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LAND USE STRATEGY REPORT 1975



LAND USE STRATEGY REPORT

for

REGION SIX

Prepared by:

REGION SIX PLANNING COMMISSION

1975

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ABSTRACT

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INTRODUCTION

The primary purpose of this Land Use Strategy Report is to indicate the current status of existing planning studies related to the counties and communities within the Region Six area, and to propose procedures for acquiring additional data deemed necessary for achieving effective and timely planning in the future. The existing studies and other planning-related data, together with information to be compiled during subsequent phases of the overall land use planning process, will be utilized to develop a generalized data base which may serve as a basis for future comprehensive planning at the regional level in Region Six.

As the agency with designated responsibility for providing areawide planning and management services for four counties and forty-seven incorporated communities, the Region Six Planning Commission is particularly interested in establishing a planning reference library capable of providing pertinent data to professionals, local elected officials and citizens alike. The importance of maintaining an up-to-date collection of planning studies, documents, legislation, and other technical information cannot be overemphasized. It is most advantageous to establish a single locational source of information accessible to all interested parties. In view of the role of the regional planning agency, it is the source best suited to maintain such a reference library. This is particularly true

of Region Six where a majority of the local planning needs can best be met within a regional perspective.

Although it is difficult to maintain a reference library which is complete or all-inclusive, its usefulness rests on its ability to give the regional planning agency the basic pattern of information required to aid in solving the many varied and complex problems encountered throughout the region. The premise that a plan is only as accurate as the basic information it is based on reflects the need for a data base covering all aspects of the region.

This report discusses the existing data inventory and the collection process utilized; the status of Region Six member localities as related to existing land use plans, zoning ordinances, and subdivision ordinances; and land use strategy proposals for future data gathering in the four-county area.

INVENTORY OF EXISTING PLANNING STUDIES

The initial step of the land use strategy adopted by the Region Six Planning Commission concentrated on the development of an information base as an aid in future planning efforts. An inventory of existing planning studies relating to the four-county area was compiled and included plans for parks and recreation, sewer and water, land use, transportation, zoning and subdivision regulations, and other studies completed with federal

assistance or total local funding. A compilation of these reports was deemed necessary to expand the Planning Commission's reference library, and to gain a better understanding of the needs of each community and county as they relate to growth and development throughout the region.

In January 1975 the process of collecting existing plans and studies was begun. Those reports initially available to this planning agency were inventoried and categorized by locality, completion date, subject matter, and source. Following this inventory, a "letter of request" and "sign off" questionnaire were developed and distributed to each of the counties and communities in Region Six. Each locality was requested to submit to the planning agency a copy of all available planning studies pertaining to land use, housing, sewer and water, etc. The "sign off" questionnaire was used by a locality to indicate that no planning studies were on file, as well as to indicate areas of interest which might affect growth, development pressures, or replacement of public facilities.

Follow-up correspondence was distributed in March to those localities which had failed to respond to the initial request for information. In an effort to achieve a 100% return rate, members of the planning agency's Land Use Committee contacted communities in their respective counties in mid-April. This resulted in a total response by all member localities.

TABLE I. EXISTING PLANNING STUDIES --- HARDIN COUNTY

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
✓ County	Proposed Zoning Ordinance	1963	Harland Bartholomew & Associates
County	Tentative Report On Economic Base & Population, General Land Use Plan, And Zoning Regulations	1963	"
✓ County	Zoning Regulations	1964	"
County	Comprehensive Plan - Prelim.	1964	"
County	Hardin County Conservation Board Recreation Areas	1968	"
County	Comp. Water & Sewer Plan	1973	Associated Engrs. Incorporated
County	Outdoor Recreation Resource Planning	1974	Hardin County Conser. Board
County	Environmental Statement For Highway 520	1974	Iowa State Highway Commission
County	Recreation Information Books	NA	U.S. Department of Agriculture
✓ Ackley	Zoning & Subdivision Ords.	1969	Anderson Engr. Co.
Eldora	Comprehensive Plan	1962	"
✓ Eldora	Zoning Ordinance	1962	"
Eldora	Subdivision Ordinance	1962	"
Ia. Falls	Comprehensive Plan	1965	Harland Bartholomew & Associates
Ia. Falls	Parks, Recreation, & Open Space Plan	1973	Powers-Willis & Asso.
New Prov.*	Sewer Plan	NA	NA

