

CLAYTON COUNTY IOWA

Comprehensive Smart Plan



2018

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Upper Explorerland Regional Planning Commission (UERPC)

UERPC was created to promote regional cooperation and meet the planning and economic development needs of local governments in the five Northeast Iowa counties of Allamakee, Clayton, Fayette, Howard and Winneshiek.

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INTRODUCTION

Background

The Clayton County Iowa Comprehensive Smart Plan 2018 is a full update to the Clayton County Iowa Comprehensive previously completed in 2002. An update is necessary as demographics and community goals and expectations change over time. The Clayton County Iowa Comprehensive Smart Plan 2018 provides background for a set of goals, strategies and actions intended to assist local officials as they make future decisions regarding the growth and management of the County.

The Clayton County Iowa Comprehensive Smart Plan 2018 has been developed with a time horizon of 20 years. The planning area that was studied for background information, conditions and needs is the county boundary.

The Clayton County Iowa Comprehensive Smart Plan 2018 was developed utilizing Smart Planning Principles as recommended by the Iowa Smart Planning Legislation of April, 2010. The intent of the principles is to “produce greater economic opportunity, enhance environmental integrity, improve public health outcomes and safeguard Iowa’s quality of life. The principles also address the need for fair and equitable decision-making processes” (Iowa Smart Planning Legislative Guide, 2010). The legislation identifies several elements that may be included in a plan, and this document is organized with each of the following elements as the basis for each section or chapter:

- Public Participation
- Community Overview (Issues and Opportunities)
- Community Character and Culture
- Housing
- Economic Development
- Transportation
- Community Facilities
- Public Infrastructure and Utilities
- Natural and Agricultural Resources
- Land Use
- Hazards
- Intergovernmental Collaboration
- Implementation

A list and description of Iowa's ten Smart Planning Principles and 13 planning elements are included as Appendix A: Smart Planning Principles and Elements.

The Clayton County Iowa Comprehensive Smart Plan 2018 was developed by Upper Explorerland Regional Planning Commission with the assistance and input of Clayton County residents, the Comprehensive Plan Steering Committee, members of the County Planning Commission, members of the County Board of Supervisors, and the county administration.

Many of the public improvements necessary to implement the plan may depend upon the development of other subsidiary plans such as public facility plans and/or a capital improvement plans. The Clayton County Iowa Comprehensive Smart Plan 2018 and these subsidiary plans may also need adopted implementation measures such as amendments to the county Codes of Ordinances and Zoning and Subdivision Ordinances.

Ultimately, the implementation of projects will depend on the resolve of the leadership of the County. With proactive leadership from the County Board of Supervisors, the County Planning Commissions, other boards and organizations and government administrations, Clayton County and its communities can become a stronger, more vibrant area that provides its residents with a high quality of life.

PUBLIC PARTICIPATION

Iowa Smart Planning Guidance: This section includes information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

Public participation is an important part of the comprehensive planning process. For successful implementation of the plan, county residents must support the goals, strategies and actions within. To that end, county decision makers need to consider residents' ideas, thoughts and opinions throughout the process. Public input from citizens, steering committees, and county staff and elected officials has been an integral part of the smart planning process. In addition, a community survey was distributed through city and county websites and at various publicly accessible sites around the county.

A county-wide steering committee was formed to guide the work of updating the county's comprehensive plan. The committee was made up of individuals whose backgrounds, expertise or interest assisted in developing a well-rounded plan. Representatives included urban and rural residents, economic development representatives and business owners, city and county officials and staff, school administrators, and conservation, agricultural and historic preservation experts. In addition to three countywide steering committee meetings, ten focus group meetings comprised of steering committee members were held to provide further information on individual components of the comprehensive plan.

To engage the public in the planning process for the Clayton County Iowa Comprehensive Smart Plan 2018, Upper Explorerland Regional Planning Commission and the county invited the public to attend six public input sessions. Two public visioning sessions allowed residents to share feedback on community assets and provide a vision for the future of Clayton County. And four public think tank meetings provided participants with relevant community data and allowed opportunity for discussion and input into the future goals, strategies and actions for the comprehensive plan.



Public Visioning Meetings



Public Think Tank Meetings



Steering Committee Meeting

VISIONING SUMMARY

During a series of visioning meetings the public was asked to discover the unique qualities in Clayton County and dream about what the future of the County could be in consideration of identified assets and values. An overarching community vision was designed from input gathered, as well as a vision for each planning element addressed in the plan, as shown below:

A Vision for Clayton County:

“Clayton County is a good place to live with friendly people, a neighborly atmosphere, a rich cultural history, attractive rural settings, and abundant natural beauty. These benefits draw visitors and appeal to long term residents alike. The County will retain and build community vitality in the future by protecting unique cultural and natural amenities, increasing job and training opportunities, improving housing options, supporting and expanding on its agricultural heritage, and preserving services and traditions that support a high quality of life.”

Housing Vision

“Existing housing stock is maintained and it’s condition improved. Where homes cannot be salvaged, demolition of unsafe homes provides opportunities for redevelopment and enhancement of neighborhoods. There is a focus on providing a diversity of high-quality rental and owner-occupied housing types to serve current and future residents.”

Economic Development Vision

“Agriculture remains strong in the county, providing opportunities for small to large farms, conventional to emerging agricultural businesses; the natural resource & tourism industries thrive on a year-round basis; there is job diversity & also a focus on attracting employers that reflect skills of the workforce; small business is supported; career & job training is strong & connects youth with local jobs; & wages are livable.”

Transportation Vision

“Roads are kept in good repair and have ample safety features that enable efficient traffic movement; the transportation system is diverse and provides multi-modal and active transportation options; and public transportation is available to residents on an adequate basis.”

Public Facilities and Services Vision

“Public education, medical, and governmental facilities and programs are maintained and improved, and partnerships with public and private entities both within and outside of the county are encouraged.”

Public Infrastructure and Utilities Vision

“Public infrastructure is maintained and updated to protect the environment and public health, emphasize energy efficiency, enhance recreational opportunities, consider access to communication infrastructure, and with attention to feasibility and impact to the public.”

Natural and Agricultural Resources Vision

“Agricultural lands are preserved as a resource and agricultural land uses valued; diversity in farm size and type is apparent; there are long term plans for promoting, developing and paying for open space and recreation opportunities; natural resource industries are supported but balanced in order to maintain a healthy environment and protect features that make the county unique; and land stewardship is practiced.”

Hazards Vision

“Education of the public and mitigation to minimize impacts of hazards such as flooding is practiced, and continued cooperation among first responders and other law enforcement and emergency personnel is fostered.”

Land Use Vision

“Agriculture will continue to be the primary land use, which will be balanced with surrounding rural land uses; and there is an emphasis on protecting the integrity and esthetics of natural areas for public benefit.”

CHAPTER 1: COUNTY OVERVIEW

Iowa Smart Planning Guidance: This section includes information relating to the primary characteristics of the municipality and a description of how each of those characteristics impacts future development of the municipality. Such information may include historical information about the municipality, the municipality's geography, natural resources, natural hazards, population, demographics, types of employers and industry, labor force, political and community institutions, housing, transportation, educational resources, and cultural and recreational resources. The comprehensive plan or land development regulations may also identify characteristics and community aesthetics that are important to future development of the municipality.

Introduction

Development of Clayton County's Comprehensive Plan begins with an overview of the county based on known information from past to present and projections for the next 20 year planning horizon. This section gives an overview of location, history, demographic trends and background information.

Location

Clayton County is located in the northeast corner of Iowa. The county is bounded on the north by Allamakee County, on the west by Fayette County, on the south by Delaware and Dubuque Counties and to the east by the Mississippi River. Clayton County is a non-metro county and covers an area of about 779 square miles (City-Data.com, 2018). Almost one half of the county's residents live in rural areas, with the remaining half living in the 18 communities fully within the borders of the county. Figure 2 identifies the location of the communities within Clayton County and Figure 1 indicates the location of the county within the state.

Figure 2: Communities in Clayton County

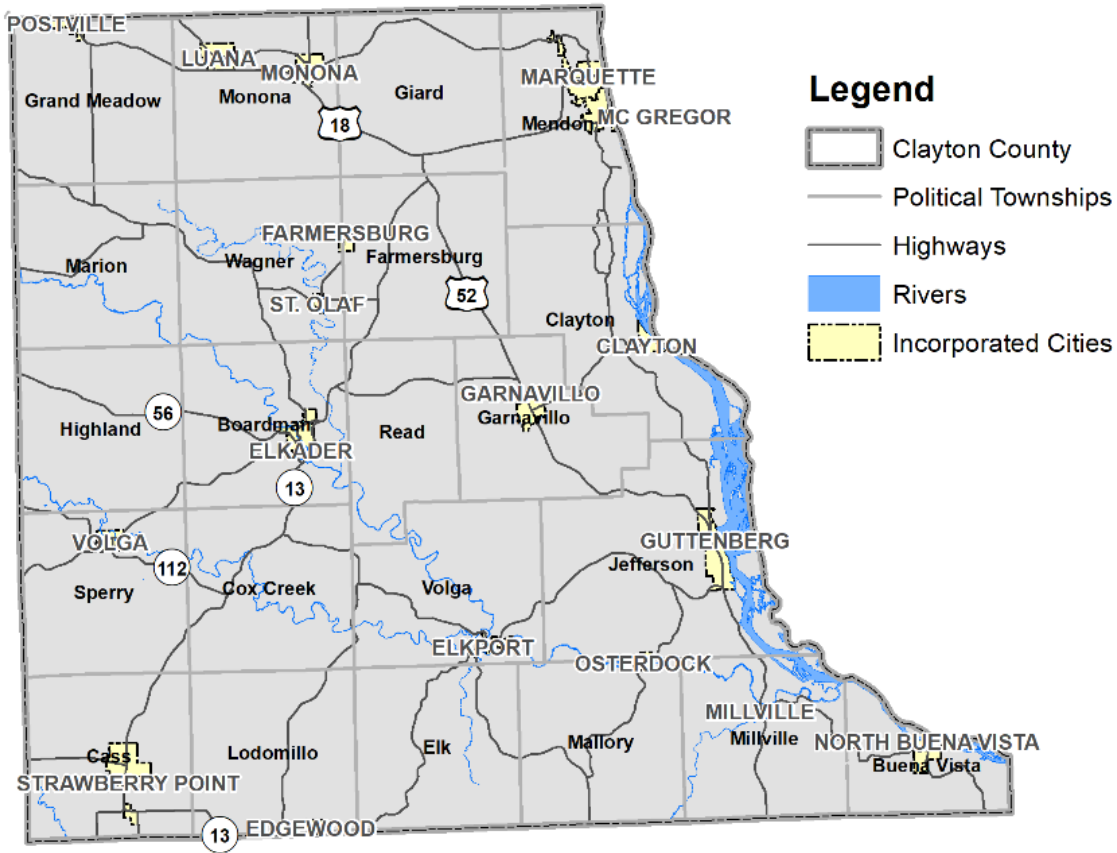
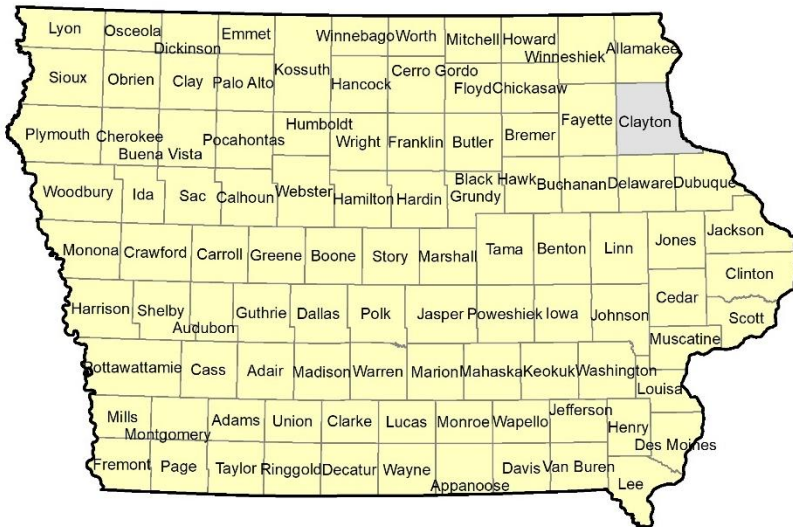


Figure 1: Location of Clayton County within the State of Iowa



Brief History of Clayton County

The original inhabitants of the area were various tribes of Indians, particularly the Winnebagoes, the Sauks or Sacs, and the Musquakees or Foxes, who hunted and fished. The first white settlement made within the present limits of Clayton County was in 1833 on the Turkey River, about four miles from its mouth on the north side opposite Millville. In 1836 public surveys were begun and the county was divided into townships. Clayton County was then established in 1837. It was named in honor of John Middleton Clayton, a lawyer, politician, and U.S. Senator from Delaware, who also served as Secretary of State under President Zachary Taylor (History of Clayton County, Iowa; Together with Sketches of Its Cities, Villages and Townships, Education, Religious, Civil, Military, and Political History; Portraits of Prominent Persons, and Biographies of Representative Citizens, 1882).



Clayton County Courthouse and Keystone arch bridge over Turkey River, ca 1911 (IA GenWeb Project, 2018)



Elkader, 1852 (IA GenWeb Project, 2018)



Elkader, 1906 (IA GenWeb Project, 2018)

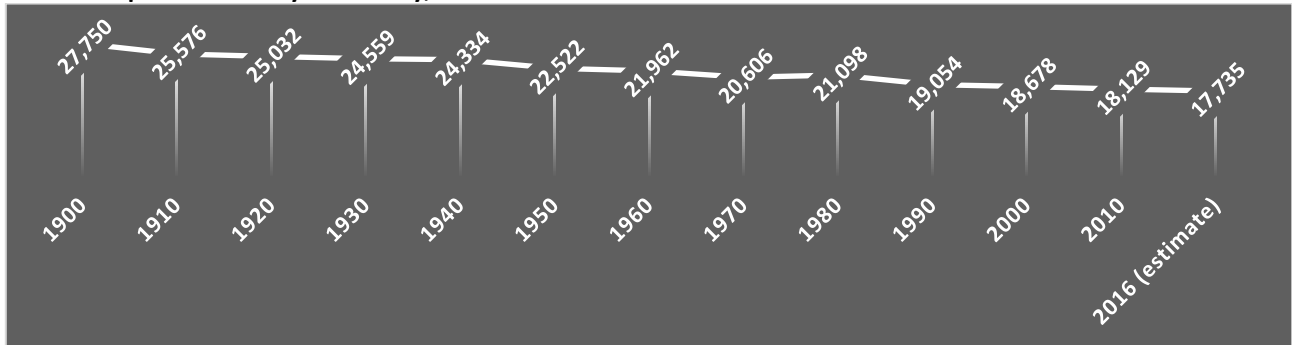
Population Characteristics

The study of population within a Comprehensive Plan is important because it provides a statistical and historical profile of the community. This section will highlight demographic trends and projections compiled for Clayton County.

Population Trends

The Census has been tracking population data for Clayton County since 1850. During the 50-year period from 1850 to 1900 the population of the county increased quickly from 3,873 to 27,750 (U.S. Census Bureau, 1850 - 2010 Decennial Censuses & 2015 Annual Population Estimates). Chart 1 demonstrates the overall population change in the county by decade from 1900 to the present. The highest count was in 1900 with a population of 27,750 and the population has been on an overall decline since that time.

