



# IOWA

## PLANNING NEWS

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### PLANNING FOR BETTER HOUSING

Towns and Cities Can Control Residential Expansion  
to Prevent Future Blighted Areas

City planning is the public control, through planning in advance, of the physical development and use of land and its appurtenances in the interests of the community as a whole.

It is therefore obvious that good housing becomes definitely a phase of city planning. And because residential areas and their portion of the total city area given over to streets, parks, play areas and other normal community accessories occupy virtually 30 per cent of the total developed area in the average city, problems having to do with these residential areas should constitute a major consideration in city planning.

In any city or town, there are certain residential areas that are well laid out with dwelling structures of good architectural quality, surrounded by proper environment and supplied with all the accessories necessary for a complete community life. For such parts of the city there seemingly is no

immediate or visible problem.

However, it must be admitted that such areas are generally much in the minority and that they are almost engulfed by considerable portions of the

city that either are blighted, definitely ruined and left sterile, or show marked indications of oncoming blight. Moreover, most of the blighted areas occupy prominent locations.

Because of the relatively large proportion of the residential areas bear to all city planning problems in the smaller and medium sized cities, future planning by these cities may resolve itself mainly into a replanning and rehousing program based on a long time plan for rehabilitation of existing

blighted areas and a program for control of further residential expansion. City planners long have contended that the residential neighborhood rather than the block should be the unit of the city plan. Theoretically, such a

#### FACING BUILDING BOOM

In the November issue of Iowa Planning News appeared a warning to towns and cities to prepare by planning and zoning for a future residential building boom. Otherwise, they may again experience all the evils of unregulated urban growth which has in so many instances in the past, in most cities, resulted in costly extension of utilities and in suburban blight. Those who saw in that discussion a hint of what may occur in the future, will be interested in this discussion of urban housing and residential planning.

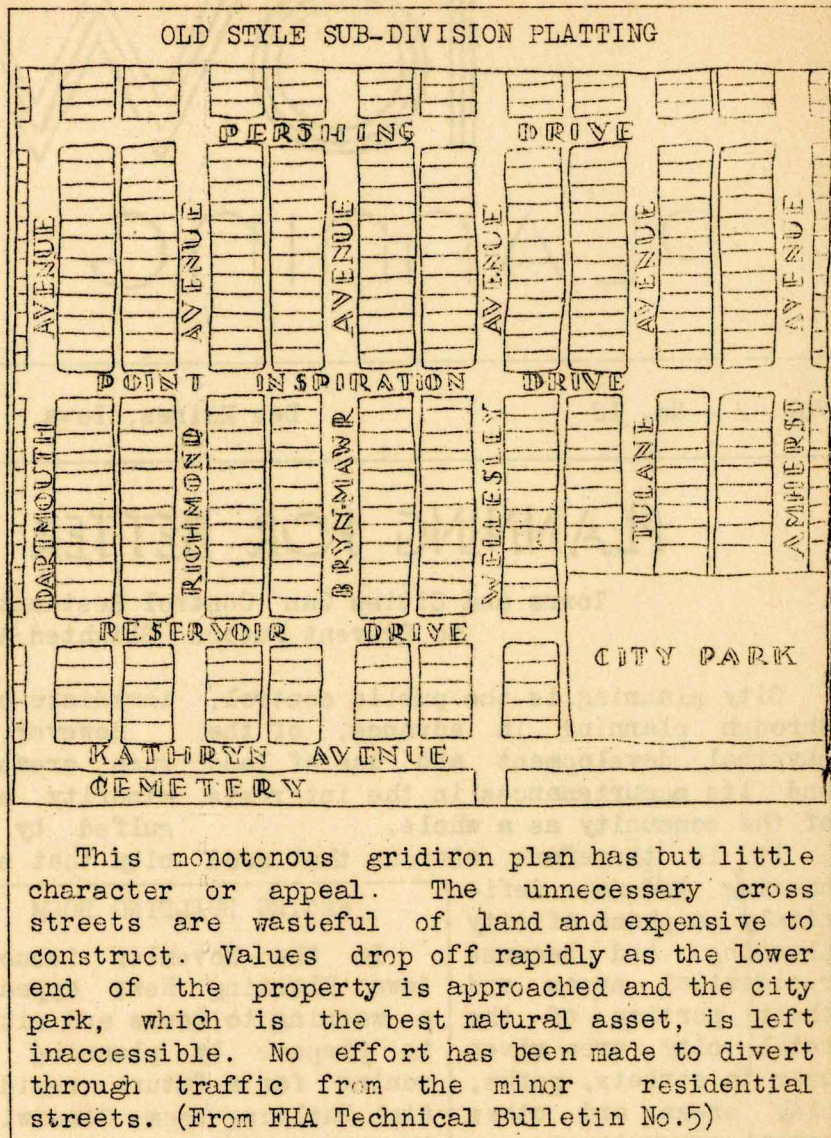
residential unit development should provide housing for that population for which one elementary school ordinarily is required.

Such a population should be sufficient to maintain a proper number of commercial institutions necessary for an efficient distribution. The unit should be bounded on all sides by artificial or natural barriers so as to make it as distinctly separate as possible from surrounding sections.

Effective barriers would be arterial or semi-connecting streets, designed to carry all through traffic around the dwelling area rather than into it. The neighborhood itself should be provided with a special street system designed to follow natural contours while providing easy access to dwellings.

