECTION 33, T89N, R46W-- 7462 CORRECTION VILLE ROAD	19193C0225D	19193C0225E
LOMA	14-07-1681A	06/05/2014	BLOCK 29-87-46 - 2634 Dallas Avenue	19193C0425D	19193C0425E
LOMA	14-07-1726A	06/19/2014	SECTION 4, T88N, R46E -- 1609 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	14-07-1728A	07/10/2014	SECTION 33, T88N, R47W-- 1444 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-2074A	08/14/2014	SECTION 8, T86N, R45W -- 2979 GRUNDY AVENUE	19193C0450D	19193C0450E
LOMA	14-07-2521A	09/16/2014	FOX VIEW 1ST ADDITION, LOT 2 -- 2150 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-2666A	09/30/2014	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOT 4 -- 2131 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0154A	12/01/2014	SECTION 35, T89N, R46W-- 1821 HIGHWAY 20	19193C0230D	19193C0230E
LOMA	15-07-0112A	01/20/2015	LOT 3, SHADELAND COUNTRY ESTATES -- 7390 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	15-07-0550A	01/29/2015	FOX VIEW FIRST ADDITION, LOT 4 -- 2160 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0851A	03/19/2015	PORTION OF SECTION 3, T86N & T87N, R46W -- 2836 EASTLAND AVENUE	19193C0425D	19193C0425E
LOMA	15-07-0531A	04/02/2015	A PORTION OF SECTION 33, T88N, R47W, 5TH P.M. -- 1482 210TH STREET	19193C0214D	19193C0214E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-07-1129A	04/24/2015	PAYNE & SARGISSONS ADDITION, LOTS 18, 19 & 20 ± 17 LUTON TRAIL	19193C0425D	19193C0425E
LOMA	15-07-1347A	05/29/2015	SECTION 5, T86N, R47W, 5TH P.M. -- 1637 270TH STREET	19193C0400D	19193C0390E
LOMR-F	15-07-1298A	06/15/2015	SECTION 26, T86N, R46W, 5TH P.M. -- 3281 FAYETTE AVENUE	19193C0575D	19193C0575E
LOMA	15-07-1745A	07/24/2015	SECTION 34, T88N, R47W, 5TH PM -- 2174 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-1748A	07/24/2015	SECTION 17, T86N, R46W, 5TH P.M. -- 1991 310TH STREET	19193C0425D	19193C0425E
LOMA	15-07-2263A	10/16/2015	FOREMAN ADDITION TO WOODBURY COUNTY, LOT TWO -- 2163 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-2262A	11/04/2015	HALL'S BEACH SUBDIVISION, LOTS 11-14 & DRIVEWAY LOT -- 101 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0160A	11/25/2015	FOX VIEW 1ST ADDITION, LOT 5 -- 2164 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	16-07-0004A	12/02/2015	GALLAND'S LAKEVIEW SUBDIVISION, LOT 5 -- 5 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	16-07-0594A	01/26/2016	Lot 1-29, Block 44, Morningside Addition, Second Filing Subdivision - 6500 6th Avenue	19193C0204D	19193C0204E
LOMA	16-07-0552A	02/03/2016	SECTION 27, T89N, R42W -- 1490 MICHIGAN AVENUE	19193C0306D	19193C0306E
LOMA	16-07-0324A	03/02/2016	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0707A	03/03/2016	SECTION 28, T86, R45W -- 3225 HUMBOLT AVENUE	19193C0577D	19193C0577E
LOMA	16-07-1239A	06/03/2016	SECTION 20, T87N, R47W -- 2593 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	16-07-1248A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 4 -- 1359 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1249A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 8 -- 1379 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1250A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 5 -- 1361 220TH STREET	19193C0214D	19193C0214E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-07-1247A	07/06/2016	SHADELAND COUNTRY ESTATES, LOT 7 -- 1371 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1828A	08/18/2016	SECTION 9, T87N, R47W-- 1456 230TH STREET	19193C0400D	19193C0380E
LOMA	16-07-2002A	10/06/2016	SECTION 23, T87N, R47W, 5TH PM--260TH STREET	19193C0400D	19193C0385E
LOMA	17-07-0112A	11/15/2016	HINKEL ADDITION, LOT 2 -- 210TH STREET	19193C0214D	19193C0214E
LOMA	17-07-0798A	02/02/2017	SECTION 28, T86N, R46W-- 2009 325TH STREET	19193C0575D	19193C0575E
LOMA	17-07-1427A	05/17/2017	SECTION 33, T87, R47 -- 207 SKID ROW	19193C0400D	19193C0390E
LOMR-F	17-07-1323A	06/16/2017	SECTION 6, T87N, R46W-- 1862 220TH STREET	19193C0240D	19193C0240E
LOMA	17-07-1568A	06/15/2017	SECTION 27, T86N, R46W-- 3228 EASTLAND AVENUE	19193C0575D	19193C0575E
LOMA	17-07-0807A ²	07/20/2017	3008 Dallas Avenue	19193C0425D	19193C0425E
LOMA	17-07-2067A ²	08/01/2017	3008 Dallas Avenue (Machine Shed)	19193C0425D	19193C0425E
LOMA	17-07-1895A	08/17/2017	BLUFF VIEW FIRST SUBDIVISION, PORTION OF LOT 5 -- 1526 210TH STREET	19193C0225D	19193C0225E
LOMR-F	18-07-0981A	04/27/2018	SECTION 28, T88N, R47W-- 1489 210TH STREET	19193C0214D	19193C0214E
LOMA	18-07-2002A	09/17/2018	RUSTIN'S ADDITION, LOT 6 -- 1617 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	19-07-0414A	12/12/2018	3161 295th Street	19193C0475D	19193C0425E
LOMA	19-07-0445A	01/14/2019	GLEN ELLEN ADDITION, LOTS 2-3 -- 2017 GLEN ELLEN ROAD	19193C0212D	19193C0212E
LOMA	19-07-1695A	09/04/2019	ERLANDSON'S ADDITION, LOT 5 -- 2258 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	20-07-0364A	03/06/2020	BLUFF VIEW FIRST SUB-DIVISION, PORTION OF LOTS 5 & 6 -- 1520 210TH STREET	19193C0225D	19193C0225E
LOMA	20-07-0894A	07/21/2020	SHADELAND COUNTRY ESTATES, LOT 10 -- 1389 220TH STREET	19193C0214D	19193C0214E
LOMA	20-07-1311A	08/20/2020	Lot 1, Fox View 1st Addition Subdivision - 2142 Buchanan Avenue	19193C0225D	19193C0225E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-07-1332A	09/04/2020	SECTION 35, T89N, R42W -- 1549 HIGHWAY 31 (HOUSE, STEEL BUILDING, BARN, GARAGE & SHED)	19193C0307D	19193C0307E
LOMA	20-07-1312A	09/11/2020	Lot 1, Woodbury Farms Subdivision - 1538 210th Street	19193C0225D	19193C0225E
LOMA	21-07-0247A	12/11/2020	Lot 7, - 1428 210th Street	19193C0214D	19193C0214E
LOMA	21-07-0157A	12/15/2020	ERLANDSON'S ADDITION, LOT 4 -- 2252 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	21-07-0727A	05/25/2021	1225 HIGHWAY 31	19193C0165D	19193C0165E
LOMA	22-07-0021A	10/27/2021	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOTS 2 & 3 -- 2117 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	22-07-0408A	02/16/2022	SHADELAND ESTATES, LOT 11 -- 1391 220TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0243A	01/17/2023	3081 Humbolt Avenue	19193C0450D	19193C0450E
LOMA	23-07-0299A	02/23/2023	SECTION 20, T87 N, R47W -- 2575 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	23-07-0500A	05/01/2023	LOT 5 -- 1434 210TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0409A	05/25/2023	Lot 1, Fox View 2nd Addition Subdivision - 2182 Buchanan Avenue	19193C0225D	19193C0225E
LOMA	23-07-0699A	07/31/2023	SECTION 1, T88N, R42W -- 1516 WAYSIDE AVENUE	19193C0350D	19193C0335E
LOMA	23-07-0923A	11/06/2023	HINKEL ADDITION, LOT 2 -- 1479 210TH STREET	19193C0214D	19193C0214E
LOMA	24-07-0150A	01/09/2024	HALL'S BEACH, LOT 2 -- 121 HALLS BEACH PATH	19193C0400D	19193C0390E

