

An aerial photograph of a town in Buchanan County, Iowa, showing a dense residential area with many houses, a road, and green fields. The text is overlaid on the image.

Buchanan County, Iowa Comprehensive Land Use Plan Update

**Reviewed by the
Comprehensive Plan Task Force on:
May 1, 2006**

**Recommended for Adoption, after a public hearing, by the
Buchanan County Planning and Zoning Commission on:
May 18, 2006**

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May 22, 2006**

**Adopted by the
Buchanan County Board of Supervisors on:
June 5, 2006**

**Prepared by the
Iowa Northland Regional Council of Governments**

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PURPOSE OF COMPREHENSIVE PLANNING

Overview of the Comprehensive Plan

Comprehensive planning, as a process, is very complex while the purpose of comprehensive planning is simple. The process requires that elected officials, staff-members, volunteers, and the general public attempt to define relevant policies as well as set land use direction for their county for a period of time up to several decades in length. The purpose is for the county to attempt to study itself, in broad fashion, and set a course of future direction for development. Often the term “comprehensive plan” is used synonymously with other terms such as comprehensive land use plan, general plan, or master plan. For the purpose of this document, we will use the terms Comprehensive Land Use Plan or Comprehensive Plan, which is the term most recognized by the Code of Iowa.

We should begin by defining what we mean by comprehensive plan or comprehensive planning. Webster’s Dictionary defines “comprehensive” as “inclusive”. “Planning” is defined as, “the act or process of making or carrying out plans; the establishment of goals, policies, and procedures for a social or economic unit”. In addition, Webster goes on to define “plan” as a, “method devised for making or doing something or achieving an end”, and that it “always implies mental formulation and sometimes graphic representation”. In short, a Comprehensive Plan is an inclusive, broad means of achieving a desired end. In this case, it is a written land use policy instrument that includes graphic representations or illustrations. The Plan itself includes several processes, including adoption, amendment, and goal and policy development.

A Comprehensive Plan seeks to promote cost-effective, efficient, logical growth in a county. It should manage growth by balancing the good of the county and the rights of the private property owner, rather than encourage growth that is left unchecked or stifle growth through unnecessary regulations and procedures. The Plan should prevent, or at the very least discourage, sprawling and/or leapfrogging development. It should attempt to minimize future conflicts between incompatible uses in the county by defining future land use patterns. And throughout, the Plan should remain the long-range foundation for county regulations and policies regarding its physical development over a useful life of as much as 20 years.

The State of Iowa, in the Code of Iowa, has provided the basis for planning in Chapter 335. This Chapter is commonly referred to as the State’s enabling legislation because it empowers counties to plan and regulate their physical development. Although the Code subsection pertaining to comprehensive plans is brief, it implies that a comprehensive plan be the basis of zoning regulations. Specifically, it states that regulations are to be in “accordance with a comprehensive plan”. Furthermore, the Code also, in the Chapters governing platting and subdivision of land and urban renewal, requires that these activities be consistent with a county’s comprehensive plan.

In short, comprehensive planning is the conscious process of developing the county’s land development plan, and it includes studying past and present trends, as well as setting goals and defining policies that will shape the physical development of the community. It is a circular process of decision-making that should be continually refined and updated to reflect the county’s goals and policies. Ultimately, the intent of the Plan is to be a statement of land use goals and policies, a guide for local growth and development, as well as meet the statutory requirements of the Code of Iowa.

However, we must recognize that a comprehensive plan and comprehensive planning process are only as good as the implementation tools adopted by the county. Likewise, elected officials and administrators have to enforce the regulations and implement their plans in a uniform and consistent manner. To do so requires a commitment of personnel and financial resources through the county budgeting process. Any shortfall in the allocation of personnel and/or financial resources may result in the county failing to meet its goals and/or haphazardly applying its policies.

This Plan, which is considered an amendment to the existing Plan (July 1981) has the following Sections: the above stated Purpose and Intent; the History of the County; Physical Characteristics of the County; Statistical Profile; Public Facilities; Public Utilities; Circulation and Transportation; Land Use; Implementation; and Amendment Procedures.

HISTORY OF BUCHANAN COUNTY

Buchanan County, with a current population of approximately 21,093, is located in northeast Iowa. The county has a total of 368,640 acres, of which approximately 70 percent is farmland, with the remainder made up of timber, cities, rural residences and other uses. The county consists of eleven incorporated cities and two unincorporated settlements. The land that comprises Buchanan County was purchased from France as part of the Louisiana Purchase in 1803 and was first inhabited by the Sauk and Fox tribes as a result of negotiated treaties.

The first non-Native American settlers were from New England, Mid Atlantic Seaboard States, and from the Ohio Valley. The first settler in Buchanan County was William Bennett in 1842 and settled in what is now Quasqueton. As a result, the County was established in 1847 and was named after Senator James Buchanan, who was instrumental in acquiring the Wisconsin Territory, of which this area was a part. Other settlers later moved into the area of what is now Independence, and close to the Fourth of July of 1847 three representatives of the Iowa Legislature named Independence and designated it as the county seat. And by 1875, the County reported a population of 18,315 persons.

It is important to recognize that Buchanan County is home to a significant Amish population, located in the northwestern part of the County. According to records, Amish settlers began arriving in 1915 when they began to become an important part of the agricultural economy. Today, approximately 140 farms in the County are Amish.

Today, Buchanan County's transportation system is provided by a network of state and federal highways, rail, and air services. Iowa Highway 150 runs north/south through the center of the county, while US Highway 20, a four-lane, runs east/west through the center of the county. Four-lane Interstate Highway 380, also part of the National Avenue of Saints system, runs northwest/southeast through the southwestern part of the county. The Canadian National/Illinois Central runs through the center of the county on an east-west route. As for other forms of transportation, Buchanan County is also served by the Independence Municipal Airport, which is located on the western edge of Independence along US Highway 20. Major industries in Buchanan County include agricultural crop production, plastics manufacturing, sheet metal works, foundries, livestock processing plants, lumber mills, creameries, ethanol plant, and various retail outlets.

PHYSICAL CHARACTERISTICS OF THE COUNTY

Location

Buchanan County, Iowa is located in Northeastern Iowa. The County has an area of 368,640 acres, or approximately 576 square miles, and Independence, which is located in the center of the County, is the county seat. In terms of riparian features, the County is bisected by the Wapsipinicon River, which both flow from northwest to southeast toward the Mississippi River. The primary automotive transportation corridors include U.S. Highways 20 and Iowa Highway 150. Figure 1 shows the location of Buchanan County.

Topography

The topography of Buchanan County, which is shown in Figure 2, is influenced by the Wapsipinicon River and numerous creeks, streams, and waterways. The highest elevation, approximately 1,172 feet above mean sea level, is in the northeastern corner of the County. The lowest elevation, approximately 769 feet above sea level, is in the southwestern corner of the County.

Soils

According to the Buchanan County Soil Survey, which was issued in March 1982, the soils are the most important and valuable natural resource the county possesses. According to the Survey, the soils in the County are grouped into seven soils associations, each of which has different characteristics. The associations, including a brief description of each, are as follows.

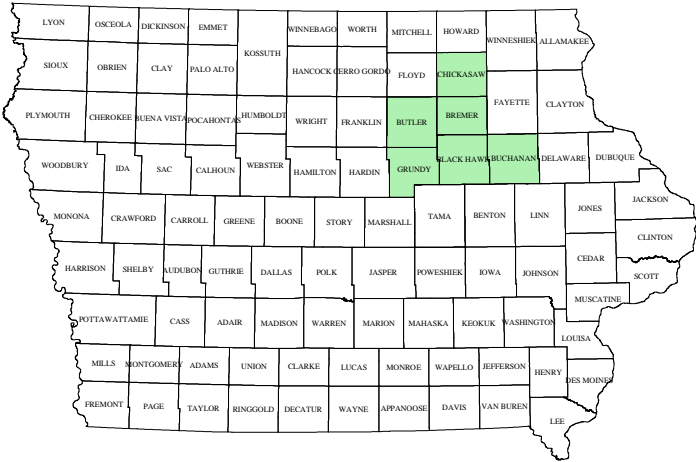
1. Kenyon-Clyde-Floyd Association: Nearly level to moderately sloping, moderately well drained to poorly drained, loamy soils on uplands.
2. Cresco-Clyde-Floyd Association: Nearly level to gently sloping, moderately well drained to poorly drained to poorly drained, loamy soils on uplands.
3. Readlyn-Tripoli-Oran Association: Nearly level and very gently sloping, somewhat poorly drained and poorly drained, loamy soils on uplands.
4. Klinger-Maxfield-Franklin Association: Nearly level and gently sloping, somewhat poorly drained and poorly drained, silty soils on uplands.
5. Seaton Association: Gently sloping to very steep, well-drained, silty soils on uplands.
6. Olin-Sparta-Chelsea Association: Nearly level to moderately sloping, well-drained and excessively drained, loamy and sandy soils on uplands and stream benches.
7. Spillville-Coland-Marshan Association: Nearly level, moderately well-drained to poorly drained, loamy soils on floodplains and low stream benches.

In addition to the Soil Survey itself, the County was issued a Soil Survey Supplement in August 1982, which establishes Corn Suitability Ratings (CSR) for the soils found in the County. In graphic form, Figure 3 shows the CSR for soils in Buchanan County. CSR is a numerical rating, between five and 100, of each soil type in the County. Accordingly, the CSR scale shows that the higher the CSR, the higher agricultural value of the soil type. As is evident in Figure 3, soils near the Wapsipinicon River and its floodplain have CSR scores less than 55, which is the threshold at which the County has deemed for preservation. In general, the remainder of the County is comprised of soils with CSR values of 55 or more rating points. Further, Figure 4 shows the drainage basins in the County.

Climate

Buchanan County has the following climate characteristics. The lowest monthly average temperature is set in January at 15 degrees, while the highest monthly average is in July at 73 degrees. The County receives approximately 33 inches of precipitation, including rain and snow. The average seasonal snowfall is approximately 28 inches, with January typically being the snowiest month with ten to 11 inches.

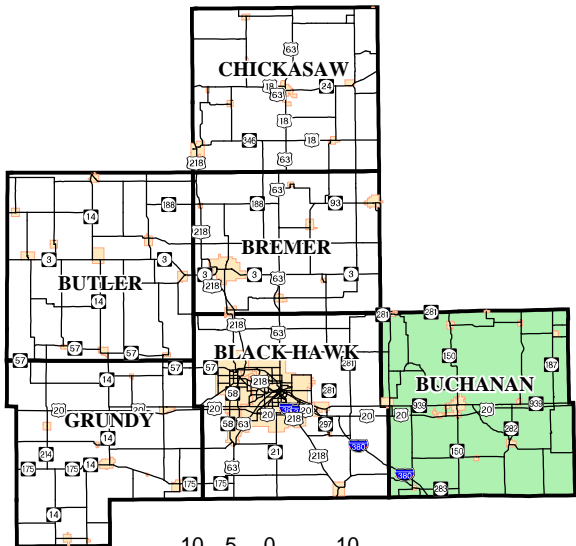
State of Iowa



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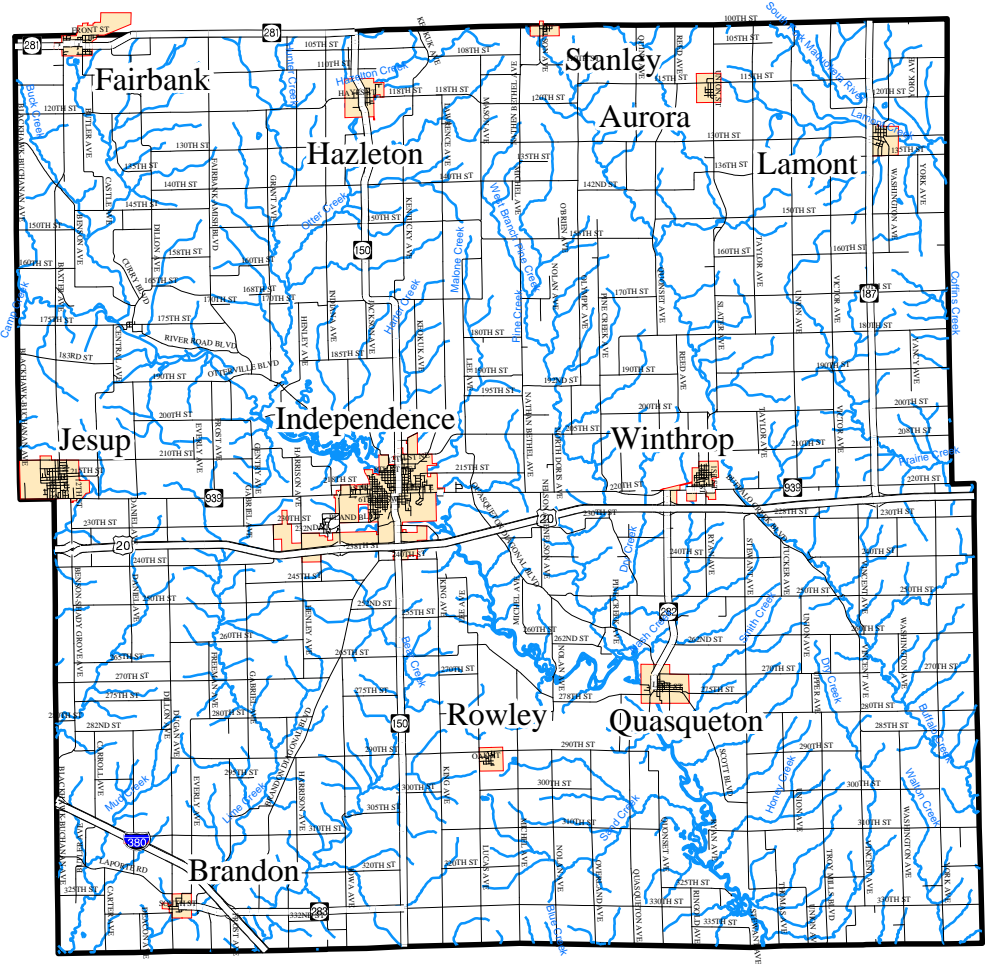
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INRCOG Region