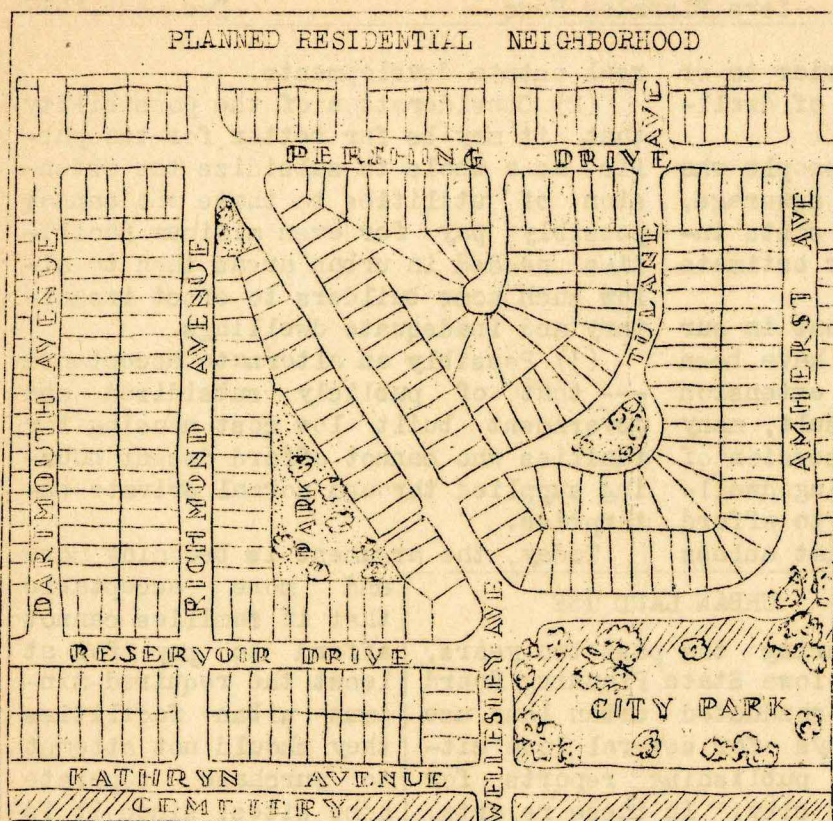
Besides the recommended physical layout of the neighborhood, other fundamental requirements are that it be supplied with small parks and recreation spaces to meet the needs of the particular area; that sites for the school and other community institutions have as their sphere of influence the limits of the unit, and that shopping districts be adequate for the population to be served and be laid out on edges of the neighborhood, carefully segregated from the dwelling areas, yet within easy walking distance.

Although this conception is admittedly idealistic and not intended for widespread adoption in its exact form, it should nevertheless be kept foremost in mind in present and future planning and replanning endeavors. Its reality is becoming more and more possible as more attention is given to revamping the American city.



Unfortunately, most American cities are characterized among other things by large areas of vacant, undeveloped land within their boundaries. This feature of urban growth has engendered wasteful scattering of improvements. Land development in excess of need of actual building demand is a wasteful procedure and costly not only to the city but to the ultimate purchaser who intends to build; and when newly opened residential land is not properly supplied with the utilities essential for healthful and sound urban environment, incipiently blighted areas are actually created.

These areas, characterized by cheap, shoddy small homes surrounded by un-



In this plan the city park has been made a focal point and a real asset to the entire property. Lots in the lower right-hand corner are no longer cut off from ready access to the city. Unnecessary cross streets and alleys have been eliminated, resulting in a saving of 1,000 feet of road construction with a slight increase in the number of lots. Some of the more desirable lots are now in the lower end of the property near the park. (From FHA Tech. Bul. No. 5)

desirable out-buildings that should have no place in relatively congested urban areas, are to be found in every city, but are particularly noticeable in smaller cities where the single-family detached dwelling predominates; and they almost always trail off into haphazard commercial developments, automobile dumps, roadhouses and the like, strewn along the principal radial thoroughfares which should be the impressive approaches to the city proper instead of what they oftentimes really are.

A city that provides well built up residential areas, concentrated but not crowded, with open spaces that are

really open and accessible to the public, and supplied with all utilities necessary for a healthful community environment, represents an urban growth much more desirable and more economical than the present sprawling city.

Because of widespread failure to control land development, most of our modern cities find that many sections within their limits are spotted with shacks and sub-standard homes and are not properly serviced with even the barest minimum utilities necessary for healthy environment.

The lack of municipal control over the quantity of subdivision development has resulted in an over-abundance of lots, due mostly to speculative schemes of a few promoters, to mistaken ideas on the part of property owners and real estate operators as to the demand for lots, or to failure to recognize their most advantageous uses in harmony with the surrounding development.

The frequent accompaniment of these misdirected, uncontrolled and unplanned efforts is a corresponding decrease in quality of design. The common results are inflated land values, scattered dwellings and a lack of necessary facilities. Premature subdivision of raw land into lots, put on the market without the necessary equipment installed, more often than not results in the creation of incipiently blighted areas.

In a sound system of urban land development, municipalities should be given the authority to require some kind of reciprocal obligation on the part of both sellers and purchasers that the necessary sewers, water mains and

streets will be installed prior to or concurrent with the erection of dwellings.

Usually land is sold to people who are not informed as to what sewerage, street and other improvement costs involve, and before any plan or estimate of cost is prepared.

It is a well known fact that in our cities today extensive areas have been subdivided in advance of the extension of public facilities. As a result, many purchasers, after taking possession of their property and upon erecting dwellings, find they are not able to afford the improvement costs, so that unless the city advances the necessary capital outlay the area is soon blighted by the appearance of outside toilets and other objectionable elements arising from the lack of those facilities which constitute minimum requisites for safe and healthful environment.

In cases where new land is opened to higher class residential districts, of course, there is nearly always either an outright installation of utilities by the seller or some agreement between the seller and purchaser as to their provision. Such is not generally true, however, in the case of land sold to purchasers having only very limited incomes, who often build inadequate dwellings.

In the end, the city possesses areas that not only are sore spots from an aesthetic point of view but also may become breeding places for all kinds of social and physical ills, instead of becoming healthful and orderly communities for low income citizens.

Solution of the problem of supplying utilities to all homes in the city depends primarily upon:

(1) Public acceptance of some means of municipal control over expanding

real estate developments.

(2) Consideration of the possibility that it may be far better for the public as a whole to subsidize the extension of utilities to those who cannot possibly pay for even minimum facilities needed in urban areas than to allow such home builders to erect insanitary and inadequate dwellings.

(3) Possibly an alternate acceptance --- that of publicly subsidized and government built low cost housing for families who cannot afford decent housing supplied through normal private enterprise.

Today, the argument is becoming more

#### URBAN LAND USE

During the past two years, the Iowa State Planning Board has conducted urban land use surveys for several Iowa cities, publishing reports for each city. In these reports, planning problems affecting residential, commercial, industrial and railroad areas and street systems were discussed. In this article are presented the general suggestions relating to residential land use and housing problems as outlined in the urban land use reports.

and more acceptable that if families cannot afford to pay for at least the required minimum urban facilities they should not attempt to purchase separate home sites, since it is an established fact that such a practice definitely leads to poorly built and blighted neighborhoods.

Is it better from the standpoint of community health, safety and welfare that low income families be housed in sound dwell-

ings and the extra cost for better housing and for provision of utilities be subsidized directly, than to subsidize indirectly the cost of extending utilities to neighborhoods marred by too cheaply built houses and shacks?