* not included in inventory stock at present time

TABLE II. EXISTING PLANNING STUDIES --- MARSHALL COUNTY

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
✓ County	Zoning Ordinance	1962	Marshall County Zoning Commission
County	Sewer & Water Code	NA	Marshall County Board of Health
County	Comp. Water & Sewer Plan	1973	Associated Engrs. Incorporated
Haverhill*	Sewer & Water Plan	NA	NA
Le Grand	Engineering Report For Water System Improvements	1973	Clapsaddle-Garber Associates
✓ Le Grand*	Zoning & Subdivision Ords.	NA	NA
M'town	General Development Plan	1966	Henningson, Durham & Richardson
M'town	Capital Improvement Program '66 - '71	1966	"
✓ M'town	Zoning Ordinance	1966	"
M'town	Origin & Destination Traffic Report	1967	Iowa State Highway Commission
✓ M'town	Agenda For Downtown Revitalization	1972	Amenity One, Inc.
✓ M'town	Basic Elements Of Change	1972	"
✓ M'town	Parks & Open Space Plan	1972	"
M'town	Fact File	1974	Marshalltown Area Chamber of Commerce
✓ M'town	Circulation Plan	1974	Amenity One, Inc.
✓ M'town	Community Facilities	1974	"

* not included in inventory stock at present time

TABLE II. EXISTING PLANNING STUDIES --- MARSHALL COUNTY (cont.)

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
✓ M'town	Land Use Plan	1974	Amenity One, Inc.
✓ M'town	Preliminary Sanitary Sewer System Report	1974	"
✓ M'town	Special Flood Hazard Area Map	1974	Federal Insurance Administration
✓ M'town	Street Map	1974	Marshalltown City Engineer's Office
M'town	Municipal Airport Layout Plan Report	1975	Clapsaddle-Garber Associates
✓ M'town	Transportation Plan & Maps	1975	Amenity One, Inc.

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TABLE III. EXISTING PLANNING STUDIES --- POWESHIEK COUNTY

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
✓ County	Zoning & Subdivision Ords.	1963	Anderson Engr. Co.
County	A Comprehensive Outdoor Recreation Plan	1969	Harold Hoskins & Associates
County*	Sewer & Water Report	1969	NA
County	Appraisal Of Potentials For Outdoor Recreation Develop.	1971	County Conservation Commission
Grinnell	Origin & Destination Traffic Report	1960	Iowa State Highway Commission
Grinnell*	Comprehensive Plan	1962	Anderson Engr. Co.
Grinnell	Subdivision Ordinance	1962	"
✓ Grinnell	Zoning Ordinance	1962	"
Grinnell	Housing Market Analysis	1971	W.M. McLaughlin & Associates, Inc.
Grinnell	Sanitary Sewer Location Map	1972	Powers-Willis & Asso.
Grinnell	Parks & Open Space Plan	1973	"
Grinnell	Housing Data Report	1973	W.M. McLaughlin & Associates, Inc.
Searsboro*	Sewer & Water Report	NA	NA