10 5 0 10 Miles

Buchanan County, Iowa

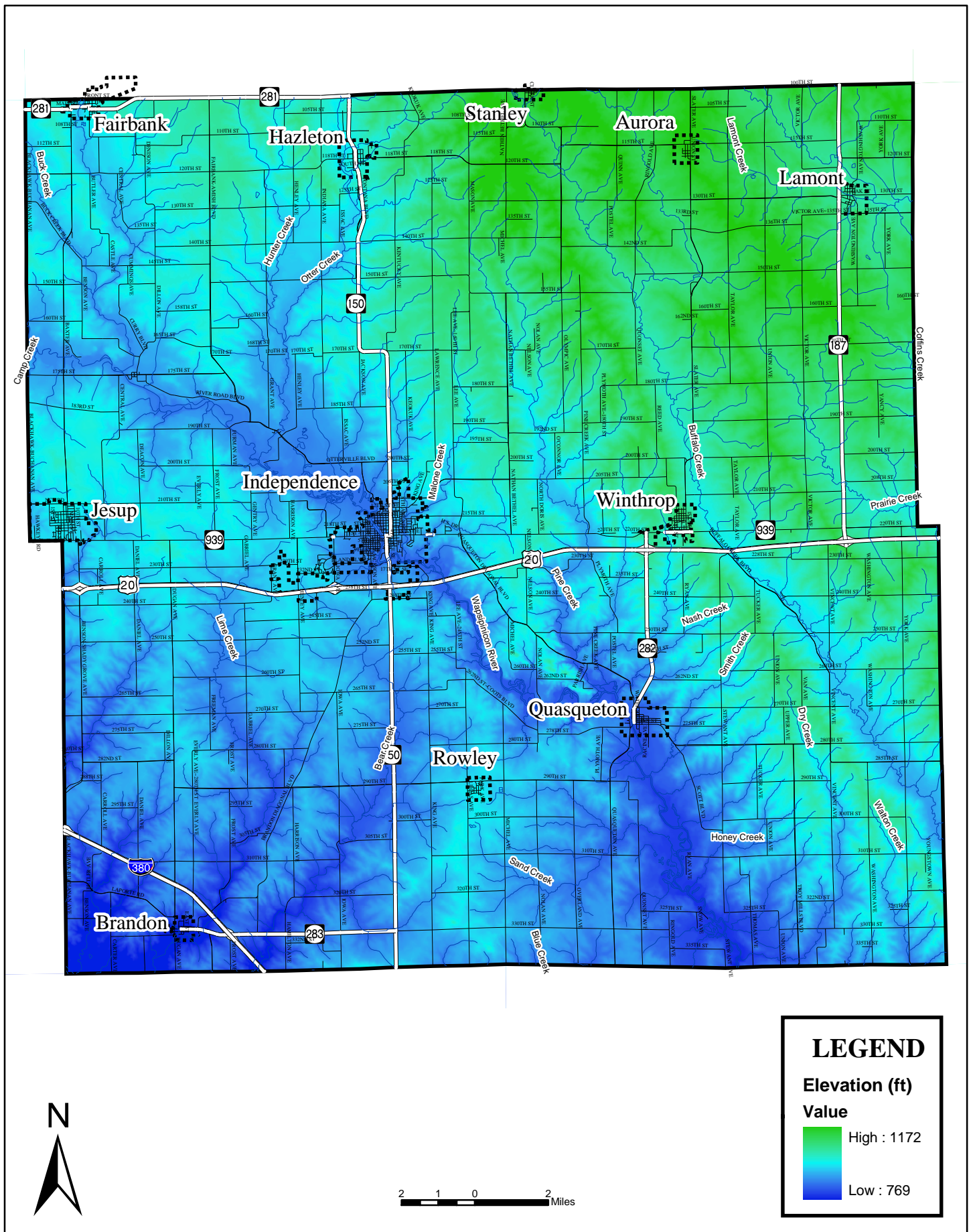


2 1 0 2 Miles

Figure 1: Location of the County

Buchanan County Comprehensive Land Use Plan Update

Figure 2: Topography of the County



LEGEND

Elevation (ft)
Value

	High : 1172
	Low : 769

Figure 3: Corn Suitability Ratings for Soils in the County

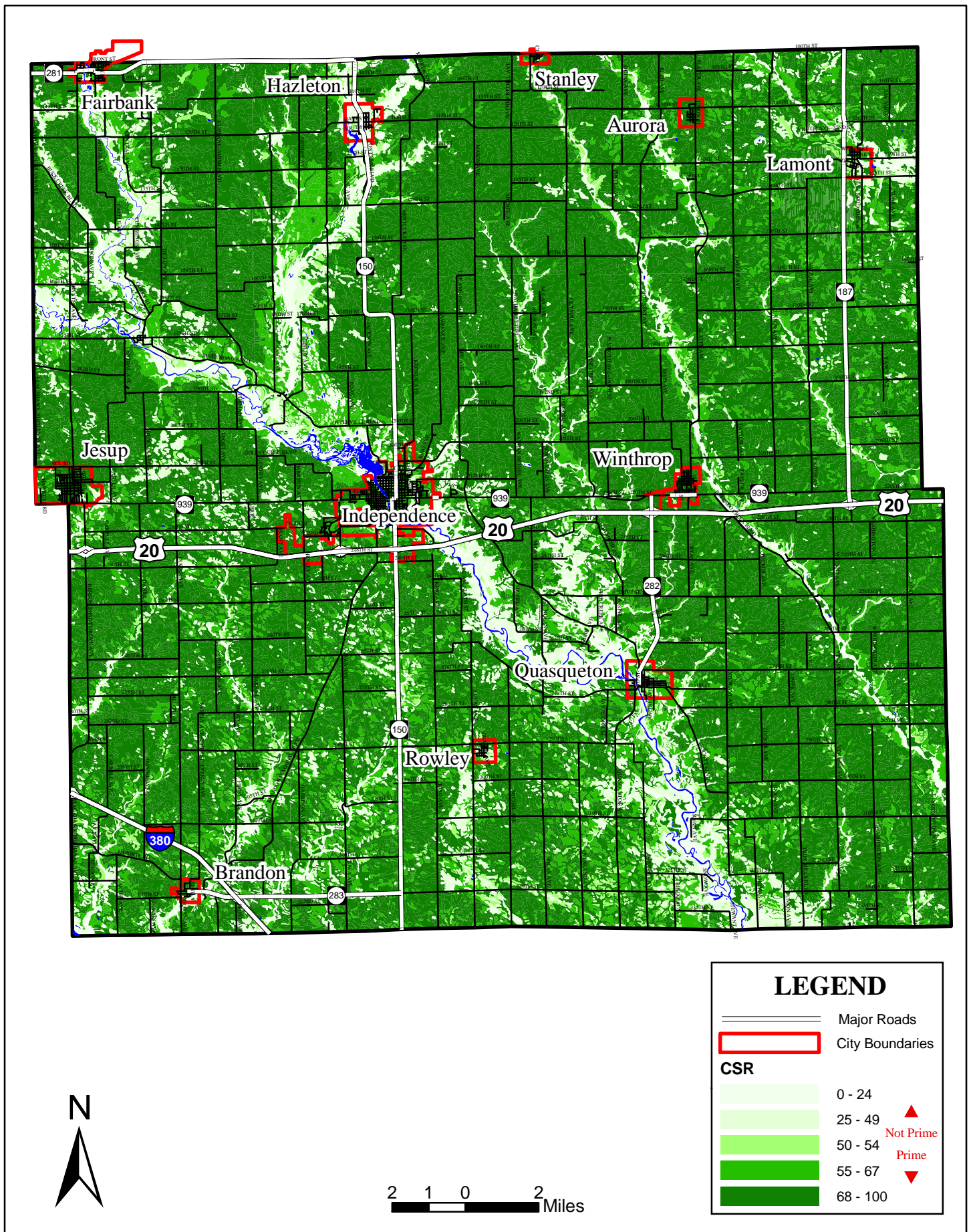
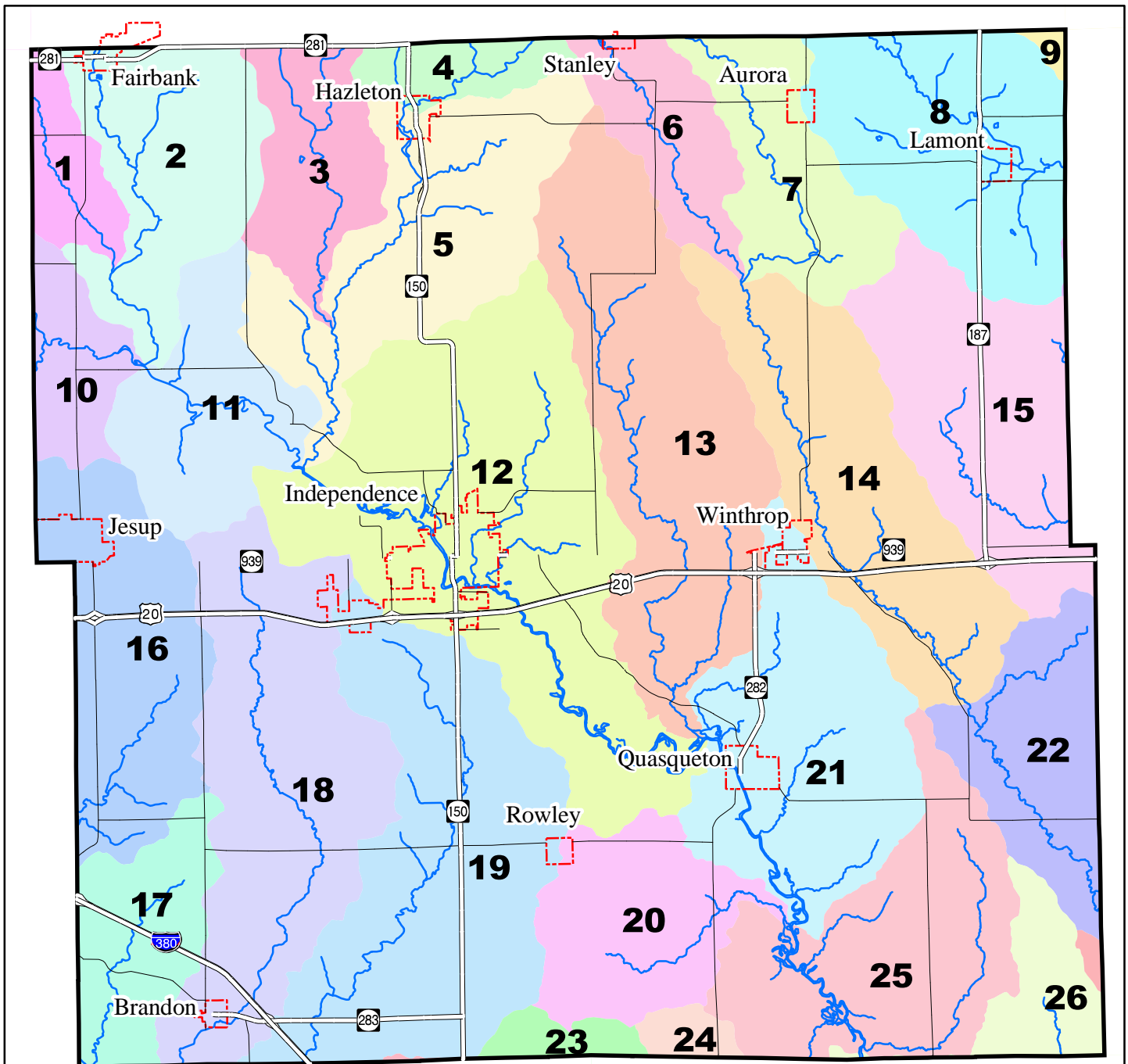


Figure 4: Drainage Basins in the County



STREAM NAME	TRIBUTARY TO	STREAM NAME	TRIBUTARY TO
1. Buck Creek	Little Wapsipinicon River	14. Buffalo Creek	Wapsipinicon River
2. Little Wapsipinicon River	Wapsipinicon River	15. Prairie Creek	Maquoketa River
3. Hunter Creek	Otter Creek	16. Spring Creek	Cedar River
4. Hazleton Creek	Otter Creek	17. Mud Creek	Cedar River
5. Otter Creek	Wapsipinicon River	18. Lime Creek	Cedar River
6. West Buffalo Creek	Buffalo Creek	19. Bear Creek	Cedar River
7. East Branch Buffalo Creek	Buffalo Creek	20. Sand Creek	Wapsipinicon River
8. South Fork Maquoketa River	Maquoketa River	21. Smith Creek	Wapsipinicon River
9. Fenchel Creek	Maquoketa River	22. Silver Creek	Buffalo Creek
10. Camp Creek	Wapsipinicon River	23. Blue Creek	Cedar River
11. Wapsipinicon River		24. East Branch Blue Creek	Cedar River
12. Malone Creek	Wapsipinicon River	25. Dry Creek	Wapsipinicon River
13. Pine Creek	Wapsipinicon River	26. Walton Creek	Wapsipinicon River

STATISTICAL PROFILE – HISTORICAL TRENDS AND FORECASTS

Population

The study of population within the Comprehensive Plan is important because it can provide the foundation for analyzing a county’s current demographics, as well as project its future needs. This section of the Plan will provide varied statistical data to describe trends and predictions for Buchanan County.

The following table provides, by decade, an historical overview of the population within Buchanan County and the State of Iowa. As is evident, the County’s population has remained fairly stable since 1900. Conversely, the State’s population has grown by over 30 percent during the same timeframe.

Table 1. Historical Population Trends for Buchanan County and the State of Iowa

Year	Buchanan County		State of Iowa	
	Number	Percent Change	Number	Percent Change
1900	21,427	--	2,231,853	-
1910	19,748	-7.8	2,224,771	-0.3
1920	19,890	0.7	2,404,021	8.1
1930	19,550	-1.7	2,470,939	2.8
1940	20,991	7.4	2,538,268	2.7
1950	21,927	4.4	2,621,073	3.3
1960	22,293	1.6	2,757,537	5.2
1970	21,762	-2.3	2,825,368	2.5
1980	22,900	4.9	2,913,808	3.1
1990	20,844	-9.0	2,776,831	-4.7
2000	21,093	1.2	2,926,324	5.4

Source: U.S. Census Bureau

Table 2 illustrates population figures for all of the incorporated communities in Buchanan County, as well as those for the County itself and the State of Iowa. Note the trend similarities between the cities and the county.

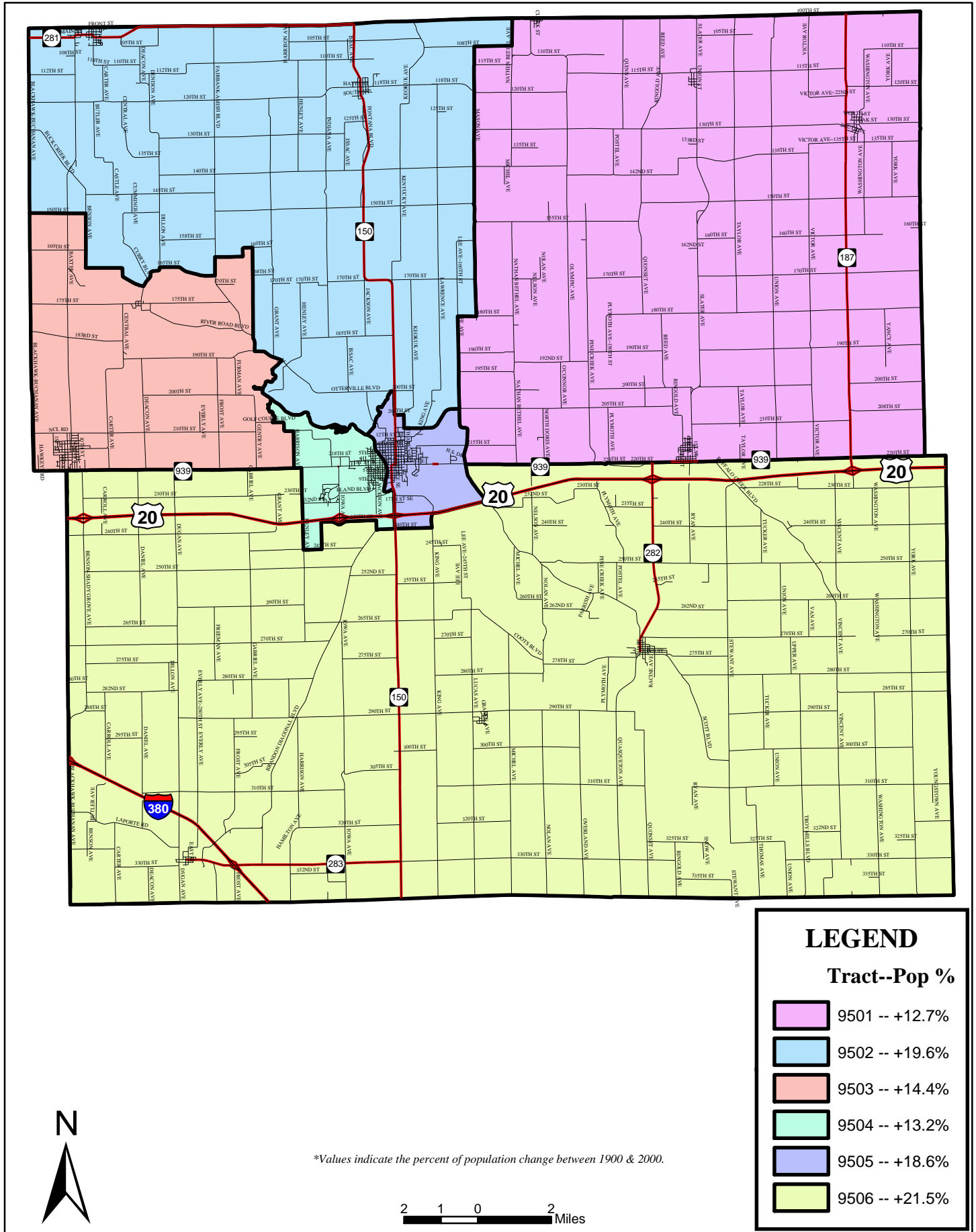
Table 2. Population Trends of Selected Communities

Community	1970	1980	1990	2000
Aurora	229	248	196	194
Brandon	432	337	320	311
Fairbank	810	980	1,024	1,041
Hazleton	626	877	733	950
Independence	5,910	6,392	5,972	6,014
Jesup	1,662	2,343	2,121	2,212
Lamont	498	554	471	503
Quasqueton	448	599	579	574
Rowley	241	275	272	290
Stanley	151	154	120	128
Winthrop	750	767	742	772
Buchanan County	21,762	22,900	20,844	21,093
State of Iowa	2,825,368	2,913,808	2,776,831	2,926,324

Source: U.S. Census Bureau

Census tracts in Buchanan County, which are shown in Figure 5 below, show divisions of population is approximately 4,000-person areas. These areas are important in that they serve as jurisdictions for tracking demographic and financial information such as the distribution of bank loans in the County.

Figure 5: Buchanan County Census Tracts



*Values indicate the percent of population change between 1900 & 2000.

Table 3 focuses on the population cohorts that were reported in the 1990 and 2000 Censuses of the County. In general, this table shows that persons under the age of 35 declined, while persons over the age of 35 increased in number. With further analysis, it becomes apparent that the percentage of change in each cohort underscores the significance of the decline shown by the actual numbers.

Table 3. Age Cohorts for Buchanan County

Age Cohort	1990		2000		% Change
	Number	% of Total	Number	% of Total	
Less than 5	1,616	7.8	1,450	6.9	-10.3
5-9	1,871	9.0	1,582	7.5	-15.4
10-14	1,925	9.2	1,837	8.7	-4.6
15-19	1,499	7.2	1,736	8.2	15.8
20-24	1,006	4.8	1,136	5.4	12.9
25-34	3,005	14.4	2,364	11.2	-21.3
35-44	2,848	13.7	3,185	15.1	11.8
45-54	2,066	9.9	2,822	13.4	36.6
55-64	1,764	8.5	1,925	9.1	9.1
65-74	1,815	8.7	1,473	7.0	-18.8
75-84	1,053	5.1	1,156	5.5	9.8
85+	376	1.8	427	2.0	13.6
Total	20,844	100.0	21,093	100.0	1.2

Source: U.S. Census Bureau

In an attempt to predict how change in certain age cohorts may affect the future need for services in the County, Table 4 has been developed. Specifically, it analyzes trends for persons under the age of 18 and over the age of 64 for the two decades shown. Note that the number of persons under the age of 18 decreased in the County and increased statewide, while the percentage of persons under the age of 18 in both jurisdictions decreased. The number of persons over the age of 64 decreased in the County and increased in the State, while the percentages for both jurisdictions decreased slightly.

Table 4. Persons Under the Age of 18 and Over the Age of 64

Community	1990				2000			
	<18	%	>64	%	<18	%	>64	%
Buchanan County	6,421	30.8	3,244	15.6	6,031	28.6	3,056	14.5
State of Iowa	718,880	25.9	426,106	15.3	733,638	25.1	436,213	14.9

Source: U.S. Census Bureau

Further review of Census Bureau information, regarding race and sex of the County’s population, is shown in Table 5. In 1990, the County was a relatively homogenous, while in 2000 it became more diverse.

Table 5. Race and Sex of Buchanan County Residents

	Total Population	White or Caucasian	Black or African American	Am. Indian, Eskimo, Aleut	Asian or Pacific Islander	Other Race/ 2+ Races
Male (1990)	10,219	10,156	34	11	2	16
Female (1990)	10,625	10,565	17	8	4	31
Total (1990)	20,844	20,721	51	19	6	47
Male (2000)	10,476	10,305	34	22	39	76
Female (2000)	10,617	10,452	23	23	47	72
Total (2000)	21,093	20,757	57	45	86	148

Source: U.S. Census Bureau

The following table shows 15-year population projections for Buchanan County. It should be noted that all of the projections use historical information as their basis. An explanation of each type follows.

The types of projections that were calculated by INRCOG for this Plan, Linear and Geometric, are straight-line or averaging methods of predicting population change. Linear projections use the actual change in the total number of persons over a predetermined period of time in the County. Conversely, Geometric projections use the percent change the County has experienced over a set number of years. For both of these projection types, this study used trend information from two time periods, between 1900 and 2000 and between 1940 and 2000, as the basis for the figures shown in Table 6.

Table 6 also includes projections provided by Woods and Poole Economics, Incorporated for the years 2010 and 2020. It is important to note that the Woods and Poole projections are significantly less than the calculated projections.

Table 6 provides a summary of the projection results for the years 2010 and 2020, and the projections show modest growth for the county for 2010 and 2020. By way of comparison, the County had a 1990 population of 20,844 persons and a 2000 population of 21,093. Finally, it is important to remember that the information shown in Table 6 is merely a projection of the County's future population calculated using historical data rather than an exact number persons who will actually be living in Buchanan County at that time.

Table 6. Population Projections for Buchanan County

Type of Projection	2010	2020
Linear		
1900-2000	21,060	21,026
1940-2000	21,313	21,534
Geometric		
1900-2000	21,093	21,093
1940-2000	21,346	21,602
Woods & Poole	21,120	21,420
Mean or Average	21,186	21,335

Source: U.S. Census Bureau, INRCOG, and Woods and Poole Economics, Inc.