Practical solutions of what to do about depreciated residential areas should be more possible in smaller cities because by the nature of their residential development (single-family dwellings, high ratio of home ownership, etc.) urban land and housing problems are not complicated by intensive uses of land, high values, small parcels, complex mortgage structures, and other features characteristic of the metropolitan city which tend to discourage rehabilitation.

### PLANNING IS FOR PEOPLE

(From "Pennsylvania Planning," bulletin of the Pennsylvania State Planning Board.)

Planning is for people. In the pre-occupation with programs for public works, public housing, public resources conservation, it is not difficult at times to lose sight of the people who constitute the "public" aspect of these public projects.

Public planning is government acting for and by people, in that no-mans-land outside of and beyond the planning reach of individual private initiative.

When government serves people instead of exploiting them, it is democratic government. It is no mere accident that "republic," as designating our popular form of government, is compounded of two Latin words: "things public." Unhappily, democracy has come to be associated in many people's minds with laissez faire -- the absence of control and direction.

The chief merit of democratic government in the past has been largely negative, -- as a defense against political tyranny, -- rather than positive as the deliberate and well considered application of foresight and planning for assuring people the largest return on resources, not the least of which is themselves.

A complex and expanding technology by which goods and services are being amazingly multiplied, demands a new and realistic approach to government. Government must either become efficient public management of our common store of resources and capacities, be displaced by some alien system, or yield to destructive confusion. As to the nature and direction of public planning for the utilization of these resources, the desires and expectations of people must -- under any scheme of self-government -- provide the final decisive word.

Planning cannot accomplish its highest good by coercing people, however adroitly, into the mere acceptance of

finer social values and standards handed down, ready-made, from above. These must be the product of a natural and self-generated growth among people themselves.

Here, then, is a major problem of public planning, -- how to preserve the sovereignty of people without sacrificing progress, -- which must be faced with intelligent courage and patience, remembering always that planning is for people.

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### DEMOCRACY IN TENANCY HEARINGS

(Editorial in Des Moines Register, December 8, 1937.)

One of the flaws in the dictatorship charge levelled against the department of agriculture, regarding its farm programs of the last few years, is that so many farmers and interested parties have been consulted and their advice actually followed.

Dictatorship never bothers to consult much with the dictated.

The Iowa farm tenancy committee, appointed by Governor Kraschel as a functioning unit of the Iowa state planning board, evidently intends to act on the same democratic principle. During the months of January and February, public farm tenancy hearings will be held in each county of the state.

Ninety-nine hearings -- and at each one any person may speak his mind on the problem of tenancy in Iowa.

Thus Iowa approaches even nearer to the New England town meeting idea to evolve its policy. Whatever the idea expressed, it will be weighed and sifted by public opinion, will be analyzed, cross-questioned, and defended before the very groups most interested in tenancy on the farm, be they bankers or tenants or men and women who are neither, but who realize that tenancy does not contribute to the stability of the community.

As nearly as it can be contrived in a complex society, this is a democratic method.

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# ORIGINAL MORMON TRAIL MARKED

Signs Indicate Route Taken by Brigham Young and His Band of 500 Followers from Montrose to Council Bluffs

By Howard Chandler, Project Supervisor

Within the past 60 days, the Iowa State Planning Board has erected (under a WPA project) 140 temporary markers along the primary and county roads in southern Iowa indicating the route of the first Mormon immigrants who traversed Iowa in their historic trek from Nauvoo, Illinois, to the shores of the Great Salt Lake in Utah.

In the few weeks which have elapsed since completion of this project, a great deal of interest has been evinced by people throughout the state in the route which has been marked.

There also has been some confusion among Iowans who have long believed the Mormons followed other trails. These disagreements are easily understood when considered in the light of the whole story of the Mormon migration.

Contrary to the opinion of many, the movement of the Mormons from their adopted home in Nauvoo, was not a sudden and complete accomplishment, but rather a gradual one effected over the period from 1846 to 1852. During this time, not one but many caravans crossed the Mississippi River into Iowa, to push westward to the almost unknown and uncharted "land of promise."

As caravan after caravan traversed the state, each attempted to improve upon the routes taken by its predecessors, trying to avoid if possible some of the hardships and delays which beset the first travelers across the rolling and poorly mapped hills of southern Iowa. As each caravan reached its des-

tinuation, word was sent back concerning the journey and advice given to succeeding immigrants to try routes farther and still farther north in the hope that later caravans would find easier trails and faster travel.

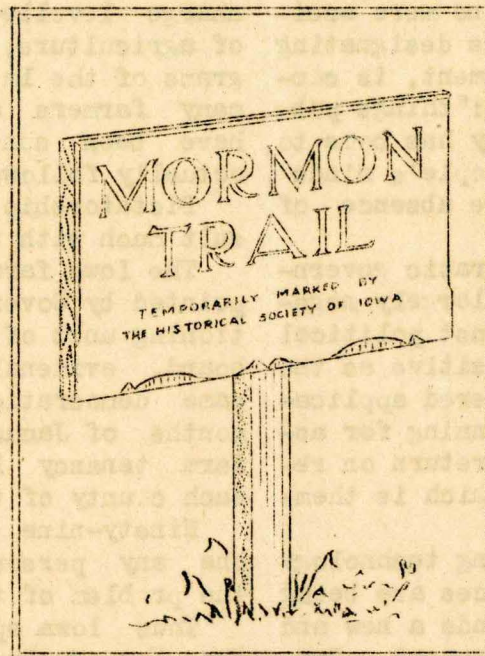
Thus it is clearly seen why so broad an area in southern Iowa is replete with relics and recollections of the Mormon passage.