Chart 1: Population of Clayton County, 1900-2016



(U.S. Census Bureau, 1850 - 2010 Decennial Censuses & 2015 Annual Population Estimates)

Table 1 shows a comparison of the population change since 1900 for Clayton County and the State of Iowa. Clayton County experienced a large population loss during the 80s, likely due to the farm crisis of that era. Since then, the county has lost approximately 2 – 3% of its population each decade. Overall since 1900, the county has lost 36% of its population while the state has gained over 40% in population.

Table 1: County and State Population Comparison, 1900-2017

Year	Clayton County		State of Iowa	
	Number	Percent Change	Number	Percent Change
1900	27,750		2,231,853	
1910	25,576	-7.8%	2,224,771	-0.3%
1920	25,032	-2.1%	2,404,021	8.1%
1930	24,559	-1.9%	2,470,939	2.8%
1940	24,334	-0.9%	2,538,268	2.7%
1950	22,522	-7.4%	2,621,073	3.3%
1960	21,962	-2.5%	2,757,537	5.2%
1970	20,606	-6.2%	2,825,368	2.5%
1980	21,098	2.4%	2,913,808	3.1%
1990	19,054	-9.7%	2,776,831	-4.7%
2000	18,678	-2.0%	2,926,324	5.4%
2010	18,129	-2.9%	3,046,355	4.1%
2017	17,637	-2.7%	3,145,711	3.3%

Source: (U.S. Census Bureau, 1850 - 2010 Decennial Censuses & 2015 Annual Population Estimates)

Table 2 compares the population figures for each of the incorporated communities in Clayton County, as well as the unincorporated area, from 1980 to 2016. The communities of Clayton, Garber, and Volga experienced the greatest overall decline in population since 1980. While the communities of Osterdock and Postville (partially in Allamakee County) noted the greatest population increase over the last decade.

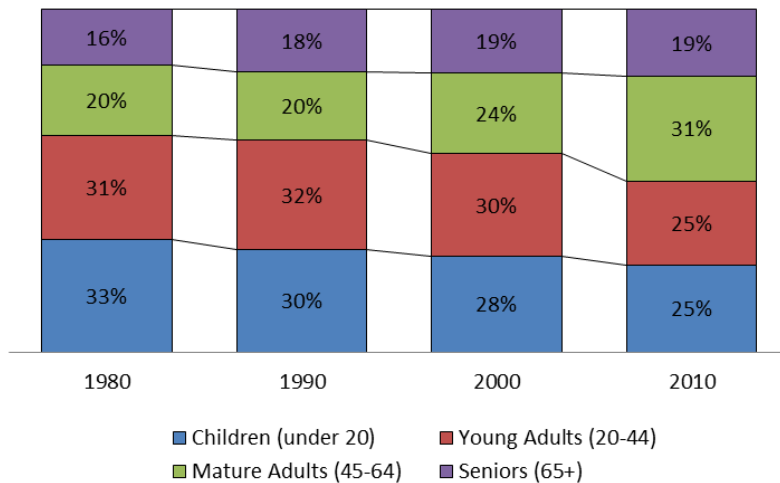
Table 2: Population Comparison, 1980-2016, All Cities and the County

Community	1980	1990	2000	2010	2016 (estimate)	% Change 1980-2010
Clayton	68	41	55	43	39	-36.8%
Edgewood	900	842	923	864	795	-4.0%
Elkader	1,688	1,510	1,465	1,273	1,325	-24.6%
Farmersburg	276	291	300	302	278	9.4%
Garber	140	118	103	88	88	-37.1%
Garnavillo	723	727	754	745	824	3.0%
Guttenberg	2,428	2,257	1,987	1,919	1,956	-21.0%
Luana	246	190	249	269	338	9.3%
Marquette	528	479	421	375	423	-29.0%
McGregor	945	797	871	871	804	-7.8%
Monona	1,530	1,520	1,550	1,549	1,495	1.2%
North Buena Vista	155	145	124	121	93	-21.9%
Osterdock	35	49	50	59	54	68.6%
Postville	1,475	1,472	2,273	2,227	2,281	51.0%
St. Olaf	138	125	136	108	138	-21.7%
Strawberry Point	1,463	1,357	1,386	1,279	1,357	-12.6%
Volga	310	306	247	208	194	-32.9%
Clayton County	21,098	19,054	18,678	18,129	17,647	-16.4%

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Chart 2 demonstrates the change in Clayton County’s population distribution from 1980 to 2010 in four age groupings. The county has seen a steady decline since the 1980 census in the “Children (under 20)” category. The “Young Adults (20-44)” category has also generally declined, with a slight increase in the 1990s. Where once 64% of the population fell into these age groups, only 50% of the population is under age 45 as of the last census. The percentage of adults in the 65 and older age range has grown 3% in the last three decades, but the greatest population increase occurred in the 45 - 64 age range, with an 11% increase (comprising approximately 1/5th of the county population in 1980 and up to almost 1/3rd by 2010). Understanding this distribution can help the county plan for lifestyles that cater to “older” adults, or develop ways to attract young families to maintain a well-distributed population in the county.

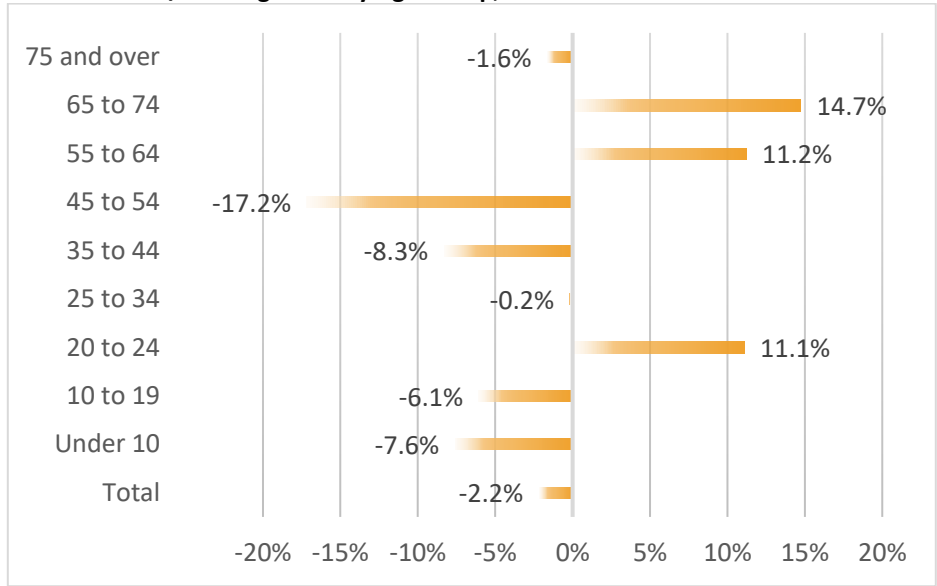
Chart 2: Clayton County Population by Age Group, 1980-2010



Source: (U.S. Census Bureau, 2010 Decennial Census)

Chart 3 demonstrates how much each age group in Clayton County is shrinking or growing due to a net in or out migration. The greatest loss of population from 2010 – 2016 is in the 35 - 54 year age range with a decrease of over 25% (674 individuals), and the greatest increase in population occurs in the 55 – 74 year age range with an increase of 26% (538 individuals). There are many reasons for population migration, including jobs, retirement, family and medical needs. Further study of the county’s net migration is needed to understand why population age groups are migrating out of the county.

Chart 3: Net In/Out Migration by Age Group, 2000-2016

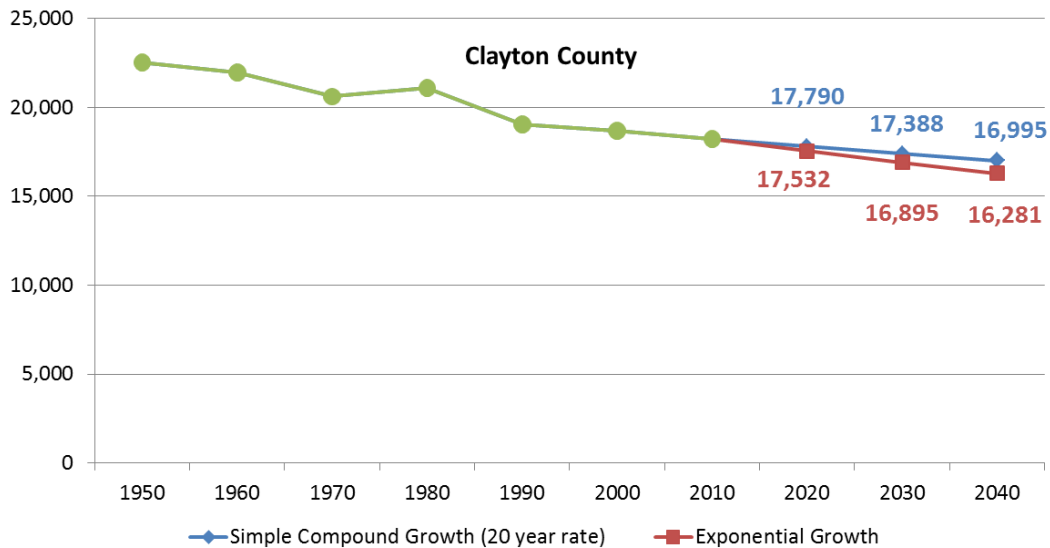


Source: (U.S. Census Bureau, ACS 2012 - 2016)

Population Projections

Future population statistics can be impacted by several factors, including culture, infant mortality, quality of health care, life expectancy and others. Chart 4 projects the population of Clayton County out by decade to the year 2040. It illustrates two growth rate trends: 1) a simple compound growth rate trend, which projects out the growth rate with the least amount of variance over time, and 2) and an exponential growth rate trend, derived from plotting the population from 1900 to the present, fitting an exponential trend line to the data, then using the resulting equation to project future population. If the county continues to see an annual decline in growth it could reach a population of 16,281 by the year 2040.

Chart 4: County Population Projection, 1950-2040



Source: (U.S. Census Bureau, 2010 Decennial Census); (UERPC, 2016)

County Population Summary

Clayton County has a population of 18,129 as of the 2010 Census, down approximately 3% from the 2000 Census. Projections indicate that the population will continue to decline over the coming years. The county has noted a steady loss in the number of people below the age of 44 over time, from 64% of the overall population in 1980 to 50% of the population in 2010. In recent years this loss trend was exhibited by the 45 – 54 age group as well, which experienced a 17% percent loss between 2000 – 2016. A noticeable exception to this downward trend in population occurred in the 20 – 24 year age group between 2000 – 2016, which grew by 11%. On the other hand, there has been an overall increase in the 55 – 74 year old population, which has increased 25% since just 2000. Attracting more young people to the area may be a necessity for future growth and vitality in the county. Also, consideration should be given to needed housing, amenities and services for the older or retired age group as it continues to grow.

CHAPTER 2: COMMUNITY CHARACTER AND CULTURE

Iowa Smart Planning Guidance: This element identifies characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

Introduction

Community character encompasses the characteristics that make the county unique. The physical character of a community, such as its architectural styles and open space, are visually apparent. Other qualities are less tangible, such as heritage, culture and values. Community character encompasses those visual and social aspects that are important to the quality of life in Clayton County.

The County encompasses 779 square miles in Northeast Iowa with 18 communities fully within its boundaries and a wide expanse of scenic rural area. Each community has its own unique visual features, most having some historic character in their downtown areas and neighborhoods, and each hosts its own cultural events and activities. The following sections touch on assets within the county but is in no way an all-inclusive list.

Events and Activities

Art in the Park in Elkader	Luana Daze
Backbone Bluegrass Festival in Dundee, Iowa	Motor Mill Art Show
Clayton County Fair	Music on Madison in Edgewood
Fall Arts & Crafts Festival in McGregor	Northeast Iowa Artists Studio Tour
FALL-DER-ALL Celebration (Froelich Museum in McGregor)	Northeast Iowa Farm Crawl
Germanfest Celebration in Guttenberg	Osborne's Older, Wiser, Livelier, Souls (OWLS)
Harvest Festival in Elkader	Plagman Barn Show Days in Garber
Hay Days in Monona	Railroad Days in Marquette
Heritage Days in Elkader	River of Music concert series in Guttenberg
Labor Day Parade and Festival in McGregor	Rodeo Days in Edgewood
Lazy River Beer & Wine Festival in Marquette	Stars & Stripes Celebration in Guttenberg
Leaf Arts & Crafts Festival in McGregor	Strawberry Days Festival
	Sweet Corn Days in Elkader

Recreation and Natural Resources

Clayton County offers abundant recreational opportunities including fishing, hunting, hiking, biking, canoeing, snowmobiling, camping and much more. Options for recreation include both public and privately-owned venues. There are several parks throughout the county in each community and in the rural areas. The County Conservation Board maintains several parks, preserves and wildlife areas throughout the county and the Iowa Department of Natural Resources also operates and maintains wildlife areas, preserves and recreation areas in the county. These county and state assets will be explored further in the Natural Resources chapter of this plan.

Clayton County Comprehensive Plan

Arts and Culture

Performing Arts and Arts Centers

Clayton County residents and visitors have opportunities to enjoy performing arts. The Elkader Opera House hosts a wide range of local, regional and nationally-known artists, and the Opera House Players put on a spring and fall production each year. The McGregor-Marquette Center for the Arts provides opportunities to experience art in a variety of forms, including paintings, drawings, photography, printmaking, sculpture, fiber, ceramics, music, dance, film, video, poetry, spoken, performing, literary art events, art classes for children and adults, and performances of music, dance, film and more. The county has several private entertainment venues, such as the PromiseLand Winery where live music can be heard, as well as churches and community centers that host a variety of performances throughout the year.

Community Museums

Carter House Museum In Elkader, IA

The home, built in the 1850's by Henry & Ernest Carter, is an 18-room Greek Revival mansion furnished in 19th century style filled with many original furnishings.



Edgewood Museum

The Edgewood Museum documents the history of the community and its people, businesses, schools, churches, and environment.



George Maier Rural Heritage Center

The old Elkader Sale Barn adjacent to the City Park was rebuilt to house a portion of George Maier's extensive collection of artifacts from rural Iowa history (1890 - 1950).



Lockmaster House Heritage Museum in Guttenberg, IA

The house is the last remaining lockmaster house on the Upper Mississippi River. On the National Register of Historic Places as part of the lock and dam system, it preserves and shares the history of Iowa's lock & dam system.



Marquette Depot Museum & Information Center

The Marquette Depot Museum celebrates the town's railroad history with exhibits of historic railroad artifacts.



McGregor Historical Museum

Discover stories about McGregor's history, learn about McGregor's founder Alexander MacGregor and Andrew Clemens (a historically famous artist known for his skill in sand painting), and see memorabilia from the childhood home of the famous Ringling Bros. Circus' family.



Monona Historical Museum & Willa Helwig History Center

This Victorian home has several rooms furnished from 1900's time period when it was built, an extensive collection of artwork from Monona residents, small farm equipment, kitchenware, and war relics can be seen along with the Elmer F. Marting Woodcarving display.



Plagman's Barn in Garber, IA

Home to the Northeast Iowa Farm & Antique Association (NEIFAA). The barn was originally used as a dance barn & meeting place.



Wilder Memorial Museum in Strawberry Point, IA

Houses extensive collections and fascinating exhibits, such as an heirloom collection of over 800 dolls dating from the 1700's, Military artifacts from as early as the Revolutionary War, a collection of Victorian furniture, and more.



Historic Sites

Froelich Village

A once thriving community with a depot, sawmill, blacksmith shop, creamery, post office, hatchery, stockyards, ice house, barber shop, shipping warehouse and church. It is also the home of John Froelich's invention of the 1st gasoline tractor propelling forward and back.