Housing

In addition to studying population statistics, a Comprehensive Plan should review pertinent housing data. As is the case for many Iowa counties, the primary type of housing in Buchanan County is the single-family home. In addition, the average number of persons living in each unit is less than three persons, and the vacancy rate is moderate (8%). A summary of general housing information is shown in Table 7.

Table 7. General Housing Information for Buchanan County

Statistic	1980	1990	2000
Total Persons	22,900	20,844	21,093
Total Housing Units	8,222	8,272	8,697
Occupied	7,672	7,506	7,933
Vacant	550	766	764
Persons Per Housing Unit	2.79	2.52	2.43
Number of Households	7,672	7,564	7,933
Number of Families	5,901	5,658	5,675

Source: U.S. Census Bureau

Table 8 shows the number of housing units reported, by selected communities, in the 1980, 1990, and 2000 Censuses. Note that all but one city, the County, and the State of Iowa all gained housing units between the 1990 and 2000 Censuses.

Table 8. Number of Housing Units in Selected Communities

Community	1980	1990	2000
Aurora	98	86	88
Brandon	143	138	146
Fairbank	362	408	436
Hazleton	332	349	409
Independence	2,463	2,480	2,610
Jesup	876	827	911
Lamont	240	219	227
Quasqueton	228	245	254
Rowley	101	111	114
Stanley	56	50	50
Winthrop	312	314	341
Buchanan County	8,222	8,272	8,697
State of Iowa	1,121,314	1,143,669	1,232,511

Source: U.S. Census Bureau

As for the age of the housing stock in Buchanan County, Table 9 provides a breakdown by specified years. As a means of comparison, the Table shows how the State's percentage relates to those of the County.

Table 9. Age of Housing Units in 2000

Year Unit was Built	Buchanan County		State of Iowa Percent
	Number	Percent	
1999 to March 2000	117	1.3	1.9
1995-1998	399	4.6	5.4
1990-1994	482	5.5	5.0
1980-1989	653	7.5	8.0
1970-1979	1,620	18.6	16.8
1960-1969	1,060	12.2	11.8
1940-1959	1,310	15.1	19.5
1939 or earlier	3,056	35.1	31.6
Total	8,697	100.0	100.0

Source: U.S. Census Bureau

The breakdown of values for single-family homes in Buchanan County is illustrated in Table 10. In general, it shows that the number of homes under \$100,000 decreased between 1990 and 2000, while the number of homes over \$100,000 increased. Specifically, homes valued under \$100,000 in 1990 comprised over 98 percent of the total, while in 2000 that percentage decreased to just over 77 percent. Possible reasons for the overall increasing home values may be due to property reassessment, state equalization order, and/or the effects of housing demand in the community.

Table 10. Value of Specified Owner-Occupied Units in Buchanan County

Unit Value Ranges	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	2,834	73.8	1,112	24.6
50,000-99,999	952	24.8	2,400	53.1
100,000-149,999	19	0.5	710	15.7
150,000-199,999	22	0.6	182	4.0
200,000-299,999	13	0.3	70	1.5
300,000-499,999	0	0.0	46	1.0
500,000+	0	0.0	0	0.0
Total	3,840	100.0	4,520	100.0

Source: U.S. Census Bureau

As is shown in Table 11, all of the communities in Buchanan County, except Independence, Quasqueton, and Winthrop, experienced declines in housing value between 1980 and 1990. Conversely, values increased dramatically in all of the communities between 1990 and 2000. The County as a whole reported the same trend, however, the state experienced increases for the three Censuses shown.

Table 11. Median Value of a Specified Owner-Occupied Units in Selected Communities

Community	1980	1990	2000
Aurora	\$18,800	\$16,700	\$46,700
Brandon	\$21,900	\$20,700	\$54,700
Fairbank	\$39,900	\$38,000	\$77,100
Hazleton	\$30,200	\$25,800	\$44,000
Independence	\$38,000	\$38,500	\$75,600
Jesup	\$45,100	\$42,500	\$82,400
Lamont	\$20,400	\$19,400	\$37,500
Quasqueton	\$27,800	\$29,800	\$64,800
Rowley	\$32,800	\$32,500	\$62,300
Stanley	\$20,000	\$14,999	\$20,000
Winthrop	\$33,000	\$33,500	\$64,000
Buchanan County	\$37,000	\$36,300	\$73,900
State of Iowa	\$40,600	\$45,900	\$82,500

Source: U.S. Census Bureau

Table 12 shows the number of rental units reported in the 1980, 1990 and 2000 Censuses. In general, most of the jurisdictions reported increases in rental units between 1980 and 1990 and decreases in the number of rental units between 1990 and 2000.

Table 12. Number of Specified Renter-Occupied Units for Selected Communities

Community	1980	1990	2000
Aurora	14	14	14
Brandon	17	28	29
Fairbank	64	88	77
Hazleton	49	78	85
Independence	628	676	659
Jesup	198	178	150
Lamont	32	28	56
Quasqueton	34	49	39
Rowley	12	15	10
Stanley	9	11	2
Winthrop	51	52	65
Buchanan County	1,690	1,876	1,495
State of Iowa	296,512	318,954	301,589

Source: U.S. Census Bureau

Median rent for selected communities is shown in Table 13. The Table shows that the cost of rent in each jurisdiction increased dramatically during the twenty-year period of time shown. In addition, the information provided in Table 7 shows that there is a relatively low vacancy rate in the County. Together, the significant increase in rent and a low overall vacancy rate may indicate that there is demand for rental units in the County.

Table 13. Median Rent for Selected Communities

Community	1980	1990	2000
Aurora	\$140	\$241	\$375
Brandon	\$110	\$388	\$392
Fairbank	\$131	\$241	\$315
Hazleton	\$173	\$291	\$379
Independence	\$150	\$282	\$371
Jesup	\$160	\$301	\$349
Lamont	\$85	\$217	\$371
Quasqueton	\$113	\$247	\$478
Rowley	\$153	\$331	\$363
Stanley	\$140	\$225	\$0
Winthrop	\$129	\$286	\$348
Buchanan County	\$146	\$271	\$376
State of Iowa	\$175	\$259	\$470

Source: U.S. Census Bureau

Table 14 shows the number of housing units that would be necessary to accommodate the population projections that appear in Table 6. The figures in Table 14 were calculated by dividing the population projections from Table 6 by the 2000 persons per housing unit ratio of 2.43, which is documented in Table 7. In order to estimate the demand for future housing units in the County, it is important to note that there were 8,697 housing units reported by the Census Bureau in 2000. If these projections are accurate, there will be a need for additional units to be constructed in the next 15 years. It is important to remember that in addition to assuming that the persons-per-housing unit ratio is suitable for making projections. This study also assumes that the figures in Table 14 do not include any vacant units and that all of the units are safe, habitable structures.

Table 14. Housing Unit Projections for Buchanan County

Type of Projection	2010	2020
Linear		
1900-2000	8,667	8,653
1940-2000	8,771	8,862
Geometric		
1900-2000	8,680	8,680
1940-2000	8,784	8,890
Woods & Poole	8,691	8,815
Mean or Average	8,719	8,780

Source: U.S. Census Bureau, INRCOG, and Woods and Poole, Economics

Economy

According to the Census Bureau and for analysis purposes, the economies of Buchanan County and the State of Iowa have been divided into 13 broad industry categories shown in Table 15. The information indicates that the Manufacturing; Education, Health, and Social Services; and Retail Trade sectors are the three largest elements of both the County and State's economies. Further, the actual occupations of employed persons in the county and state are shown in Table 16. Note that the Management, Professional, and Related Occupations; Sales and Office Occupations; and Production, Transportation, and Material Moving are the three largest occupation categories in the County and State.

Table 15. Economic Base of Buchanan County and the State of Iowa in 2000¹

Industrial Category	Buchanan County		State of Iowa	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, and Mining	721	7.3	65,903	4.4
Construction	771	7.8	91,824	6.2
Manufacturing	2,291	23.1	253,444	17.0
Wholesale Trade	307	3.1	53,267	3.6
Retail Trade	1,212	12.2	179,381	12.0
Transportation, Warehousing, and Utilities	451	4.5	73,170	4.9
Information	213	2.1	41,970	2.8
Finance, Insurance, Real Estate, Rental and Leasing	350	3.5	100,395	6.7
Professional and Scientific	433	4.4	90,157	6.1
Educational, health, and social services	2,051	20.6	324,142	21.8
Art, Entertainment, and Recreation	378	3.8	98,819	6.6
Other Services	392	3.9	66,286	4.4
Public Administration	369	3.7	51,058	3.4
Total Employed Persons	9,939	100.0	1,489,816	100.0

¹ Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

Table 16. Occupation Classification of Persons Employed in 2000¹

Industrial Description	Buchanan County		State of Iowa	
	Number	Percent	Number	Percent
Management, Professional, and Related Occupations	2,796	28.1	466,436	31.3
Service Occupations	1,396	14.0	219,837	14.8
Sales and Office Occupations	2,257	22.7	385,794	25.9
Farm, Fishing, and Forestry	154	1.5	15,877	1.1
Construction, Extractions, and Maintenance	1,120	11.3	132,530	8.9
Production, Transportation, and Material Moving	2,216	22.3	269,342	18.1
Total Employed Persons	9,939	100.0	1,489,816	100.0

¹ Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

Because it is an important component of the Buchanan County economy, the following pages provide detailed information regarding agricultural statistics for the past five Censuses of Agriculture, which are published every five years in years ending in "2" and "7".

Agricultural Economy of Buchanan County

Agricultural statistical information, originating from the previous five Censuses of Agriculture, is presented in the following six tables.

Table 17 shows trends for the number of farms and average size of farms for Buchanan County between 1982 and 2002. As is the case with many other Iowa counties, the number of farms is decreasing while the average size of those farms is increasing.

Table 17. Number and Average Size of Farms in Buchanan County

Agricultural Census Year	Number of Farms	Average Size in Acres
1982	1,403	239
1987	1,332	253
1992	1,193	279
1997	1,136	297
2002	1,067	319

Source: U.S. Censuses of Agriculture

The amount of land within Buchanan County that is considered a part of a farm and the number of acres harvested is shown in Table 18. Note that the general trend for land in farms and acres harvested has fluctuated since 1982. The most significant decline shown in this table came in the number of acres harvested occurred between 1982 and 1987, however since 1987 the number of acres harvested has been increasing.

Table 18. Land in Farms and Acres Harvested in Buchanan County

Agricultural Census Year	Land in Farms (Acres)	Acres Harvested
1982	335,502	275,747
1987	337,126	236,312
1992	333,115	274,972
1997	336,863	285,548
2002	340,422	298,590

Source: U.S. Censuses of Agriculture

Table 19 shows the corn production in Buchanan County for the past four Censuses of Agriculture. It is important to realize that while the number of acres in corn production has shrunk, the production and yield have increased. In comparison, soybean statistics show the number of acres, production, and yields increasing for the same time period. Soybean statistics are presented in Table 20.

Table 19. Corn Production in Buchanan County

Agricultural Census Year	Acres	Production in Bushels	Yield (Bu./Acre)
1982	176,718	21,468,464	121.5
1987	139,845	19,024,742	136.0
1992	176,119	25,272,487	143.5
1997	156,792	20,690,445	132.0
2002	158,154	27,777,523	175.6

Source: U.S. Censuses of Agriculture

Table 20. Soybean Production in Buchanan County

Agricultural Census Year	Acres	Production in Bushels	Yield (Bu./Acre)
1982	70,965	2,536,562	35.7
1987	71,922	3,242,621	45.0
1992	79,520	3,486,801	43.8
1997	112,669	5,297,869	47.0
2002	126,117	6,179,353	50.0

Source: U.S. Censuses of Agriculture

Agricultural statistics pertaining to raising animals are shown in Tables 21 and 22. Specifically, Table 21 illustrates statistics for cattle production and Table 22 presents statistics for hog and pig production. In Table 21, the figures indicate the number of cattle kept in Buchanan County declined between 1982 and 2002. Correspondingly, it also shows that the number of cattle sold decreased during this same time period. Table 22 shows that while hog inventories declined since 1982, the number of hogs that were sold between 1982 and 2002 increased markedly.

Table 21. Cattle Statistics for Buchanan County

Agricultural Census Year	Cattle Inventory	Beef Cows	Milk Cows	All Cattle Sold
1982	47,218	9,336	6,571	30,409
1987	37,083	6,642	5,976	29,072
1992	28,925	5,420	4,649	19,228
1997	28,189	5,479	3,785	18,844
2002	21,600	4,302	2,949	16,287

Source: U.S. Censuses of Agriculture

Table 22. Hog and Pig Production in Buchanan County

Agricultural Census Year	Hogs & Pig Inventory	Hogs Sold
1982	195,143	339,428
1987	190,879	373,171
1992	193,272	388,110
1997	191,642	396,208
2002	169,285	552,193

Source: U.S. Censuses of Agriculture

Table 23 shows both the per capita and median household incomes for selected communities, including the incorporated communities in Buchanan County, the County itself, and the State of Iowa. As the Table indicates, the county had an average per capita income as well as one of the highest median household incomes reported for the jurisdictions shown in 2000.

Table 23. Per Capita and Median Household Income for Selected Communities

Community	Per Capita Income		Median Household Income	
	1990	2000	1990	2000
Aurora	\$9,094	\$16,254	\$18,250	\$38,750
Brandon	\$9,689	\$17,428	\$20,469	\$34,219
Fairbank	\$9,830	\$17,262	\$23,438	\$36,900
Hazleton	\$8,611	\$14,955	\$15,300	\$32,625
Independence	\$12,315	\$20,683	\$21,565	\$36,554
Jesup	\$12,061	\$17,160	\$27,316	\$42,109
Lamont	\$9,758	\$15,201	\$18,281	\$30,000
Quasqueton	\$10,194	\$15,913	\$21,094	\$36,518
Rowley	\$10,532	\$17,315	\$30,000	\$36,563
Stanley	\$6,544	\$9,631	\$17,000	\$30,313
Winthrop	\$11,541	\$19,183	\$26,198	\$36,136
Buchanan County	\$10,925	\$18,405	\$23,386	\$38,036
State of Iowa	\$12,422	\$19,674	\$26,229	\$39,469

Source: U.S. Census Bureau

Unemployment trends for the county and the state are illustrated in Table 24. As is shown below, the current unemployment rates for both jurisdictions are low, which may place pressure on employers to find qualified workers. As illustrated, the County's rate has been slightly higher than that of the State for the period shown.

Table 24. Unemployment Rate Trends by Year

Community	2000	2001	2002	2003	2004	2005	Through 2/2006
Buchanan County	3.0%	4.3%	4.9%	4.6%	5.0%	4.9%	5.7%
State of Iowa	2.6%	3.3%	4.0%	4.5%	4.8%	4.6%	4.4%

Source: Iowa Workforce Development

The following table compares the levels of education for persons within the Buchanan County and the State of Iowa. According to this information, the County has a slightly higher percentage of persons who have earned either a high school diploma or an Associates degree, but a lower percentage for those persons earning a Bachelors or Graduate degrees, than persons in the State as a whole.

Table 25. Educational Attainment for Persons 25 Years of Age and Older in 2000

Category	Buchanan County		State of Iowa	
	Number	Percent	Number	Percent
Less than 9 th Grade	955	7.1	105,424	5.6
9 th to 12 th Grade, No Diploma	1,102	8.2	158,012	8.3
High School Graduate, includes GED	5,839	43.6	683,942	36.1
Some College, No Degree	2,721	20.3	405,748	21.4
Associate Degree	1,070	8.0	140,640	7.4
Bachelors Degree	1,280	9.6	278,350	14.7
Graduate or Professional Degree	416	3.1	123,740	6.5
Total	13,383	100.0	1,895,856	100.0

Source: U.S. Census Bureau

A brief overview of retail trade industries in Buchanan County is provided in Table 26. As is shown, both the County and State experienced an increase in sales receipts and payroll between 1992 and 1997. However, the number of establishments and number of paid employees fell in both jurisdictions during the same time period.

Table 26. Retail Trade in Buchanan County and the State of Iowa

1992				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Buchanan County	122	\$100,257	\$9,809	949
State of Iowa	19,732	\$19,959,786	\$2,304,395	226,109
1997				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Buchanan County	106	\$154,947	\$13,817	911
State of Iowa	14,695	\$26,723,822	\$2,633,445	175,694

Source: Census of Retail Trade and Economic Census

Table 27 provides economic information regarding service industries in Buchanan County and the State of Iowa. The table shows that between 1992 and 1997 the number of establishments, receipts, payroll, and number of employees all increased in the State.

Table 27. Service Industries in Buchanan County and the State of Iowa

1992				
Geographic Area	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Buchanan County	84	\$16,247	\$4,385	321
State of Iowa	17,774	\$7,710,939	\$2,899,453	162,530
1997				
Geographic Area	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Buchanan County				
State of Iowa	19,560	\$12,056,850	\$4,375,569	210,117

Source: Census of Service Industries and Retail Trade

Finally, Table 28 provides economic information regarding wholesale trade in Buchanan County and the State of Iowa. The table shows that between 1992 and 1997 the number of wholesale trade establishments, annual payroll, and number of employees decreased in the County, while the amount of sales actually increased. Conversely, sales and annual payroll increased in the State as a whole.

Table 28. Wholesale Trade in Buchanan County and the State of Iowa

1992				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Buchanan County	48	\$184,381	\$8,782	393
State of Iowa	6,971	\$29,420,132	\$1,639,133	69,367
1997				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Buchanan County	38	\$222,743	\$8,370	311
State of Iowa	5,399	\$35,453,705	\$1,820,112	63,596

Source: Census of Wholesale Trade and Retail Trade

Financial

An important factor regarding the financial health of a county is its actual and taxable valuations. Actual valuation, which may be referred to as 100 percent or market valuation, represents the total property value within a community. Taxable value is the value at which property is taxed and it is set by the County Assessor's office.

Table 29 shows both the actual and taxable valuations for Buchanan County. Note that in both cases the figures increased for each year shown, with the exception of taxable valuations between 2002 and 2003.

Table 29. Taxable and Actual Valuation Statistics for Buchanan County

January 1,	Assessed Valuations		Percent Change	
	Actual	Taxable	Actual	Taxable
2000	\$887,961,190	\$669,965,475	--	--
2001	\$958,499,457	\$686,573,826	7.9%	2.5%
2002	\$978,342,853	\$696,408,679	2.1%	1.4%
2003	\$1,001,850,504	\$645,005,932	2.4%	-7.4%
2004	\$1,021,835,834	\$680,540,810	2.0%	5.5%

¹ Excludes utility valuations.

