

Woodbury County Comprehensive Plan 2040

*Steering Committee Meeting
February 11, 2021*

Introductions

- Committee and Staff Members
- CARES Act Funds
- Iowa Smart Planning Principles and Comprehensive Plan Guidelines (IA Code 18b.1 and 18b.2)
 - [Smart Planning Principles:](#)
 - Collaboration + Efficiency, Transparency, Consistency + Clean, Renewable, and Efficient Energy + Occupational Diversity + Revitalization + Housing Diversity + Community Character + Natural Resources and Agricultural Protection + Sustainable Design + Transportation Diversity



Comprehensive Plans

A Comprehensive Plan is:

- A vision for the future
- A decision-making guide: What goes where?
- A basis for policy
- Flexible and Adaptive

A Comprehensive Plan is not:

- A Zoning Ordinance
- A rigid, unchanging policy
- Specific in scope
- The only planning tool used by the County

Comprehensive Plans

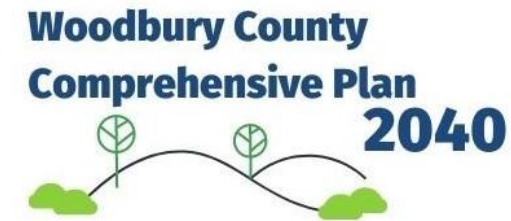


Steering Committee Role

- **Oversees the Planning Process**
 - Assists with decision-making in the planning process
 - Ensures accountability
- **Supports the Planning Process**
 - Regularly attend the steering committee meetings to provide input during plan development
 - Helps planning staff make contacts if needed
 - Helps spread the word
- **Provides Feedback**
 - Represents important stakeholders
 - Gives feedback and information to improve the final product

Woodbury County Comprehensive Plan

- **Previous Plans:**
 - 2005 and 1970 Comprehensive Plans
- **Methodology**
 - Public and Stakeholder Input
 - Data Collection
 - Public and Government Data Sources: Census, BEA, BLS, CIRAS, Iowa Data Center
 - Other studies: Housing Needs Assessments, City Comprehensive Plans, etc.
 - Independent Analysis and Recommendations



Outline

- Introduction
- County Profile
- Land Use
- Public Infrastructure and Utilities
- Transportation
- Housing
- Economic Development
- Community Facilities and Services
- Public Health, Safety, and Disaster Response, Recovery, and Resiliency
- Implementation and Administration
- Appendices

Vision Statement (2005)

**“Where, sharing a strong sense of community,
good people live freely without fear or want;
Where all people and businesses prosper,
rooted in a diverse agriculturally-based economy;
Where stewardship of natural resources is a matter of
individual and community pride and ownership;
Where government exists to serve people and to
Protect the public health, safety, and welfare.”**



What, if anything, has changed? What is missing?

This statement will be revisited after public input survey responses are collected.

SWOT

WOODBURY COUNTY COMPREHENSIVE PLAN

SWOT ANALYSIS

S

STRENGTHS

(INTERNAL)

Current Attributes of the County

- Relative comparative advantages of the County (i.e., strong agricultural economy, road network, good schools, safety)

W

WEAKNESSES

(INTERNAL)

Current Attributes of the County

- Relative comparative disadvantages of the County (i.e., few employment opportunities, distance from services)

O

OPPORTUNITIES

(External)

Attributes of the Environment

- Chances or occasions for improvement or progress in the County (i.e., trail network, affordable housing, workforce development)

T

THREATS

(External)

Attributes of the Environment

- Chances or occasions for negative impacts or decline in the County (i.e., pandemics/natural disasters, decreasing population)

Strengths

Weaknesses

Transportation * Land Use * Housing * Public Infrastructure * Economic Development * Community Facilities/Services * Public Health/Safety/Disaster Response and Recovery

- Strong agricultural economy
- High number of county parks
- Growing industrial tax base
- I-29, Hwy 20 4-lane, airport, ability for barge traffic, MO River, rail system (urban)
- Affordable housing
- SDHD outreach / Siouxland Community Health Center
- Good primary and secondary education institutions
- 2 universities, 1 technical college
- Nursing colleges
- Good blend of urban and rural lifestyles
- Fantastic EMS services– Paramedics in rural area (Climbing Hill)
- Government outreach (town halls, social media presence)

- Distance to amenities and necessities
- Reliable internet service
- Rail in rural areas
- Low housing inventory
- Funding for hospitals/health care (reimbursement rate low in Iowa)
- Population decline
- Lack of Main Street businesses (affects all aspects of rural population)
- Lack of volunteers for EMS services
- Lack of affordable child care
- Tax codes are more competitive in adjoining states
- Shortage in workforce
- Cannot achieve the same LOS as urban areas (challenging transition for new residents from urban areas)

Strengths

Weaknesses

Transportation * Land Use * Housing * Public Infrastructure * Economic Development * Community Facilities/Services * Public Health/Safety/Disaster Response and Recovery

- Loess Hills and Scenic By-Way designation
- Lewis and Clark Bicycle Trail from Sioux City to Hamburg
- Campgrounds and Parks – need more of them (opportunity column)
 - Great economic benefit to the region
- Our county/city departments work well together

- Challenges in rural utilities for large industrial
- Internet access
- Lack of rural water system for Woodbury County
 - Serious infrastructure consideration needed here
- Rural electric carrier in industrial area is a weakness (esp Port Neal area)
- Currently do not have ordinances to address large scale renewable projects

Public Input Plan

- **Public Input in the Time of COVID-19**
- **Virtual, Paper, and In-Person**
 - Initial Survey – Released as the public kick-off
 - Virtual and paper copies to city hall
 - Pop-up events (Dollar Store, Casey's, etc)
 - Woodbury County Fair?
 - Events held by other organizations (ISU Extension, etc)
 - 4 Public Meetings when the final draft is nearly complete. Input will be recorded and incorporated to the most practicable extent.
 - Final Public Comment Period

Public Input

Upcoming Survey Questions:

1. Where do you live? (Town, rural, other)
2. What age group are you in?
3. Describe yourself: (Choose all that apply - Property owner, renter, business owner or operator, government employee, elected official, board or committee member, student, retiree, etc)
4. What is the most important topic in regards to Woodbury County? (List plan chapters)
5. Each chapter will have a matrix that looks similar to this:

2. Please indicate your level of satisfaction concerning housing in Woodbury County (outside Sioux City limits)?

	Very Satisfied	Satisfied	Unsatisfied	I don't know
Housing lot size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of housing types	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition and maintenance of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Simple question on opportunities for the future, and threats to county advancement.
7. Additional comments

Schedule

Task	Date start
Contract Adoption	November 2020
Steering Committee Kick-off	February 2021
Public Input Kick-off and Survey	February – March 2021
Steering Committee Meeting	April 2021
Steering Committee Meeting	June 2021
Public Outreach Events (4-5 pop-ups)	May - August 2021
Steering Committee Meeting	August 2021
Steering Committee Meeting	October 2021
Town Halls (4)	November-December '21
Public Review Period	December '21-January '22
Planning & Zoning Board Approval	March 2022
Public Hearing to adopt final plan – County of Board of Supervisors	April 2022

Next Steps



A.



B.



C.

Next Meeting planned for: April 15, 2021 @ 3:00-4:00pm

www.simpco.org/woodbury-county-comprehensive-plan

Thank You!

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