* not included in inventory stock at present time

TABLE IV. EXISTING PLANNING STUDIES --- TAMA COUNTY

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
County	Comprehensive Plan - Technical Report	1966	Wallace, Holland, Kastler & Schmitz
County	Comprehensive Plan - Summary Report	1966	"
County	Subdivision Regulations	1966	"
County*	Sewer & Water Report	1968	NA
County	Outdoor Recreation Plan - 5 Yr. Extension Program	1972	Hoskins-Western-Sonderegger, Inc.
Chelsea	Prelim. Report On Sanitary Sewerage System & Waste Water Treatment Facilities	1973	Cullen-Schiltz & Associates, P.C.
Chelsea	Detailed Project Report For Flood Control	1975	U.S. Army Corps of Engineers
Chelsea	Draft Environmental Statement, Iowa River, Chelsea, Iowa Local Protection Project	1975	"
Dysart	Subdivision Regulations	1965	Hansen
Dysart	Zoning Regulations	1965	"
Dysart	Comprehensive Plan	1967	"
Tama*	Comprehensive Plan	1966	NA
Tama	Proposed Building Code	1966	Harrison & Rippel
Tama	Proposed Subdivision Regs.	1966	"
Toledo*	Comprehensive Plan	1968	NA
Toledo	Subdivision Regulations	1968	Wallace, Holland, Kastler & Schmitz

* not included in inventory stock at present time

TABLE IV. EXISTING PLANNING STUDIES --- TAMA COUNTY (cont.)

LOCALITY	TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
✓ Toledo	Zoning Ordinance	1968	Wallace, Holland, Kastler & Schmitz
Tama-Toledo	Origin & Destination Traffic Report	1971	Iowa State Highway Commission
Traer*	Comprehensive Plan	1967	NA
Traer*	CBD Study	NA	NA
Traer*	Sewer & Water Study	NA	NA
✓ Traer*	Zoning & Subdivision Ords.	NA	NA

* not included in inventory stock at present time

TABLE V. EXISTING PLANNING STUDIES --- REGION SIX MISCELLANEOUS

TYPE OF PLAN OR DOCUMENT	YEAR	SOURCE
Criminal Justice In Central Iowa '75	1974	Central Iowa Area Crime Commission
Iowa-Cedar Rivers Basin Study, Environmental Corridor Reference Report	1974	U.S. Department of Agriculture
Marshalltown Area - Past, Present, and Future -- Population Trends With Social & Economic Characteristics	1974	Cooperative Extension Service, Iowa State University
Criminal Justice Plan	1975	Central Iowa Area Crime Commission
Health Plan For Central Iowa	1975	Health Planning Council of Central Iowa

Tables I-V indicate the planning studies and related materials currently on hand in the Commission's reference library as well as studies completed but not presently available. The "letters of request" and "sign off" questionnaire cited earlier are shown in the Appendix.

STATUS OF LAND USE PLANS, ZONING ORDINANCES, AND SUBDIVISION ORDINANCES

Each of the 47 incorporated communities in the Region Six area was surveyed between January and April 1975 to determine the existence of plans or studies pertaining to land use, housing, recreation, sewer and water, zoning and subdivision regulations, or other planning elements. The results of this survey with regard to land use plans, zoning ordinances and subdivision ordinances are shown in Table VI.

At the present time the communities of Dysart, Eldora, Grinnell, Iowa Falls, Marshalltown, Tama, Toledo, and Traer have land use plans to guide future growth and development, and have approved and/or adopted zoning and subdivision ordinances. The community of Ackley has approved zoning and subdivision ordinances but does not have a land use plan at the current time. As might be expected, the cities cited above include the major population centers in the four-county region and represent those which show the greatest potential for continued growth and development in the future. Several other communities hav-

ing the same potential have expressed a desire to prepare plans.

It is significant to note that Marshalltown is the only community in Region Six that has approved a new land use plan or updated an existing land use plan in the past seven years. Thus, it is evident that a general upgrading of many existing plans and studies will be required as a major step toward achieving meaningful and timely planning efforts in future years.

The large number of communities shown in Table VI which do not have plans or ordinances in effect relating to the three areas surveyed is indicative of the small town, rural-oriented character of these communities, for the most part. Therefore, it is apparent that planning needs for these communities can best be met within a broader regional perspective. The role of the regional planning agency in meeting these needs will continue to become more significant as an agent in shaping future growth and development throughout the region.