Garnavillo Historical Complex

The complex consists of a Historical Museum, an original Log Cabin, an Early Lodge Hall built in 1860, and a law office. Thousands of early manuscripts dating back to 1750 are housed in the museum.



Motor Mill Historic Site

The 90-foot tall Motor Mill was constructed in 1869. Later, an inn, livery, ice house and cooperage were built on site. Today the 155-acre historic site is owned and managed by the Clayton County Conservation Board who oversees the preservation of the structures as well as the stewardship of the surrounding prairie and oak savanna. Scenic hiking trails and a riverside campground are maintained for public enjoyment.



Historic Preservation

Clayton County Historic Preservation Commission

Clayton County Historic Preservation Commission members are appointed annually, and hold monthly meetings through the year. The Commission’s mission statement is “to promote the preservation of the history of Clayton County.” The group functions as a central contact for other local historic preservation groups and as a facilitator of historic education.

Clayton County’s Historic Properties

The National Historic Preservation Act was passed by Congress in 1966. The Act pledged Federal matching funds for historic preservation, authorized the National Register of Historic Places, and provided a measure of legal protection for registered properties. Clayton County has several sites listed on the National Register of Historic Places:

Albertus Building (added 1979 - - #79000891) Also known as Gutenberg Haus 222 Park River Dr. , Guttenberg	Kappen House (added 1983 - - #83004822) 1218 S. Bluff St. , Guttenberg
American House (added 2001 - - #01000913) Also known as American Hotel; Evans Hotel 116 Main St. , McGregor	Kasper House (added 1983 - - #83004823) 1210 S. Fourth St. , Guttenberg
American School of Wild Life Protection Historic District (added 1991 - - #91001840) Also known as McGregor Heights McGregor Heights Rd., N of McGregor , McGregor	Kolker House (added 1984 - - #84001230) 110 Goethe St. , Guttenberg
Bauer House (added 1983 - - #83004802) 418 S. Third St. , Guttenberg	Kottke House (added 1983 - - #83004824) 313 N. Second St. , Guttenberg
Berns House (added 1983 - - #83004803) 602--606 N. Bluff St. , Guttenberg	Kuempel Stone House (added 1983 - - #83004825) 118 S. First St. , Guttenberg
Bloedel, Christian, Wagon Works (added 2009 - - #09000765) Also known as THE Brick Shop 524-526 Main St. , McGregor	Lakeside Ballroom (added 2002 - - #01001539) Also known as Lakeside Pavilion 1202 N. 4th St. , Guttenberg
Bluff Street Historic District (added 1983 - - #83004804) Bluff St. between Dekalb and Pryam Sts. , Guttenberg	Luther House (added 1983 - - #83004826) 510 S. First St. , Guttenberg
Bolsinger House (added 1983 - - #83004805) 10 China St. , Guttenberg	Mallory Township Bridge (added 1998 - - #98000809) County road over unnamed stream , Osterdock
Borrett Stone House (added 1983 - - #83004806) 208 S. First St. , Guttenberg	Matt-Bahls House (added 1984 - - #84001232) 615 S. 3rd St. , Guttenberg
Breiman House (added 1983 - - #83004807)	McClaine House (added 1984 - - #84001234)

109 N. Third St. , Guttenberg	300 S. 1st St. , Guttenberg
Carter House (added 1976 - - #76000744) Also known as Reimer,W.C.,House 101 High St., SE , Elkader	McGregor Commercial Historic District (added 2002 - - #02001033) 100-300 blks of Main St., 100-200 blks. of A St. , McGregor
Chicago House (added 1983 - - #83004808) 5 Goethe St. , Guttenberg	Mederville Bridge (added 1998 - - #98000808) County road over Volga R. , Mederville
Clayton County Courthouse (added 1976 - - #76000745) 111 High St. , Elkader	Meyer Cigar Factory (added 1983 - - #83004827) 230 S. First St. , Guttenberg
Clayton School (added 1974 - - #74000778) 1st St. , Clayton	Monona Township Culvert (added 1998 - - #98000806) County road over unnamed stream , Luana
County Road Bridge 15 (added 2003 - - #98000804) Also known as IA DOT Structure 119670 County road over unnamed stream , Elkader	Moser Stone House (added 1984 - - #84001236) 211 S. 1st St. , Guttenberg
Davis, Timothy, House (added 1976 - - #76000746) Also known as Witt Funeral Home 405 1st St., NW , Elkader	Motor Townsite (added 1977 - - #77000502) Also known as Motor Mill E of Elkader , Elkader
Dry Run Bridge (added 1998 - - #98000803) Town street over Dry Run , Littleport	Nieland House (added 1984 - - #84001238) 715 S. 1st St. , Guttenberg
Dubbel's Harness Shop (added 1983 - - #83004809) 512 S. First St. , Guttenberg	Parker House (added 1984 - - #84001240) 1015 S. 2nd St. , Guttenberg
Dunker's Winery (added 1983 - - #83004810) 426 Acre St. , Guttenberg	Patzner, Charles, Dairy (added 1983 - - #83004828) Acre St. , Guttenberg
Eckert House (added 1983 - - #83004811) 411 S. First St. , Guttenberg	Pelzer House (added 1983 - - #83004829) Miners Creek Rd. , Guttenberg
Eckert House (added 1984 - - #84001216) 413 S. 1st St. , Guttenberg	Price, Rialto, House (added 1976 - - #76000749) 206 Cedar St., NW , Elkader
Effigy Mounds National Monument (added 1966 - - #66000109) Also known as HS-%M1-96; 3 mi. N of Marquette on IA 76 , Marquette	Read Township Culvert (added 1999 - - #99000308) Co. Rd. over unnamed stream , Elkader
Eglseder House (added 1983 - - #83004812) 121 N. First St. , Guttenberg	Reynolds, Joseph "Diamond Jo," Office Building and House (added 1982 - - #82002614) A and Main Sts. , McGregor
Elkader Keystone Bridge (added 1976 - - #76000747) Bridge St. , Elkader	Round Barn, Millville Township (added 1986 - - #86001423) US 52 , Millville
Elkader Opera House (added 1976 - - #76000748) 207 N. Main , Elkader	Saeugling House (added 1983 - - #83004830) 710 N. Bluff St. , Guttenberg

Fahlings Boot and Shoe Shop (added 1983 -- #83004813) 11 Herder St. , Guttenberg	Schmidt House (added 1977 -- #77000503) Also known as Badow Apartments 101 Oak St., NW , Elkader
Felder House (added 1983 -- #83004814) 223 S. Second St. , Guttenberg	Schrunk House (added 1983 -- #83004831) 1215 S. Fourth St. , Guttenberg
First Congregational Church (added 1977 -- #77000504) Also known as Garnavillo Historical Museum Washington St. , Garnavillo	Schute House (added 1983 -- #83004832) 804 S. Second St. , Guttenberg
Fleck Warehouse (added 1983 -- #83004815) 10 Schiller St. , Guttenberg	Schwaller House (added 1983 -- #83004833) 12 Goethe St. , Guttenberg
Franklin Hotel (added 1999 -- #99000740) 102 Elkader St. , Strawberry Point	Spaeth House (added 1983 -- #83004834) 1014 S. First St. , Guttenberg
Freidline House (added 1983 -- #83004817) 302 S. First St. , Guttenberg	St. Joseph Church and Parish Hall (added 1976 -- #76000750) 330 1st St., NW , Elkader
Friedlein Hotel (added 1983 -- #83004816) 310 N. Third St. , Guttenberg	St. Mary's Catholic Church Historic District (added 2004 -- #04000817) Also known as St. Mary Catholic Church Historic District 502,518,520 S. Second St., 214 Herder St. , Guttenberg
Front Street (River Park Drive) Historic District (added 1984 -- #84001222) River Park Dr. Between Lessing and Pearl Sts. , Guttenberg	St. Olaf Auditorium (added 1994 -- #94001446) Also known as St. Olaf Opera House and Auditorium 118 S. Main St. , St. Olaf
Front Street Historic District (Boundary Increase) (added 2004 -- #04001009) Also known as South River Park Drive Historic District Selected properties on South First, Prince, Goethe, Herder and Schiller Sts. , Guttenberg	St. Peters United Evangelical Lutheran Church (added 1976 -- #76000743) Also known as The Pioneer Rock Church,Ceres,Iowa U.S. 52 , Ceres
Fuerste House (added 1984 -- #84001223) 503 S. 1st St. , Guttenberg	Stauer, Peter, House (added 2003 -- #03000914) Also known as Ramage House 629 Main St. , McGregor
Garnavillo Township Bridge (added 1998 -- #98000807) County road over unnamed stream , Garnavillo	Stemmer, J. C., House (added 1976 -- #76000751) Also known as Marmann,Ray,home 113 Oak, NW , Elkader
Garnavillo Township Culvert (added 1998 -- #98000805) County road over unnamed stream , Garnavillo	Stone Barn (added 1984 -- #84001244) 12 Goethe St. , Guttenberg
Goedert Meat Market (added 1996 -- #96001159) Also known as Main Street Mall 322 Main St. , McGregor	Stuffelmeir House (added 1983 -- #83004835) 11 Schiller St. , Guttenberg

Guttenberg Corn Canning Co. (added 1984 - - #84001226) 413 N. 3rd St. , Guttenberg	Turkey River State Preserve Archeological District (added 1990 - - #90000774) Also known as Turkey River Mound Group;13CT1;13CT10;13CT254 Address Restricted , Millville
Guttenberg National Fish Hatchery and Aquarium Historic District (added 1991 - - #91001833) Also known as Guttenberg National Fish Hatchery 315 S. River Park Dr. , Guttenberg	Ulrich House (added 1983 - - #83004836) 119 S. Second St. , Guttenberg
Guttenberg State Bank (added 1984 - - #84001228) 15 Goethe St. , Guttenberg	Union Hotel--Farmers Home Guest House (added 1983 - - #83004837) 310 S. First St. , Guttenberg
Hartwick House (added 1987 - - #78001211) W of McGregor on U.S. 18 , McGregor	Valley Mills (added 1976 - - #76000752) E of Garnavillo , Garnavillo
Huene Building (added 1983 - - #83004818) 15 Herder St. , Guttenberg	Vanstaden Distillery (added 1983 - - #83004838) Cemetery Rd. , Guttenberg
I.O.O.F. Hall (added 1979 - - #79000890) Also known as Garnavillo Lodge Hall Centre St. , Garnavillo	Volga Opera House (added 1988 - - #88003148) Also known as The Old Volga City Opera House Washington St. , Volga
Ihm House (added 1983 - - #83004819) 127 N. First St. , Guttenberg	Weber House (added 1984 - - #84001247) 822 S. River Park Dr. , Guttenberg
Jefferson--Freidlein Hotel (added 1983 - - #83004820) 106 Schiller St. , Guttenberg	Wehmer House (added 1984 - - #84001249) 910 S. River Park Dr. , Guttenberg
Kann House (added 1983 - - #83004821) 603 S. Second St. , Guttenberg	Wessell House (added 1983 - - #83004839) 306 N. Second St. , Guttenberg

Character and Culture Summary

Clayton County is fortunate to have a wealth of character and cultural assets throughout the county and its communities. These assets build on the rich history of the area and the abundant natural resources. The county understands the value of these resources and supports them through various outlets. Through wise planning and zoning, the county can ensure that the value of historic properties is upheld and unharmed by neighboring activity.

Character and Culture Action Plan

(See Implementation Section for Action Plan Methodology)

Goal 1: Seek to protect historical and cultural resources from negative impacts of development.			
Strategy 1.1: Value and protect sites that are important to the history and culture of Clayton County.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Identify the location of existing historical and archaeological sites for future development as necessary to preserve the character of a site.	Ongoing	Historic Preservation Commission	Minimal
Strategy 1.2: Encourage exploration, preservation, and interpretation for present and future generations of the history of the region’s communities and the Mississippi River.			
Goal 2: County events and amenities attract residents and visitors of all ages.			
Strategy 2.1: Support area cultural events and celebrations.			
Strategy 2.2: Engage young people as volunteers to build long-term sustainability for events.			
Goal 3: County members are well-informed about county issues and opportunities.			
Strategy 3.1: Develop plans by engaging transportation, housing, workforce, healthcare, education and other city and county stakeholders.			
Strategy 3.2: Communicate community goals as they are developed.			

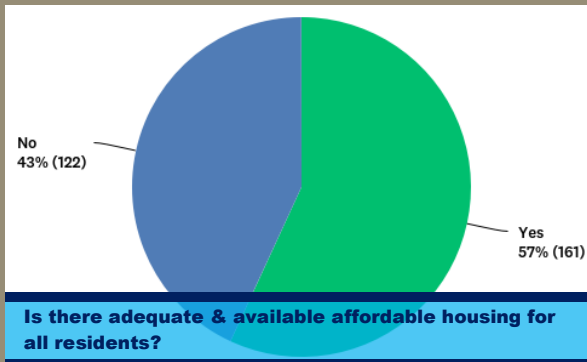
CHAPTER 3: HOUSING

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

Vision & Community Feedback

“Existing housing stock is maintained and it’s condition improved. Where homes cannot be salvaged, demolition of unsafe homes provides opportunities for redevelopment and enhancement of neighborhoods. There is a focus on providing a diversity of high-quality rental and owner-occupied housing types to serve current and future residents.”

COMMUNITY SURVEY:



“Quality rental units and single-family starter homes are top priorities”

“All types of housing are needed for employees”

“Not enough available to facilitate steady county growth. I think the need is applicable for most cities”

FOCUS GROUP FEEDBACK:

Condition of Housing Units:

Many rentals & single-family homes need updates for safety and appeal.

Housing Incentives and Programs:

Need housing incentives and programs to make current owners or renters update their properties.

Diversity of Housing Types:

Increase availability of single-family units by transitioning aging owners to multi-unit options; provide diversity of housing options

Work with Employers:

Work with top employers to understand employee housing needs, currently and into the future.

Introduction

Housing Characteristics are indicative of the social and economic conditions of a community and are an important element of a comprehensive plan. Information in this section provides data about the current housing stock as well as identifies significant changes in the number of housing units and other housing characteristics. The ability of a community to provide an adequate housing supply for all persons and income levels is integral to its economic prosperity and the wellbeing of its inhabitants.

Existing Housing Characteristics

Occupancy Characteristics

The predominant type of housing unit in Clayton County is the single-family home. Table 3 provides general housing information from the 2000 and 2010 Census counts, and 2012 – 2016 American Community Survey estimates. Since 2000, the county population has declined and the number of housing units has increased. Related, the number of vacancies has increased 12% since 2000. Over the same time period, the average family size dropped from 2.98 to 2.84 and the total number of families declined by 4.8%.

Table 3: General Housing Information

Statistic	2000	2010	2016 (Est.)
Total Persons	18,678	18,129	17,735
Total Housing Units	8,619	8,999	9,019
Occupied	7,375	7,599	7,622
Vacant	1,244	1,400	1,397
Vacancy Rate	14.4%	15.6%	15.5%
Persons Per Occupied Housing Unit	2.47	2.31	2.31
Average Family Size	2.98	2.88	2.84
Number of Families	5,134	5,020	4,887

Source: (U.S. Census Bureau, 2010 Census) (Iowa Data Center, 1990 & 2000 Census)

Table 4 provides a comparison of the total number of housing units between selected Clayton County communities, the county and state. The county noted an increase of housing units from 2000 to 2016, with the communities of Guttenberg, Monona, and Strawberry Point experiencing the largest unit increase over that period, and Garber, Luana, and St. Olaf experiencing the greatest percentage increase in units relative to their size.