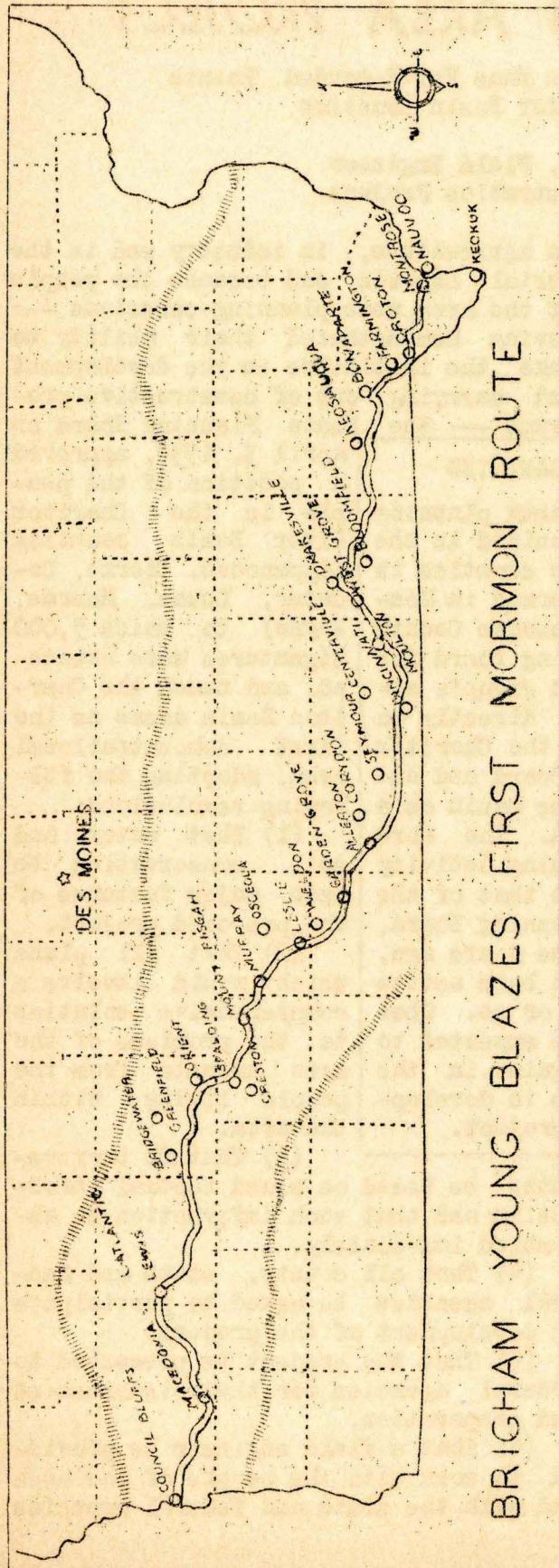
Because in fact the trails were so numerous and varied so greatly in their course, the State Planning Board in cooperation with the Iowa Historical Society and the State Historical Museum and Art Department, and under the direction of Prof. J.R. Fitzsimmons of Iowa State College, painstakingly traced the route taken by Brigham Young, spiritual leader of the sect, and the band of about 500 believers who first landed on Iowa soil at the town of Montrose, on February 6, 1846.

The foundation for research on the original trail was the diary of the historian of that original company, loaned by Mr. Andrew Jensen, present assistant historian of the Church of Jesus Christ of Latter Day Saints (Mormons) in Salt Lake City.

With the rough itinerary revealed by this diary, research was made on the earliest available maps of the areas concerned. It was discovered in many places that old roads were established along certain portions of the trail first broken by the wagon wheels of this original Mormon company.

To reinforce the evidence obtained





BRIGHAM YOUNG BLAZES FIRST MORMON ROUTE

from the diary and the old maps, excursions were made into the area where the testimony of old settlers and the existence of old landmarks were carefully considered.

These researches unfolded an epic adventure the equal of which is probably not to be found elsewhere in Iowa history.

Starting in the dead of winter, this pioneer company, transporting all its worldly goods, herding its livestock

ORIGINAL "BRIGHAM YOUNG" TRAIL

Shown on the map on this page is the Iowa trail of the first company of Mormons headed by Brigham Young who left their homes in Nauvoo, Illinois, ferried the Mississippi River in February 1846, and trekked their way westward to Council Bluffs, thence on to Great Salt Lake in Utah. The double line marks the original trail. Later caravans wended their way farther and farther northward to the limit of the wide shaded line. Some Mormons tried a route through Missouri, entered Iowa toward the western part of the state north of the wide shaded line shown to the south of the original trail. Between these shaded lines occurred the broad movement of the Mormons across Iowa until the end of the migration.

and chickens and moving in flimsily covered wagons, slowly traveled across the state. The band stopped frequently to augment its supplies by trading with Iowa settlers the labor of the men of the company in splitting rails, clearing timber, erecting buildings in return for produce of the Iowa settlers' farms.

As the wagon train pressed onward, breaking its trail through the very sparsely inhabited reaches of southern Iowa, building bridges and locating fords, careful provision was taken to insure the welfare of trains which were to follow.

Permanent camps were established and  
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# REVIEWS CHARITON AREA PROJECT

Field Engineer Outlines Progress Thus Far Recorded, Points to Long-Time Benefits for Basin Counties

By Laurence W. Murray, Field Engineer  
Chariton Basin Demonstration Project

For years, various agencies concerned with agricultural problems and practices have recognized that the most serious malmanagement of land use in Iowa has been in the south-central portion of the state.

The breaking point of natural soil fertility in this area has, in all probability been passed on much of the land. The need for stabilization and increased soil productivity has been recognized as extremely urgent if the land is to be saved from dropping below the margin of agricultural production.

During 1936, particularly at drouth conferences and at state planning conferences, the idea of creating an experimental project area in which attempts would be made to unify and coordinate the efforts of local, state and federal agencies to effect solutions to those problems, was considered. Culmination of the idea was reached during the latter part of 1936 when the Iowa State Planning Board, at the request of representatives of the Soil Conservation Service, the Resettlement Administration, the Agricultural Extension Service and other agencies formed a temporary committee (now the General Committee) of technicians and agency heads to consider establishment of such an area in southern Iowa.

Because of the diversity of problems

in agriculture, in industry and in the social aspects, and because the people of the area were planning-conscious --- having demonstrated their ability to take the initiative in the development and carrying out of constructive programs --- the State Planning Board on

## MONROE CO. ORGANIZING

The third county planning board to be organized in the six Chariton Basin counties is that now being formed in Monroe County. Appanoose County has had a planning board for about a year, that group's activities leading directly to the formation of the Chariton Basin Planning Board and establishment of the basin as a demonstration area. The earliest county planning activity in the area was that of the Decatur County Planning Board, formed nearly three years ago, but which has not been active for the past year or so. That group, however, is expected to become active again in the course of events in development of the area project.

April 3, 1937, approved a petition of the people in the Chariton River Basin counties (Appanoose, Clarke, Decatur, Lucas, Monroe, Wayne) to which 5,000 signatures were attached, and named the Chariton Basin areas as the first demonstrational area, adopting the following resolutions:

(1) That water and soil conservation be made major features of the proposed project.

(2) That all plans which would involve a comprehensive solution to the problems of the area emanate from the people living within the area.

(3) That all improvements be based on sound factual information and that such information be assembled immediately.

(4) That all county, state and federal agencies be asked to participate in development of the project.

(5) That the project be presented to federal agencies for their indorsement and cooperation.