Source: Buchanan County Auditor

Tables 30 and 31 offer further analysis of the financial conditions of Buchanan County. Table 30 provides revenue trend information from the County's annual financial reports, while Table 31 provides the County's annual expenditure trends and fund balance information. Generally, the County's revenues and expenditures increased between 2000 and 2004. It should be noted that the County's fund balance has increased from \$1,766,212 to \$2,866,459 for the time period shown.

Table 30. County Annual Report Revenue Trends

Source	Fiscal Year 2000	Fiscal Year 2001	Fiscal Year 2002	Fiscal Year 2003	Fiscal Year 2004
Net Current Property Taxes	\$4,200,507	\$4,326,362	\$4,611,483	\$5,012,952	\$5,169,038
Delinquent Property Taxes	\$4,928	\$1,872	\$2,379	\$1,346	\$2,856
Penalties and Interest on Taxes	\$56,698	\$52,649	\$60,431	\$52,692	\$56,907
Other County Taxes	\$9,038	\$167,879	\$175,474	\$185,884	\$563,452
Intergovernmental	\$5,589,650	\$6,090,845	\$5,078,324	\$4,695,701	\$5,341,689
Licenses and Permits	\$11,815	\$10,775	\$13,032	\$150,857	\$14,685
Charges for Services	\$324,538	\$350,384	\$423,368	\$380,558	\$572,436
Use of Money and Property	\$224,191	\$259,070	\$173,210	\$125,355	\$116,150
Fines/Forfeitures/Defaults	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$171,213	\$188,998	\$104,669	\$168,833	\$92,656
Subtotal	\$10,592,578	\$11,448,834	\$10,642,370	\$10,774,178	\$11,929,869
Transfers In	\$1,127,339	\$1,269,151	\$1,367,653	\$1,345,271	\$1,490,358
Proceeds on Long Term Debt	\$190,785	\$93,347	\$0	\$0	\$0
Proceeds of Fixed Asset Sales	\$900	\$50,775	\$113,590	\$150,123	\$40,109
Total Revenues	\$11,911,602	\$12,862,107	\$12,123,613	\$12,269,572	\$13,460,336

Source: Buchanan County Annual Financial Reports

Table 31. County Annual Report Expenditure and Fund Balance Trends

Expense Category	Fiscal Year 2000	Fiscal Year 2001	Fiscal Year 2002	Fiscal Year 2003	Fiscal Year 2004
Operating					
Public Safety	\$1,745,146	\$1,903,000	\$2,041,226	\$2,281,473	\$2,196,353
Court Services	\$72,875	\$55,219	\$77,279		
Physical Health and Education	\$118,852	\$121,729	\$135,674	\$188,809	\$159,321
Mental Health	\$2,325,641	\$2,347,430	\$2,420,827	\$2,250,964	\$2,366,780
Social Services	\$116,502	\$114,091	\$129,394		
County Environment	\$495,013	\$529,776	\$523,065	\$636,244	\$594,767
Roads and Transportation	\$3,834,803	\$3,267,297	\$3,484,280	\$3,754,242	\$3,358,785
State and Local Government	\$327,108	\$277,554	\$302,174	\$333,473	\$335,398
Interprogram Services	\$1,032,504	\$1,416,968	\$1,367,768	\$1,241,065	\$1,356,156
Non-program Current	\$52,090	\$128,612	\$61,829	\$32,039	\$105,440
Debt Service	\$302,768	\$298,400	\$264,708	\$252,078	\$239,299
Capital Projects	\$258,141	\$1,125,523	\$91,136	\$227,849	\$335,479
Subtotal	\$10,681,443	\$11,585,599	\$10,899,360	\$11,198,236	\$11,047,778
Transfers Out	\$1,127,339	\$1,269,151	\$1,367,653	\$1,345,271	\$1,490,358
Total Expenditures	\$11,808,782	\$12,854,750	\$12,267,013	\$12,543,507	\$12,528,136
Revenues Over (Under) Expenditures	\$102,820	\$7,357	(\$143,400)	(\$273,935)	\$922,200
Beginning Fund Balance July 1st of the Previous Year	\$1,681,387	\$2,296,057	\$2,347,435	\$2,218,194	\$1,944,259
Increase (Decrease) in Reserves	(\$17,995)	\$0	\$0	\$0	\$0
Ending Fund Balance June 30th of that Year	\$1,766,212	\$2,303,414	\$2,204,035	\$1,944,259	\$2,866,459

Source: Buchanan County Annual Financial Reports

Table 32 provides additional information, in the form of an approximate debt levels and the County's financial status. According to Iowa Code, a county may debt itself up to five percent of its actual value for General Obligation Bond project purposes. Currently, Buchanan County is in excellent financial shape in that it has \$684,341 in General Obligation Bond debt, which translates into approximately 1.3 percent of the County's bonding capacity being obligated.

Table 32. General Obligation Bond Debt Analysis

Actual Assessed Valuation, Including Agricultural Land (January 2004)	1,021,835,834
Bonding Capacity (5% of Actual Assessed Valuation)	51,091,791
Outstanding Debt	684,341
Unused Bonding Capacity	50,407,450
Percent Bonding Capacity Used	1.3
Percent Bonding Capacity Unused	98.7

Projects associated with this debt are as follows:

- Health Insurance Note (issued 11/7/2003) \$208,333 (total issue); \$208,333 (balance owed)
- Fontana Dam Repairs (issued 1/19/2000) \$93,347 (total issue); \$56,008 (balance owed)
- Essential Purpose (issued 3/14/2005) \$420,000 (total issue); \$420,000 (balance owed)
(voting equipment, computer equipment, courthouse repairs)

Tax levies for governmental jurisdictions in Buchanan County are shown in Table 33 below. The Table indicates that the highest corporate levies are in Independence and Hazleton, while the lowest corporate levies are in Aurora and Winthrop.

**Table 33. Tax Rates for Selected Communities in Buchanan County
(For Taxes Payable July 1, 2004 to June 30, 2005)**

City	City Levy	County Levy	Community College	School	Ag. Ext.	Assessor	Hospital	Total Levy
Aurora	8.12425	7.20314	0.99535	12.37970	0.20775	0.43023	0.94371	30.28413
Brandon	11.25560	7.20314	0.99535	14.01177	0.20775	0.43023	0.94371	35.04755
Fairbank	10.00002	7.20314	0.99535	13.22991	0.20775	0.43023	0.94371	33.01011
Hazleton	12.53854	7.20314	0.59804	16.47128	0.20775	0.43023	0.94371	38.39269
Independence	17.31563	7.20314	0.99535	14.01177	0.20775	0.43023	0.94371	41.10758
Jesup	12.42045	7.20314	0.99535	11.31908	0.20775	0.43023	0.94371	33.51971
Lamont	12.77948	7.20314	0.59804	16.13668	0.20775	0.43023	0.94371	38.29903
Quasqueton	11.38990	7.20314	0.99535	12.37970	0.20775	0.43023	0.94371	33.54978
Rowley	10.65555	7.20314	0.99535	14.01177	0.20775	0.43023	0.94371	34.44750
Stanley	11.69975	7.20314	0.59804	16.47128	0.20775	0.43023	0.94371	37.55390
Winthrop	8.37000	7.20314	0.99535	12.37970	0.20775	0.43023	0.94371	30.52988

Note: Amounts shown above represent the tax rate per \$1,000 of taxable valuation.

Source: Buchanan County Auditor

PUBLIC FACILITIES AND SERVICES

County Government

The Buchanan County Courthouse, the location of which is shown in Figure 6, is located at 210 5th Avenue Northeast in the City of Independence. Within the County's organizational structure, there are many offices that provide a variety of service to the public. The following subsections provide brief overviews of each office's responsibilities.

Assessor

Assessors are appointed to a six-year term by a Conference Board consisting of the members of the Board of Supervisors, Mayors and a member from each School District within the jurisdiction. Assessors are required to pass a state examination and complete continuing education.

The Assessor must locate, list and value property. Homestead credits, military exemptions, forest and fruit tree reservations, impoundment structures, pollution control, etc., all are applied for in this office. A Board of Review was established by law in conjunction with this office to meet during the month of May to hear appeals concerning assessed valuations.

Attorney

The County Attorney is the legal advisor and chief law enforcement officer for the county. Included among the statutory duties of the County Attorney are the following: The prosecution of violations of state criminal laws of the county ordinance; The provision of legal advice to county and township officers in their official capacity; The representation of the county in civil matters to which the county is a party; The recovering of money owed to the state, county, or school district. And the prosecution of mental health commitment proceedings, juvenile delinquency cases, and cases alleging children in need of assistance.

Auditor

The duties of the Auditor include being the secretary to the Board of Supervisors. The Auditor also pays claims submitted and approved by the Board of Supervisors, including payroll. Records of transfer of property are kept for taxing purposes, as are plats of property owners. The Auditor's office calculates the levels, figures agland, Homestead, and Military credits. The Auditors also coordinates elections within Buchanan County, including local, state and federal elections.

Case Management / General Relief / Veterans Affairs

The County Relief Office assists residents with rent, utilities, medical, hospital, provisions and clothing.

Case Management consists of assisting people with obtaining services and living arrangements. Case Management monitors the services and provides crisis assistance to facilitate referral to the appropriate providers.

The sole purpose of the Veterans Affairs Commission of Buchanan County is to serve the indigent veteran and his/her dependents, as well as, applying for entitlements from the Federal Department of Veterans Affairs.

Clerk of District Court

The Clerk's Office is a record keeping office. A partial list of the records kept and services provided are: adoptions, alimony, births, bonds, child support, change of name, custodian of exhibits, deaths, dissolutions of marriage, domestic abuse, foreclosure actions, injunctions, juvenile, landlord attachments, marriage licenses, mechanics' liens, naturalization records, passports, paternity actions, probates, small claims, subpoenas, traffic violations, transcripts, mental health admissions, warrants of arrest and writs of all kinds. The Clerk of the District Court supervises all aspects of the grand jury, petit jury and talisman jury selection process.

Juvenile Court Services

The Juvenile Court Service Office handles referrals made by law enforcement, schools or any individual regarding alleged criminal law violations of the city, state and federal laws. The office supervises kids up to 18 years of age who have committed delinquent activities. The Department of Correctional Services serves Buchanan County with pretrial, pre-sentence, probation and parole services.

Zoning Department

The Buchanan County Zoning Department, established in 1974, regulates land use in the rural areas of the county. As a way to promote orderly growth, the county divided the rural areas into eleven zoning districts, which include agricultural, residential, commercial, manufacturing, industrial and flood plain areas. A limited number of land uses are allowed within each district, although rezoning of the land would allow it to be utilized for other uses.

A nine-member Zoning Commission recommends to the Board of Supervisors whether or not to rezone property. If approved, the official zoning maps of the county are then changed to reflect to correct zone.

A five-member Board of Adjustment was established to hear appeals and variance requests to the zoning regulations. Variances can be granted if it is shown there is an unnecessary hardship and that the request is unique and keeps with the intent of the zoning regulations.

Emergency Management

Buchanan County's Emergency Management Coordinator is based out of the city of Independence. The Emergency Management Coordinator works in conjunction with local fire, rescue, police, and government officials to draft and implement workable emergency action plans in the county.

Engineer

The duties of the County Engineer are to construct and maintain all the roads and bridges within the county outside of towns, except state roads.

Health Department

The Buchanan County Board of Health, a five-member group appointed by the Board of Supervisors, established regulations dealing with nuisances, water well installations, sanitary sewer system installations, and various other rules to protect the public health.

An environmental sanitarian enforces the regulations, both in the rural and urban areas of Buchanan County and meets with the Board of Health each month. Restaurant inspections, funeral home inspections and swimming pool inspections are contracted out to Northeast Iowa Inspections of Waterloo, with regular reports submitted to the Board. Community care and public health nursing are contracted out to Buchanan County Health Center, but also answers directly to the Board of Health each month.

Among the many duties of community care are immunizations, home care, school nurses, disease and infection control, and health promotion and education. The duties of the environmental sanitarian include inspections of well and sewer installations, water well testing, well rehabilitations and pluggings, nuisance inspections, along with coordination with state and federal departments.

Recorder

The County Recorder is elected every four years. All parcels of real estate purchased or sold are recorded in the Recorder's office. If a property is mortgaged, that mortgage is also recorded here. Also, many miscellaneous documents are recorded, i.e., contracts, easements, articles of incorporation, trade names, military discharges, UCC filings on personal property and federal and state tax liens. The Recorder's office also sells fishing and hunting licenses and issues licenses for snowmobiles, boats and three-wheelers.

Sheriff

The Sheriff's Department is the law enforcement agency of the County. It consists of the Sheriff, Jail Administrator, Patrol and Office Deputies. The duties of this office include servicing of civil documents, including court notices, orders, subpoenas and arrest warrants; record keeping on all accident reports and citations issued by the officers, the issuing of permits to purchase and carry a firearm for Buchanan County residents. The Jail Administrator is responsible for overseeing jail staff personnel and the booking procedures all inmates, along with the care of prisoners. The Jail Administrator also is in charge of escorting inmates to and from court proceedings, doctor appointments, and state penal institutions.

Treasurer

The office of County Treasurer handles two major functions, tax collection and the issuance of auto registrations. Collected monies are invested and subsequently paid out to cities, schools, hospitals, etc., within the county. This office also issues drivers' licenses.

Fire and Rescue Services

Fire Departments

There are currently 15 fire departments providing fire protection to Buchanan County residents, including all 11 incorporated cities within the county. The departments, which are shown in Figure 7, provide protection through mutual aid agreements include those from: Fairbank, Hazleton, Stanley, Aurora, Lamont, Masonville, Winthrop, Independence, Coggan, Troy Mills, Quasqueton, Walker, Rowley, Brandon, and Jesup.

Health Care

There are a variety of health care providers located throughout the County. Buchanan County Health Center, which is a county hospital, is located in Independence. Other health care facilities in the county include Medical Associates of Independence and the Winthrop Medical Clinic in Winthrop. Regional health care services are available in the Waterloo-Cedar Falls area, Iowa City, and in Rochester, Minnesota.

Emergency Medical Services

According to the Iowa Bureau of Emergency Management Services, Buchanan County has nine full transport ambulance services within its borders. These services, as illustrated in Figure 8, are in Fairbank, Oelwein, Strawberry Point, Manchester, Independence, Center Point, North Benton, La Porte City, and Jesup. All of which are Emergency Medical Technician Paramedic services.

County Conservation Board

The Buchanan County Conservation Board was established in 1956 and its purpose is to acquire, develop, maintain, and make available to the inhabitants of the county public parks, preserves, playgrounds and recreational centers and to promote and preserve conservation of natural resources.

Parks

Figure 9 shows a complete list of the conservation areas and their location in the County. Some of the parks that are managed by the County Conservation Board, as well as their amenities and needs, are shown in the following table. It should be noted that the County Conservation Board maintains a five-year plan that documents all of the existing amenities and needs for all of the areas they manage. For the purposes of this Plan, the Conservation Board’s five-year plan will be viewed as being consistent with this Plan.

Table 34. Selected Buchanan County Conservation Board Parks and Management Areas

Park or Area	Existing Amenities
Fontana Park	Camping, hiking, fishing, and picnic area
Jakway Forest	Camping, hiking, picnic area, and hunting
Buffalo Creek Area	Camping, hiking, fishing, picnic area, and hunting
Buffalo Creek Wildlife	Fishing and hunting
Frogville Access	Hiking and fishing
Troy Mills Wapsie Access	Camping, fishing, boat landing, and hunting
Sand Creek Area	Fishing, picnic area, and hunting
Pine Creek Area	Fishing and hunting
Boies Bend	Camping, hiking, fishing, picnic area, and hunting
Rowley Fen	Hunting
Koutney Pond/Hoffman Woods	Hiking, fishing, boat landing, and hunting
Lime Creek Area	Camping, hiking, fishing, and picnic area
Three Elms Park	Hiking, fishing, picnic area, and boat landing
Wapsipinicon River Access	Camping, hiking, fishing, picnic area, and boat landing
Cutshall Park	Camping, hiking, fishing, picnic area, and hunting
Crumbacher Wildlife Area	Hiking and hunting

Source: Buchanan County Conservation Board

Arts and Culture

Cedar Rock (Home near Quasqueton designed by Frank Lloyd Wright), Cedar Valley Nature Trail, Old Order Amish Community, Old Mill, Depot-Historical Society

Education

Ten public school districts provide education for school-age children in Buchanan County, as is shown in Figure 10. The districts include: Wapsie Valley Community Schools, Oelwein Community Schools, Starmont Community Schools, East Buchanan Community Schools, North Linn Community Schools, Independence Community Schools, Vinton Community Schools, Union Community Schools, Jesup Community Schools, and West Delaware Schools.

Libraries

Public Libraries in Buchanan County exist in Aurora, Fairbank, Independence, Jesup, Lamont, and Winthrop, as is shown in Figure 10. Statistically, library collection size and services appear to correlate with the size of the community in which they are located. Table 35 below provides an overview of the size of each collection as well as the services each library offers.