Table 4: Number of Housing Units in Selected Communities

Community	2000	2010	2016 (est.)	# Unit Change 2000 - 2016	% Change, 2000 - 2016
Clayton	64	84	69	5	7.8%
Elkader	693	627	636	-57	-8.2%
Elkport	34	15	12	-22	-64.7%
Farmersburg	130	133	112	-18	-13.8%
Garber	57	48	71	14	24.6%

Garnavillo	357	359	375	18	5.0%
Guttenberg	935	1,085	1,101	166	17.8%
Littleport	14	Unknown	Unknown	Unknown	Unknown
Luana	116	119	143	27	23.3%
McGregor	487	509	485	-2	-0.4%
Marquette	222	216	243	21	9.5%
Millville	11	12	11 ¹	0	0.0%
Monona	706	725	797	91	12.9%
North Buena Vista	146	157	146	0	0.0%
Osterdock	21	23	22	1	4.8%
St. Olaf	54	48	67	13	24.1%
Strawberry Point	560	622	634	74	13.2%
Volga	114	107	109	5	-4.4%
Clayton County	8,619	8,999	9,019	400	4.6%
State of Iowa	1,232,511	1,336,417	1,362,619	130,108	10.6%

Source: (U.S. Census Bureau, ACS 2012 - 2016); (U.S. Census Bureau, 2010 Census) (U.S. Census Bureau, 1990 & 2000 Census)

Table 5 compares the percentage of rental occupied housing units in each community, the county and state. The community of Elkport has the highest percentage of rental occupied units but has very few rental units relative to most of the county. While the communities of Garnavillo, Guttenberg, McGregor, Monona, and Strawberry Point all have a high percentage of rentals, and also high numbers of rentals relative to other communities in the county. The percentage of rentals has increased significantly since 2000 for certain communities, such as is the case for Clayton, Elkport, Garnavillo, Marquette, Strawberry Point, and Volga.

Table 5: Percentage of Rental Occupied Units

Community	2000 (%)	2010 (%)	2016 (Est.) (%)	2016 (Est.) Total Rental Units
Clayton	3.1%	4%	32%	9
Elkader	24.7%	23%	26.1%	160
Elkport	9.1%	26.2%	50%	6
Farmersburg	19.5%	17.7%	19.2%	20
Garber	11.1%	17.3%	7.4%	4
Garnavillo	18%	11.2%	29%	107
Guttenberg	26%	24.3%	27.6%	247
Littleport	Unknown	Unknown	Unknown	Unknown
Luana	25.2%	30.8%	16.4%	22
McGregor	38.5%	30.8%	30.2%	113
Marquette	25.8%	33.7%	34.1%	70
Millville	Unknown	Unknown	Unknown	Unknown
Monona	24.9%	30.9%	23.1%	172
North Buena Vista	18.5%	18.1%	22%	11
Osterdock	0%	11.5%	4.5%	1
St. Olaf	16.3%	20.6%	17.9%	10

Strawberry Point	21.8%	21.7%	33.9%	190
Volga	19.4%	9%	34.5%	30
Clayton County	23.5%	22.7%	24%	1,833
State of Iowa	30%	28%	28%	

Source: (U.S. Census Bureau, 2010 Decennial Census); (U.S. Census Bureau, 2013)

Value Characteristics

A breakdown of the 2000, 2010, and 2016 housing unit values for Clayton County are shown in Table 6. The number of units valued at less than \$99,999 has decreased significantly from 2000 to 2016; meanwhile the number of units valued over \$99,999 has increased.

Table 6: Value of Owner-Occupied Single Family Dwelling Units in Clayton County

Unit Value Ranges	2000		2010		2016 (Est.)	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	1,070	28.9%	728	12.3%	568	9.8%
50,000-99,999	2,000	54%	2,367	39.8%	1,970	34%
100,000-149,999	369	10%	1,097	18.5%	1,305	22.5%
150,000-199,999	130	3.5%	840	14.1%	779	13.5%
200,000-299,999	98	2.6%	524	8.8%	666	11.5%
300,000-499,999	26	0.7%	175	2.9%	282	4.9%
500,000 or more	11	0.3%	211	3.5%	219	3.8%
Total	3,704	100%	5,942	100%	6,357	100%

Source: (U.S. Census Bureau, 2013); (U.S. Census Bureau, ACS 2012 - 2016)

Table 7 compares the median value of owner occupied units between communities, Clayton County and the State. This provides understanding of the county housing stock and affordability. All jurisdictions but Garber noted an increase in median housing value from 2000 to 2010. The county's median value is considerably lower than that of the state, but has experienced similar percentage increases over time. Most jurisdictions noted larger percentage increases in value from 2000 to 2016 than in the following decade; Clayton, Garber, Guttenberg, Marquette, and Volga were the exceptions. McGregor and Volga saw the largest percentage increases overall from 2000 to 2016, with values increasing by 95.3% and 97.4% respectively. The county as a whole experienced an increase in median value of 67.9% from 2000 to 2016.

Table 7: Median Value of Specified Owner Occupied Units in Selected Communities

Community	2000	2010	2016	% Change, 2000 - 2010	% Change, 2010 - 2016
Clayton	81,000	87,100	137,500	7.5%	57.9%
Elkader	66,000	81,200	84,200	23.0%	3.7%
Elkport	40,400	313,900	Unknown	677.0%	Unknown
Farmersburg	54,800	75,000	77,500	36.9%	3.3%
Garber	48,300	38,400	53,300	-20.5%	38.8%
Garnavillo	64,500	76,800	83,100	19.1%	8.2%
Guttenberg	82,200	95,100	131,400	15.7%	38.2%
Littleport	Unknown	Unknown	Unknown	Unknown	Unknown
Luana	55,500	101,700	91,500	83.2%	-10.0%
McGregor	55,600	92,900	108,600	67.1%	16.9%

Marquette	67,100	84,400	113,100	25.8%	34.0%
Millville	Unknown	Unknown	Unknown	Unknown	Unknown
Monona	62,500	86,200	106,800	37.9%	23.9%
North Buena Vista	56,400	113,100	75,000	100.5%	-33.7%
Osterdock	55,000	77,500	89,000	40.9%	14.8%
St. Olaf	42,500	65,000	58,600	52.9%	-9.8%
Strawberry Point	63,500	82,200	84,500	29.4%	2.8%
Volga	41,700	57,500	82,300	37.9%	43.1%
Clayton County	66,400	96,500	111,500	45.3%	15.5%
State of Iowa	82,500	119,200	132,800	44.5%	11.4%

Source: (U.S. Census Bureau, 2010 Census); (U.S. Census Bureau, ACS 2012 - 2016); (U.S. Census Bureau, 2013)

Age Characteristics

One factor that may provide insight into a county's housing stock is the age of the existing units. Table 8 compares the age of existing housing units for Clayton County and the State of Iowa. Clayton County has a much higher percentage of houses built before 1940 than does the State of Iowa as a whole.

Table 8: Age of Housing Units in 2016 (Estimates)

Year Unit was Built	Clayton County		State of Iowa	
	Number	Percent	Number	Percent
2000 or later	1,005	11.1%	195,452	14.4%
1990-1999	899	10.0%	147,103	10.8%
1980-1989	559	6.2%	99,958	7.3%
1970-1979	1,182	13.1%	200,408	14.7%
1960-1969	588	6.5%	145,103	10.6%
1950-1959	673	7.5%	142,150	10.4%
1940-1949	399	4.4%	74,567	5.5%
1939 or earlier	3,714	41.2%	357,878	26.3%
Total	9,019	100%	1,362,619	100%

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Over 72% of the housing in Clayton County was built prior to 1980. A higher percentage of older housing represents a high probability of maintenance issues inherent in older homes: plumbing, electrical, roofing, energy efficiency and handicap accessibility. According to the Department of Housing and Urban Development (HUD), housing units built prior to 1980 contain the highest potential for lead paint hazards.

Structural Characteristics

Clayton County's housing stock is overwhelmingly single unit structures. Single unit structures comprise 96.4% of Clayton County's housing stock, 1.6% are multi-unit and 3.8% mobile homes. Of the multi-unit structures, approximately 100% are four units or less.

Housing Projections

Table 9 below shows the number of housing units that would be necessary to accommodate the previously calculated population projections. The figures in Table 9 were calculated by dividing the population projections by the current average household size of 2.31. In order to estimate the demand for future housing units in the community, it should be noted that there were 8,999 housing units reported by the Census Bureau in 2010. In addition to assuming the current average household size (2.31) will not change over time, this study also assumes that the figures in Table 9 are not affected by vacancy rates and that all of the units existing in 2010 are safe, habitable structures. Given the housing and population projections, Clayton County has sufficient housing to meet the projected population through the life of this plan.

Table 9: Housing Unit Projections for Clayton County

Year	Population Projection	Housing Projection
2010	18,129 (actual)	8,999 (actual)
2020	17,790	7,701
2030	17,388	7,527
2040	16,995	7,357

Source: (U.S. Census Bureau, 2010 Census); (UERPC, 2018)

Housing Programs

The county and its communities utilize several federal and state housing programs to serve its residents. The following list identifies several housing assistance programs available to residents that are administered through regional agencies.

The Northeast Iowa Housing Trust Fund renders assistance to economically and socially disadvantaged persons in Allamakee, Clayton, Fayette, Howard, and Winneshiek Counties. The goal is to develop, redevelop, rehabilitate, and renovate single-family and/or multi-family owner-occupied and rental dwellings. It will possibly fund: roof repair, furnace repair and replacement, energy efficiency updates, electrical and plumbing, handicap accessibility, homebuyer assistance, etc.

Section 8 Rental Assistance is HUD's federally funded program to provide rental assistance to low-income families to secure decent, safe, sanitary and affordable housing in a non-discriminatory manner from the private rental market.

Lease Purchase Affordable Housing Program is a rent to own program through Northeast Iowa Community Action Corporation (NEICAC). It includes the creation of housing advisory committees in each county. Committee findings are used to determine what is missing as part of each county's affordable housing scenario. NEICAC's Board of Directors evaluates these findings to guide the housing program towards its next project. The homes are typically three bedroom homes, rented for one to three years by a first-time homebuyer family who meets the program's income guidelines. The homes are built for families who are at an income level that does not exceed 60% of the local average monthly income. Then, after taking the required Homebuyer Education Classes, the renter can buy the home for about half the cost of construction.

The Weatherization Assistance Program (WAP) through NEICAC provides many Northeast lowans with the means to remain in their homes in safety, comfort and affordability. Services include a cost effectiveness energy audit, air leakage checks, insulation and all combustion appliances inspection for repair or replacement. NEICAC’s own crews provide all but appliance and furnace repair services.

The Low Income Home Energy Assistance Program (LIHEAP) is designed to aid qualifying low-income lowa households (homeowners and renters) in the payment of a portion of their residential heating costs for the winter heating season, to encourage regular utility payments, to promote energy awareness and to encourage reduction of energy usage through energy efficiency, client education and weatherization. All clients applying for this program will simultaneously be making an application for weatherization assistance as required by state law.

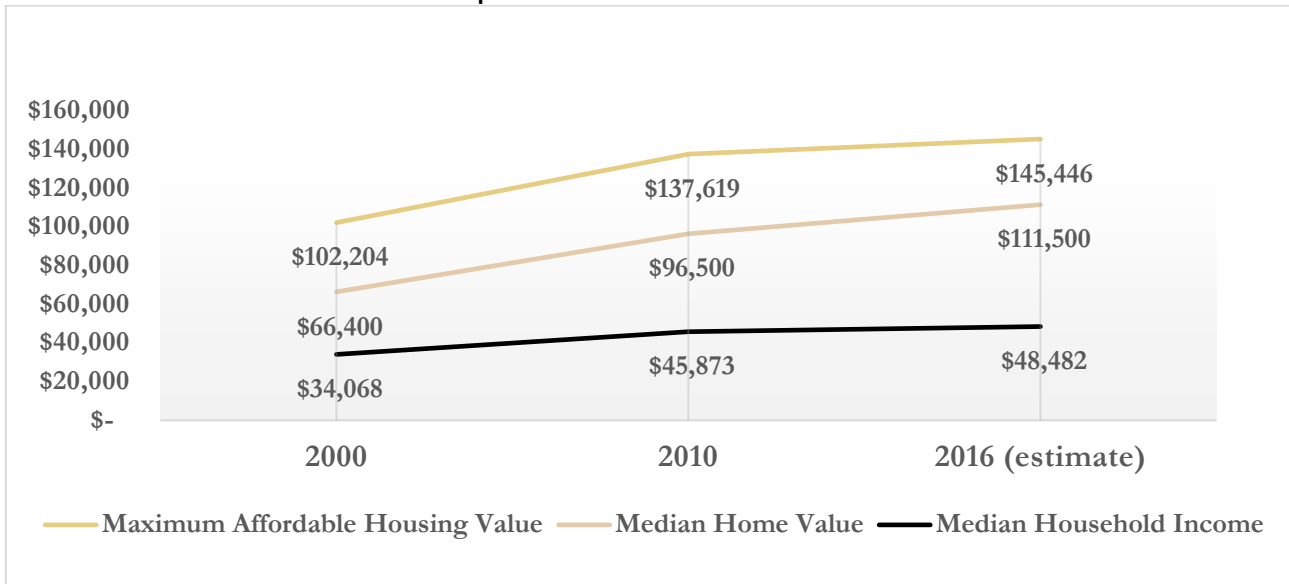
Other Programs

A list of additional federal and state programs available to the county and its residents is attached as Appendix B.

Affordable and Accessible Housing

Housing affordability is an important consideration for the county and its residents. Affordable homes can attract and retain employees to the county. This can be a selling point and a competitive advantage for area employers. Affordable homes also support the local workforce so they can live closer to their jobs. A healthy mix of housing options ensures opportunities for all individuals to improve their economic situation and contribute to their communities. Chart 5 indicates the median home value and median household income for Clayton County over time. Comparing home values to median household income is one way of monitoring affordability. To be considered “affordable,” the purchase price of housing should be no more than three times a household’s annual median income. In lieu of a purchase price, one can compare median housing values to median income. Using this comparison, the median value of a home in Clayton County is 2.3 times the median household income for 2016. This places the local housing market within the affordable range for Clayton County residents.

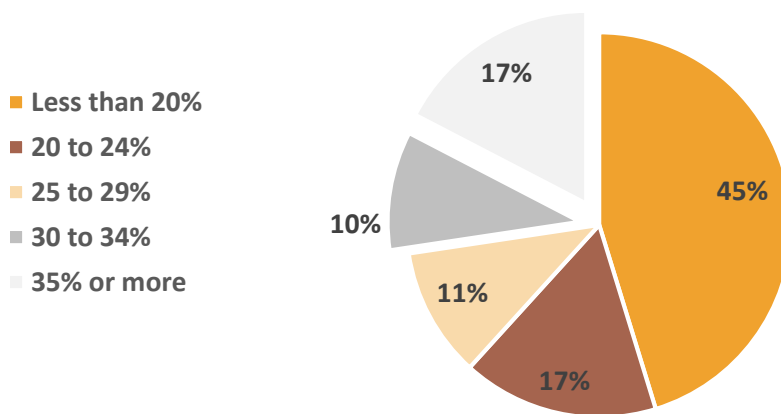
Chart 5: Median Home Value Compared to Median Household Income



Source: (U.S. Census Bureau, 2013)

Another generally accepted definition of affordability is that a household pay no more than 30% of its annual income on housing. Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (U.S. Department of Housing and Urban Development, 2012). As Chart 6 indicates, roughly 27% of the county’s households have housing costs that would be considered unaffordable by HUD standards.