¹ This case was previously identified in Woodbury County Unincorporated Areas but falls in the jurisdiction of Winnebago Tribe of Nebraska

² This case was previously identified in the City of Sloan but falls in the jurisdiction of Woodbury County Unincorporated Areas

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	12-07-2468A	06/14/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	3
LOMA	12-07-2602A	06/26/2012	SECTION 32, T86N, R46W -- 3349 DELAWARE AVENUE	6
LOMA	12-07-3182A	09/06/2012	SECTION 13, T87N, R47W -- 2435 CHARLES AVENUE (GARAGE)	2
LOMR-F	15-07-0151A	11/20/2014	LOT 4, HINKEL ADDITION -- 1485 210TH STREET	3
LOMA	15-07-0384A	12/23/2014	SECTION 3, T86N, R46W -- 2836 EASTLAND AVENUE	6
LOMA	15-07-2199A	10/16/2015	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	6
LOMA	16-07-1140A	07/08/2016	SECTION 28, T88N, R47W -- 1489 210TH STREET	6
LOMA	17-07-0616A	01/23/2017	SECTION 28, T86N, R46W -- 2009 325TH STREET	6
LOMR	16-07-1823P	04/07/2017	SUNNYBROOK VILLAGE DEVELOPMENT, SIOUX CITY, IA	4
LOMA	18-07-2051A	09/21/2018	SECTION 16, T87N, R46W -- 2041 250TH STREET	3

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

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Community: WOODBURY COUNTY

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4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

WOODBURY COUNTY, IOWA

ORDINANCE NO. 62

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO REPEAL AND REPLACE SECTION 5.03 ENTITLED "FLOODPLAIN MANAGEMENT ORDINANCE" WITH A REVISED "FLOODPLAIN MANAGEMENT ORDINANCE" THAT MEETS THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGAUGE AMENDMENT BE MADE:

Amendment #1 –

Beginning on page 56: remove Section 5.03: Floodplain Management Ordinance and replace with the following:

Section 5.03: Floodplain Management Ordinance

1. Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

- A. Appurtenant Structure** – A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
- B. Base Flood** - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
- C. Base Flood Elevation (BFE)** – The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
- D. Basement** - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
- E. Development** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
- F. Enclosed Area Below Lowest Floor** – The floor of the lowest enclosed area in a building when all the following criteria are met:
 - (1) The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 5.03-7 B(4)(a) of this Ordinance, and
 - (2) The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
 - (3) Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
 - (4) The enclosed area is not a "basement" as defined in this section.

- G. Existing Construction** - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.
- H. Existing Factory-Built Home Park Or Subdivision** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
- I. Expansion Of Existing Factory-Built Home Park Or SUBDIVISION** - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- J. Factory-Built Home** - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
- K. Factory-Built Home Park Or Subdivision** - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
- L. Five Hundred (500) Year Flood** – A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
- M. Flood** - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
- N. Flood Insurance Rate Map (FIRM)** - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
- O. Flood Insurance Study (FIS)** – A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
- P. Floodplain** - Any land area susceptible to being inundated by water as a result of a flood.
- Q. Floodplain Management** - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.
- R. Floodproofing** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
- S. Floodway** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
- T. Floodway Fringe** - Those portions of the Special Flood Hazard Area outside the floodway.
- U. Highest Adjacent Grade** – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure
- V. Historic Structure** - Any structure that is:

- (1) Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.

W. Lowest Floor - The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.

X. Maximum Damage Potential Development - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

Y. Minor Projects - Small development activities (except for filling, grading and excavating) valued at less than \$500.

Z. New Construction - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.

AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.

BB. Recreational Vehicle - A vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

CC. Routine Maintenance of Existing Buildings and Facilities – Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- (1) Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- (2) Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- (3) Basement sealing;
- (4) Repairing or replacing damaged or broken window panes;
- (5) Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

DD. Special Flood Hazard Area (SFHA) – The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

EE. Start Of Construction - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

FF. Structure - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.

GG. Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

HH. Substantial Improvement - Any improvement to a structure which satisfies either of the following criteria:

- (1) Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred.
- (2) The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure".
- (3) Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

II. Variance - A grant of relief by a community from the terms of the floodplain management regulations.

JJ. Violation - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

2. Statutory Authority, Findings of Fact and Purpose

A. The Legislature of the State of Iowa has in Chapter 335, Code of Iowa, as amended, delegated the power to counties to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

B. Findings of Fact

- (1) The flood hazard areas of Woodbury County are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental

services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.

- (2) These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
- (3) This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

C. **Statement of Purpose.** It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of Woodbury County and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in 5.03-2.B(1) of this Ordinance with provisions designed to:

- (1) Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- (2) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- (3) Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- (4) Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- (5) Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

3. General Provisions

- A. **Lands to Which Ordinance Apply.** The provisions of this Ordinance shall apply to all lands within the jurisdiction of Woodbury County shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain and Shallow Flooding (Overlay) Districts, as established in section 5.03-5 below.
- B. **Establishment of Official Floodplain Zoning Map.** The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated March 2, 2015, which were prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.
- C. **Rules for Interpretation of District Boundaries.** The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Zoning Director shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Director in the enforcement or administration of this Ordinance.
- D. **Compliance.** No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.
- E. **Abrogation and Greater Restrictions.** It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

- F. Interpretation. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.
- G. Warning and Disclaimer of Liability. The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of Woodbury County or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.
- H. Severability. If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

4. Administration

A. Appointment, Duties and Responsibilities of Local Official

- (1) The Zoning Director is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- (2) Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
 - (a) Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
 - (b) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
 - (c) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988 of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.
 - (d) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
 - (e) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
 - (f) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
 - (g) Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.
 - (h) Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the Zoning Commission of potential conflict.
 - (i) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 - (i) Development placed within the Floodway (Overlay) District results in any of the following:
 - (1) An increase in the Base Flood Elevations, or
 - (2) Alteration to the floodway boundary
 - (ii) Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 - (iii) Development relocates or alters the channel.

Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

- (j) Perform site inspections to ensure compliance with the standards of this Ordinance.
- (k) Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

B. Floodplain Development Permit

- (1) Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations), including the placement of factory-built homes..
- (2) Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
 - (a) Description of the work to be covered by the permit for which application is to be made.
 - (b) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
 - (c) Location and dimensions of all structures and additions
 - (d) Indication of the use or occupancy for which the proposed work is intended.
 - (e) Elevation of the base flood.
 - (f) Elevation (in relation to North American Vertical Datum 1988 of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
 - (g) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
 - (h) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
- (3) Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the County Board of Adjustment.
- (4) Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

5. Establishment of Zoning (Overlay) Districts. The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

- A. Floodway (Overlay) District (FW) – those areas identified as Floodway on the Official Flood Plain Zoning Map;
- B. Floodway Fringe (Overlay) District (FF) – those areas identified as Zone AE on the Official Flood Plain Zoning Map but excluding those areas identified as Floodway;

- C. General Floodplain (Overlay) District (GF) – those areas identified as Zone A on the Official Flood Plain Zoning Map, and;
- D. Shallow Flooding (Overlay) District (SF) – those areas identified as Zone AO or AH on the Official Flood Plain Zoning Map.

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

6. Floodway (Overlay) District (FW)

A. Permitted Uses

All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.

B. Performance Standards

All Floodway District uses allowed as a Permitted Use shall meet the following standards.

- (1) No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- (2) All development within the Floodway District shall:
 - (a) Be consistent with the need to minimize flood damage.
 - (b) Use construction methods and practices that will minimize flood damage.
 - (c) Use construction materials and utility equipment that are resistant to flood damage.
- (3) No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- (4) Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- (5) Structures, if permitted, shall have low flood damage potential and shall not be for human habitation.
- (6) Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
- (7) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
- (8) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
- (9) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

7. Floodway Fringe (Overlay) District (FF)

A. Permitted Uses

All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

B. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

(1) All development shall:

- (a) Be designed and adequately anchored to prevent flotation, collapse or lateral movement.
- (b) Use construction methods and practices that will minimize flood damage.
- (c) Use construction materials and utility equipment that are resistant to flood damage.

(2) Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

(3) Non-residential structures - All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988 to which any structures are floodproofed shall be maintained by the Administrator.

(4) All new and substantially improved structures:

- (a) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - (i) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (ii) The bottom of all openings shall be no higher than one foot above grade.
 - (iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

- (b) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - (c) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.
 - (d) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.
- (5) Factory-built homes:
- (a) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
 - (b) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.
- (6) Utility and Sanitary Systems:
- (a) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
 - (b) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
 - (c) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
 - (d) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
- (7) Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- (8) Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- (9) Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

(10) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.

(11) Accessory Structures to Residential Uses

- (a) 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied:
- (i) The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - (ii) The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
 - (iii) The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - (iv) The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - (v) e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
 - (vi) f. The structure's walls shall include openings that satisfy the provisions of 5.03-7 B (4)(a) of this Ordinance.
- b. 2) Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

(12) Recreational Vehicles

- (a) Recreational vehicles are exempt from the requirements of subsection 5.03-7 B (5) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.
- (i) The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - (ii) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- (b) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of subsection 5.03-7 B (5) of this Ordinance regarding anchoring and elevation of factory-built homes.

(13) Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

(14) Maximum Damage Potential Development – All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual

chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988 to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

8. General Floodplain (Overlay) District (GF)

A. Permitted Uses

(1) All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.

(2) Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

(3) Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:

- (a) The bridge or culvert is located on a stream that drains less than one hundred (100) square miles, and
- (b) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(1)b, Iowa Administrative Code.

B. Performance Standards

(1) All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District subsection 5.03-6.

(2) All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District subsection 5.03-7.

9. Shallow Flooding (Overlay) District (SF)

A. Permitted Uses. All development within the Shallow Flooding District shall be permitted to the extent that it is not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the Shallow Flooding District.

B. Performance Standards. The performance standards for the Shallow Flooding District shall be the same as the performance standards for the Floodway Fringe District with the following exceptions:

(1) In shallow flooding areas designated as an AO Zone on the Flood Insurance Rate Map, the minimum floodproofing/flood protection elevation shall be equal to the number of feet as specified on the FIRM (or a minimum of 2.0 ft. if no number is specified) above the highest natural grade adjacent to the structure.

(2) In shallow flooding areas designated as an AH Zone on the Flood Insurance Rate Map, the minimum floodproofing/flood protection elevation shall be equal to the elevation as specified on the FIRM.

- (3) In shallow flooding areas designated as either an AH or AO Zone on the Flood Insurance Rate Map, drainage paths are required around structures on slopes to adequately guide floodwaters around and away from proposed structures.

10. Appointment and Duties of Board of Adjustment

A Board of Adjustment is hereby established which shall hear and decide (i) appeals, and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.

A. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.

B. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards.

- (1) Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
- (2) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- (3) Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) In cases where the variance involves a lower level of flood protection for **buildings** than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
- (5) All variances granted shall have the concurrence or approval of the Department of Natural Resources.

C. Hearings and Decisions of the Board of Adjustment

- (1) Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
- (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the

Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in subsection (b) below.

- (a) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
- (i) The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - (ii) The danger that materials may be swept on to other land or downstream to the injury of others.
 - (iii) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - (iv) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - (v) The importance of the services provided by the proposed facility to the County.
 - (vi) The requirements of the facility for a floodplain location.
 - (vii) The availability of alternative locations not subject to flooding for the proposed use.
 - (viii) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - (ix) The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - (x) The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - (xi) The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
 - (xii) The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 - (xiii) Such other factors which are relevant to the purpose of this Ordinance.
- (b) Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
- (i) Modification of waste disposal and water supply facilities.
 - (ii) Limitation of periods of use and operation.
 - (iii) Imposition of operational controls, sureties, and deed restrictions.
 - (iv) Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
 - (v) Floodproofing measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the

floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

- (3) Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

11. Nonconforming Uses

A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:

- (1) If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
- (2) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
- (3) If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

B. Except as provided in 5.03-11 A (2), any use which has been permitted as a Variance shall be considered a conforming use.

12. Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500 or imprisoned for not more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Woodbury County from taking such other lawful action as is necessary to prevent or remedy violation.

13. Amendments

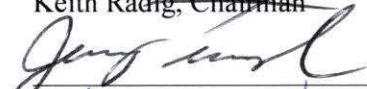
The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.