A major factor in determining direction for future planning efforts consists of input from the localities within the jurisdiction of the Region Six Planning Commission. Responses from localities surveyed indicate a need or desire for studies in four major areas: housing, land use, water and sewer system upgrading including waste treatment, and implementation devices such as zoning and subdivision ordinances. These areas of

TABLE VI. STATUS OF INCORPORATED COMMUNITIES IN TERMS OF LAND USE PLANS, ZONING ORDINANCES, AND SUBDIVISION ORDINANCES

CITY	LAND USE PLAN	ZONING ORDINANCE	SUBDIVISION ORDINANCE
Ackley		X	X
Albion*			
Alden*			
Barnes City			
Brooklyn*			
Buckeye*			
Chelsea*			
Clemons*			
Clutier*			
Deep River			
Dysart	X	X	X
Elberon*			
Eldora	X	X	X
Ferguson			
Garwin*			
Gilman*			
Gladbrook*			
Grinnell	X	X	X
Guernsey*			
Hartwick*			
Haverhill			
Hubbard*			
Iowa Falls	X	X	X
Laurel*			

TABLE VI. STATUS OF INCORPORATED COMMUNITIES IN TERMS OF LAND USE PLANS, ZONING ORDINANCES, AND SUBDIVISION ORDINANCES

CITY	LAND USE PLAN	ZONING ORDINANCE	SUBDIVISION ORDINANCE
Le Grand			
Lincoln			
Liscomb			
Malcom			
Marshalltown	X	X	X
Melbourne*			
Montezuma*			
Montour			
New Providence			
Owasa			
Radcliffe			
Rhodes*			
Searsboro			
St. Anthony*			
State Center			
Steamboat Rock			
Tama	X	X	X
Toledo	X	X	X
Traer	X	X	X
Union*			
Victor			
Vining*			
Whitten*			

*Response to questionnaire indicates no planning studies on file

interest provide a basis for formulating future planning goals and objectives in Region Six.

A LAND USE STRATEGY FOR FUTURE PLANNING

As noted earlier in this report, despite the existence of many formal planning studies and reports, the needs of a majority of the communities in the Region Six area can best be met within a regional perspective. Therefore, effective guidance and leadership by the regional planning agency is paramount to achieving effective planning efforts on a continuing basis.

A review of the existing plans prepared for the counties and communities throughout Region Six, along with the need for developing and encouraging a regional perspective in local decision-making, indicates a necessity for additional preliminary data gathering in three basic areas. These three areas include a more detailed review and evaluation of previously prepared planning studies; the research and compilation of generalized background information at a regional scale including physical features, social and economic characteristics, and existing land use patterns; and the preparation of base maps suitable for use in public education and information programs. It is recommended that the next phase of the overall land use strategy program consist of a study which addresses itself to these three areas of interest.

A substantial number of planning studies have been prepared for Region Six member localities over the past ten to fifteen years. Those completed in recent years have emphasized such areas as park and recreation studies and sewer and water studies. This was due to the cut-back of "comprehensive planning" funds, resulting in the availability of funds for only specialized studies. It is recommended that a more extensive review of existing plans be undertaken to evaluate the data available in each plan relating to various planning elements. These elements include physical features, social and economic characteristics, land use, community facilities, transportation, implementation, and administration. This procedure will provide the capability to consolidate common goals, problems, and recommendations for individual localities and to place resulting land use decisions within the context of a regional perspective.

A second major area of action concerns the need for assembling various background information at a regional scale in order to establish a data base for land use and other planning decisions within the Region Six area. Before effective planning can occur, it is important to identify the interrelationships and interactions among the components of the region and between the region and the rest of the State. It is recommended that information be compiled relating to physical features such as geology, topography, soils, drainage patterns, etc.; social

and economic characteristics and trends; and existing land use patterns including a generalized land use inventory of regional land uses, initially outside the corporate limits of the cities in the region.