Chart 6: Percent of Income Spent on Housing



Source: (U.S. Census Bureau, ACS 2012 - 2016)

Diversity

Clayton County seeks to ensure that current and future residents have a variety of safe housing options to meet the needs of all life cycles and income levels. Currently, 96.4 percent of the county’s housing stock is in single family units. With an aging population, the county may see an increase in demand for low or no

maintenance housing such as condos or assisted living facilities. Opportunities include identifying ways to streamline development standards and regulations at both the county and local levels to help ease the cost and provide flexibility. Ensure zoning allows for a variety of housing types and densities, modify lot sizes and setback in certain areas, identify developers and incentive programs, allow accessory dwelling units and continually review the current demographics, incomes and demands to ensure housing demands are being met.

Preservation and Rehabilitation

Almost half of the existing housing stock in the county was built prior to 1939. Older homes are more likely to require repairs and rehabilitation to ensure units are safe, energy efficient and livable. Many of these older homes provide unique architectural designs and add to the character of the county and communities. The county will continue to encourage and utilize housing programs that promote the repair and rehabilitation of its aging or historic housing units.

Affordability

Data would indicate that a sufficient number of single unit structures exist, but it becomes apparent from resident input that the existing stock does not meet the preferences of today's families. Housing characteristics such as style, quality, energy efficiency, size, move-in condition, amenities and less maintenance are in demand in the current market.

Housing Summary

Housing values are steadily increasing yet remain affordable to families. With an aging population, the county may have a potential gap in maintenance-free and condo-style housing. Almost half of the county's homes are nearly 70 years or older. The maintenance of older homes can be a struggle for some county residents as the cost to rehabilitate and maintain an older home is often prohibitive. These homes, if left uncared for, can lead to blighted and unsalable properties, so that even if data indicates sufficient housing, there may not be sufficient decent or desirable housing.

Housing Action Plan

(See Implementation Section for Methodology of Action Plan)

Goal 1: Encourage diversity in the type, density and location of housing within the County for all populations.			
Strategy 1.1: Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Consider findings from the Clayton County Housing Needs Assessment pertaining to housing condition, costs, availability, and dwelling types.	Ongoing	BOS	Minimal
Strategy 1.2: Encourage residential infill within the cities and unincorporated areas for future housing.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Consider offering flexible incentives to develop vacant lots in existing areas.	Ongoing	BOS	Minimal to Moderate
<u>Action:</u> Consider conducting an "infill checkup" to identify and evaluate sites for redevelopment.	0 – 2 years, Ongoing	Clayton County Development Group	Minimal
Strategy 1.3: Work closely with local jurisdictions and the private sector to extend infrastructure and provide other services to accommodate residential development around the existing communities in the County.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Identify locations suitable for housing development.	Ongoing	P&Z, BOS	Minimal
Strategy 1.4: Encourage affordable and diverse housing options.			
Goal 2: Preserve and rehabilitate the County's existing housing stock.			
Strategy 2.1: Encourage programs, incentives and criteria to improve deteriorating homes, which address structural, demographic, preservation, aesthetic, energy efficiency and economic issues.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Encourage participation in and use of low-interest rehabilitation and home purchase loan funds.	Ongoing	BOS, Clayton County Development Group	Minimal
<u>Action:</u> Promote adaptive reuse of existing vacant or under-utilized structures, such as convents, schools, and industrial buildings, into housing with an affordable and/or workforce component as appropriate and cost effective.	Ongoing	BOS, Clayton County Development Group	Minimal

Strategy 2.2: Provide sponsorship for agencies and nonprofit organizations applying for state or federal housing funds, consistent with other needs and priorities.			
Goal 3: Encourage the preservation and protection of existing neighborhoods, and design and plan future development in a manner which promotes neighborhood settings and environments.			
Strategy 3.1: Encourage the use of land use buffers between residential neighborhoods and incompatible land uses.			
Strategy 3.2: Encourage design of subdivisions, planned residential developments, multi-family units or other residential projects that supports neighborhood environments, walkability, open space, and recreation.			
Goal 4: Guide lots to be of sufficient sizes to meet standards for private sewer systems, while also encouraging the use of group septic and water systems for rural subdivisions.			
Goal 5: Safeguard public health, safety, and quality of life.			
Strategy 5.1: In the siting of new housing, consider the proximity to hazards, employment, access to transportation and services for residents.			
Strategy 5.2: Encourage housing that is safe, sanitary and accessible.			
Strategy 5.3: Encourage environmentally sound housing construction.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Encourage low impact development practices that increase stormwater infiltration rates, prevent erosion, control sediment, use land more efficiently, and require less infrastructure investment.	Ongoing	Health & Zoning Dept., P&Z, BOS	Minimal
Strategy 5.4: Follow state and county floodplain regulations with regards to housing development.			
Goal 6: Seek improvements of quality and availability of housing for the workforce to support economic development in the county.			
Strategy 6.1: Promote the public's awareness of housing needs and issues through informational and educational efforts.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Establish a clearinghouse of information for housing issues and information, to include providing educational programs for tenants and landlords.	0 – 2 years	Clayton County Development Group	Minimal

<p><u>Action:</u> Continue to promote collaboration with housing industry groups (realtors, mortgage lenders associations, landlord associations) to promote cooperation and consensus building regarding housing issues.</p>	<p>Ongoing</p>	<p>Clayton County Development Group</p>	<p>Minimal</p>
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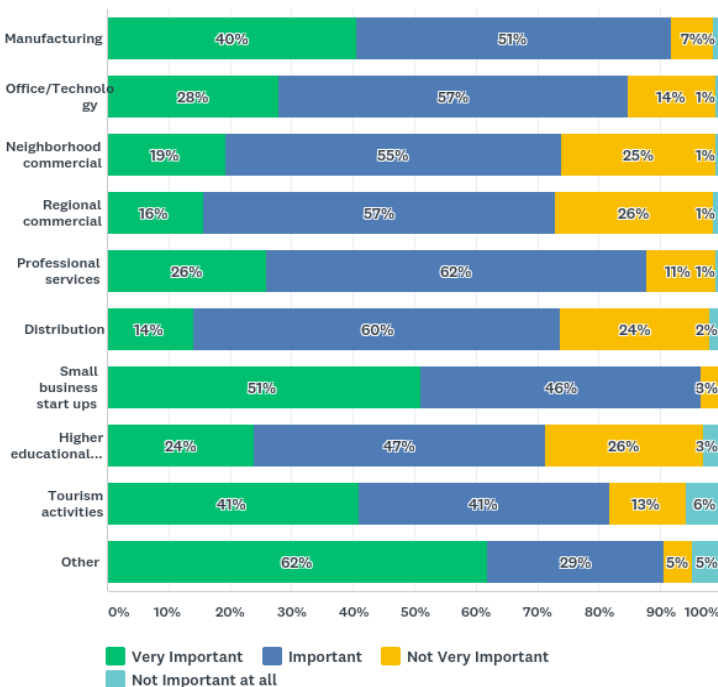
CHAPTER 4: ECONOMIC DEVELOPMENT

Iowa Smart Planning Guidance: This section identifies goals, strategies and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality.

Vision & Community Feedback

“Agriculture remains strong in the county, providing opportunities for small to large farms, conventional to emerging agricultural businesses; the natural resource & tourism industries thrive on a year-round basis; there is job diversity & also a focus on attracting employers that reflect skills of the workforce; small business is supported; career & job training is strong & connects youth with local jobs; & wages are livable.”

COMMUNITY SURVEY:



FOCUS GROUP FEEDBACK:

Agriculture will remain critical part of economic base:

Value added agriculture opportunities; support conventional & alternative farming; provides jobs

Businesses / schools can support training & connections to local jobs:

Sector Boards, on job training, internships, Career & Tech Ed. Programs, etc.

Trade education is important:

Increased interest in trade jobs; young people shifting away from traditional 4-year degrees

Jobs continue to evolve:

Employees and entrepreneurs may be interested in non-traditional employment opportunities

Keep & attract young families/workers:

Lower cost of living & connections an attraction; engage young employees

Availability of housing essential:

Large employers attract employees to the County but housing is short

Natural resource / tourism industry strong:

Unique environment & culture; year-round opportunities & overnight accommodations important

Strong health care system essential for drawing workers to county

What kind of business development does county need?

Other E.g.: “Agriculture businesses” “Goods & service providers”
 “Mining” “Healthcare system” “Bike trails” “Resource mgt”
 “Alternative Energy” “Area Education Agency”
 “Recycling Center”

“Agriculture is very important”

“Focus should be on what is economically viable – if someone wants to try something, support it...”

Introduction

Economic development is reliant upon understanding the community’s workforce and its existing business environment. Knowing this information can help community leaders develop a plan to create sustained economic growth which is important for providing sufficient incomes, profitable business opportunities for local employers and tax revenues for the city. There is no alternative to private sector investment as the engine for economic growth, but there are many initiatives that jurisdictions can support to encourage investments where the community feels they are needed the most, whether to improve the workforce or support businesses. This section will provide background on the county’s workforce and existing business structure and set forth goals for future economic development in the county.

Educational Attainment

Table 10 compares the levels of education for Clayton County and the state. As is common for rural areas in Iowa, the majority of residents graduated from high school and some went on to obtain some college experience. The county’s educational achievement distribution is similar to that of the state, with the exception that the county has higher percentages of persons with at least a high school diploma, and lower percentages of persons with a bachelor’s degree or above.

Table 10: Educational Attainment

Category	Clayton County		State of Iowa	
	Number	Percent	Number	Percent
Less than 9 th grade	499	4.0%	65,821	3.2%
9 th to 12 th grade, no diploma	639	5.1%	104,145	5.1%
High school graduate, includes GED	5,629	44.7%	656,680	31.9%
Some college, no degree	2,696	21.4%	441,134	21.4%
Associate’s degree	1,203	9.6%	231,629	11.3%
Bachelor’s degree	1,402	11.1%	379,649	18.4%
Graduate or professional degree	526	4.2%	179,782	8.7%
Total	12,594	100%	2,058,840	100%

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Labor Force

Aging workforces and a shortage of critical talent are among the biggest challenges facing today's rural businesses. As such, an area’s labor force will play a key role in expanding or creating new businesses or industries within the county. County stakeholders can monitor education levels, current worker skill sets, occupations and unemployment rates to target economic development efforts that fit its existing workforce strengths. The availability of skilled workers is critical to the success of all businesses, especially when competing in an increasingly global economy. A community can further seek out opportunities and partnerships to develop its workforce to meet existing industry trends. Table 11 breaks down the labor force characteristics for Clayton County as it compares to the state.

Table 11: Labor Force Characteristics

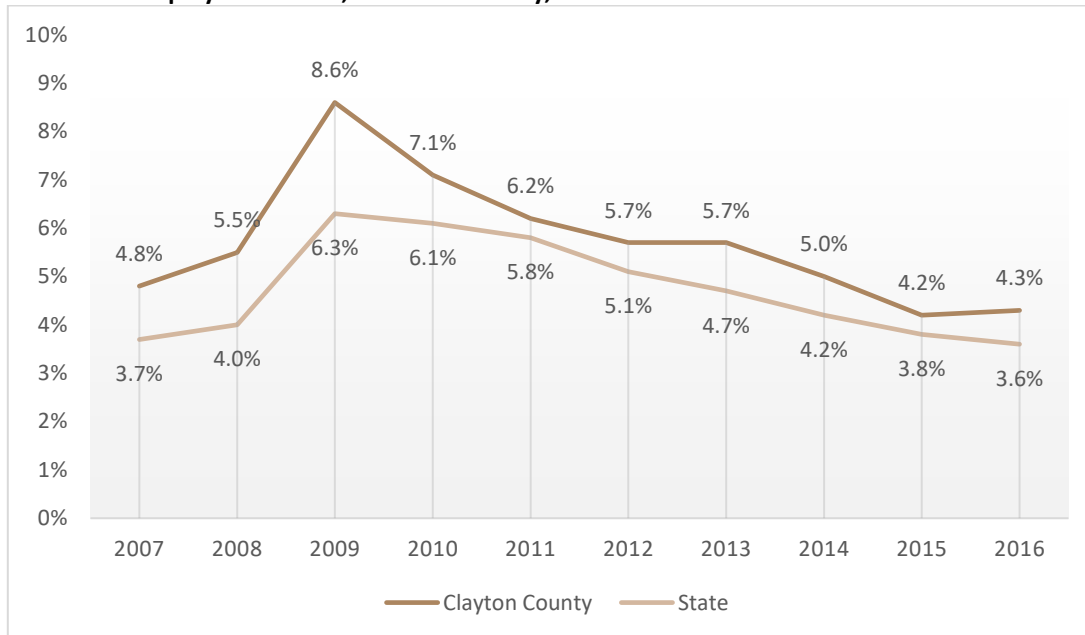
	Clayton County	State of Iowa
Total population 16 years and over	14,292	2,459,591
Total in labor force	9,376	1,664,170
Percent in labor force	65.6%	67.7%
Employed labor force	9,004	1,587,178
Percent employed in labor force	63.0%	64.5%

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Unemployment Rates

Unemployment rates for the county and state are shown on Chart 7. Clayton County as a whole, has fluctuated along with the state and has consistently reported higher unemployment rates than the state for the time period shown. The unemployment rates have recently begun to drop in the state and county with the average rate as of 2015 at a seven-year low for the county.

Chart 7: Unemployment Rates, State and County, 2007-2016

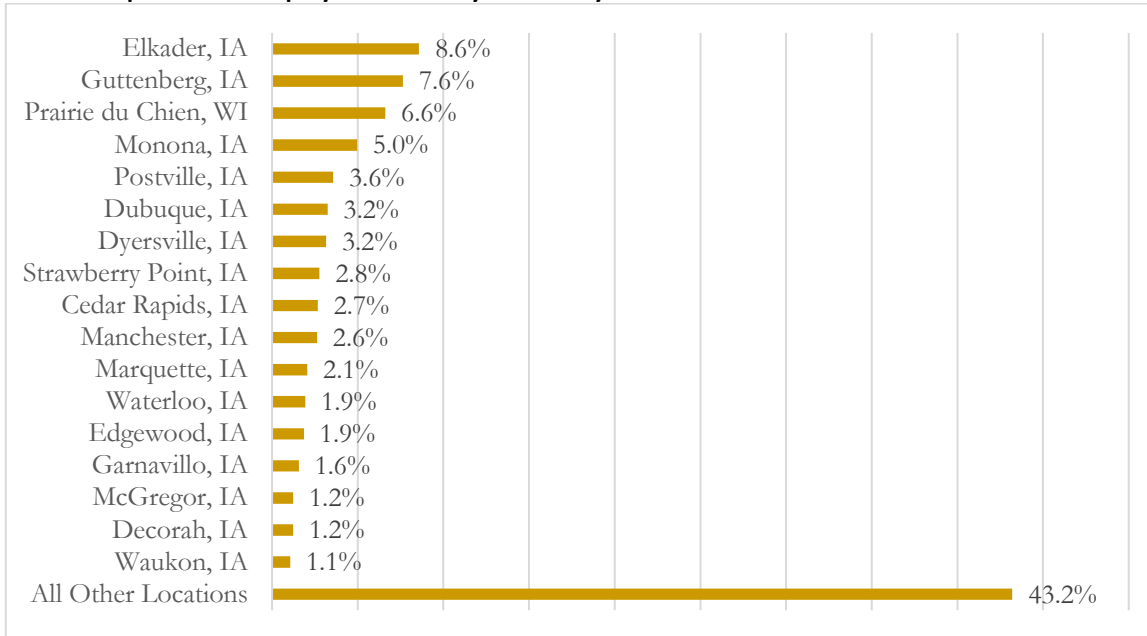


Source: (Bureau of Labor Statistics, 2016)

Commuting

The working residents of Clayton County often commute for employment. About 59.8% of the county's residents commute out of the county for jobs (U.S. Census Bureau, Center for Economic Studies, 2015). Chart 8 indicates where the county's workers are employed. Elkader, Guttenberg, and Prairie du Chien employ the most Clayton County residents.