ADOPTED AND PASSED by the Board of Supervisors of Woodbury County, Iowa

Dated this 5th day of April 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:


Keith Radig, Chairman

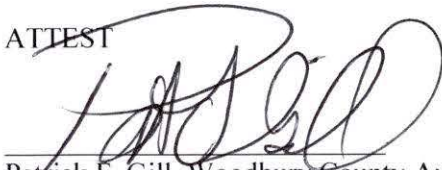

Jeremy Taylor, Vice Chairman


Rocky De Witt


Matthew Ung


Justin Wright

ATTEST


Patrick F. Gill, Woodbury County Auditor

Adoption Timeline
Public Hearing & 1st Reading: *March 22, 2022*
2nd Reading: *March 29, 2022*
3rd Reading: *April 5, 2022*
Adopted: *April 5, 2022*
Effective: *April 13, 2022*

DRAFT

WOODBURY COUNTY, IOWA

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; TO ADD A NEW SECTION ENTITLED SECTION 5.08: UTILITY-SCALE SOLAR ENERGY SYSTEMS (US-SES) CONDITIONAL USE; AND TO INCLUDE THE RENUMBERING OF PAGE NUMBERS.

WHEREAS, WOODBURY COUNTY, IOWA DESIRES TO REGULATE ALL UTILITY-SCALE SOLAR ENERGY SYSTEMS WITHIN THE UNINCORPORATED AREAS OF WOODBURY COUNTY, IOWA; AND

WHEREAS, THE WOODBURY COUNTY BOARD OF SUPERVISORS DESIRES TO REGULATE THE CONSTRUCTION, INSTALLATION, AND OPERATION OF UTILITY-SCALE ENERGY SYSTEMS IN A MANNER THAT PROMOTES ECONOMIC DEVELOPMENT, PROTECTS PROPERTY VALUES, AND ENSURES THE PROTECTION OF THE HEALTH, SAFETY AND WELFARE OF ALL INHABITANTS OF WOODBURY COUNTY WHILE ALSO AVOIDING ADVERSE AND DETRIMENTAL IMPACTS TO RURAL RESIDENTS, THEIR ECONOMIES, UNSIGHTLINESS ON AGRICULTURAL LANDS, CONSERVATION LANDS AND OTHER SENSITIVE LANDS; AND

WHEREAS, IN ADDITION TO HOME RULE AUTHORITY, THE WOODBURY COUNTY BOARD OF SUPERVISORS IS EMPOWERED TO REGULATE THE ORDERLY DEVELOPMENT AND PROPER USE OF SOLAR ENERGY BY ESTABLISHING CERTAIN PROCEDURES FOR OBTAINING ACCESS TO SOLAR ENERGY UNDER CERTAIN PROVISIONS OF IOWA CODE CHAPTER 564A; AND

WHEREAS, THE WOODBURY COUNTY BOARD OF SUPERVISORS HAS TAKEN INTO CONSIDERATION THE THOUGHTS, BELIEFS, SUGGESTIONS AND VIEWS OF WOODBURY COUNTY CITIZENS AND RESIDENTS IN THE DEVELOPMENT OF THIS ORDINANCE.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment #1 –

In the Table of Contents, on page iii: To add “Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use” under the Article 5, Supplemental Requirements category 83.

In the Table of Contents, on page iii: To repeal and replace “Section 6.01: Construction of Terms 83” with “Section 6.01: Construction of Terms 99”.

In the Table of Contents, on page iii: To repeal and replace “Section 6.02: Definitions 83” with “Section 6.02: Definitions 99”.

Amendment #2 –

Following the addition of Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use, to appropriately renumber the subsequent page numbers for ARTICLE 6. DEFINITIONS, Section 6.01: Construction of Terms, and Section 6.02: Definitions.

To repeal and replace the start page of “Article 6. Definitions” from page 83 to page 99.

To repeal and replace the start page of “Section 6.01: Construction of Terms” from page 83 to page 99.

To repeal and replace the start page of “Section 6.02: Definitions” from page 83 to page 99.

Amendment #3 –

Beginning on page 83, to add the following section to be known as Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use.

Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use

1. **Statement of Intent.** The purpose of this Section is to regulate the construction, installation, and operation of Utility-Scale Solar Energy Systems (US-SES) in Woodbury County, in a manner that promotes economic development, protects property values, and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, conservation lands, and other sensitive lands.

If this Section conflicts with any other provision of the Woodbury County Zoning Ordinance, this Section shall control.

2. **Definitions.** For use in this Section, certain terms or words used herein shall be interpreted or defined as follows:
 - A. **Applicant.** The person or entity submitting the application under this Section, which is normally expected to be the owner or operator of a US-SES, or the owner of the US-SES development.
 - B. **Conditional Use Permit (CUP).** A use that is allowed in conformance with the regulations of the zoning district in which it is located, if and only if, approved by the Board of Adjustment as provided in subsection 2.02-9.

A CUP issued by the Woodbury County Board of Adjustment is required before associated building permit(s) can be issued in unincorporated Woodbury County.

- C. **Concentrating Solar Power Systems.** A system that generates solar power by using mirrors, lenses, or similar reflecting surfaces to concentrate sunlight collected over large areas onto smaller focal areas. Concentrating solar power systems are prohibited.
- D. **Feeder Circuits/Lines.** A power line or network of lines used as a collection system that carries energy produced by a solar energy system to an interconnection point like a substation. Feeder circuits are most often placed underground.
- E. **Glare/Glint.** Light reflected off of a surface.
- F. **Ground-Mounted System.** A system where a rack(s) of panels is mounted on concrete posts or poles anchored in the ground and are wired or plumbed to an adjacent home or structure.
- G. **Interconnection.** Link between a generator of electricity and the electric grid. Interconnection typically requires connection via infrastructure such as power lines and a substation, as well as a legal agreement for the project to be connected to the grid.
- H. **Module.** An individual unit comprised of multiple photovoltaic (PV) cells, with multiple modules used in a solar energy system.
- I. **Mounting.** The method of anchoring solar energy system modules to the ground or a building.
- J. **Non-Participating Landowner.** A landowner who has not signed a binding agreement with the Applicant/Developer/Owner of the US-SES project.
- K. **Occupied Residence.** A building designed for, and occupied on a regular basis (50% or more of the year, and is currently occupied or has been occupied in the last two years) as an abode.
- L. **Operator.** The entity or individual that operates a US-SES.
- M. **Owner.** The entity or entities with an equity interest in the US-SES, including their respective successors and assigns. Owner does not mean the landowner from whom a lease, easement, or other property right is acquired for locating the US-SES unless the landowner has an equity interest in the US-SES.