Table 35. Buchanan County Public Library Statistics

	Aurora	Fairbank	Independence	Jesup	Lamont	Winthrop
Size of Collection						
Books and Serial Volumes	3,186	14,973	25,935	17,750	7,637	9,367
Subscriptions	17	31	127	59	15	37
Video Materials	212	378	960	176	169	213
Services						
Library Visits	1,035	10,800	40,380	22,519	9,234	6,966
Total Circulation	1,721	50,795	71,112	31,027	9,059	9,796
Circulation of Children's Materials	709	30,020	34,035	12,404	3,879	5,229

Source: Public Libraries Survey, Fiscal Year 2003

Figure 6: County Services Locations

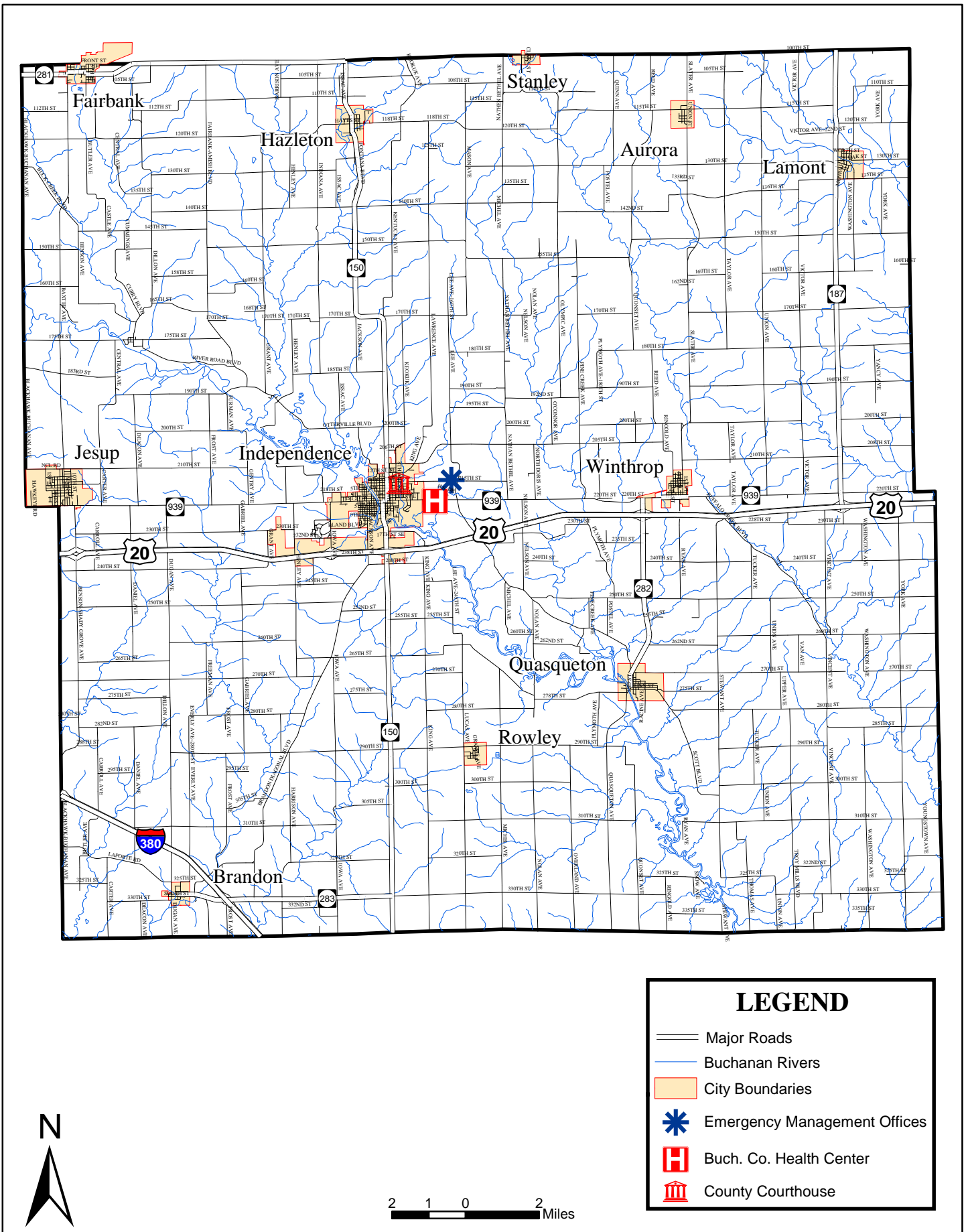


Figure 7: Fire Departments

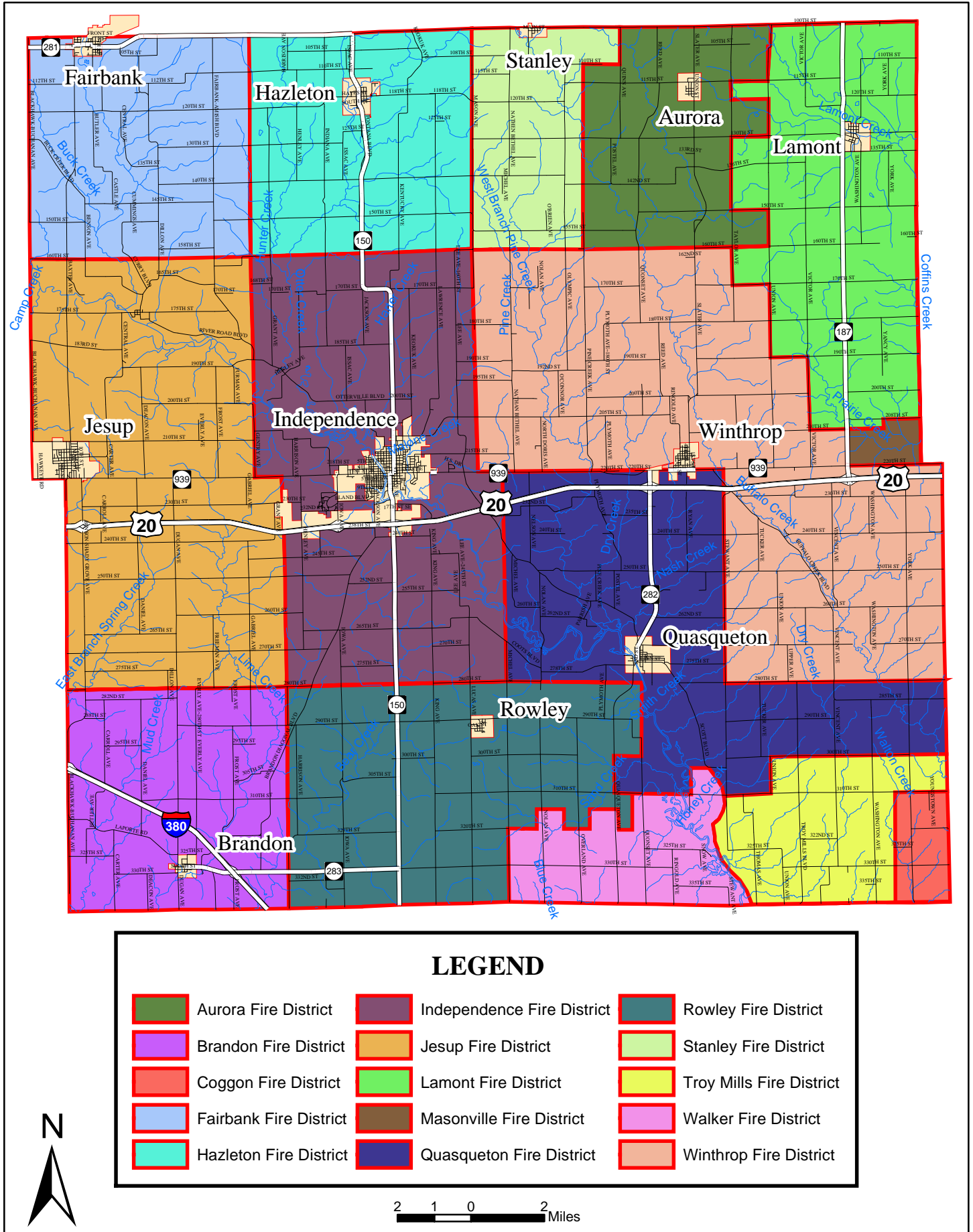


Figure 8: Ambulance Service Areas

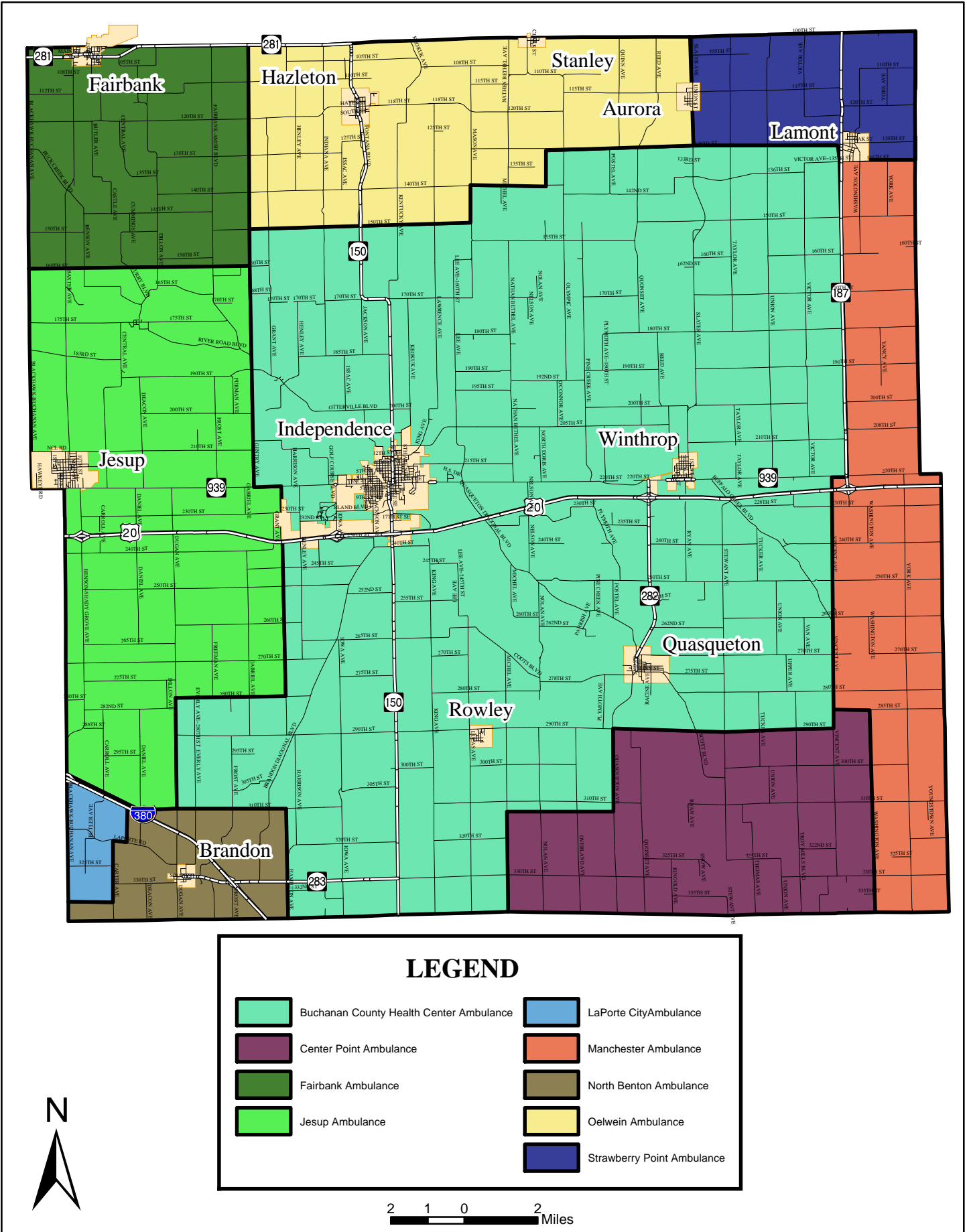


Figure 9: County Conservation Areas

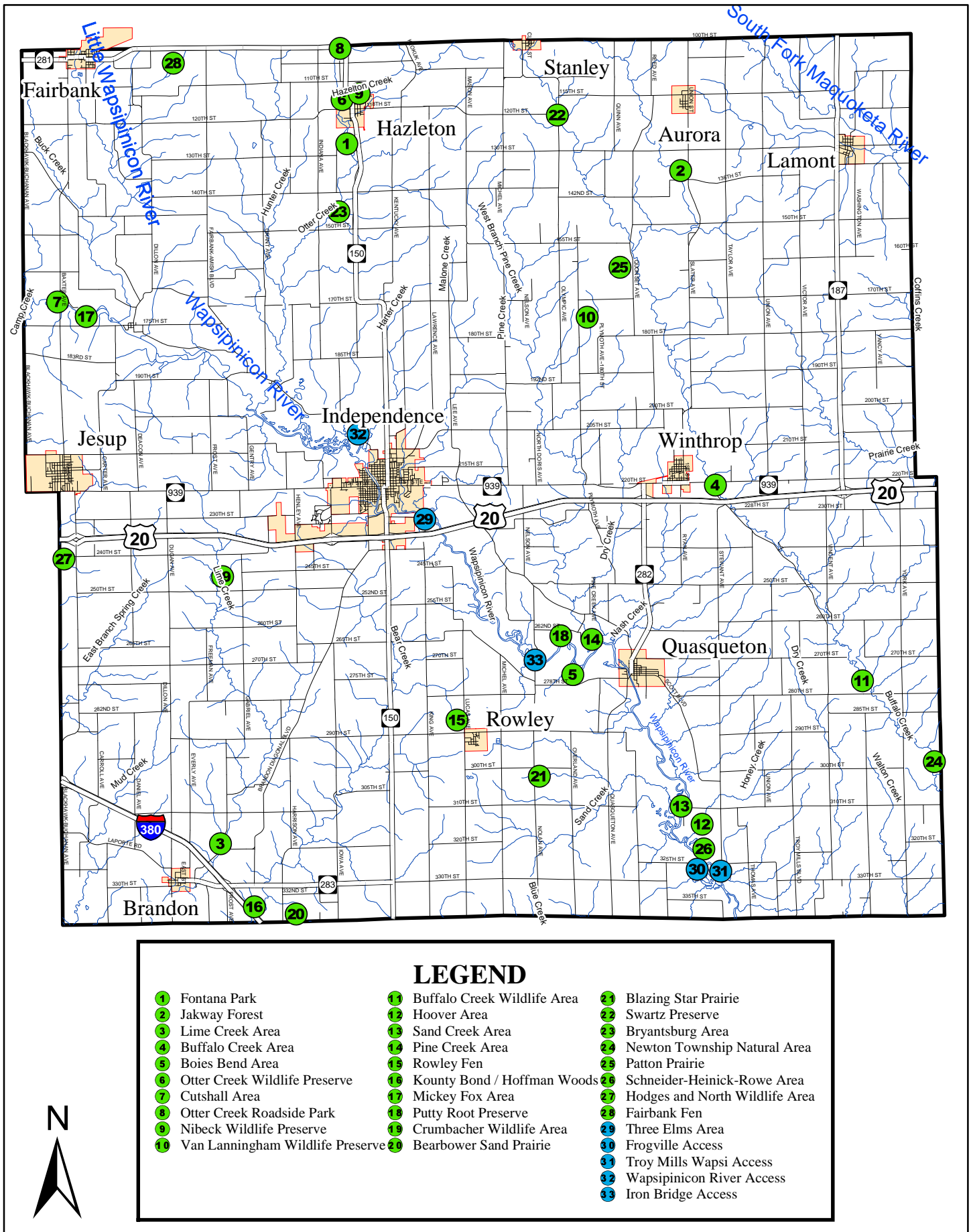
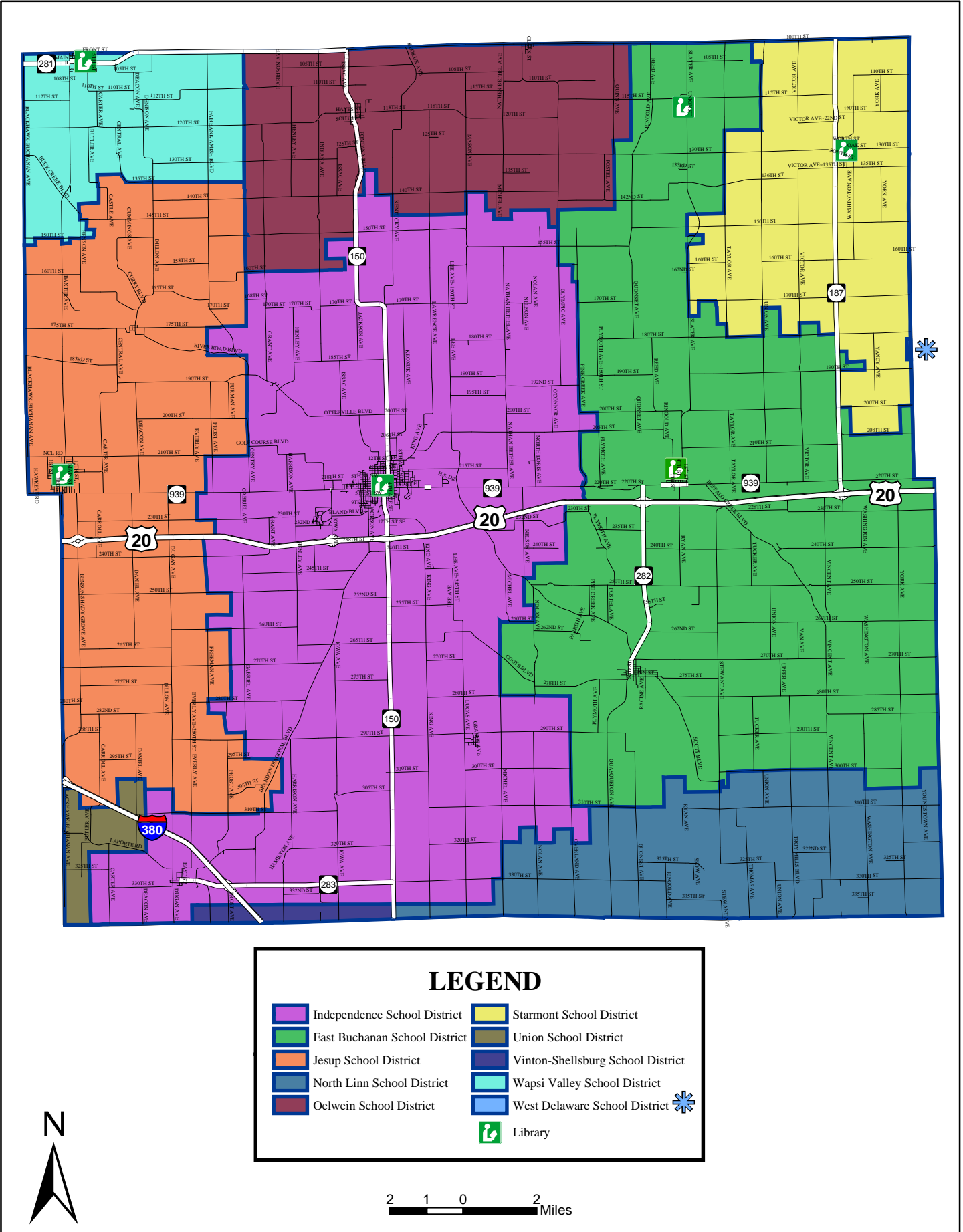


Figure 10: Education and Library Facilities



PUBLIC UTILITIES

Water

Water service in Buchanan County is typically provided by private, individual or common wells. The wells tap rechargeable groundwater aquifers for water. In terms of need, the County does not foresee the need for a common or public water system. However, the County does want to protect the groundwater from depletion or contamination in order to maintain its supply of potable water.