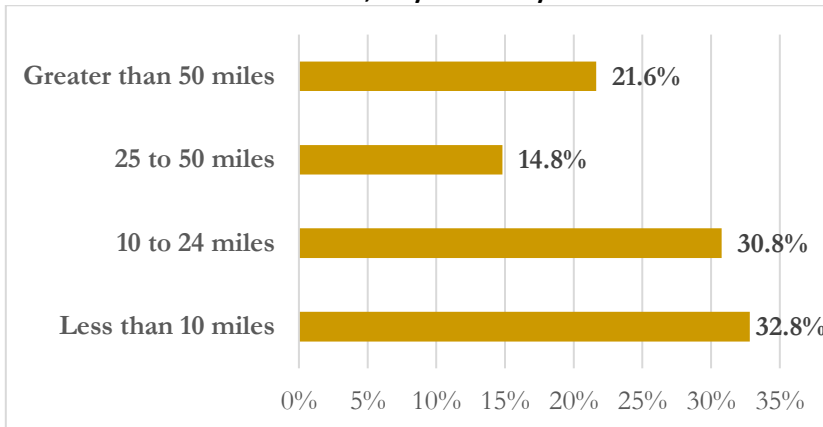
Chart 8: Top Places of Employment for Clayton County Workers



Source: (U.S. Census Bureau, Center for Economic Studies, 2015)

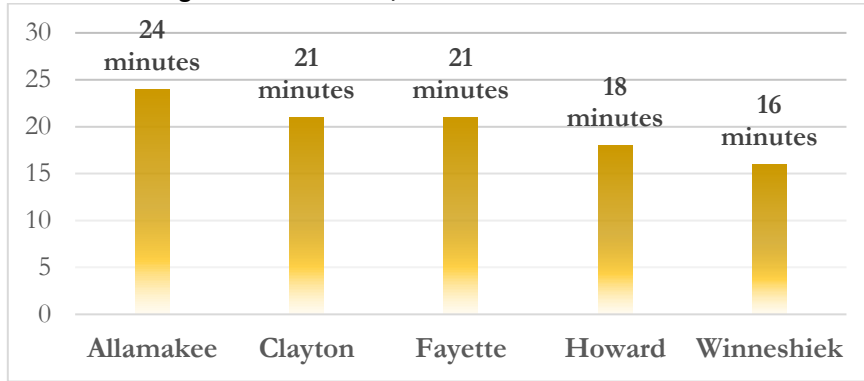
Chart 9 indicates how far Clayton County workers commute for employment. According to a recent Laborshed Analysis for the county, those who are seeking to change or accept employment in the Clayton County laborshed area are willing to commute an average of 27 miles one way for employment opportunities (Iowa Workforce Development, 2011). Census data indicates that as a whole, county residents travel an average of 21 minutes for daily commutes. Chart 10 compares the average commute time of Clayton County residents to other neighboring counties.

Chart 9: Travel Distance to Work, Clayton County Workers



Source: (U.S. Census Bureau, Center for Economic Studies, 2015)

Chart 10: Average Commute Times, NE Iowa Counties



Source: (U.S. Census Bureau, 2013)

Economic Base

Employment by Industry

Employment by industry identifies the types of industries in which the residents of Clayton County are employed. As noted in the commuting section, many of these industries are located outside of the county. Table 12 indicates that the two leading employment industries for both the state and the county’s residents are “Educational services, health care and social services” and “Manufacturing.”

Table 12: Economic Base of Clayton County and the State of Iowa in 2016

Industry Category	Clayton County		State of Iowa	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, mining	1,054	11.7%	61,676	3.9%
Construction	675	7.5%	98,744	6.2%
Manufacturing	1,765	19.6%	241,775	15.2%
Wholesale trade	226	2.5%	45,637	2.9%
Retail trade	1,115	12.4%	184,920	11.7%
Transportation, warehousing and utilities	436	4.8%	73,083	4.6%
Information	66	0.7%	27,781	1.8%
Finance and insurance, real estate, rental and leasing	342	3.8%	120,220	7.6%
Professional, scientific, management, admin and waste	419	4.7%	114,113	7.2%
Educational services, health care and social assistance	1,831	20.3%	386,743	24.4%
Arts, entertainment, recreation, accommodation and food	478	5.3%	115,726	7.3%
Other services, except public administration	418	4.6%	67,384	4.2%
Public administration	179	2.0%	49,376	3.1%
Total Employed Persons	9,004		1,587,178	

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Table 13 classifies employees into categories by occupation for the county and state. Occupations describe the type of work in which an employee is engaged, regardless of the industry. For the county the first ranked occupation is “Management, business, science, arts” and the second-ranked is “Production, transportation, material moving.”

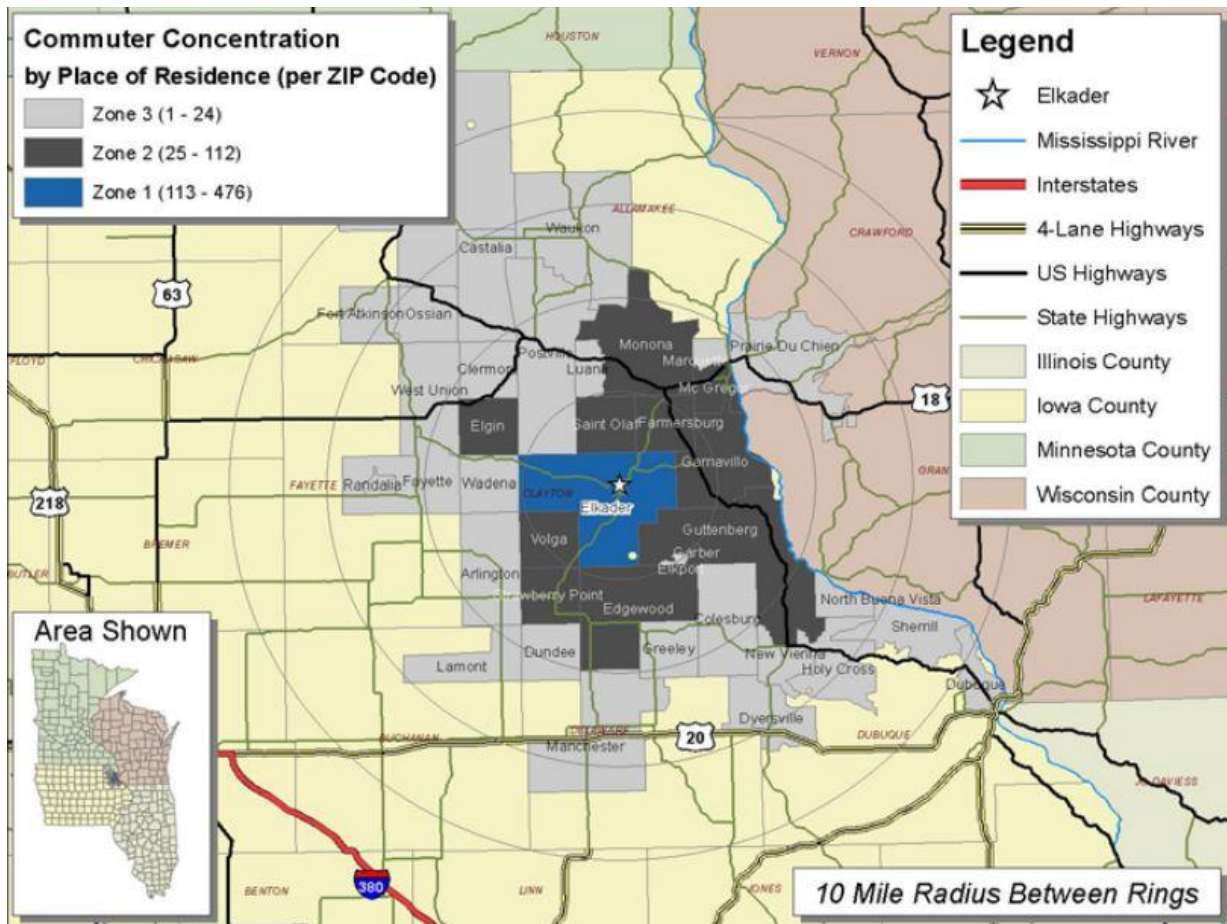
Table 13: Occupation Classification of Clayton County Workers

Occupation Description	Clayton County		State of Iowa	
	Number	Percent	Number	Percent
Management, business, science, arts	2,557	28.4%	554,422	34.9%
Service	1,466	16.3%	261,576	16.5%
Sales and office	1,822	20.2%	364,658	23.0%
Natural resources, construction, maintenance	1,127	12.5%	148,783	9.4%
Production, transportation, material moving	2,032	22.6%	257,739	16.2%
Total Employed Persons	9,004		1,587,178	

Source: (U.S. Census Bureau, ACS 2012 - 2016)

Table 14 originates from the 2011 Clayton County Laborshed Analysis. The Laborshed study is based on surveys of respondents from the Clayton County Regional Laborshed area as shown in Figure 3. The table demonstrates the breakdown of education levels and wages by industry for the laborshed.

Figure 3: Clayton County Regional Laborshed Area



Source: (Iowa Workforce Development, 2011)

Table 14: Education and Current Median Wage Characteristics by Industry

Industry	Education			Median Wages	
	Some Level Beyond High School	Associate Degree	Undergraduate Degree or Higher	Salary Wages (per year)	Non-salary Wages (per hour)
Agriculture	36.7%	10.0%	13.3%	\$50,000	*
Construction	61.1%	11.1%	11.1%	*	\$22.83
Manufacturing	47.5%	8.2%	13.1%	\$52,000	\$14.86
Transportation, Communication, Utilities	62.5%	6.3%	31.3%	\$36,000	\$20.00
Wholesale & Retail Trade	53.6%	10.7%	16.1%	\$39,600	\$11.02
Finance, Insurance, Real Estate	56.5%	26.1%	26.0%	\$40,000	\$10.80
Health Care, Social Services	82.5%	25.0%	32.5%	\$68,500	\$17.00
Personal Services	78.6%	21.4%	28.5%	*	\$11.50
Entertainment, Recreation	71.4%	*	42.9%	*	\$11.69
Professional Services	60.0%	5.0%	30.0%	\$19,000	\$14.00
Public Administration, Government	73.1%	11.5%	42.2%	\$50,000	\$18.28
Education	95.7%	8.7%	80.4%	\$50,000	\$12.50

Source: (Iowa Workforce Development, 2011); *insufficient data available

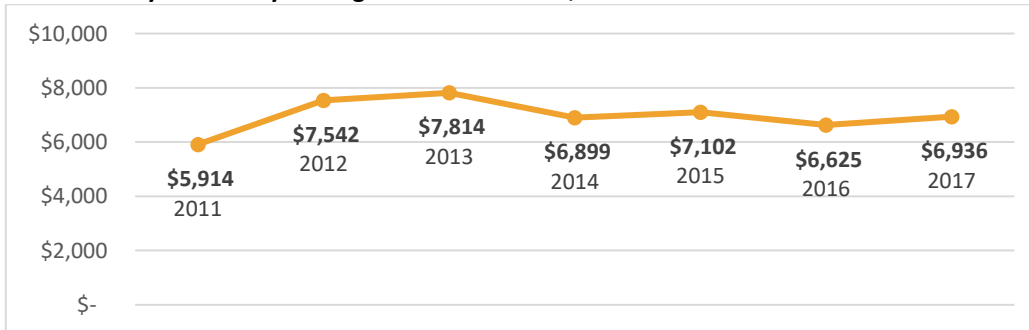
Agriculture

The agriculture industry is a major element of the economy in Clayton County. While crop and livestock production are visible as part of the agricultural economy, other agricultural-related businesses contribute as well by producing, processing and marketing farm and food products. These businesses generate income, employment and economic activity throughout the region.

According to the 2012 Census of Agriculture by the United States Department of Agriculture, the market value of agricultural products sold in Clayton County increased 75% in the 5-year period between 2007 and 2012, from a total of \$229,988,000 to \$402,586,000. Of this, crop sales were \$192,447,000 (48%) and livestock sales were \$210,139,000 (52%) (United States Department of Agriculture, 2012).

Farmland values in the county have fluctuated over time, with an overall increase of 17.3% between the years 2011 and 2017 according to Chart 11 below.

Chart 11: Clayton County Average Farmland Values, 2011-2017



Source: (Iowa State University, 2018)

At the same time, the number of farms in the county continues to decline. Table 15 below illustrates the percent change in the number of farms in Northeast Iowa counties over a 10-year and 25-year time frame. Compared to surrounding counties Clayton County has had the highest number of farms, however Winneshiek County is the only county that has increased in the number of farms since 1987.

Table 15: Number of Farms Northeast Iowa Counties

	1987	1992	1997	2002	2007	2012	25-Yr % Change	10-Yr % Change
Allamakee	1,062	1,000	1,025	1,083	1,032	1,011	-4.8%	-6.6%
Clayton	1,705	1,617	1,738	1,601	1,655	1,577	-7.5%	-1.5%
Fayette	1,510	1,416	1,295	1,344	1,398	1,286	-14.8%	-4.3%
Howard	938	881	915	891	877	883	-5.9%	-0.9%
Winneshiek	1,633	1,495	1,561	1,501	1,418	1535	-6.0%	2.3%

Source: (USDA Census of Agriculture, 2012)

Tourism

Tourism plays an important role in the economic health of the county. In a 2016 report from the U.S. Travel Association, Clayton County ranked 32nd in the state for traveler spending with over 33 million in travel expenditures within the county. Industries impacted by traveler spending include transportation, lodging, foodservice, entertainment and recreation and general retail trade. These expenditures account for 250 jobs and nearly 4.59 million in payroll. Local tax receipts totaled \$670,000. Given the unique natural resources and abundant recreational opportunities, along with historic sites and community events, tourism can continue to grow as a strong source of economic development within the county.

Business Retention and Growth

As the county looks to grow and attract new businesses they also wish to support existing businesses. Existing county businesses employ over 5,840 people, 54.6% of who live in Clayton County and 45.4% of who live outside the county (U.S. Census Bureau, Center for Economic Studies, 2015).

Economic Development Programs and Organizations

Economic Development Organizations

The Clayton County Development Group (CCDG) is a valuable resource for the county and its communities. Its mission is to enhance the opportunities for the creation of wealth for the citizens of Clayton County through the promotion of Agriculture, Industry & Tourism. CCDG staff work on several countywide initiatives and serve as a resource to businesses and communities.

County and Regional Programs and Incentives

Clayton County Revolving Loan Fund Program

Economic development loans are available for new and expanding businesses and industries. Loan funds

can be used for equipment, land, site preparation, building acquisition, building construction, remodeling, machinery, furniture and fixtures, and working capital.