- N. **Participating Landowner.** A landowner under lease, easement or other binding property agreement with the applicant, developer, or owner of the US-SES.
- O. **Photovoltaic (PV) Cells.** Semiconductors which generate electricity whenever light strikes them; generally grouped on panels.
- P. **Project Area.** The geographic area encompassing all components of a US-SES project, including border fencing.
- Q. **Property Line.** The legal boundary between separately owned real estate parcels, and between privately owned parcels and public owned land or public right of way.
- R. **Public Conservation Area.** Land owned by County, State or Federal agencies and managed for conservation/preservation purposes, including but not limited to Wildlife Management Areas, Conservation Areas, Parks, Preserves, Wildlife Refuges, and Waterfowl Production Areas. For purposes of this Section, Public Conservation Areas also include land owned by non-profit conservation organizations and other privately-owned lands upon which permanent conservation easements have been granted to public agencies or non-profit conservation organizations, all as defined in Iowa Code 457A. Public Conservation Areas do not include land enrolled in the Conservation Reserve Program.
- S. **Residence.** A house, apartment or other shelter that is the abode of a person, family, or household and regularly occupied.
- T. **Setback.** The minimum distance from a certain object, structure or point to the edge of any part or component of the US-SES.
- U. **Solar Array.** Equipment used for private or utility scale solar energy systems. Can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.
- V. **Solar Collector.** A device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.
- W. **Solar Easement.** An easement created to protect a solar project from encroachment by adjacent properties which would shade panels. See Iowa Code 564A.
- X. **Solar Energy.** Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

- Y. **Solar Energy Systems, Private.** An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy primarily for immediate onsite use that already has an existing principal use on the same parcel. Solar Energy Systems, Private shall be allowed only as a non-utility scale accessory use to a permitted principal use. Surplus energy sold back to a utility must comply with all applicable laws including but not limited to Section 199, Chapter 15.11(5) of Iowa Administrative Code, and all requirements of the Iowa Utilities Board. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.
- Z. **Solar Energy Systems, Utility Scale (US-SES).** An energy system, commonly referred to as a “solar farm”, which converts solar energy to useable thermal, mechanical, chemical, or electrical energy primarily for transmission through the electrical grid for offsite use or wholesale and/or retail sale. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure. Utility scale solar energy systems do not include concentrating solar power (CSP) systems.
- AA. **Solar Panel.** 1) A grouping of photovoltaic cells used to generate electricity directly from sunlight. A grouping of these panels is called an array. 2) A panel circulating water or other liquid through tubes to collect, transfer and store the sun’s heat for domestic hot water and building heat.
- BB. **Solar Storage Battery.** A device that stores energy from the sun and makes it available in an electrical form.
- CC. **Solar Storage Unit.** A component of a solar energy device that is used to store solar-generated electricity or heat for later use.
- DD. **Substation.** A facility that converts electricity produced by a generator like a solar energy system to a higher voltage, allowing for interconnection to high-voltage transmission lines.
- EE. **System Height.** The height of a solar energy system, usually referring to ground mounted systems. Total system height is the measurement from the ground to the top of the mounting or modules associated with a system.
- FF. **Transmission lines.** Power lines used to carry electricity from collection systems or substations over long distances.
3. **Applicability.** Section 5.08 applies to US-SES within unincorporated Woodbury County. It shall be unlawful to construct, erect, install, alter, locate, or operate

any US-SES within unincorporated Woodbury County, without first obtaining a Conditional Use Permit from the Woodbury County Board of Adjustment.

At all times, US-SES shall comply with the terms of the Conditional Use Permit, the agreements and plans associated with the Conditional Use Permit, and the Woodbury County Zoning Ordinance.

4. **Conditional Use Permit (CUP).** US-SES shall require a Conditional Use Permit within the General Industrial (GI) Zoning District. US-SES is prohibited in all other Zoning Districts in Woodbury County. This use shall be subject to the procedures and standards included in this Ordinance. Concentrating solar power systems are prohibited.
5. **Application Materials.** In addition to all submittal requirements of a conditional use application, the application for a US-SES installation shall include the following information on the site plan or in narrative form, supplied by the utility scale installation owner, operator or contractor installing the structures:
 - A. The name and address of the applicant, as well as the proposed owners or operators of the project, including the contact information (name, address, telephone and email) of their authorized representatives. The application shall designate the entity who requests the Conditional Use Permit.
 - B. A certified abstractor listing of the names and mailing addresses of all owners of real property lying within one (1) mile from the subject property shall be provided with the application.
 - C. Legal descriptions of all properties, leased and/or owned, identified to be part of the project area.
 - D. Location and size of existing and proposed structures.
 - E. Location and layout of vehicle parking, loading and queuing areas, street accesses, and driveways.
 - F. Number, location and spacing of solar panels/arrays.
 - G. Planned location of underground or overhead electric lines.
 - H. Project development timeline which indicates how the applicant will inform adjacent property owners and interested stakeholders in the community.
 - I. Pre-construction survey of nearby roads that may be impacted by construction of the facility.
 - J. Flood hazard area designations

- K. Interconnection Agreement.
- L. Operation and Maintenance Plan.
- M. Decommissioning Plan.
- N. Soil Erosion and Sediment Control Plan
- O. Setback analysis showing the minimum setback requirements, or any agreed on greater setback provisions, are met by the project.
- P. Emergency Response Plan
- Q. Such other information as the Zoning Director may require to determine compliance with the provisions of this Ordinance.

6. **Requirements.** US-SES are subject to the following requirements:

- A. No application for a US-SES Conditional Use Permit shall be granted without first submitting all required information and documentation, and paying all associated fees to the County.
- B. **Setbacks.** All US-SES and any upgrades to existing solar energy systems shall observe the following setbacks, to be measured from the edge of the solar panels and equipment (not underground facilities such as cable or fencing):

Protected Area	Setback Requirement
Occupied Residence	200 feet
Public Road Right-of-Way	50 feet
Public Drainage District Right-of-Way	100 feet
Public Conservation Area	1 mile
Cemetery	600 feet
Airports (public and private)	FAA consultation and determination required.

- (1) If a US-SES is built on abutting parcels, a zero (0) side or rear setback shall be permitted to the property line in common with the abutting parcel(s).
- (2) **Setback Waivers.** Property owners and municipalities may request a waiver from the setbacks as established in this Section, except for the following protected areas: airports, cemeteries, public conservation areas, and public road rights-of-way

PROVIDED, a waiver shall not alter any other non-waived setback requirement or the requirements of Section 3.04.

To effectuate such a waiver, the applicant must provide the Zoning Director with a recordable instrument signed by all owner(s)(or the controlling governmental entity) of the affected protected area that specifically identifies the nature and extent of the waiver. All waivers must be reviewed by the Board of Supervisors for compliance with this Section; and if deemed compliant, it shall be recorded in the office of the Woodbury County Recorder by the applicant. No waiver shall be granted for setbacks less than the required minimums for the Zoning District.

(3) The Zoning District Dimensional Standards of Section 3.04 shall apply except as provided above.

C. **Height.** A solar panel shall be no less than two (2) feet (Twenty-Four inches) off the ground. A solar panel shall not exceed twenty (20) feet in height above grade at maximum tilt of the solar panel(s).

D. **Screening.** Project shall provide vegetative screening for all residences within 200 feet of the project boundaries.