(6) That a field engineer be provided to work with the people of the area and with the state and federal agencies

in furtherance of the project.

Immediately, the Chariton Basin Planning Board, headed by Chairman Sam V. Carpenter of Centerville, formed twelve local committees, namely:

Forestation, Soil Conservation, Water Conservation, Public Works, Recreation, Industry, Rural Electrification, Employment, Highways, Education, Government and Finance, and Health.

These committees, with more than 250 members, were asked to prepare and present working plans for consideration. Duties of these committees were defined as:

(1) Prepare formal recommendations, requests and resolutions.

(2) Prepare rough working plans for immediate action and detailed plans for long-time programs.

(3) Assist in furtherance of projects undertaken by enabling the people to anticipate and cooperate.

Numerous committee meetings have been held resulting thus far in the adoption of three major projects:

(1) District health project.

(2) Soil improvement and soil rehabilitation project.

(3) Forestation of depleted areas on private farms project.

These projects have been given preliminary approval by the General Committee and by the State Planning Board.

Other projects given preliminary consideration by the local committees are those of water conservation, farm refinancing, farm tenancy, taxation, highways and social-economic problems.

Under the district health project, it was contemplated that a county nursing service be set up in each of the six counties. The service was to provide for establishment of one nurse for each county to carry out a generalized nursing program designed to improve the

general welfare of both the adult and youth population.

The plan was to give advice to bring about a higher standard of sanitation and health-promoting practices and to work with educators and others in generally promoting good health measures. This county nursing service was to be headed up by a district office which would include in its personnel a district medical supervisor, district supervising nurse and a district sanitary engineer.

This program is now under way in five of the six counties.

The soil improvement and soil rehabilitation project involved many phases of soil conservation. Some were liming, phosphating and reseeded the soil, water retardation, introduction of proper farm management and development of stock water supplies on farms. In this project, it was contemplated that the farmers would use some 3,300,000 tons of limestone and 165,000 tons of phosphate materials and

would reseed 2,360,000 acres during the next eight-year period; it also contemplated construction of small ponds for stock purposes on land recommended for permanent pasture, and adoption of a better program of land use practices.

The forestation project entails tree planting on depleted areas on private farms with seedlings provided at nominal cost from state and federal nurseries. Under this project, the Chariton Basin Planning Board and its committees agreed to encourage farmers within the area to reforest depleted areas, gullies, etc.

Primarily because of the great interest shown locally in the program, much has been done in the short time the project has been under way. This

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#### CITIES STUDY PLANNING

Latest news reports from the cities of Clear Lake in Cerro Gordo County, and Hawarden in Sioux County, are to the effect that local interest is being crystallized in favor of city planning. The Clear Lake Civic League, which has for some time been agitating the issue, now has the city council and other civic groups definitely interested. In Hawarden, the community committee of the Chamber of Commerce called together a number of civic groups to consider city planning, and now is sounding out public sentiment on a wider basis.

# PLANNING AIDS STRICKEN REGION

## North Dakota Area Badly Hit by Drouths, Devises Means for Supporting Population Through Public Works and Proper Land Use

By Obed A. Wyum, Chairman  
Sargent County Planning Board

Officially, the Sargent County Planning Board has existed only since 1935. However, it hardly gives a fair picture of the Planning Board's activities in this county to date its beginning from that date.

The Sargent County Planning Board actually commenced functioning in a non-official capacity with a slightly different personnel back in the fall of 1933. It was in the summer of 1933 that devastating drouth first hit Sargent County and brought about the first complete crop failure in more than 40 years. There had been short crops of one sort or another in previous years, but never a complete failure of everything before.

Late in the summer of 1933, it became apparent that Sargent County would be facing a very serious situation in the future, due to all crops being destroyed by the drouth. To meet this situation, the Board of County Commissioners and a few others proceeded to take steps that made them a non-official planning board.

As a partial solution to the loss of income of the people of the county, a constructive road building program was planned for and preliminary steps taken to see how this could be inaugurated and carried out. Contacts were made with the newly created federal agencies that might possibly have a bearing on such a program, such as the Public Works Administration and the Reconstruction

Finance Corporation.

Then all the township boards in the county were called into conference, one at a time, and a definite plan for a county road system was mapped out for a long-time program. Definite allocation of county and township funds were arranged for to carry out such a program

in the event that federal or state funds might become available.

Arrangements also were made with the relief departments of the county that all relief for able bodied persons was to be worked out even though the relief had to be granted in advance of such labor.

The result of this planning was that when CWA opened up, Sargent County was all set with a well considered program, ready for work.

During the few short months (winter months though they were) that CWA lasted, a very good beginning was made on this road program. The rest of the program has been carried out consistently with all the various relief and work agencies that have since come into being, FERA, NRWR, state and federal aid constructions, WPA, and also continued co-operation in working out relief granted by the welfare departments and the Re-settlement Administration.

Up to the present time more than 450 miles of highway has been constructed under this program. Practically all of it is graded or regraded and gravel surfaced. Also as a part of the pro-

### ONE COUNTY'S ACHIEVEMENT

Prof. P. H. Elwood, Counselor for the Missouri Valley Region in which both Iowa and North Dakota are located, has referred in articles in Iowa Planning News to the work of the Sargent County Planning Board of North Dakota as an example of what may be accomplished by a real action group in the field of planning. Iowa Planning News requested the Chairman of that group to describe his planning organization's accomplishments, and presents it herewith.

gram, approximately fifty bridges have been widened, repaired or rebuilt by the installation of concrete floors, wings and back walls.

More than 90 per cent of the farmers of the county have less than two miles to a gravel-surfaced highway and no farm is more than four miles to such a highway. All the urban population is served by such all-weather highway.

In addition to the road building program, the Planning Board in its unofficial and official capacity later contacted the school boards, rural and urban, and arranged for the repair, remodeling and in some cases outright new construction of more than 50 school buildings up to this time.

Some of the urban projects have been quite elaborate, including recreational grounds as well as building and location improvements.

In 1935, following the still more disastrous drought of 1934, it was realized that a water conservation program was essential. A study was made of the water conservation possibilities throughout the county and quite a comprehensive program outlined and suggested to that end.

The Bureau of Biological Survey was interested to carry out a considerable part of this program and they have now practically completed four dams and one water diversion project.

These dams were near enough to completion last spring to hold a large share of the liberal excess runoffs that we had from the winter's snow. The lakes created by these dams it would seem should never go dry again, due to the increased depth of much of the area inundated.