Local Utilities

The local utility providers work closely with the communities of Clayton County to assist existing and prospective industries. Their participation in projects is driven by the utility load that prospective industries will generate.

Upper Explorerland Regional Planning Commission Loan Programs

Economic development loans are available for new or expanding businesses and industries. The Revolving Loan Fund and Intermediary Relending Programs can be utilized for eligible projects that create permanent employment, diversification of the local economy or increase the local tax base. Funds may be used for land acquisition, site preparation, building acquisition, building construction, building remodeling, machinery and equipment, furniture and fixtures and working capital for business start-up and expansion activities.

Historically Underutilized Business (HUB) Zone

Being in a HUB Zone gives businesses a competitive advantage when selling to the government. The Federal Government is required to purchase 3% of its federal expenditures from businesses located in a HUB Zone. There is no cost to register, businesses need only meet the criteria and enroll.

Tax Incentives

Clayton County and several incorporated communities offer tax abatement or tax increment financing in select situations to assist new or expanding businesses. Generally tied to job creation or other investment, these tools can help with business attraction and retention.

Other Programs

A list of additional federal and state programs available to the county and its businesses is attached as Appendix B.

Economic Development Summary

Tourism

Tourism attractions and the subsequent visitor spending is an area that Clayton County would like to capitalize on. The county is looking to market its existing historic, natural resource and recreational assets, along with continuing its efforts to improve the amenities and opportunities supporting the existing natural resources. County tourism efforts will engage local communities to ensure that tourist activities and events can be linked to communities and their businesses.

Business Retention, Expansion and Growth

Clayton County will support and retain its existing businesses while promoting new businesses to start up or relocate within the county. The Clayton County Development Group (CCDG) will continue to build

relationships with existing businesses, and identify their existing needs, barriers or threats to provide assistance where possible. And the county will work with local communities to support site ready infrastructure, encourage the rehabilitation of existing buildings that have infrastructure already in place, and promote business growth within the city limits or in planned growth just outside city boundaries.

Resource-based Economy

Clayton County's resource-based economy is mainly built around traditional agriculture practices, but natural resources such as logging, mining, agri-tourism, recreational tourism and organic farming are areas that can add to the economy and benefit the county if properly planned to ensure preservation of natural resources and prevent land use conflicts.

Education/Training

Clayton County's workforce is a critical element of its economy and ensuring the workforce has the necessary education and training to keep pace with the ever changing employment demands is a top priority. The county plans to work with local organizations such as Northeast Iowa Community College and Iowa Work Force Development to ensure that the degrees, courses, training and certifications required by area employers are offered locally.

Retaining and Attracting Young Residents

Clayton County seeks high quality jobs in certain sectors that would attract young adults who may wish to come back after going off to college. Overall, the lack of employment in the county's smaller communities and rural areas causes local youth to move away to larger cities in search of jobs, rather than remaining in the county. Opportunities include support and programs for new entrepreneurs, enhanced technology to accommodate working from home and developing the shopping, social amenities and recreation options that younger people expect in their community.

Economic Development Action Plan

(See Implementation Section for Methodology of Action Plan)

Goal 1: Promote a healthy economy while maintaining environmental stewardship.			
Strategy 1.1: Encourage economic opportunities that strengthen and diversify the County's economy while maintaining the integrity of the natural environment.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Consider the environmental impact of business practices before approving development.	Ongoing	Health & Zoning Dept., P&Z, BOS	Minimal
Strategy 1.2: Promote and encourage sound environmental practices among businesses and industries.			
Strategy 1.3: Educate the public and enforce existing zoning codes and regulations.			
Goal 2: Guide development in a manner that ensures the most efficient use of land, utilities, transportation infrastructure, public facilities and services.			
Strategy 2.1: Encourage well-planned employment centers in and adjacent to cities and towns.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Continue options for incentive districts.	Ongoing	Health & Zoning Dept., P&Z, BOS	Moderate to
Strategy 2.2: Sites identified for industrial and commercial development should be capable of being served by utilities and other services.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Guide rural commercial development oriented to the general traveling public to locations along highways or paved County roads adequate to support traffic demand.	Ongoing	Health & Zoning Dept., P&Z, BOS, Clayton County Development Group	Minimum
Strategy 2.3: Assist local firms in finding appropriate development sites for expansion.			
Goal 3: Ensure an adequate supply of commercial and industrial sites to provide opportunity for new and expanding firms in the county.			
Strategy 3.1: Evaluate potential commercial and industrial development sites.			
Strategy 3.2: Support public and private sector efforts to develop ready-to-build marketable commercial and industrial property.			
Strategy 3.3: Support the maintenance and improvement of existing commercial and industrial facilities when economically feasible in preference to creation of new commercial areas.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Promote redevelopment of vacant, underutilized, or brownfield properties and structures.	Ongoing	Health & Zoning Dept., P&Z, BOS	Minimal

Goal 4: Consider the development of transportation and public utility systems which enhance the local economy.			
Strategy 4.1: Coordinate the provision of supportive infrastructure in concurrence with new development as feasible and cost effective.			
Strategy 4.2: Use public investments in infrastructure to stimulate and generate private investments for economic development and redevelopment activities.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Consider cost-benefit analysis on a project basis to ensure public investment is recovered through increased tax revenues in a reasonable amount of time.	Ongoing	County Departments	Minimal
<u>Action:</u> Provide education to city leaders on incentive programs available through County.	Ongoing	County Departments	Minimal
Strategy 4.3: Consider options for linking or improving major transportation networks in the region			
Strategy 4.4: Improve transit connections between residential communities and work sites.			
Strategy 4.5: Support alternative modes of transportation as feasible			
Strategy 4.6: Consider options for improving functionality or availability of utilities in the county (e.g. electric capacity, pipeline capacity, etc.).			
Strategy 4.7: Encourage adequate technology and telecommunications infrastructure for all business types.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Maintain and improve existing technology infrastructure.	0 – 2 years	BOS	Minimal to Significant
<u>Action:</u> Explore fiber optics and extensive wireless coverage.	0 – 2 years	BOS	Minimal
Goal 5: Preserve and enhance the County's resource-based and agricultural economy.			
Goal 6: Expand the County's tourism and recreation economy.			
Strategy 6.1: Support the development of programs, activities and facilities which increase year-round tourism and recreation opportunities in Clayton County.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Continue and strengthen the marketing plan to increase tourism.	Ongoing	Clayton County Development Group	Minimal
<u>Action:</u> Grow partnerships with businesses and industries using communication, collaboration, and cooperation.	Ongoing	Clayton County Development Group	Minimal
Strategy 6.2: Encourage the preservation of historic sites with significant tourism potential.			

	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Explore ways to increase state and federal funding for historic preservation.	Ongoing	Historical Preservation Commission	Minimal
<u>Action:</u> Educate the public on the economic benefits of historic preservation.	Ongoing	Historical Preservation Commission	Minimal
<u>Action:</u> Support existing and encourage the establishment of new historic preservation sites and foundations.	Ongoing	Historical Preservation Commission, BOS	Minimal to Significant
Goal 7: Retain and expand existing Clayton County businesses.			
Strategy 7.1: Support the efforts of countywide business expansion and retention programs.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Maintain relationships with existing local businesses.	Ongoing	Clayton County Development Group	Minimal
<u>Action:</u> Expand networking, training, information sharing, & education opportunities for existing business owners & managers.	Ongoing	Clayton County Development Group	Minimal
<u>Action:</u> Continue to work with job skills agencies to provide incentives for business expansion.	Ongoing	Clayton County Development Group	Minimal
Strategy 7.2: Promote public/private partnerships that encourage innovation and creativity in the economic expansion of our region.			
Goal 8: Support existing and start-up businesses to increase employment opportunities in Clayton County			
Strategy 8.1: Support business assistance programs on a Countywide and regional basis.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Support the Revolving Loan Fund program through Upper Explorerland Regional Planning Commission.	Ongoing	Board of Supervisors (BOS)	Minimal
<u>Action:</u> Identify other programs and services to assist in the creation of small businesses.	Ongoing	Clayton County Development Group	Minimal
<u>Action:</u> Strengthen programs which provide business development, information, and technical assistance.	Ongoing	Clayton County Development Group, BOS	Minimal to Moderate
<u>Action:</u> Support the expansion and use of local SCORE chapters, a non-profit that engages working and retired business	Ongoing	Clayton County Development Group, BOS	Minimal

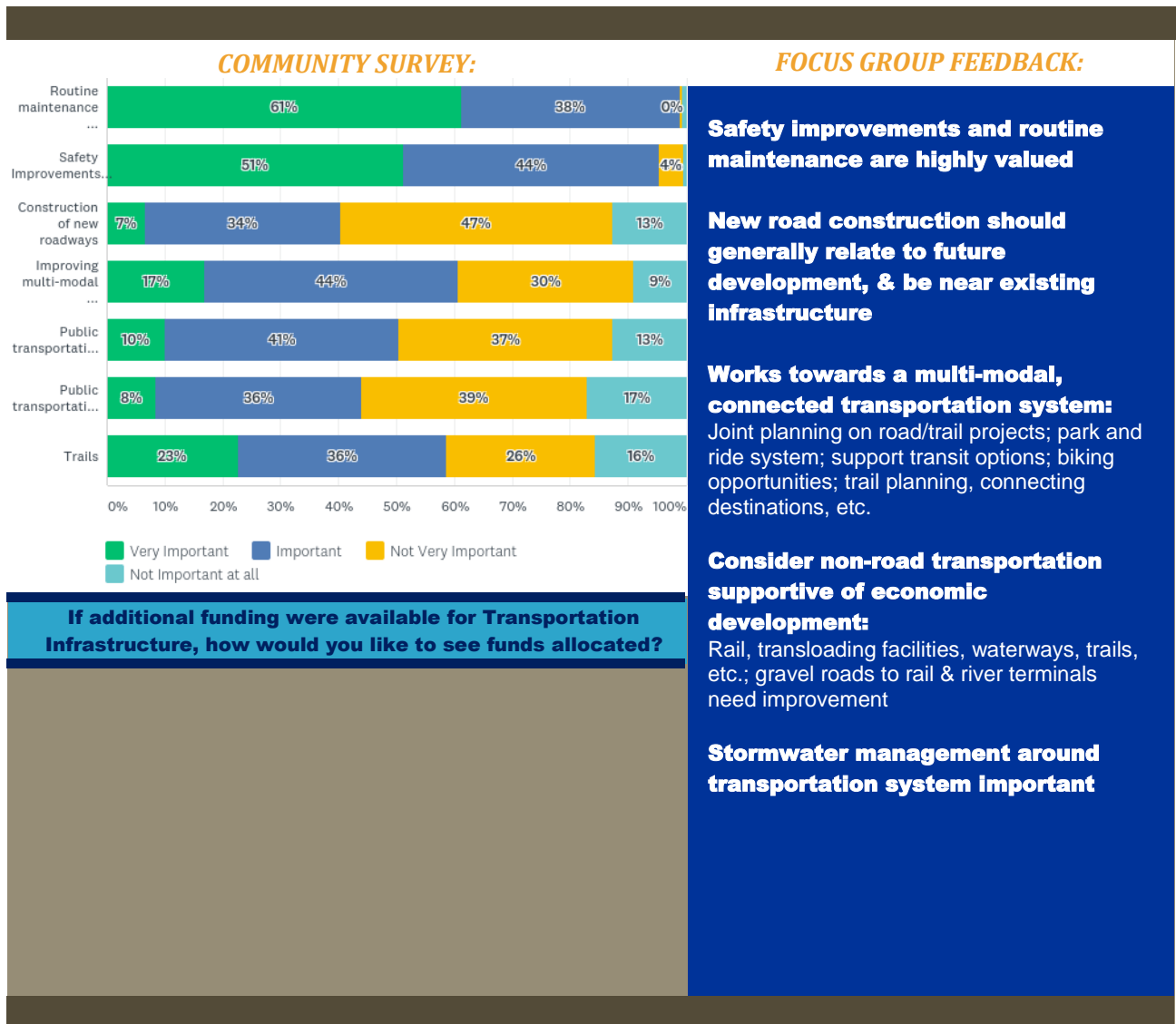
professionals to provide free small business advice for entrepreneurs and small businesses.			
<u>Action:</u> Maintain list of contacts for financial and technical assistance, and for business mentoring (e.g. existing & former business owners).	Ongoing	Clayton County Development Group	Minimal
Strategy 8.2: Remove barriers that prevent or hinder the success of appropriate in-home businesses.			
Strategy 8.3: Work to further local business or entrepreneurial investment opportunities.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Partner in establishing events to facilitate local investment in local businesses and entrepreneurs.	0 – 2 years	Clayton County Development Group	Minimal
Strategy 8.4: Provide incentives for industrial & commercial developments to locate in Clayton County.			
Strategy 8.5: Support the development of industrial recruitment programs which enhance economic diversification and generate jobs.			
Strategy 8.6: Retain and expand the current workforce.			
Strategy 8.7: Research and support business opportunities that complement the area's existing businesses and workforce.			
Goal 9: Support efforts to improve the education & training of the county's workforce.			
Strategy 9.1: Support efforts to build a diversified, well-educated and well-trained workforce.			
Strategy 9.2: Participate in cooperative efforts to improve the education system.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Support collaborations between industries & schools (e.g. Sector Boards).	Ongoing	Development Group, BOS	Minimal
<u>Action:</u> Support Northeast Iowa Community College (NICC) in bringing trade training to high schools.	0 – 2 years	Development Group, BOS	Minimal
Strategy 9.3: Provide information on work skills development and available employment opportunities through print, electronic, and telecommunications media.			
Goal 10: Continue to work with local, regional and state organizations to establish methods to promote economic development.			
Strategy 10.1: Participate in regional economic development networking meetings.			
Strategy 10.2: Support the countywide economic development program.			
Strategy 10.3: Encourage economic and community development projects in cities.			

CHAPTER 5: TRANSPORTATION

Iowa Smart Planning Guidance: This section includes goals, strategies and programs to guide the future development of a safe, convenient, efficient and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality and interconnectivity of the various modes of transportation.

Vision & Community Feedback

“Roads are kept in good repair and have ample safety features that enable efficient traffic movement; the transportation system is diverse and provides multi-modal and active transportation options; and public transportation is available to residents on an adequate basis.”



Introduction

The transportation network is the backbone upon which a community bases its economy. It provides access to resources and connection to other communities, forming a critical link for continued development and growth. Maintenance and repair, in addition to periodic additions and enhancements to this system, are essential for preserving connectivity for residents, visitors and businesses. Keeping pace with changes in transportation trends and network use is also essential to anticipate needed improvements and potential additions to the transportation network.

Inventory of Existing Transportation Facilities

Clayton County roads consist of approximately 1,200 total miles of roadway. The Clayton County Road Department is responsible for the maintenance of all county roads with the exception of state highways and roads and streets within the boundaries of incorporated cities in the county. Paved roads under the county's jurisdiction amount to 200 miles total and include 250 bridges which are on the National Bridge Inventory (Clayton County, Iowa, 2016). The county also maintains 850 miles of gravel roads. Maintenance and pavement maintenance.

Roadside Vegetation Management

The management of the secondary roadside ditches is the duty of the Clayton County Weed Commissioner. The commissioner is responsible for controlling noxious weeds and the care of other vegetation growing in the right of way.

Functional Classification System

Chapter 306 of the Code of Iowa sets the functional classification of all highways, roads and streets in the state into categories according to the character of service they provide. The classification of streets and roads in each county is periodically updated to be current with city boundary changes and the function of the streets. The classification system serves as a basis for determining future priorities, funds distribution and jurisdiction over the various highway, roads and streets in the state.