(1) Applicant shall submit a screening plan for each residence within 200 feet of the project boundaries.

(2) Screening may be waived by the owner of a residence. Waiver must be in writing and recorded.

(3) Screening may be waived by the Board of Adjustment upon submission of a viewshed study from the applicant demonstrating that the project is not within the viewshed of the dwelling due to topography, existing vegetation, or other factors. The point of reference used in the viewshed study shall be as close to the dwelling as possible.

(4) Any vegetative screening within the project boundaries shall be maintained throughout the life of the project by the project owner. Any screening on the dwelling property shall be maintained by the project owner for no less than twelve months.

(5) Deciduous trees shall have a minimum caliper of 1.5" when planted, shall be at least six (6) feet tall within three (3) years of installation, and shall have a minimum mature height of twelve (12) feet.

(6) Screening plans shall use no less than two varieties of tree.

- E. **Utility connections.** Reasonable efforts shall be made to place all utility connections from the solar installation underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements.
- F. **Glare minimization.** All solar panels must be constructed to minimize glare or reflection onto adjacent properties and adjacent roadways and must not interfere with traffic, including air traffic, or create a safety hazard.
- G. **Appurtenant structures.** All appurtenant structures shall be subject to bulk and height regulations of structures in the underlying zoning district.
- H. **Floodplain considerations.** Utility scale solar installations are considered to be maximum damage potential structures and facilities for purposes of the floodplain district regulations.
- I. **Fencing/security.** A security fence must be installed along all exterior sides of the utility scale solar installation and be equipped with a minimum of one gate and locking mechanism on the primary access side. Security fences, gates and warning signs must be maintained in good condition until the US-SES installation is dismantled and removed from the site.
- J. **Public Conservation Area**
 - (1) For purposes of this Section, Public Conservation Area shall include any land enrolled in a conservation easement as defined in Iowa Code 457A.
 - (2) Conservation easements shall be recorded as other instruments affecting real estate are recorded. Unrecorded and uninventoried conservation easements shall be deemed abandoned.
 - (3) The United States Department of Agriculture Natural Resource Conservation Service of Iowa manages a database of conservation easements in Woodbury County on a publicly accessible website. Applicants are responsible for locating conservation easements within the project area and shall adhere to all State and Federal law as it relates to any violation or remedy with the terms of any conservation easement.
- K. **Compliance with local, state and federal regulations.** US-SES installations shall comply with applicable local, state and federal regulations.

- L. **Submittal Requirements.** In addition to the requirements in Section 2.02.9, the applicant shall submit all required materials contained in this Section at the time of the application for a Conditional Use Permit.
7. **Permitting Process.** In addition to the items required for a conditional use permit application in subsection 2.02-9. C, the process for a US-SES conditional use permit shall include the following:
- A. Application for approval of a permit to construct a US-SES shall be submitted to the Zoning Director on a permit application form provided by the Zoning Director and must include any additional information determined by the Zoning Director as necessary to demonstrate compliance with all applicable codes and requirements, along with the application fee, as established by resolution of the Board of Supervisors.
 - B. As conditions for approval, the following agreements must be executed with Woodbury County:
 - (1) Decommissioning, Abandonment, Financial Security, and Site Restoration Plan
 - (2) Woodbury County Road Use and Repair Agreement
 - (3) Woodbury County Public Drainage System Protection Agreement
 - C. Distribution. The Zoning Director shall distribute copies of the application materials to the Planning and Zoning Commission and to the appropriate County departments, and public utilities for comment.
 - D. Staff Review. The appropriate county departments shall review the application and prepare reports of their findings and comments to the Planning and Zoning Commission prior to the review.
 - (1) To assure conformance with the goals and objectives of the county's comprehensive plan, the Zoning Director may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
 - E. All US-SES permit applications shall require review by the Woodbury County Planning and Zoning Commission and approval by the Woodbury County Board of Adjustment following the standards and procedures for Conditional Uses as outlined in Section 2.02-9 of the Woodbury County Zoning Ordinance and shall follow the same schedule for submitting applications.
 - F. Expiration. A Conditional Use Permit issued by the Board of Adjustment for a US-SES shall expire at the end of one (1) year from issuance if a US-SES

building permit has not been obtained from the Board of Supervisors as provided in subsection 5.08-8. After expiration, a new US-SES conditional use permit application would have to be filed and approved prior to application for a US-SES building permit.

8. **US-SES Building Permit Requirement.** In addition to the requirements of the Conditional Use Permit, each US-SES project must obtain an approved US-SES Building Permit from the Board of Supervisors prior to the start of any construction. An approved US-SES Building Permit shall be valid for one (1) year from the date of its issuance. The Zoning Department will supply a US-SES Building Permit application form to be used by any person or entity seeking to construct a US-SES project. The application shall contain:
 - A. The name and address of the applicant, as well as the proposed owners or operators of the project, including the contact information (name, address, telephone and email) of their authorized representatives. The application shall designate the entity who will be the permit holder of the US-SES Building Permit.
 - B. A Final Development Plan for the project, which shall contain aerial images of the entire proposed project area, showing the proposed location of the solar arrays, private access roads, feeder lines, substations and all other components of the project. The Plan shall show property lines and setback distances, as well as all public roads and public drainage district facilities (i.e. – ditches and underground tiles) in the project area. The Plan shall also identify any wind turbines, communication antennae, and airports (including private airstrips) located within five (5) miles of the project area; city boundaries within two (2) miles; and all lakes, permanent water courses and Public Conservation Areas within three (3) miles of the project area boundaries. In providing the above information, the Plan shall use a GPS coordinate system that is compatible with the County's geographical information and data systems. The Plan shall also include a mailing address for the owner of each communication antenna identified.
 - C. Project details, including the name of the project, the final number of arrays, generating capacity, and all the requirements of the Conditional Use Permit application as included in this Section.
 - D. Approval. Approval of the US-SES building permit by the Board of Supervisors shall be based upon findings that the proposed use of the site and the proposed location and dimensions of the structure(s) on the subject parcel(s) of real property comply with the zoning provisions of this ordinance, the conditions of the Conditional Use Permit and that no longer than one year has passed since the issuance of the Conditional Use Permit. The Board of Supervisors must also ensure that agreements and plans as outlined in this Section are in place as part of the building permit

issuance process.

- E. Denial. If a building permit application is denied, the application shall be returned to the applicant with a written explanation of the reasons for the denial.
- F. Expiration. A building permit shall expire and become void if the construction or change in use of the property has not commenced within one year after issuance. If necessary, additional one-year renewals may be approved at the sole discretion of the Board of Supervisors.

9. **Woodbury County Road Use and Repair Agreement**

- A. **Roads.** Applicants shall adhere to the Woodbury County Road Use and Repair Agreement, and in doing so, shall identify all roads to be used for the purpose of transporting solar components, substation parts, cement, and/or equipment for construction, operation or maintenance of the solar installation and obtain applicable weight and size permits from the impacted road authority prior to construction.
- B. **Existing Road Conditions.** Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

10. **Woodbury County Public Drainage System Protection Agreement**

- A. Applicants shall adhere to the Woodbury County Public Drainage System Protection Agreement, and in doing so, shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation or maintenance of the US-SES (where required).