The WPA took up many of the other recommended water conservation projects

and twelve more dams are now practically completed under this setup. There still remain some very desirable water conservation possibilities and it is the intention of the Planning Board to press consistently for action on these in order that the water conservation possibilities can be realized to the fullest extent possible.

A large number of other activities have been recommended and arranged for through the cooperation of the Planning Board, such as recreational facilities, tree planting, urban improvements in

sidewalks, streets and alleys; further improvement of the county fair grounds and whole-hearted cooperation with the community sanitation program of the Public Health Service.

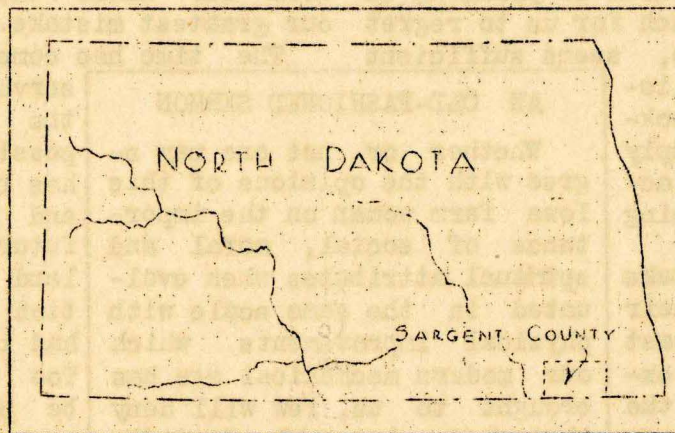
At the present time the Sargent County Planning Board is engaged

in launching a county-wide land use study. It is hoped under this survey to obtain a comprehensive and coordinated understanding of the best use for the various types of land in the county, of which there are many. Perhaps few counties in the state have a greater variation of soil and topography than has this county.

It is felt that much of this land can be utilized to better advantage for society as a whole than its present use. It is hoped to make this study during the coming winter months with the cooperation of various federal and state agencies as well as local communities and interested individuals.

It has been the consistent policy of the Sargent County Planning Board to work constantly for coordination of all political subdivisions and state and federal agencies of every nature and description to further the programs

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# PLANNING FOR HUMAN RESOURCES

Is Social Progress Keeping Pace with Public Works?  
Are We Weighing Our Emphasis on Either?

By Mrs. Harriet Rinehart  
Member, Executive Committee  
Iowa Conference on Planning

It was indeed a wise man who said: "It is better to look forward and plan than backward and regret."

The very fact that many of us realize that because of lack of planning in the past there is much for us to regret at the present time, seems sufficient reason why many public-spirited, forward-looking citizens are deeply interested in the activities of planning organizations.

Most Iowans take great pride in their state. We like to boast in loud voice and extravagant terms of the many and varied things in which Iowa excels. It is indeed true that we have much of which we can be proud.

We like to talk of the many excellent qualities of our respective counties; we speak with pride of our parks, our hogs, our schools, etc.

And why, may I ask, should not I be proud of Madison County? It is my home; I am one of the fourth generation to be living in the same township where my great-grandfather settled so many years ago.

But in spite of Iowa's greatness and the giddy heights to which we have climbed, we have come to be deeply concerned about the future of our state for the next 50 or 100 years.

Oliver Wendell Homes said: "The most important thing in life is not

where we are, but where we are going."

In the past, we have lived too much with no other ideal than the survival of the fittest, and we have taken much from our land. This has been perhaps our greatest mistake.

The time has come when we must pre-

## AN OLD-FASHIONED SERMON

Whether or not one may agree with the opinions of this Iowa farm woman on the importance of social, moral and spiritual attributes when evaluated in the same scale with physical improvements which our modern mechanical age has brought to us, few will deny that here is real food for thought. Few also will deny that many people think as does Mrs. Rinehart that perhaps too little attention is being paid to the fundamental assets of life -- home, church, school, health, wholesome recreation. Read this "old-fashioned" homespun discussion, then view its thought-provoking issues in the light of your own opinions and conclusions.

serve and restore to the land, where it is possible, that which has been taken away. You and I must pass on to future generations the land in better condition than most of us had it passed on to us. Too much stress cannot be placed on the programs for proper land use, reforestation and erosion control. We must give all these our strictest attention. But although the land is my "bread and butter" (I live on a farm in the fertile, rolling region of southern Iowa), I am interested not only in our natural resources but also in the human resources of Iowa. They

are just as important to the future of the state.

At times I become greatly perturbed at the ease with which we spend vast sums of money building great ribbons of concrete over which expensive, beautiful and powerful automobiles may speed from place to place. We as citizens seem more concerned over our automobiles and highways than over the real fundamentals of living, -- our homes,

health, churches and schools.

I have thought for some time that Iowans need a complete right-about-face. We need to put automobiles, road building, airports and many other things in their rightful and proper places, and put back in first place our homes, hospitals, schools, churches just as did our grand old "granddads."

A state may be judged today by her miles of concrete roads, and it is certainly a great stride forward in the march of progress.

But do we not have all the federal and state roads we need at present? Are we woefully lacking in homes, hospitals, health clinics, rural churches? Do our Iowa schools need improvement?

The mere mention of a public housing program causes many of our good citizens to raise their eyes Heavenward, throw up their hands in resignation and loudly wail that such an idea is insane!

Why should we worry about the inadequate housing conditions of our less fortunate neighbors?

However, I can remember when a similar suggestion about surfaced roads raised an equally terrific howl. A large per cent of the nation's people are housed far worse than the average Iowa blue-blooded hog. Yet these homes are the birth places for an increasing per cent of our citizens of tomorrow.

Every county in the state should have a county hospital, a public health nurse and health clinics. Health is a fundamental of success and happiness. Yet you might be surprised to learn how little is allotted the State Department of Health as compared with some other departments.

Public health clinics in every coun-

ty could and should become as great a blessing from the health standpoint to the citizenry as is the church to the spiritual development of men and women, or the schools in our educational development.

I am very proud of our school system, but would gladly see it remain as it is for the present while a strong health program is emphasized.

Every county needs a community center, a building to meet the needs of every recreational and civic organization of the county. Many counties like my own no doubt have excellent parks. We have two, also an American Legion swimming pool, which serve the public very well three months out of each year. But what about the other nine months?

Too few people recognize the importance of recreation in their lives. How we use our leisure time is almost as important to our health, our morals and our intelligence as how we use our working hours.

It will indeed be interesting and I hope will prove helpful when the recreational survey now being made by the Iowa State Planning Board is completed. At least we will have a better idea about how Iowans use their leisure time.