On-Site Septic Systems

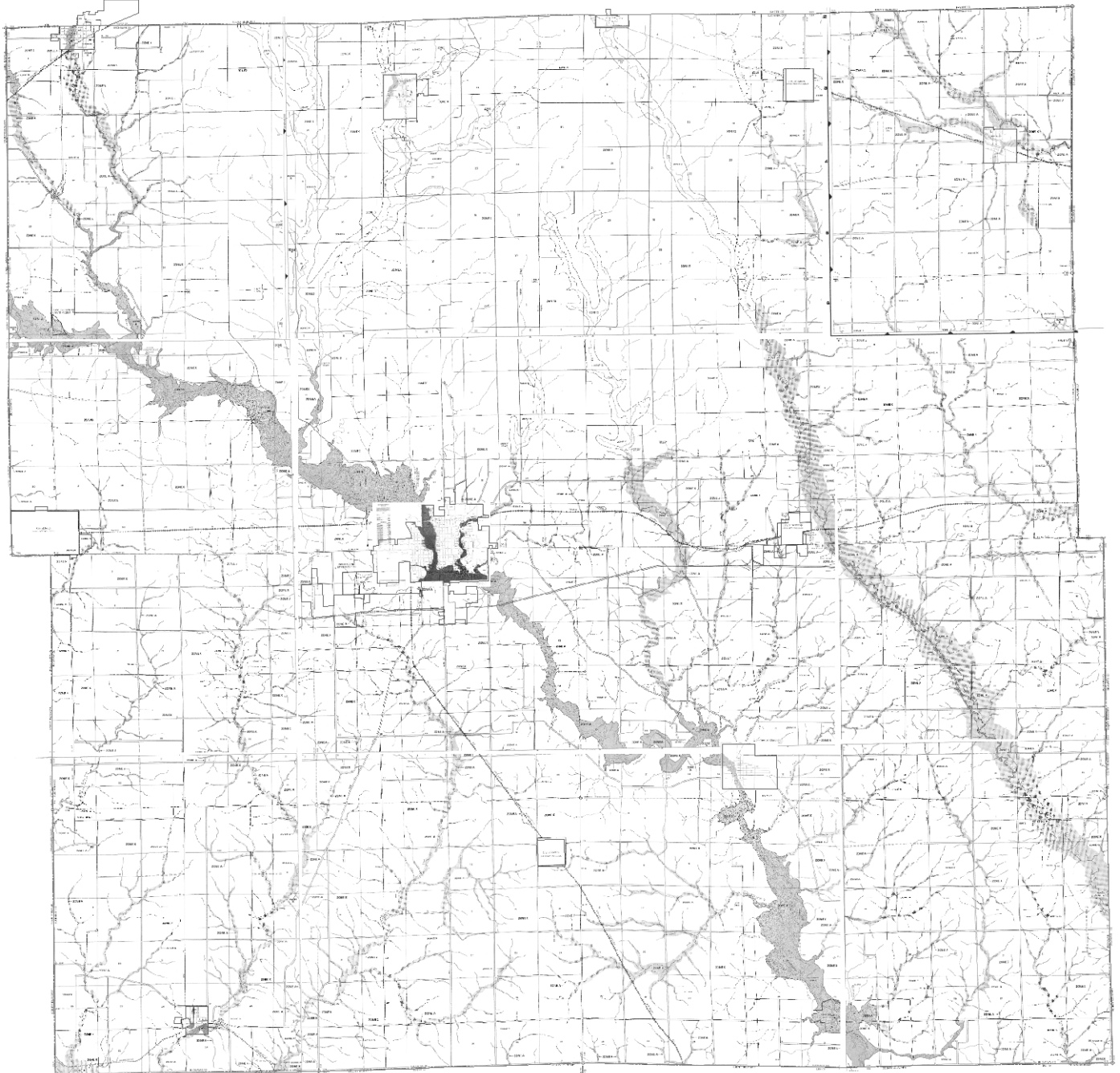
The primary means of disposing of sewage in the County is by individual, on-site septic systems. These on-site systems include tanks and septic fields for disposal of household sewage. As with water service, the County does not envision the need for a common public sewage system. The County, however, does regulate on-site systems through ordinances, inspections and its Sanitarian and Board of Health.

Flood Control

In July 21, 1999, the county applied for, and was accepted, in the regular program of the NFIP. The County continues to make efforts to discourage further development in the flood-prone areas of the County, as are roughly portrayed in Figure 11. It should be understood that any questions regarding the official County floodplain map(s), including property designation(s), are to be referred to the Ordinance Administrator for determination. In addition, floodplain protection and mitigation efforts include the voluntary acquisition of flood-prone properties following the floods of 1999. Questions regarding specific properties should be directed to the county's floodplain administrator so that they may provide a more accurate response to inquiries.

Electricity, Natural Gas, Telephone

Figure 12 identifies the electric service providers in Buchanan County including their service areas, and Figure 13 shows the telephone service providers in the County



2 1 0 2 Miles

Figure 12: Electric Service Providers

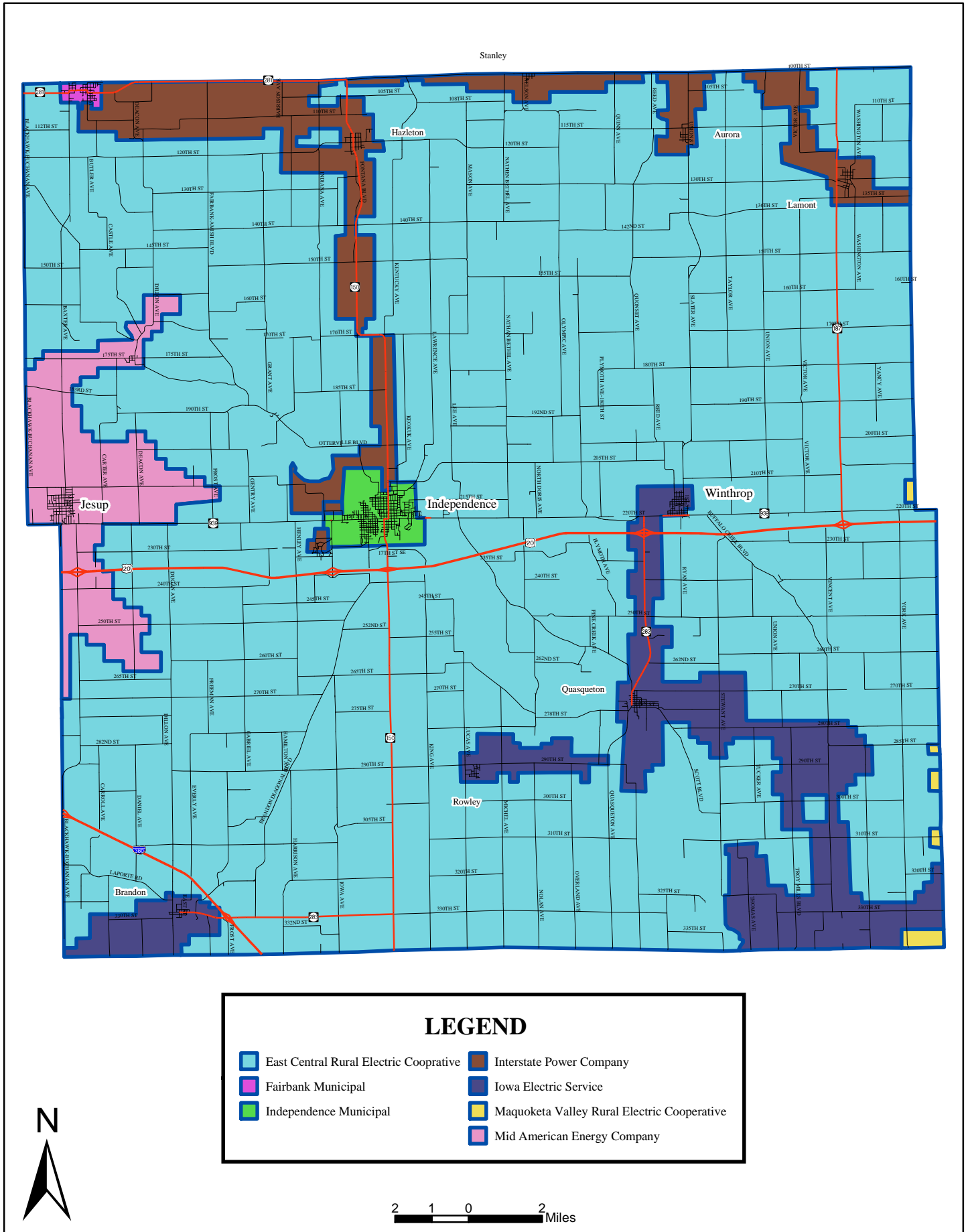
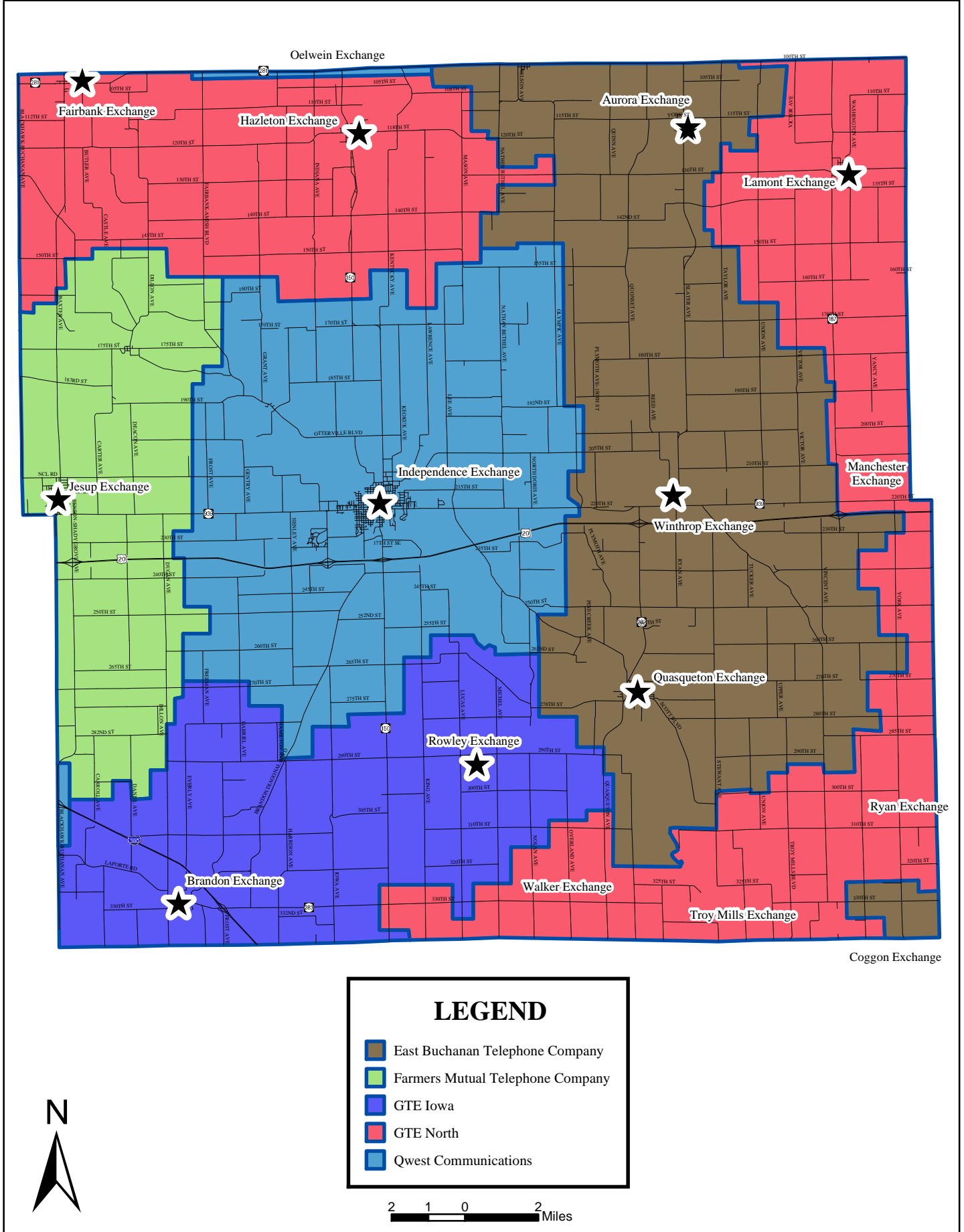


Figure 13: Telephone Service Providers



LEGEND

- East Buchanan Telephone Company
- Farmers Mutual Telephone Company
- GTE Iowa
- GTE North
- Qwest Communications



2 1 0 2 Miles

CIRCULATION AND TRANSPORTATION

The following section describes the transportation network in Buchanan County. Note that because transportation has a profound influence on land use, and vice versa, this section is important in developing a future land use plan for the County.

Roads/Streets

Buchanan County has an elaborate system of roads and streets, most of which were designed using the Rectangular Land Survey System. U.S. Highways 20 and Iowa Highway 150 cross the County. As for secondary roads, the county has 957.406 miles of roadway to maintain, many of which are paved and provide access to most areas of the County. The county has 250 bridges as well. Figure 14 shows the highway and road network in Buchanan County. In addition to Figure 14, the County will also consider the latest Iowa Department of Transportation (IDOT) traffic counts and their corresponding maps as part of this Plan.

Air

Air service to Buchanan County residents is available on a limited basis at the Independence Airport, which is shown on Figure 14. The closest commercial air service is available in Waterloo, Dubuque, and Cedar Rapids.

Rail

Rail service in Buchanan County, as is shown in Figure 14, is available on a limited basis. Describe service..

Transit

The Iowa Northland Regional Transit Commission (RTC) offers limited transit service to residents of Buchanan County. Currently, demand response service, which requires 24-hour notice, is offered in Independence. The remainder of the County is served by RTC on a case-by-case basis depending on space and service timing considerations.

Water

Water transportation is not available in Buchanan County, with the exception of private recreational boating. As was previously indicated, the County is influenced by the Wapsipinicon River, which is illustrated in Figure 9. At this time, it is unlikely that these rivers will be used as a means of transportation without efforts to remove silt and sediment through dredging operations. In addition to dredging, damming of the river may be necessary to increase water depths to acceptable levels. Finally, in terms of environmental protection, efforts will have to be made to protect wildlife from chemicals and pollution that can be concentrated in Iowa waterways.

Bike/Pedestrian

Access to bike and pedestrian trails for transportation is becoming more prevalent in Buchanan County. Currently, most trails, as shown in Figure 15, begin and/or end in Independence. In addition, efforts are being made to plan and extend recreational trails throughout Buchanan County. Figure 15 shows planned trail development in County.

Figure 14: Transportation Modes/Infrastructure in the County

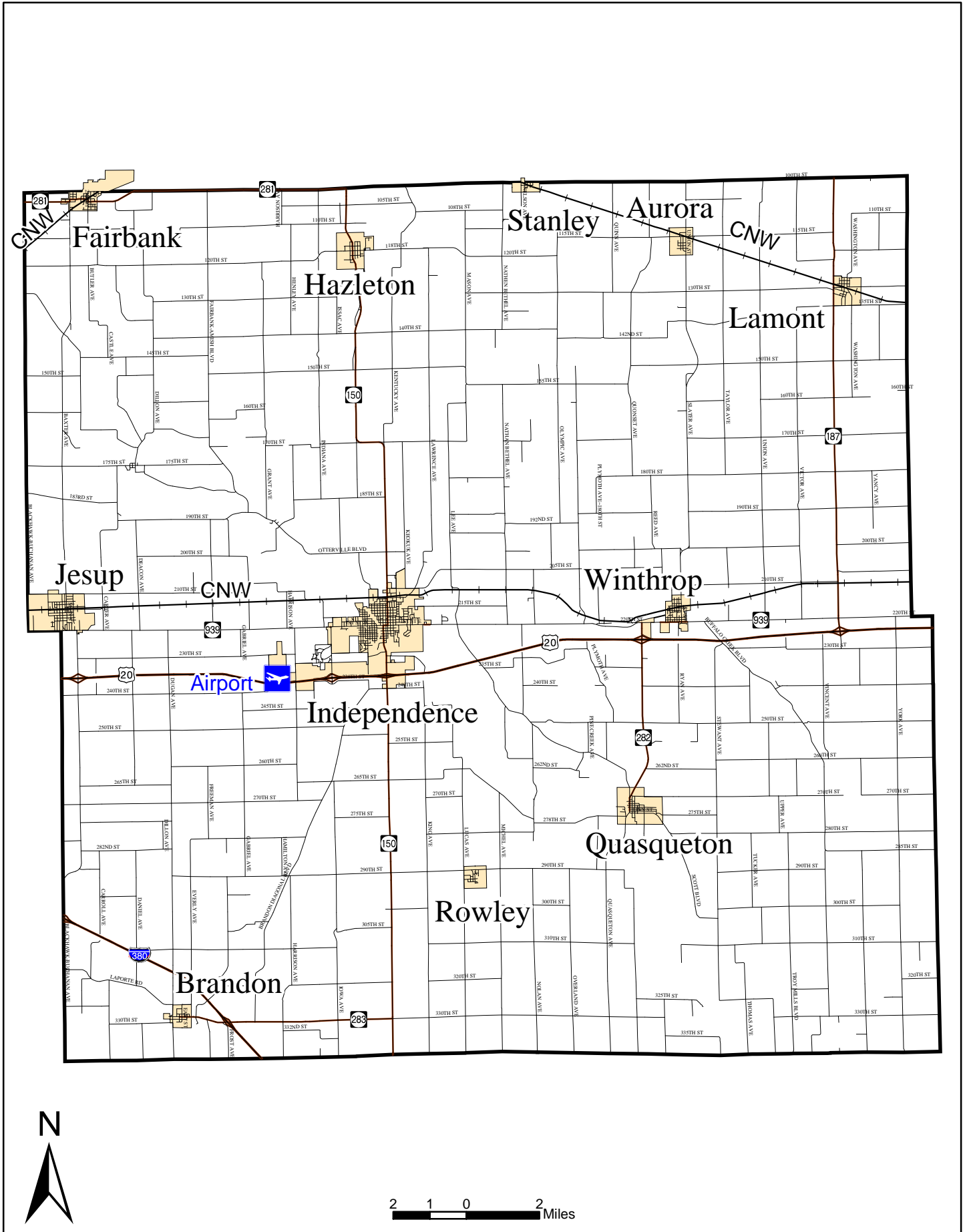
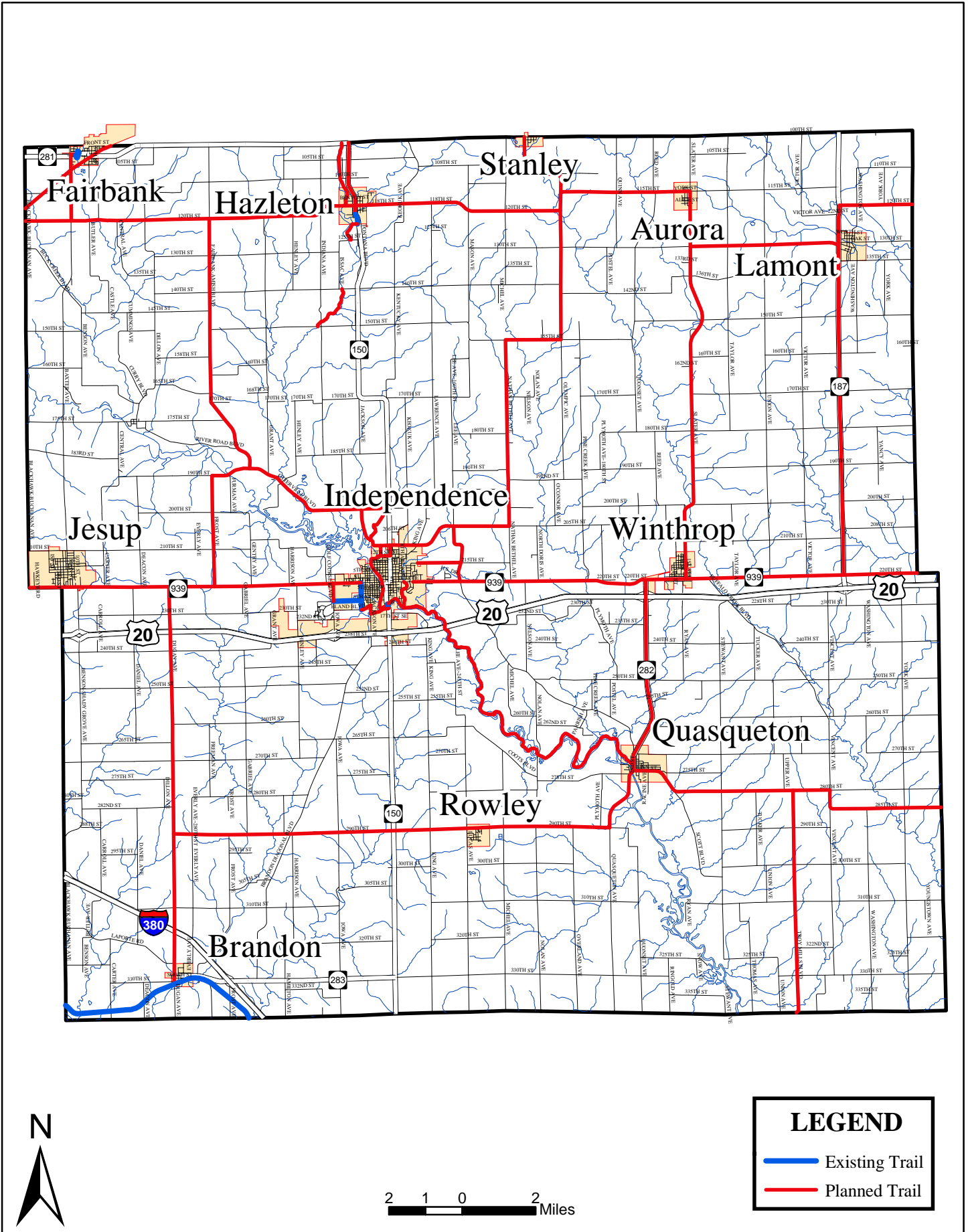