11. **Operation and Maintenance Plan.** The applicant shall submit a plan for the operation and maintenance of the solar installation including all necessary services, frequency of service, preventative maintenance measures, and monitoring. The operation and maintenance plan should include at a minimum:

- A. Preventative maintenance practices and schedules for all on-site equipment including but not limited to: inverters, panels, equipment pads, tracking systems, transformers, access entrances, internal roads, gates, fencing, security systems, stormwater management installations.

- B. Annual reporting and verification to the Zoning Director on the status or changes to ongoing service schedule.
- C. Schedule of all other monthly, annual, or semiannual reporting requirements for other submittals including: agricultural impact mitigation plan, decommissioning plan, and vegetation management plan.
- D. Noise. No operating solar energy equipment shall produce noise exceeding any of the following limitations, with the exception of initial construction and routine maintenance. Adequate setbacks and effective noise mitigating equipment shall be used to comply with these limitations:
 - (1) An hourly average noise level of fifty-five (55) dBA during the day (between sunrise and sunset), and an hourly average noise level of fifty (50) dBA at night (between sunset and sunrise), as measured at the occupied dwelling of any adjacent property containing an existing residential structure. If the ambient sound pressure level exceeds 55 dBA during the day or 50 dBA at night, the standard shall be the ambient Leq (equivalent continuous sound pressure level) plus 5 dBA.
 - (2) A baseline noise evaluation shall be completed by a board certified professional by the Institute of Noise Control Engineering (INCE), or an appropriately licensed Professional Engineer (PE) prior to construction of the proposed solar site.
 - (3) A post-construction noise evaluation shall be performed by a third-party board certified professional by the Institute of Noise Control Engineering (INCE), or an appropriately licensed Professional Engineer (PE) following commencement of commercial operation of the project to verify compliance with the County's standards.
 - (4) The owner(s) of adjacent properties within 500 feet may voluntarily agree, by written and recorded waiver, to a higher noise level.
- E. Issue resolution protocols. Contact information for responsible party to address issues that may arise (damaged equipment causing excessive noise, etc.).
- F. Disposal/recycling plan for damaged or obsolete facility equipment or hazardous waste. No storage of inoperable or obsolete equipment shall be allowed to remain on-site. Site operator shall be responsible for the cleanup of debris related to storm damage.

- G. Cleaning chemicals and solvents. During operation of the proposed installation, all chemicals or solvents used to clean photovoltaic panels should be low in volatile organic compounds and the operator should use recyclable or biodegradable products to the extent possible. Any on-site storage of chemicals or solvents shall be referenced.
- H. Maintenance, repair, or replacement of facility. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to emergency response officials. Any retrofit, replacement or refurbishment of equipment shall adhere to all applicable local, state and federal requirements.
- I. Repowering. Proposals to replace more than twenty five percent (25%) of the panels in a facility within a twelve (12) month period will be required to submit a new Conditional Use Permit application based on the requirements in this ordinance for review and approval. A repowering event does not include replacement of panels in previously approved locations due to weather damage, equipment failure, or a force majeure event.
 - (1) The plan shall include updated information for some or all of the reports and plans required by this section, as determined necessary by the Zoning Director.
 - (2) The Board of Adjustment shall review and approve, conditionally approve, or deny the repowering plan as per the requirements of Sections 2.02.9 and 5.08.

12. Decommissioning, Abandonment, Financial Security, and Site Restoration Plan.

- A. The application must include a decommissioning plan that describes the following:
 - (1) The anticipated life of the utility scale solar installation.
 - (2) The anticipated manner in which the project will be decommissioned, including plans to recycle components and dispose of any hazardous materials.
 - (3) The anticipated site restoration activities.
 - (4) The estimated decommissioning costs in current dollars.

- (5) The method for ensuring that funds will be available for decommissioning and restoration of the site.
- B. Decommissioning cost considerations. The applicant shall provide the estimated cost of decommissioning, excluding the salvage value, should be presented from both the solar applicant and from an independent third-party engineer, at the recommendation of the Woodbury County Engineer, at the expense of the applicant.
- (1) Removal of any hazardous materials at the facility, as determined by a Toxic Characteristic Leaching Procedure (TCLP) or other similar test approved by Woodbury County and as described in the facility's Operations and Maintenance Plan. TCLP testing shall be performed prior to any ground disturbance at the project site.
 - (2) Salvage value shall not be included in the cost estimate.
 - (3) The estimated decommissioning cost must be updated every 5 years of the project using the same process as the initial decommissioning cost process.
- C. Site restoration activities. Restoration activities shall include, but not be limited to, the following:
- (1) Removal of all components and equipment.
 - (2) Soil in project area shall be decompacted and seeded with a cover crop, unless otherwise specified in the approved vegetation plan and/or agricultural impact mitigation plan.
 - (3) For any part of the energy project on leased property, the plan may incorporate agreements with the landowner regarding leaving access roads, fences, gates or repurposed buildings in place or regarding restoration of agricultural crops or forest resource land. Any use of remaining structures must be in conformance with the regulations in effect at that time.
- D. Performance agreement and proof of financial surety. At the time of permitting, the applicant, facility owner, or site operator shall provide a Performance Agreement and accompanying financial surety instrument to cover the cost of decommissioning in accordance with the following:
- (1) Decommissioning funds shall be required in an amount of 125% of the most recent estimated decommissioning total cost paid for by the project owner/developer. The decommissioning funds shall remain in place until one (1) year after the last day of decommissioning unless sooner released by the Woodbury

County Board of Supervisors

- (2) Decommissioning funds shall be maintained in the form of a performance bond, surety bond, escrow account, bank letter of credit, stable parent company guarantee, or other form of financial assurance as approved by the Woodbury County Board of Supervisors. Any financial document evidencing the maintenance of the decommissioning funds shall include provisions for releasing the funds to the County or a contractor hired by the County in the event decommissioning is not timely completed as outlined herein.
 - (3) Prior to any ground disturbance, grading or construction activity on the site, one-hundred twenty-five percent (125%) of total estimated decommissioning costs shall be provided by any of the means listed above.
 - (4) Financial surety shall be maintained for the life of the project.
 - (5) Proof of recertification of the financial surety instrument must be submitted to the County annually. The county shall be notified immediately if the financial security instrument is cancelled, lapses, or otherwise is no longer in effect.
 - (6) Every five (5) years, the facility owner or operator shall retain an independent Licensed Iowa Engineer approved by the County to re-estimate the total cost of decommissioning and attest that the value of the financial surety instrument is appropriate. This report shall be filed with the County and shall incorporate any new industry information learned since the last cost determination.
 - (7) The required amount of the decommissioning fund shall match the re-estimated cost of decommissioning. Within ninety (90) days of filing the re-estimation report with the County, the facility owner or operator shall cause the fund balance of the financial surety instrument to be adjusted to ensure that it matches 125% of the re-estimated decommissioning cost.
- E. Commencement of site decommissioning. Decommissioning of the site shall commence at the time identified in the project decommissioning plan or performance agreement, or when the facility is determined to have been abandoned.
- (1) Decommissioning shall be completed in accordance with the approved decommissioning plan.