Every Iowan should have engraved on his heart and seared into his mind these words: "Invest in Iowa." This was the subject of a recent address by Dr. Robert O'Brian, Secretary of State. If every Iowan would truly invest his time, his money, his talents, his influence, and back these things up with the faith in Iowa that our forefathers had, we would in a short time have little worry about soil erosion, lack of homes, farm

(Cont'd on Page 15)

BROAD VIEWPOINT

Iowa Planning News presents this article by Mrs. Rinehart because planning as interpreted today recognizes and appreciates that there are sociological issues involved in planning, that human resources are as important as natural and other physical resources. Planning must consider all viewpoints, not only those of the technician but those also of the layman, the average citizen of the state whom the planning is intended to benefit. Needless to add, the views expressed by Mrs. Rinehart are hers, and not necessarily opinions of the Iowa State Planning Board or its staff.

# GROUP STUDIES CHILD PROBLEMS

## High Proportion of Delinquency Causes Concern in Lakes Region; Civic Organizations Invited to Cooperate

By Mrs. Ethel F. McMichael, Chairman  
Social Service Committee  
Dickinson County Planning Board

Dickinson County has long been aware of a definite need of social service. Being a tourist county, we have many social ills as an aftermath of summer excitement. There is a let-down in morals, as well as personal responsibilities, among many of our under-privileged families.

Although we are one of the smallest counties in population, we have an unusually high proportion of child neglect, child delinquency and children of no heritage of living standards or morals.

As a means of interpreting this need to the community, the Social Service Committee of the County Planning Board was organized. This committee is composed of representatives of county organizations such as the Red Cross, Ministers' Association, School Masters Club, American Legion Auxiliary, Parent-Teacher Association, Women's Club and Farm Bureau.

The purposes and objectives of this committee are five-fold:

(1) To study the need of children, especially the under-privileged and neglected.

(2) To find suitable homes in the county where children may have oppor-

tunity for moral development, instead of being institutionalized.

(3) To determine causes of delinquency.

(4) To bring about preventive measures to reduce delinquency.

(5) To study and recommend means for enactment of remedial state child welfare legislation.

We have held one meeting for the public, where speakers on "Social Legislation," "Organizing Boys' Groups" and "Utilizing Civic Groups" were presented in effective addresses.

We have had interest expressed by many county groups as a result, and there are now plans afoot for recreational groups in all parts of the county for boys and girls from under-privileged homes.

Our difficulty has been in finding leaders who are willing to assume this responsibility, but each one of these representatives has been interpreting

to his own organization the need for immediate action.

At our committee meetings we also are finding the weak spots of child welfare legislation, and are endeavoring to formulate definite remedies to be presented later to the state as a

### SOCIAL PLANNING

Dickinson County, situated in the heart of Iowa's Great Lakes region, formed a county planning organization about a year ago in an effort to establish long time plans and safeguards for the preservation of its invaluable natural assets which the whole state and thousands from other states annually enjoy. Headed by Attorney K.B. Welty as chairman, this planning group through numerous committees began to study individual problems and has held many discussion meetings. The entire state will read with great interest this account of one sociological problem in Dickinson County and what the county proposes to do about it. Of great significance is the belief of the county planning group that the county's summer resort population is a contributing factor to its child delinquency problem.

definite recommendation from the Dickinson County Planning Board.

We hope to awaken the county to the needs of these children, and to have our future delinquency lessened because of this cooperation. We hope to see children, now neglected and abused, placed where they will receive proper care and training which will enable them to become the type of citizens who will do credit to Iowa.

\* \* \* \* \*

ORIGINAL MORMON  
TRAIL MARKED

(Cont'd from Page 7)

large farms planted; some of them remaining as the foundations for future towns such as Garden Grove in Decatur County and Mount Pisgah in Union County.

The story of these dramatic struggles is punctuated frequently by tragedy, and along the trail were left mute evidences of the hardships in lonely graves, some of which are still known.

When at length Brigham Young and his company reached the Missouri River at the site of Council Bluffs on June 15, 1846, more than five months after landing on the west banks of the Mississippi, he not only had reached a great milestone in his own journey, but also had left an indelible influence on the life and history of that portion of Iowa which he touched in his five-month trek.

That influence has been particularly felt in those communities where immigrants dropped out to remain permanently as pioneer farmers of southern Iowa, and in the histories of those towns which rose on the sites of the Mormon camps intended as relief stations for later caravans.

Today, a motorist may drive in a few hours the entire distance which the Mormon pioneers were unable to cover in less than five months. Perhaps the motorist who notices the newly placed markers will pause to reflect on the rugged experiences of the Mormons. Perhaps he will appreciate more fully the effect their crossing had upon southern Iowa's life and history. And he may

even appreciate to a greater extent the conveniences the modern mechanized age has made possible for him to enjoy today.

\* \* \* \* \*

PLANNING FOR  
HUMAN RESOURCES

(Cont'd from Page 13)

tenancy and similar problems.

There would be adequate hospitals, schools, churches, homes, parks, roads, and our state would far surpass even the fondest dreams of our ancestors. It would indeed be a grand place in which to live the more abundant life.

The Iowa State Planning Board can and should play a very important part in the future; but it needs us as the citizens of the state as surely as we need it. Only by the intelligent and sincere cooperation of you and me can state planning function properly and benefit the state to the extent it is intended it should.

We need strong progressive groups in every county interested in the future of the State of Iowa. A program of public improvement can proceed only as rapidly as it is supported and encouraged by public opinion.

\* \* \* \* \*

PLANNING AIDS  
STRICKEN REGION

(Cont'd from Page 11)

outlined and recommended by the Planning Board from time to time.

It is felt that service of this nature is of the greatest value in carrying out any long-time comprehensive program of improvement. Misunderstanding and misrepresentation crop up constantly and if there were no disinterested agency to help work out these situations, oftentimes the programs would be stalemated.

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To Zoning Conference

Several persons from Iowa were in attendance at the national zoning conference held in Chicago, Dec. 13 and 14. The conference was called by Secretary of the Interior Harold L. Ickes, chairman of the National Resources Committee.

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REVIEWS CHARITON  
AREA PROJECT

(Cont'd from Page 9)

interest is growing rapidly and is making it possible for any agency to realize a great deal from any program it can introduce in this region. Accomplishments to date are:

(1) Establishment of county nursing services in five of the six counties and establishment of a district health office.

(2) Inclusion of the six counties in the 1937 aerial mapping program of the Agricultural Adjustment Administration.