Figure 15: Recreation Trail Map of the County



RECENT PLANNING EFFORTS

Hazard Mitigation Plan Update (2003)

The Buchanan County Hazard Mitigation Plan was developed to assess the ongoing mitigation goals in the community; to evaluate mitigation alternatives that should be undertaken; and to outline a strategy for implementing the Plan. Within the Plan, the County hopes to build a disaster-resistant community and take action to protect families, businesses, and public facilities by reducing the effects of natural disasters. The Buchanan County Hazard Mitigation Plan was formulated by elected officials, staff, agency representatives, business owners and operators, and interested citizens.

EXISTING LAND USE OF THE COUNTY

In order to identify future land use of the County, this Plan first looks at the existing use of land. To do so, the county was divided into four (4) broad categories, agriculture, recreational, residential, commercial and industrial uses, and areas of the County were assigned classification using existing zoning maps. Descriptions of these uses are as follows while Figure 16 shows these areas.

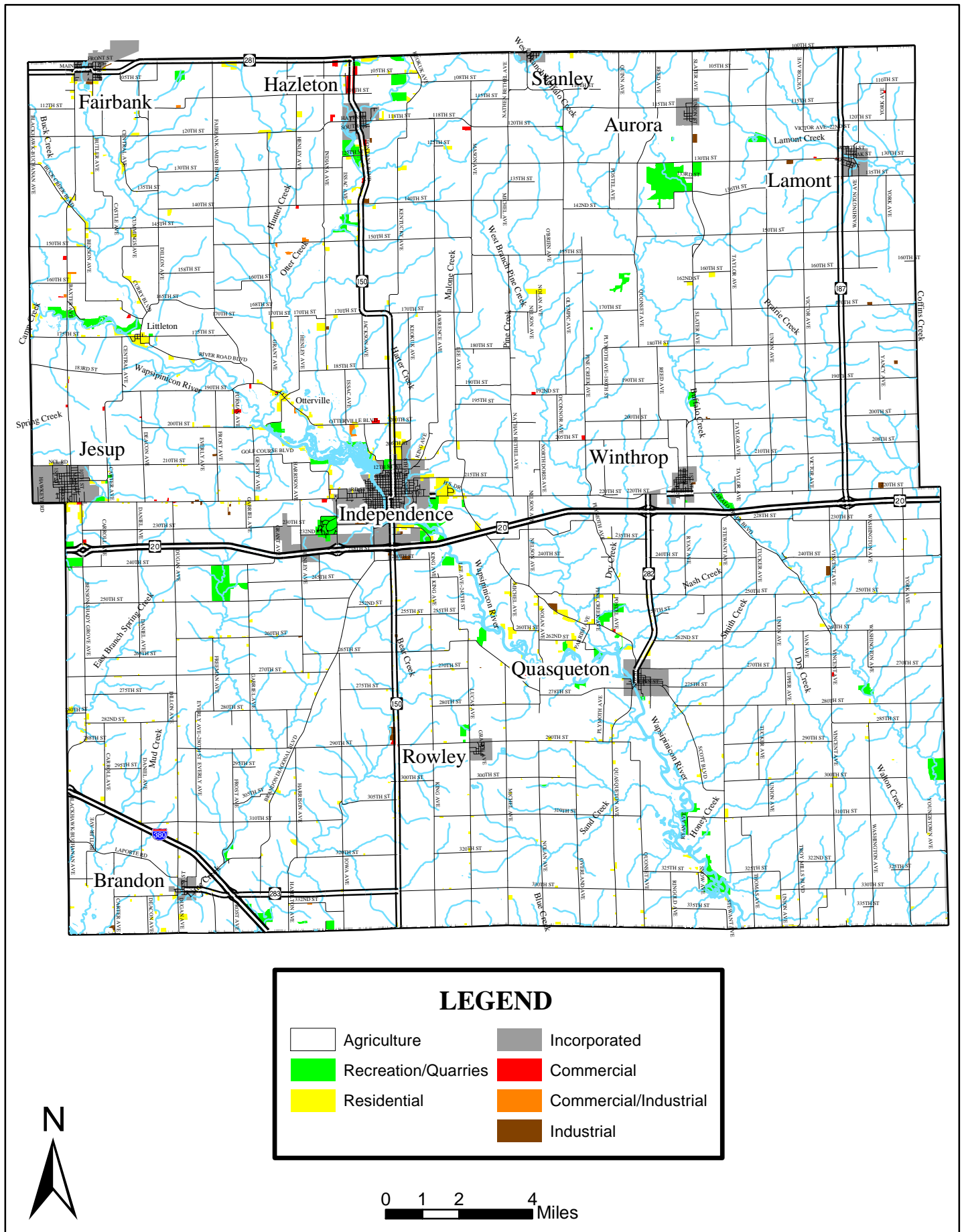
Agricultural Uses: Agriculture is the primary existing land use in the unincorporated areas of the County. Types of uses included in this classification are: crop production; animal husbandry; pastureland; reserve areas; floodplain, woodlands preservation; and wetlands protection areas.

Recreational and Quarry Uses: This type of land use includes local, county, and state parks, wildlife areas, preserves, public access areas, as well as other recreational and open spaces throughout the County. It also includes all of the unincorporated extraction or quarry sites in the County

Residential Uses: Residential uses include existing residential subdivisions and residentially rezoned areas that are located throughout the County, most of which are very small areas. Not unexpectedly, the predominant type of use is the single-family dwelling unit.

Commercial and Industrial Uses: Commercial and industrial uses in Buchanan County are also shown in Figure 16. In general, these uses exist sporadically throughout the County and are comprised of service industries, agriculturally related businesses, and other light industries.

Figure 16: Existing Land Use Map of the County



LEGEND

- | | | | |
|---|---------------------|---|-----------------------|
|  | Agriculture |  | Incorporated |
|  | Recreation/Quarries |  | Commercial |
|  | Residential |  | Commercial/Industrial |
| | |  | Industrial |

IMPLEMENTATION OF THE PLAN

Goals, Objectives, and Policy Statements

At the base of this Comprehensive Land Use Plan is a set of goals, objectives, and policy statements that will express the desires and aspirations of the people of Buchanan County as to what the future use of land in the unincorporated areas of the county should be. The goals that are set are by their very nature, broad and general. They represent the overall philosophy of the community and provide guidelines for the future growth and development of the county. The objectives are to provide a course of action for attaining the desired goals. The policy statements will address more specific actions available to achieve the objectives. The statements were used in formulation of the Comprehensive Land Use Plan's Future Land Use Map, shown in Figure 17; amendments to the Zoning Ordinance; implementation of the floodplain ordinance; development of a subdivision ordinance; and other related ordinances and policies.

These statements will be used to help guide zoning decisions. The Policies will help officials dealing with land use issues to relate individual land use decisions to a system of comprehensive policies. In addition, these guidelines will provide a rationale for decisions relating to land uses. Further, the adoption and use of land use policies as zoning decision guidelines will also help to make the entire zoning process more visible and understandable for the general public.

The adoption of goals, objectives, and policies encourages and facilitates citizen involvement by shifting attention from details and specific proposals to the more essential characteristics of the future community. Use of the policies will help to ensure that decisions affecting future development, of the county will be made from a common reference point.

The existing land use goals, objectives, and policy statements were first studied by the Buchanan County Comprehensive Plan Task Force in order create the updated version contained herein. The Task Force was selected by the Board of Supervisors and Zoning Administrator to include the Planning and Zoning Commission, the Board of Adjustment, various county officials, the County Soil Conservation Commission and staff, the extension office director, County Engineer, the Zoning Administrator, the Board of Supervisors, and other persons interested in land use and the development of Buchanan County. Meetings were held in June and July 2005 with the Task Force that started the process of identifying problem areas, realizing opportunities, and the formulation of the goals, objectives, and the policies of Buchanan County. The meetings were open to the public, and the time, place, and content of each meeting was made available to the public.

After meeting with the Task Force in three separate sessions, their information was passed onto the Buchanan County Planning and Zoning Commission in September 2005. It should be noted that the information generated by the Task Force was presented for discussion purposes only. After many meetings with the Commission to rewrite, clarify, delete, and add important provisions, they agreed upon the following goals, objectives, and policies. Prior to formal consideration by the Commission, it should be noted that these statements were first presented to the Task Force for review.

The goals, objectives, and policies will be adopted by the Commission and Board of Supervisors as part of the Comprehensive Land Use Plan. Adoption of the policies does not commit the county to any specific recommendation, but adoption does commit the county to actions that are consistent with the policy guidelines. The following goals, objectives, and policies are offered for your consideration and approval.

GOALS

1. To ensure orderly and efficient growth and development in order to prevent future conditions of distress, preserve existing communities, and conserve land resources.
2. To balance the protection and conservation of the natural human, and economic resources that are the basis of the agricultural economy and rural lifestyle of the county while encouraging tax base growth in the county.
3. To recognize that growth within the County will depend on the existence or development of services, including access to water, sewer, emergency services, transportation infrastructure, and other utilities.
4. To ensure suitable living environment for all families, present and future, living in Buchanan County.
5. To encourage cooperation and communication among the county, other units of local and regional government, and the general public to improve human development, economic development, environmental preservation, and energy conservation.
6. To recognize the rural character and quality of life in Buchanan County and to encourage the preservation of the desired status.

1. Agricultural Land Uses (as shown in Figure 17).

Objectives:

- A. Preserve productive agricultural land and the family farm as the prime economic and social resources of Buchanan County by preventing land from being taken out of production by indiscriminate or excessive changes in land use.
- B. To recognize agricultural land of highly productive soils as the principal natural resource of the county.
- C. To discourage development upon agricultural land of highly productive soils.
- D. To base land use decisions concerning agricultural land on the Soil Survey of Buchanan County, compatibility of surrounding land uses, and serving the present and future needs of the people of Buchanan County.
- E. To promote the development of shelter belts, windbreaks, soil erosion stabilization methods, wildlife habitat areas, and preservation of natural lands by encouraging the coordination and cooperation between Buchanan County and the Natural Resources Conservation Service, and other governmental agencies; and by encouraging individual stewardship of the lands and soils.

Policies:

It shall be the policy of Buchanan County:

- A. To preserve agricultural lands of highly productive soils. It shall be known that Buchanan County, rich in fertile productive soils, desires to maintain this nonrenewable resource for future generations to employ in the production of food and fiber. Therefore, a parcel land where more than 25 percent of its area consists of agricultural lands of productive soils (having a corn suitability rating that has been rated at 55 or above) shall be considered “prime” and shall be preserved as “A-1” Agricultural District, unless there are extenuating circumstances. Determination regarding corn suitability ratings and other soil characteristics shall be referenced from the official Soil Survey of Buchanan County, Iowa, as published by the United States Department of Agriculture Soil Conservation Service. Soils boundaries shall be determined from the soil maps found in the official Soil Survey of Buchanan County, Iowa, or from a soil map upon an aerial photograph compiled and attested by a certified soil scientist or technician.
- B. To recognize that agriculture, including row cropping, animal husbandry, and value-added agriculture endeavors, is an integral part of Buchanan County’s economy, and that any impact on agriculture is likely to affect the entire County.
- C. To understand that agriculture can be an intensive use of land and that all other land uses should be kept separate from agricultural lands to the maximum extent feasible to prevent increasing the legal liability of agricultural activities.
- D. To require that all levels of government and their agencies consider the impact which their programs and projects may have on agricultural activities, and seek to minimize any impacts which threaten the viability of agricultural activity and the family farm.
- E. To recognize factors necessary to protect productive agricultural land by minimizing interference with normal farm practices which may occur, for example, when non-agricultural land uses are in close proximity to agricultural operations.
- F. To utilize zoning controls to permit only large lot (35 acres) development on high quality agricultural land.

- G. That zoning amendments of prime agricultural lands to non-farm districts of uses shall not be approved unless there is an overriding public need to convert such lands, based on adequate supporting data, and evidence that development areas cannot accommodate such use.
- H. A special effort will be made to inform the public of the public values and benefits of preserving prime agricultural lands.
- I. To consider formalizing the use of other factors in addition to Corn Suitability Rating (CSR) and lot size when making land use decisions (i.e. Land Evaluation and Site Assessment).
- J. To implement environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

2. Rural Residential Land Use (included in the “Residential” land use category in Figure 17).

Objectives:

- A. To provide limited, low-density living opportunities in the unincorporated areas of Buchanan County on non-agricultural lands for individual single-family dwellings that are in conjunction with agriculture.
- B. While Buchanan County encourages development to locate within cities and towns, there are certain conditions in which new development may be approved in the rural area:
 - 1. To promote family farm preservation;
 - 2. Where it is least disruptive of existing agricultural practices;
 - 3. In areas of stable environmental conditions;
 - 4. Where it is sufficiently buffered from other less intensive land uses;
 - 5. Where it can be shown that there is a recognized need for such development; and
 - 6. Where development will be supportive of energy conservation.

Policies:

It shall be the policy of Buchanan County:

- A. To allow rural residential, non-farm dwellings upon non-prime agricultural soils in conjunction with agricultural uses.
- B. To not rezone “A-1” Agricultural District land to Residential Districts, unless the following conditions, situations, or circumstances exist or are met. To that end, in order to rezone property from “A-1”, the proposal must meet a majority of the following criteria:
 - 1. On marginal or poor agricultural land;
 - 2. Along adequately constructed roads;
 - 3. In areas near existing employment centers and commercial areas, so as not to further encourage urban sprawl and unplanned scattered development;
 - 4. Where it is least disruptive of existing agricultural activities such as row crop production and animal husbandry;

5. In areas of stable environmental conditions;
6. Where it is sufficiently buffered from other more intensive land uses such as agriculture;
7. Where it can be shown that there is a recognized need for such development;
8. Where it can be developed in an efficient and compact manner;
9. Where development will be supportive of energy conservation;
10. Where assurance of compliance with county health regulations for septic and water systems;
11. Where soil potentials are capable of supporting foundations and septic fields;
12. To provide for productive use of rural residential land, such as, small numbers of livestock, large gardens, etc.
13. Implementation of environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

3. Suburban and Urban Residential Land Use (included in the “Residential” land use category in Figure 17).

Objectives:

- A. Encourage urban and suburban development within incorporated areas in Buchanan County.
- B. Urban residential development should be encouraged to be located:
 1. Within municipal boundaries; and/or
 2. In existing areas which have been rezoned residential; and/or
 3. In existing platted subdivisions and areas containing public utilities; and/or
 4. In new platted subdivisions that utilize clustering design standards; and/or
 5. Within areas designated as rural sanitary sewer districts.
- C. Areas of moderate density experiencing water and wastewater disposal problems should not be allowed to continue development until, or unless, the problems are solved.

Policies:

It shall be the policy of Buchanan County:

- A. To not rezone “A-1” Agricultural District land to Residential Districts for the purpose of suburban and urban residential land use.
- B. That opportunities should be provided for a variety of housing types to serve the residential needs of present and future residents of Buchanan County within the municipal city limits, existing platted subdivision, and areas containing public utilities.

- C. To implement environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

4. Commercial and Industrial Land Uses (as shown in Figure 17).

Objectives:

- A. Encourage commercial and industrial development within incorporated areas or areas where they are capable of supporting such activities and so that they may utilize municipal or common water, sewer, and utilities.
- B. It is recognized that certain commercial and industrial activities by their very nature must be located in sparse population areas or near the agricultural community, those activities may be located in the rural areas provided:
 - 1. The commercial development addresses only the neighborhood or agricultural business needs;
 - 2. They do not impede the traffic flow upon major roads and intersections;
 - 3. Transportation access is provided;
 - 4. It is removed from residential development, unless it is part of, or attached to, the residential development; and
 - 5. It can be shown that there is a recognized need for such development.
- C. The extraction of mineral resources are properly developed and buffered from incompatible residential land uses.