Information on physical aspects of the region includes data from such areas as topography, hydrology, geology, and geography as well as many others. This information is intended to provide an increased awareness of Region Six as a whole and to demonstrate how various physical features serve to tie the region together.

Social and economic characteristics at even a generalized level are important to establishing a basic data base. Population studies can provide a yardstick as to future needs for parks, schools, employment, housing and health care facilities among others. Past and present economic trends are an indication of the potential viability and stability of the region.

Finally, knowledge of the existing land use pattern and its composition is essential to land use planning since it will affect the location and amounts of land needed in future years for residential, commercial, industrial, and public and semi-public development. The existing land use analysis should be coordinated with past and present development trends to derive a land use plan which will satisfy future land use needs.

The third suggested area of action concerns the preparation of base maps and presentation maps of various aspects of the four-county region. These visual aids are invaluable tools for illustrating various characteristics of the region in easy to understand graphic form for citizen groups and other interested parties. They also provide an excellent source of data for public education and information programs related to the regional planning program.

The basic purpose of the land use strategy which has been discussed in this report is to develop a generalized data base which may serve as a basis for future comprehensive planning at the regional level in Region Six. This strategy should augment attempts to ensure that local decision-making occurs with regional considerations and ramifications in mind.

APPENDIX

Region Six Planning Commission
Suite 10, Woodbury Bldg.
8 North First Ave.
Marshalltown, Iowa 50158

January 6, 1975

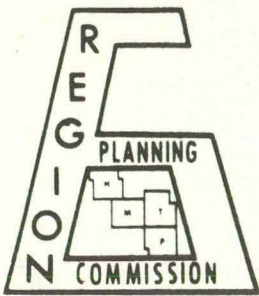
The Region Six Planning Commission is in the process of collecting data for its information resource center. The material we are seeking will be used for regional studies in the future.

We are looking for any and all studies that have been done for the community pertaining to such things as housing, land use, recreation, comprehensive plans, zoning ordinances, downtown studies, etc. If such a study or studies have been done for your community we are asking that you please send us a copy. The information will be of great significance in helping us with the writing of our regional studies.

If there haven't been any studies done for your community, would you please fill out the form on the following page, stating so? Also, if you see a need for a certain study for your community, would you please state so? Your cooperation and quick response will be greatly appreciated.

Sincerely,

Douglas Dirks
Planner



REGION SIX PLANNING COMMISSION

Suite 10, Woodbury Building, 8 North First Avenue ;
Marshalltown, Iowa 50158; Phone: 515-752-0717

March 21, 1975

The Region Six Planning Commission is in the final stages of completing its initial data collection survey for our reference library.

We are still waiting for a response from several communities. We would appreciate it if you would send us a copy of any and all studies pertaining to such areas as housing, land use, recreation, sewer and water, zoning and subdivision ordinances, comprehensive plans, etc., which your community might have.

If you do not have any such studies, would you please fill out the attached form and return it to our agency. This questionnaire will act as a "sign off" statement to H.U.D. indicating which studies and reports are available for this region and which areas need further planning assistance.

Please return the studies available or the questionnaire to our office by April 4, 1975. Your quick response will be appreciated.

Sincerely,

Douglas D. Dirks
Planner

DDD/su

The community of _____, does not have any studies pertaining to housing, land use, recreation, comprehensive plans, zoning ordinances, downtown plans, etc., on file at this time. Cosequently, we are unable to supply you, the Region Six Planning Commission, with the requested material.

Signed _____

In regards to the previous statement, the community of _____ feels that, because of an increasing interest shown through community awareness and growing public support, there is a need for a _____ study or studies to be researched.

Signed _____

STATE LIBRARY OF IOWA



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