(3) Inclusion of Lucas County in the soils survey program for 1938.

(4) Initiation of a program to reforest depleted areas on private farms in the six counties.

(5) Earmarking of State Emergency Conservation funds for use in improving and rehabilitating the soil in the six counties.

(6) Development of a test Works Progress Administration agricultural limestone production project which has been submitted to the federal government for approval.

(7) Publication of a report which indicates limestone, phosphate and re-seeding needs of the area for the next eight years.

(8) Publication of a report which indicates the location and quantity of agricultural limestone deposits within the area.

(9) Inclusion of the Chariton Basin in Iowa and in Schuyler County, Missouri, and of the Weldon Basin in Iowa, for preliminary investigation under the federal omnibus flood control act.

(10) Construction of a stream gaging station on the Chariton River to make available part of the hydrological data necessary before water conservation and soil conservation programs can be perfected.

The plan to lime acid soils of the area is now held up because of inability of the Works Progress Administration to provide the necessary labor at no cost to the farmer in the production of agricultural limestone. To do so, it

will be necessary to amend the Emergency Relief appropriation of 1935-36. Such an amendment is being considered.

It can be seen by studying the above plans that to get a program of this type under way will take considerable effort. It can't happen over night. However, it is felt that only through such effort can the desired results be gained and, if effected, would be well worthwhile.

\* \* \* \* \*

PLANNING BOARD ALL  
RIGHT IN THEORY

(From an editorial in the Albia Union-Republican, December 2, 1937)

The (Monroe) county planning board will organize and choose a county chairman and secretary this week. Several news stories have been published regarding the general purposes and ideas behind such an organization and there have been some misunderstandings.

The group, first of all, will have no money to spend. Its theory is to push worthwhile projects that will enhance the entire community as a place in which to live. The organization of the board is to be commended. With two members from each township, one from the board of supervisors, one member of the unemployed, two representatives from each incorporated town, and one each from the United Mine Workers and the Farm Bureau, adequate representation is provided.....

The idea that many projects would be completed if some organized group were interested and pushing is fundamentally right. Many worthwhile things are neglected when through politics some more powerful clique or bloc turns on more heat.

Many projects will no doubt be found when the county planning board becomes organized. It is our hope that it will not suffer the fate of so many organizations based on theoretical ideas. It will survive, however, only on the combined hard work of the members together with a wise selection of projects within the scope of the group. It won't be a smooth road.

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I O W A P L A N N I N G N E W S

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IOWA STATE PLANNING BOARD

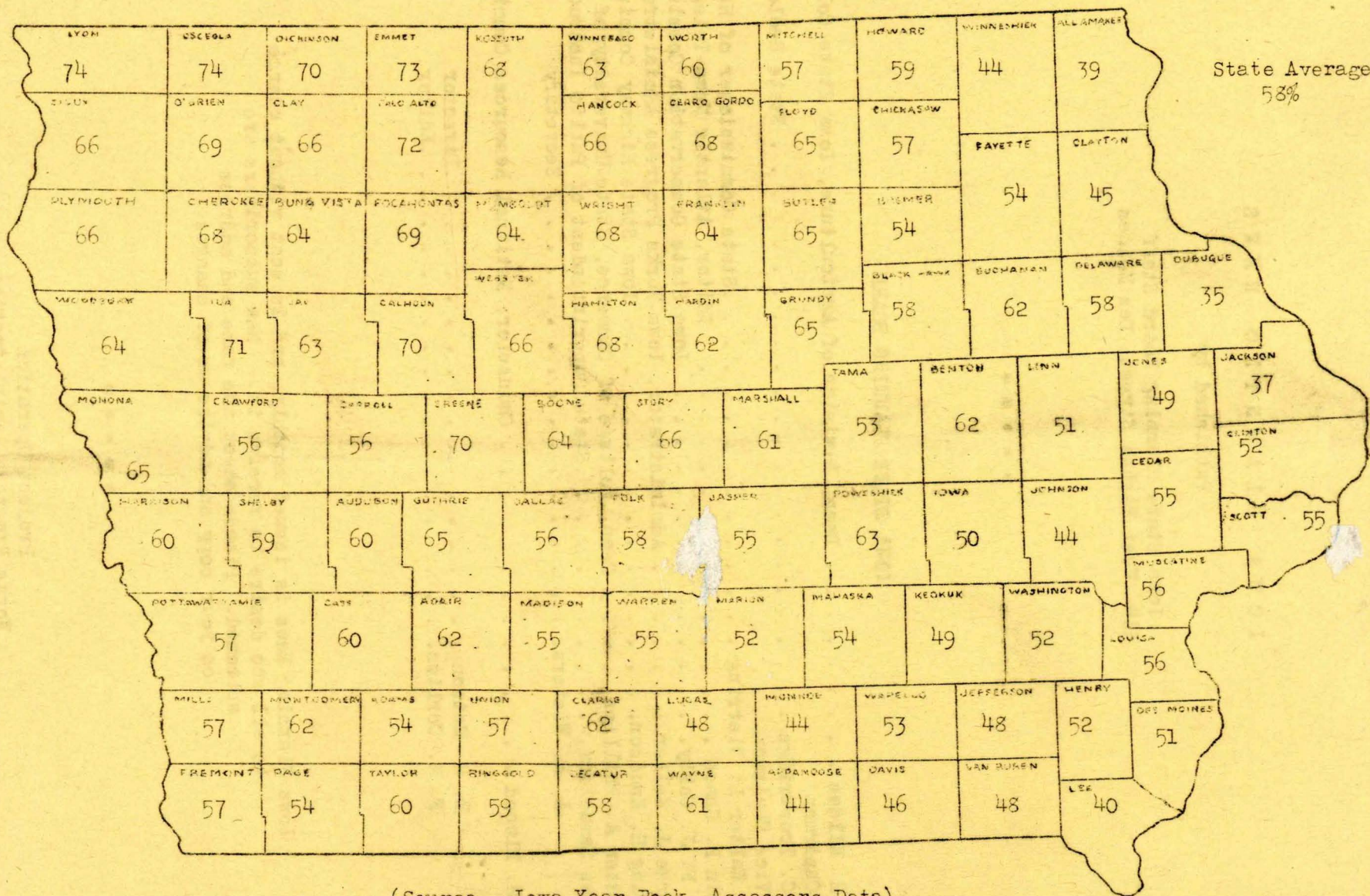
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Project Operation  
Works Progress Administration

# PERCENTAGE IOWA FARM LAND RENTED — 1935



(Source - Iowa Year Book, Assessors Data)