Policies:

It shall be the policy of Buchanan County:

- A. To direct commercial and industrial development towards existing cities or communities having areas zoned for such development.
- B. That commercial development within the rural areas should provide only neighborhood and agricultural business needs.
- C. That commercial and industrial activity should be encouraged adjacent to major highway interchanges, providing such developments do not impede traffic movements. Proposals that may encourage strip developments along Highways 20, 150, and Interstate 380 and other major roads are not in the public interest. Instead, clustering of highway service uses, served with controlled access and common frontage roads and similar techniques should be encouraged.
- D. To encourage redevelopment of small commercial facilities in the incorporated communities of the county.
- E. That agricultural related industrial and commercial activities, such as grain elevators, fertilizer and agricultural chemical sales, animal and veterinary clinics, implement sales and services and nurseries may be permitted in the rural areas if sufficient need for such development is demonstrated.
- F. That commercial and industrial land uses that are justified to be located on specific sites in the unincorporated areas be approved according to the requirements outlined under Rural Residential Land Use Policy "B".

- G. That areas of possible mineral extraction, whether developed or undeveloped be identified according to information found in this plan and further that such activities are properly developed and buffered from incompatible residential development.
- H. To implement environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

5. Transportation.

Objectives:

- A. That all existing transportation corridors including, but not limited to, highways and roads, railroads, bridges, recreational trails, utilities, and pipelines be utilized and protected to their fullest extent, and that it be recognized that access to said corridors is viewed as an asset.
- B. To recognize that land use and transportation are inextricably tied together.
- C. Diagonal transportation corridors are unacceptable and are seen as excessive consumers of prime agricultural soils.
- D. All future roads shall use existing road right-of-way.

Policies:

It shall be the policy of Buchanan County:

- A. To maintain and improve the county's extensive road and bridge system at a level adequate to serve the needs of each area of the county, including movement of farm products, and access to county amenities and existing communities.
- B. To communicate local views on state and federal highway needs to the Iowa Department of Transportation.
- C. That major transportation improvements by any level of government or transporting company should be consistent with the Comprehensive Land Use Plan's goals, objectives, and policies. This policy may be implemented by following the suggested implementation guidelines:
 - 1. Insure that the Comprehensive Plan is considered whenever major transportation improvements are proposed.
 - 2. Coordinate transportation improvements with other jurisdictions that may be affected, such as cities within Buchanan County and bordering counties.
 - 3. Consideration of this policy by the County Engineer and the County Board of Supervisors in making priority and budget decisions.
 - 4. Seek mechanisms to utilize the Planning and Zoning Commission and County staff to collect information on citizen views regarding county, state, and federal road needs and to communicate this information to the County Engineer, County Supervisors, and state and federal officials.
 - 5. State highway planning should reflect the priorities and constraints identified in local planning, and public works programming.
 - 6. Seek opportunities to communicate local views prior to the design hearing stage of any project.

7. Monitor the plans and proposals of state and federal agencies for potential impacts.
8. Insure that every state and federal agency that may impact or is pertinent to land use and is active in Buchanan County has received a copy of the current County Comprehensive Plan.
9. Implementation of environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

6. Protection of Critical Natural Resource Areas (included in the “Recreational” land use category in Figure 17).

Objectives:

- A. To protect critical or significant natural resource areas where substantial evidence indicates that uncontrolled or incompatible development could result in damage to the environment, to life, to property or to an area where the long-term preservation is of local, regional, state, national or global significance.
- B. To recognize the advantages and limitations imposed by the various natural systems, including, but not limited to soil information, slope, and subsurface characteristics.
- C. To prevent the degradation of environmentally sensitive natural resources, including floodplains, heavily forested areas, steep slopes, fens, wetlands, aquifers and aquifer recharge areas, and other sensitive areas.
- D. To encourage those soil conservation practices that will improve the quality of water and land.
- E. To recognize the advantages and limitations imposed by various soil types by the utilization of information found in the Buchanan County Soil Survey in order to facilitate decisions in zoning and land use changes.
- F. To assist in the implementation of the County Conservation Board policies, including their five-year plan, whenever possible.

Policies:

It shall be the policy of Buchanan County:

- A. To work with the Natural Resources Conservation Service to encourage individual stewardship of the soils by promoting legislation to develop education programs, to provide technical assistance and to allow possible tax incentives upon lands for effective soil conservation methods. Furthermore, to encourage the conservation of the county’s soil resources so that soil losses will be equal to or less than the allowable limits as established by state law.
- B. That the floodplains in the county are recognized as a natural resource that should be preserved for utilization as permanent open spaces, parks, wildlife preserves and other recreational uses. This policy may be implemented by following the suggested implementation guidelines:
 1. Local programs in response to flooding and floodplain development problems should be continued with a deliberate, well-reasoned approach that gives attention to preserving future choices.
 2. Future development in known flood hazard areas should satisfy two objectives:
 - a. To show a need for the development in that area and to insure that the development will be protected from flood damage by implementing state requirements such as requiring that development be one (1) foot above the 100-year flood elevation.

- b. To insure development activity will not add substantially (raise the base flood elevation more than one-tenth of one foot) to the flood problem.
 3. Local floodplain management programs should meet the regulatory requirements of the Federal Emergency Management Agency (FEMA), and applicable state regulations at a minimum. Additional provisions and more demanding standards are appropriate in many circumstances.
 4. To enforce and regulate flood hazard area zoning in order to continue eligibility and access for County residents to flood insurance under the National Flood Insurance Program (NFIP), as administered by the FEMA.
- C. To promote the preservation of critical areas of ecological, geological, historical, and environmental significance. This shall be achieved through identifying such areas, informing the public of their significance, and promoting private or public retention or acquisition for the sole purpose of preservation and protection.

Critical and significant environmental areas should be identified and studied for possible designation through a cooperative effort of the County Planning and Zoning Commission, Board of Supervisors, Regional Council of Governments, County Conservation Board and with technical assistance from various state agencies.

The development of these areas shall be prohibited. A program to preserve these natural features, using appropriate techniques such as scenic easements, purchase, tax advantages, federal and state grants-in-aid programs and so forth should be studied further and developed.

- D. Greenbelts will be encouraged along the Wapsipinicon River and its major tributaries, as well as other streams.
- E. To recognize the Wapsipinicon River as a significant environmental resource that shall be protected for existing and future Buchanan County citizens. This policy may be implemented by following the suggested implementation guidelines:
1. The continued recognition and enforcement of limiting development within the Wapsipinicon River floodplain.
 2. To encourage the participation by county officials and citizens to cooperate with the Iowa Conservation Commission (ICC) in developing a research management master plan program for the Wapsipinicon River to be included within the Protected Water Areas (PWA) programs.

Components of the management program that involves private property will be developed jointly by the landowners and ICC. After both parties concur on how the area will be managed, an agreement will be established so that their respective responsibilities are clearly defined and understood. These agreements may quite often merely entail landowners maintaining the existing land uses on their property.

The following guidelines will be used to manage protected water areas:

- a. Utilization of sound agricultural practices to minimize soil erosion, sedimentation, and infiltration of chemicals, particularly on areas immediately adjacent to lakes, rivers, and marshes;
- b. Maintenance of all woodlands, with any timber harvests accomplished according to a professional forester plan;
- c. Provision on only those recreation facilities and opportunities which do not detract from the area's natural and scenic qualities;

- d. Private property will not be open for public recreation, unless an agreed upon public access easement states otherwise;
 - e. Residential land uses should be limited to low density, single-family housing, and be located in a manner that is sensitive to the natural environment;
 - f. Exclusion of commercial and industrial land uses; and
 - g. Minimization of road and utility road rights-of-way.
- F. A special effort will be made to inform residents of the public values and benefits of preserving environmental, critical, and significant areas in the county when considering development.
- G. To implement environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

7. Preservation of Private Property Rights.

Objectives:

- A. It is recognized that the establishment of policies regulating the use of land is a community issue. Adequate inputs and monitoring from local citizens and agencies must be considered during the comprehensive planning period.
- B. To encourage the continued utilization of Chapter 335.2, Code of Iowa, County Zoning; Farm Exemption. This section provides for deregulation of farmland, farmhouses, farm barns, and other farm structures from county zoning. This may be used as an incentive to help in the preservation of the farming industry.

Policies:

It shall be the policy of Buchanan County:

- A. To maintain an ongoing planning process in which informed public input is considered as an important element, through the continued implementation of Chapters 21 (Open Meetings) and 22 (Open Records) of the Iowa Code, as may be amended, including but not limited to the practice of posting agendas, taking minutes that are considered public record, printing all Supervisor meetings in the newspapers, and continued use of various citizen's groups in the development and implementation of county plans.
- B. To develop uniform policies and enforcement procedures by which to implement county plans, such as revising county zoning ordinances, floodplain ordinance, and considering the development and adoption of a subdivision ordinance.
- C. To provide a framework around which land use decisions can be made in accordance with the practices of good planning for orderly compatible, comprehensive development. This may include the development of a five-year capital improvement program for the entire county and also a long-range 10-20 year priority program.
- D. The Buchanan County Planning and Zoning Commission and Board of Adjustment, as public bodies created by the County Board of Supervisors, are subject to the terms, regulations and restrictions of the Iowa Open Meeting Law, Chapter 21 of the Code of Iowa, as amended.

8. Environmental Quality.

Objectives:

- A. The quality and quantity of the air, land and water shall receive maximum consideration when requests for changing the land use is proposed. Under no circumstances shall the land be converted to uses that will negatively affect the health, safety, and general welfare of the residents of Buchanan County and surrounding areas.
- B. Sewage being improperly disposed of will not be tolerated. It is recommended that all sewage be properly treated to insure all surface waters and ground waters in Buchanan County are clean. Practical methods of sewage disposal, including state and county Department of Health regulations, in rural areas will be mandated.

Policies:

It shall be the policy of Buchanan County:

- A. To maintain or improve air, land and water quality by thoughtful consideration of various land use impacts and appropriate control measures to minimize their effect upon the environment, public health, safety, and welfare.
- B. To support uniform policy and enforcement procedures of various local, county, state, and federal environmental quality regulations.
- C. To fully utilize the review mechanisms of various local, county, state, and federal environmental agencies to insure that all public and private development will not adversely impact water resources, critical environmental or sensitive areas, or unique agricultural lands.
- D. That recognizing the major water quality impact currently in Buchanan County is non-point pollution of surface water and while the groundwater quality remains acceptable, protective measures shall continue to be implemented at the county level to insure clear pure water supplies for generations to come. This policy may be implemented by following the suggested implementation guidelines:
 - 1. The encouragement of soil conservation practices that would lessen soil erosion and the sedimentation of our waterways which would, in turn, improve the quality of water and land.
 - 2. That methods of waterway protection be encouraged including grass strips, shelter belts and berms. Berms could be constructed adjacent to livestock confinement operations and other areas of intensive livestock production.
 - 3. That the improper disposal of sewage will not be tolerated. All new structures and dwellings requiring on-site sewage disposal will be required to receive the approval of the County Health Department for the design and the location of said facilities prior to construction.
 - 4. That the County continue to monitor sewage disposal and to address areas where it is improperly disposed of or where it threatens public health, safety, and/or welfare. Priority must be granted to the Wapsipinicon River floodplain areas.
 - 5. To implement environmental protection measures including, but not limited to, requiring National Pollutant Discharge Elimination System (NPDES) plans and permits as well as any other requirements prescribed by the federal, state, or county law.

Future Growth and Development

Land use in Buchanan County, as in most Iowa counties, is and will be dominated by agriculture, and that trend is anticipated to continue through the life of this Plan. The rich, fertile soils easily support crop production and animal husbandry activities. There are, however, areas of proposed residential, commercial, and recreational development in the unincorporated areas of the County. However, in no way should it be construed that classifying land into a certain land use category in this Plan constitutes approval or endorsement by the County. In other words, future land use designations shown on Figure 17 shall not be substituted for Buchanan County zoning, subdivision, or any other ordinance or policy review and/or consideration process. The following text, together with Figure 17, will outline the future land use development plan for the County

Agricultural Uses. As was previously stated, agriculture is the primary land use in the unincorporated areas of the County, and it is anticipated to remain so in the future. Figure 3, which shows Corn Suitability Ratings (CSR) of Buchanan County soils, coupled together with the aforementioned Goals, Objectives, and Policy Statements comprise the basis of the County's efforts to preserve its prime agricultural soils and areas as are shown in Figure 17. In terms of uses, it is anticipated that the primary agricultural uses will include: crop production; animal husbandry; farm homes and farm buildings; pastureland; reserve areas; woodlands preservation; and wetlands protection.

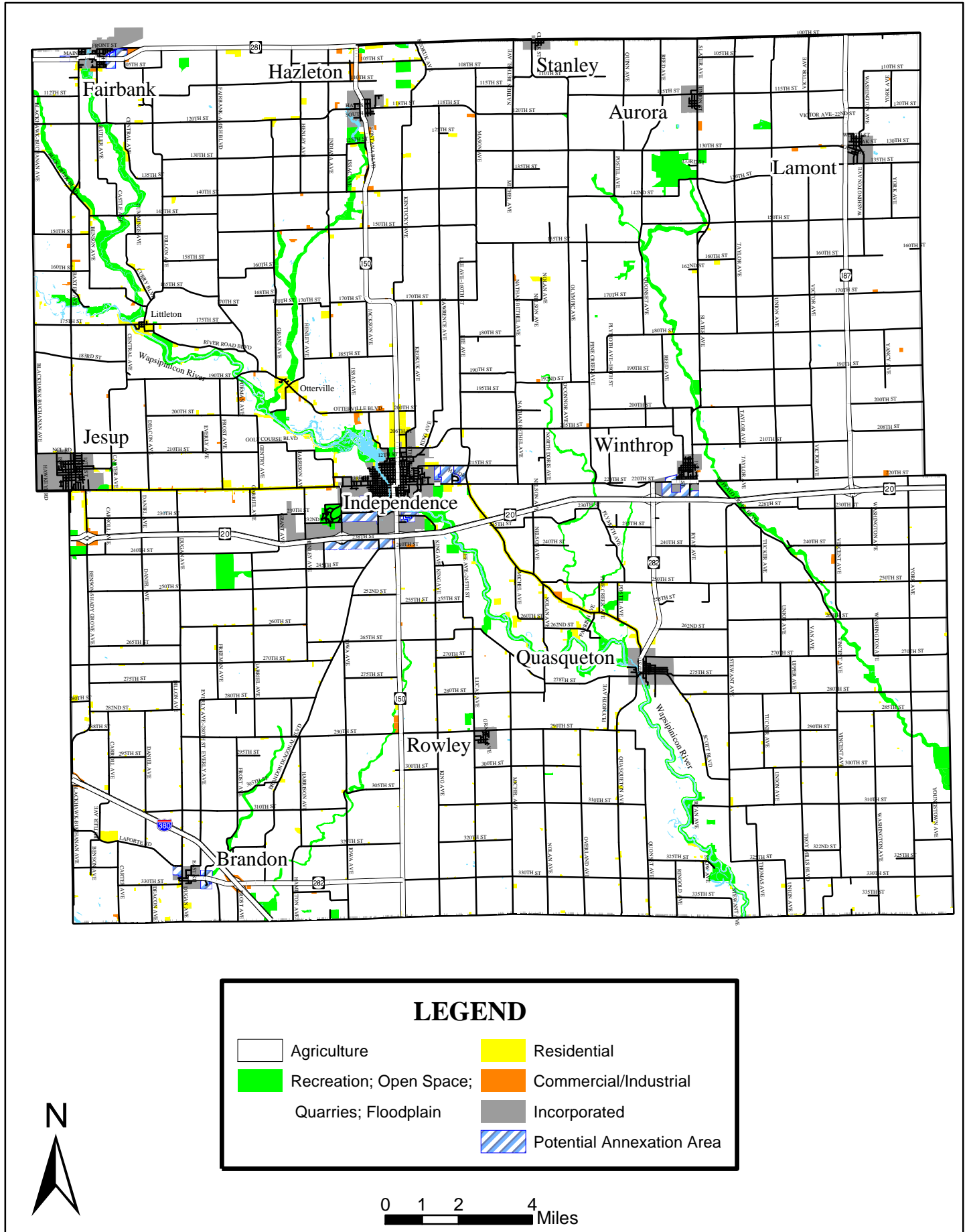
Recreational, Open Space, Floodplain, and Quarry Uses: This type of land use will include local, county, and state parks, wildlife areas, preserves, wetlands, recreational trails, public access areas, as well as other recreational and open spaces throughout the County. In regard to recreational and open space uses, these will be considered quality of life enhancements that should be maintained and enhanced, if possible. Floodplain or flood-prone areas in the County should be protected from development encroachment. Conversely, quarries and extraction uses should be separated from other uses, specifically from those that they may conflict with, such as residential uses.

Residential Uses: Residential uses are projected to occur in areas delineated as such in Figure 17. These areas include residential subdivisions that are located throughout the County, most of which are very small areas or residential subdivisions that exist today. However, it is possible that the old Highway 20 corridor and Quasqueton Diagonal corridor may continue to develop residentially, as shown on Figure 17. The primary type of residential use is anticipated to be single-family dwelling units. Utility services will likely be provided by septic systems and individual or shared wells.

Commercial and Industrial Uses: Commercial and industrial uses in Buchanan County are planned to occur in correspondingly labeled areas shown in Figure 17. In general, these uses will occur sporadically throughout the County and will be comprised of service industries, agriculturally related businesses, and other light industries. Utility services for these businesses will either be provided by individual septic systems, wells, and/or through nearby incorporated communities.

Potential Annexation Areas: Although this classification does not represent areas of imminent or proposed annexation, it is meant to show where annexation, by an adjacent incorporated city, could occur during the life of this Plan

Figure 17: Future Land Use Map of the County



AMENDMENT OF THE PLAN

The Buchanan County Board of Supervisors may, from time-to-time, want to amend this Plan, including any and/or all maps and illustrations. In order to do so, first the County Planning and Zoning Commission shall consider the proposed amendment and conduct a properly noticed public hearing. The Planning and Zoning Commission shall make a recommendation on the proposed amendment, after the public hearing, and send it to the Board of Supervisors for consideration. The Planning and Zoning Commission is free to make further suggestions pertaining to the proposed amendment to the Board of Supervisors.

After receiving recommendation from the Planning and Zoning Commission, the Board of Supervisors shall also hold a properly noticed public hearing on the proposed amendment. After their public hearing, the Board is free to make the final decision, including alterations to the amendment, prior to adoption of any amendment. The Board of Supervisors shall adopt amendments to this Plan by resolution after a simple majority vote of the Board.