- (2) The landowner or tenant shall notify the Zoning Director both when the project is discontinued and when decommissioning is complete.
- (3) Third-party verification, as well as County verification of completed decommissioning will be required before the financial surety may be released.
- (4) The facility will be considered abandoned or out of commission in the following circumstances:
 1. Upon termination or expiration of the solar farm leases/easements; or
 2. After one year without production, storage of energy, or use as a backup facility; or
 3. Failure to comply with the terms of the Conditional Use Permit after written notice of infractions from the County and a period of no less than 90 days to allow the operator to bring the US-SES into compliance.
 4. Exceptions could be made for:
 - a. A force majeure event that has occurred or is occurring, which will prevent the facility from resuming operation within 12 months.
 - b. If the facility is in the process of being repowered.
 - c. The project is pending completion of construction of the facility due to a backlog of cases or service requests in the MISO queue.
 - d. A situation in which the project owner can provide evidence to the Woodbury County Board of Supervisors, that the facility's period of continuous inactivity is due to circumstances beyond the project owners control and that the facility has not been abandoned.
 - e. Appeal of the notice of abandonment from the county within a set time of the project owner's receipt of the notice in which the project owner explains the reasons for operational difficulty and provides a timeframe for corrective action that the county deems reasonable.

13. **Soil Erosion and Sediment Control Plan.** A grading plan shall be submitted and shall include all proposed changes to the landscape of the site (e.g., clearing, grading, topographic changes, tree removal, etc.). The plan shall be accompanied with the following documentation:

A. Erosion and Sediment Control

- (1) The applicant agrees to conduct all roadwork and other site development work in compliance with a national pollutant discharge elimination system (NPDES) permit as required by the state department of natural resources and comply with requirements as detailed by local jurisdictional authorities during the plan submittal. If subject to NPDES requirements, the applicant must submit the permit for review and comment, and an erosion and sediment control plan before beginning construction. The plan must include both general 'best management practices' for temporary erosion and sediment control both during and after construction and permanent drainage and erosion control measures to prevent damage to local roads or adjacent areas and to prevent sediment-laden run-off into waterways.

B. Stormwater Management Plan

- (1) For the purposes of pollutant removal, stormwater rate and runoff management, flood reduction and associated impacts, the applicant shall provide a detailed analysis of pre- and post-development stormwater runoff rates for review by local jurisdictional authorities.

14. **Emergency Response Plan**

A. The applicant shall submit an emergency response plan prior to any ground disturbance at the project site detailing the planned response actions that will be taken by the solar facility operator, including any battery energy storage systems in the event of an emergency situation. These actions are intended to minimize health risks to personnel and people in the surrounding community, as well as minimize adverse impacts to the environment.

- (1) The plan shall include, but is not limited to, a detailed narrative of response procedures and the facility representatives responsible for management of the following plausible contingencies that could occur at the facility: natural disaster/severe weather, fire, security incident, capacity/transmission, environmental, chemical, pipeline (if applicable), and medical. It shall include procedures for a site evacuation, designated egress routes and emergency

staging areas.

- (2) The plan shall include a standalone section detailing the emergency response protocols specific to battery energy storage areas (if applicable).
- (3) The plan shall be developed in coordination with local first responders, Woodbury County Emergency Management & Siouxland District Health personnel.

15. Future Operators

- A. Future operators, successors, assignees, or heirs of an US-SES are subject to all conditions of the Conditional Use Permit, its associated agreements and plans, and this Ordinance. The holder of a US-SES Conditional Use Permit shall notify the County at least 90 days prior of the intent to sell or transfer or change operators of the US-SES.

16. Enforcement

A. Violations

- (1) It shall be unlawful to locate, erect, construct, reconstruct, alter, repair, convert, or maintain any building, land, or structure, or use any land, building or sign in violation of any regulation in, or any provisions of, this Section, or any amendment or supplement thereto, lawfully adopted by the County Board of Supervisors; or to fail to comply with any requirement or condition imposed by the Board of Adjustment.
- (2) Any person, firm or corporation found to be in violation of any provision of this Section shall be served written notice by the Zoning Director or designee stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. Such person shall, within the period of time stated in the notice, take all necessary action to correct the violation and shall permanently cease such violation.
- (3) Each day during which the violation continues shall be a separate violation.
- (4) A Notice of Violation may be served as a first attempt to gain compliance. If compliance is not met with the sending of a Notice of Violation then a Citation shall be served on the property owner. The offender shall be provided a reasonable time, (not to exceed)

thirty (30) days in which to correct the violation. A violation which occurs for a short period of time is observed and there is no other reasonable means for ensuring compliance, be served a citation immediately upon observation of a violation.

- (5) If the violation is not corrected, Woodbury County may seek such remedies, civil or criminal as are authorized by law.

17. Penalty

A. The Zoning Director or designee may assess the maximum civil penalty per day for each violation allowed upon each violation, as outlined in the Woodbury County Zoning Ordinance that continues to exist.

B. Remedies

- (1) If work is being done in violation of any provision of this Section and continues beyond the date of notice and the work is not being done to correct a violation, an immediate stop-work order shall be issued by the Zoning Director. Such order shall be given to the owner of the property, the authorized agent(s), or the person or persons in charge of the activity on the property and shall be posted upon the property. The stop work order shall state the conditions under which work may be resumed.
- (2) Violations by an individual or property owner will prohibit any additional permits for that property or other properties to be issued unless said permits will remedy abatement of the violation. Stop work orders will be placed on any work on other property in which the violator is operating or owns.
- (3) If the Zoning Director determines that a violation is an immediate threat to public safety or welfare and the property owner or operator has failed to take corrective action within the time period stated in the notice provided, Woodbury County may take such remedial action as is necessary to protect the public safety or welfare. Such remedial action may include entering the property where a violation is present, correcting the violation, and placing a lien on the property to secure payment and reimbursement of any and all expenses incurred by Woodbury County to correct such violation.
- (4) Woodbury County may seek other such remedies, civil or criminal as are authorized by law.

Severability

Should any section or provisions of this Ordinance be declared by the courts to be invalid or unconstitutional, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid or unconstitutional.

Effective Date

This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed and adopted by the Woodbury County, Iowa Board of Supervisors on this ____ day of _____, 20____.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Attest:

Keith Radig

Patrick F. Gill, Woodbury County Auditor

Jeremy Taylor

Adoption Timeline:

Date of Public Hearing and First Reading_____

Date of Public Hearing and Second Reading_____

Date of Public Hearing and Third Reading_____

Date of Adoption_____

Published/Effective Date_____