Rural roads are labeled, and jurisdiction is determined, by the following classifications: local roads, minor collectors, major collectors, minor arterials, other principal arterials and interstates. Federal aid money is available to maintain major collectors, minor arterials and principal arterials. The following table indicates the classifications and jurisdictions of the county's "federal aid" roadways and provides a description of each classification as defined by the Federal Highway Administration.

Table 16: Federal Functional Classifications, Clayton County

Roadway	Classification	Jurisdiction	Miles	Classification Description
Highway 18	Principal Arterial	State	61	Consists of a connected network of continuous routes that have substantial trip length and travel density for statewide or interstate travel.
Highway 52	Principal Arterial	State		
Highway 3	Principal Arterial	State		
Highway 13	Minor Arterial	State	47	With the principal arterials, form rural networks that link cities and larger towns and provide interstate and inter-
Highway 76	Minor Arterial	State		

Highway 128	Minor Arterial	State		county service. These roads are spaced so that all developed areas of the State are within a reasonable distance of an arterial highway.
Highway 56	Minor Arterial	State		
B45	Major Collector	County	202	<p>These routes, also known as federal aid farm to market roads, provide service to any county seat not on an arterial route, to the larger towns not directly served by the higher systems, and to other traffic generators, such as schools, shipping points, county parks, important mining and agricultural areas and link these places with nearby larger towns or cities, or with routes of higher classification.</p> <p>Federal aid can be used by the county in conjunction with farm to market funds to maintain these roads.</p>
B60	Major Collector	County		
B64	Major Collector	County		
B65	Major Collector	County		
C17	Major Collector	County		
C2W	Major Collector	County		
C24	Major Collector	County		
C43	Major Collector	County		
C7X	Major Collector	County		
C9Y	Major Collector	County		
W64	Major Collector	County		
W65	Major Collector	County		
W69	Major Collector	County		
X16	Major Collector	County		
X21	Major Collector	County		
X26	Major Collector	County		
X28	Major Collector	County		
X3C	Major Collector	County		
X47	Major Collector	County		
X56	Major Collector	County		
Y13	Major Collector	County		

Source: (Iowa Department of Transportation, 2018)

There are several minor collectors throughout the county that account for about 227 miles of roadway. Minor collectors are also considered farm to market only roads and are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. They also provide service to the remaining smaller communities and link the locally important traffic generators with the rural areas. Local roads constitute the rest of the roadways in the county, with over 737 miles. The rural local road system provides access to adjacent land and provides service to travel over relatively short distances as compared to collectors or other higher systems. There are no interstates within the county boundaries.

Traffic Volumes

Traffic counts in Clayton County were last conducted in 2013 by the Iowa Department of Transportation (IDOT). These counts indicate that the most heavily traveled areas in the rural parts of the county are those on the principal and minor arterial road system, particularly Highways 52, 18, 13 and 76, where average daily counts rarely reached below 1,500 and were typically higher. The highest rural traffic count was 4,430 measured West of McGregor on Highway 18 near its convergence with Highway 52 (Iowa DOT, 2013)

Alternate Modes of Transportation

There are several modes of transportation utilized in Clayton County for both people and commerce. This section will highlight the availability of alternative methods of travel within the county.

Railroads

The Iowa, Chicago and Eastern Corporation (IC&E) operates in Clayton County. According to the Railroad Retirement Board (April 2009), IC&E has been controlled by the Canadian Pacific Railway and operated as a part of the Canadian system since October 30, 2008. The line has a total of 58.7 miles of track in the county running between the communities of Marquette and Postville, and from Marquette to the south border of the county (Clayton County, Iowa, 2016).

Air Transportation

Clayton County has one municipal airport in Monona. The privately-owned Elkader Airport is also open to the public. Nearby regional airports include Eastern Iowa Regional Airport in Cedar Rapids (85 miles), Dubuque Regional Airport (80 miles), and Waterloo Regional Airport (85 miles).

Public Transportation

The Northeast Iowa Community Action Corporation (NEICAC) - Transit Program (EARL Public Transit) is designated by the Iowa DOT as the Regional Public Transit Provider for the counties of Allamakee, Clayton, Fayette, Howard and Winneshiek in the Northeast corner of Iowa. EARL Public Transit offers public transportation to all citizens residing in their service area. Public transit has a fleet of 52 vehicles, many equipped with ramps or lifts to provide accessible transportation for individuals confined to wheelchairs or affected with other disabilities restricting mobility. In addition to demand-response service in all parts of the county on a cost per mile basis, EARL Public Transit offers low-cost in-town services in certain cities. Regional transit is continuing to seek ways to make transportation more affordable and accessible throughout the area, including helping to facilitate ride sharing options for residents (e.g. carpooling). The Clayton County Disabled Veterans Van also functions in the county. Currently, there is no taxi service specific to Clayton County communities.



Photograph 1: EARL Public Transit Vehicle

Multi-Modal Transportation

Clayton County residents can utilize several walking and biking trails as options for non-vehicular transportation, and most communities have sidewalk infrastructure to some degree that supports walking and biking. Many residents expressed an interest in improved and expanded multi-modal transportation infrastructure and options in the county.

Transportation Priorities

Trails

Clayton County has numerous trails throughout the county. The County Conservation Board maintains seven trails located at Motor Mill, the Osborne Conservation Area, and around Elkader (the Pony Hollow

Trail). The City of Elkader has three prominent trails: the Founder’s Park trail, the exercise trail in the Elkader City Park and the Riverwalk along the Turkey River. Guttenberg also has a number of trails including their two most prominent trails: The Riverwalk along the Mississippi nearest the City Park and the Big Springs Trail. Monona has the Butterfly Walk Trail. Strawberry Point has a unique mile long loop. In addition, there are four State Parks and Effigy Mounds National Monument Parks with extensive trail systems located in and bordering the county: Yellow River State Forest, Pikes Peak, Bixby, Backbone, Effigy Mounds/Sny McGill. EWALU, west of Strawberry Point, has several trail systems set-up for their campers. Clayton County is also known for the Turkey River Water Trail. Fifty-seven river miles of the Turkey River in Clayton County have been designated by the State DNR as a trail system with 16 accesses for public use: canoe, kayak, fish, tube, etc.

Road Maintenance and Repair

Maintenance of the transportation network in Clayton County is an ongoing priority. The transportation infrastructure continues to age and deteriorate over time and funding sources are limited. The county has many bridges, culverts, roads and ditches that are in need of repair, replacement and maintenance. The county will continue to resurface and pave as funds are available. The county will continue to pursue additional revenue from the state legislature and work with the state DOT to determine the most effective method for distributing federal funds to the counties.

Public Transit

The Regional Planning Affiliation (RPA-1) updates a Passenger Transportation Plan (PTP) for the region every five years. The most recent update occurred in 2018. The PTP gathered feedback on transit through community survey and engagement events. Generally, residents would like to see expanded and more affordable transit options. This is especially important for residents who need to travel several miles to reach employment, groceries and medical care destinations and may not have their own vehicle. Also, as the area’s aging population continues to grow as a percent of the overall population more and more people may find themselves in a position unable to drive themselves and this could become a bigger issue for the county. County stakeholders may look for ways to develop new employment related transportation and can support EARL Public Transit Mobility Manager’s efforts to ensure that residents are aware that regional transit and other ride-sharing options exist in the region.

Transportation Summary

Maintaining road infrastructure is a top priority for the county. With costs increasing for road projects, the county will encourage the state to seek new sources of state revenue and work with the DOT to determine the most cost-effective method for distributing federal aid to the county. The busiest roadways in the county are Highways 52, 18, 13, and 76, but feedback from residents also showed strong interest in maintenance of the rural gravel road system. In addition, county residents are interested in connecting communities, recreational areas and other amenities by trail. This would provide alternative transportation options for county residents as well as strengthen its value as a recreation destination. Public transportation is expected to be a growing need in the county as well, and efforts to expand affordable and accessible public transportation options will need to be supported.

Transportation Action Plan

(See Implementation Section for Methodology of Action Plan)

Goal 1: Improve and maintain the capacity and condition of the County transportation system.			
Strategy 1.1: Strengthen the existing infrastructure for safety and ease of access.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Continue resurfacing of federal aid roads as funds become available.	Ongoing	County Engineer, BOS	Significant
<u>Action:</u> Explore the opportunities for a RISE grant or other DOT programs to improve county transportation.	Ongoing	County Engineer, BOS	Minimum
<u>Action:</u> Update roadside management plan for efficiency (the minimum input or removal necessary to maintain public safety), and to protect wildlife habitat.	Ongoing	County Engineer, BOS	Minimum
<u>Action:</u> Continue to implement road safety measures as needed.	Ongoing	County Engineer, BOS	Minimum to Significant
Strategy 1.2: Road repairs are timely and cost effective.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Continue to maintain a capital improvements plan.	Ongoing	County Engineer, BOS	
<u>Action:</u> Regularly update the inventory of all infrastructure the county is obligated to maintain, which includes the condition of each, an estimation of remaining life and the approximate replacement or maintenance costs and needs.	Ongoing	County Engineer, BOS	
Strategy 1.3: Work towards a comprehensive transportation system.			
Strategy 1.4: Pursue stormwater management for transportation infrastructure as needed.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Maintain participation in watershed authority planning.	Ongoing	County Engineer, BOS	
Strategy 1.5: Secure adequate right-of-way and facility improvements to serve development and maintain acceptable levels of service.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Ensure that safe and adequate roadway facilities are provided concurrently with new development.	Ongoing	County Engineer, Zoning & Health, P & Z, BOS	Significant
<u>Action:</u> Plan roadway improvements that maintain acceptable levels of service on all	Ongoing	County Engineer, Zoning & Health,	Minimum

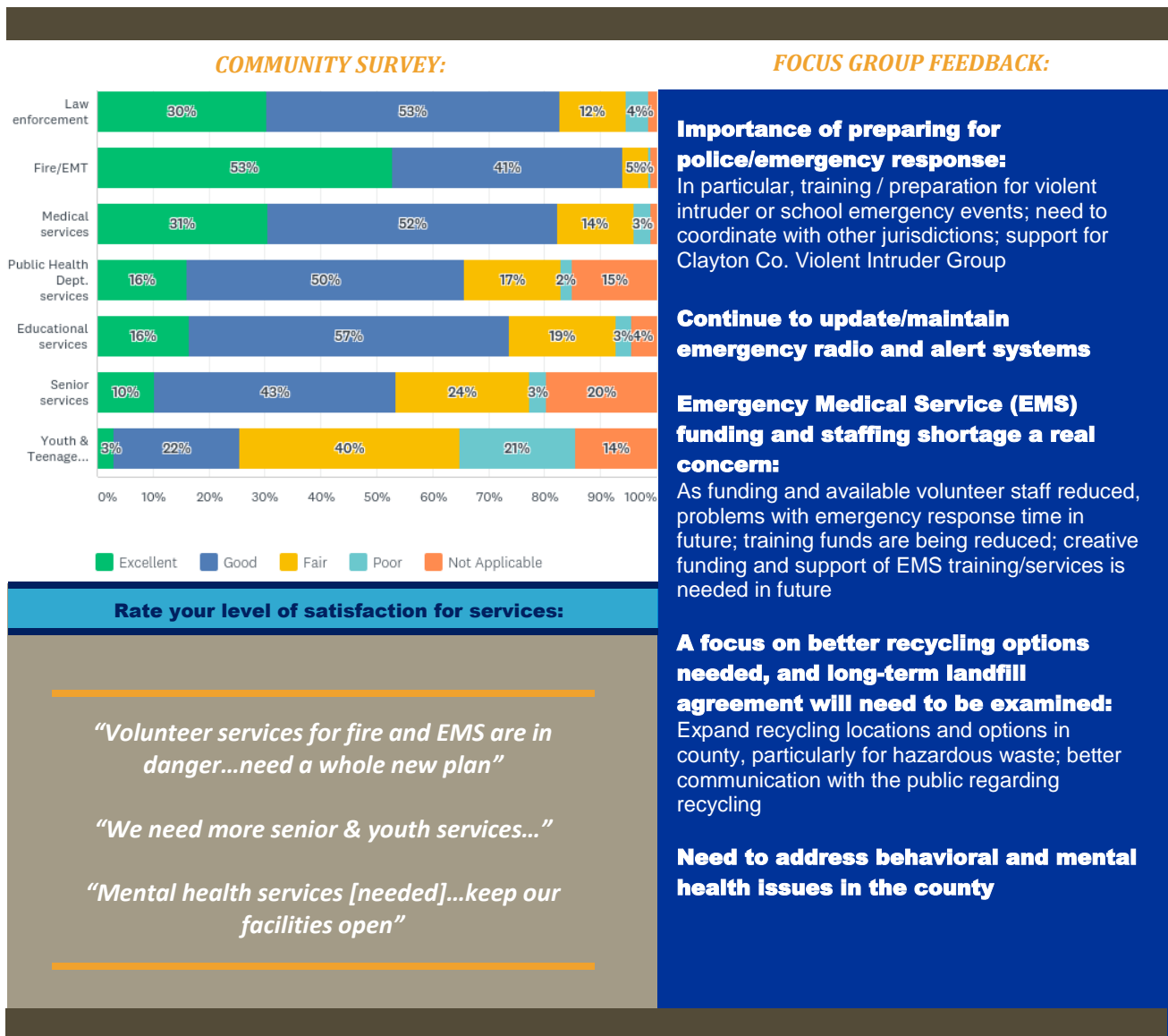
county roads, including modern vehicles used for agricultural and construction purposes.		P & Z, BOS	
<u>Action:</u> Review driveway and culvert development to ensure traffic safety and stormwater management needs are met.	Ongoing	County Engineer, Zoning & Health	Minimum
Goal 2: Encourage alternative transportation modes.			
Strategy 2.1: Provide public access to public shorelines that may accommodate intensified use for recreational, educational or other purposes without significantly impacting fragile natural areas, and without infringing on rights of private ownership.			
Strategy 2.2: Promote and as feasible implement priorities identified in the Clayton County Active Transportation Plan.			
Strategy 2.3: County and local governments will communicate, collaborate, and coordinate with Safe Routes to School (SRTS) representatives to identify needed walkability and bikability improvements and identify opportunities for SRTS routes.			
Strategy 2.4: Consider the needs of future transit service when planning transportation projects.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Have representation on the regional Transportation Advisory Group (TAG).	Ongoing	County Departments/Staff	Minimal
<u>Action:</u> Maintain and consider improvements to informal park and ride system, including inventorying existing lots.	0 – 2 years	County Engineer, P & Z, BOS	Minimal to Moderate
Strategy 2.5: Support land use strategies and site design methods that encourage alternative transportation modes.			
Strategy 2.6: Consider options for safety and facility improvements to other non-road travel (e.g. rail and river transportation modes).			
Strategy 2.7: Encourage joint planning between the county engineer and conservation departments for shared road/trail projects.			
Goal 3: Work with regional transportation agencies and representatives to maintain and update a long-range transportation plan for the region.			

CHAPTER 6: PUBLIC FACILITIES AND SERVICES

Iowa Smart Planning Guidance: This section includes goals, strategies and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

Vision and Community Feedback

“Public education, medical, and governmental facilities and programs are maintained and improved, and partnerships with public and private entities both within and outside of the county are encouraged.”



Public Facilities and Services

Community facilities are buildings, lands and programs that provide desired and essential services to the public, such as parks, schools, police and fire protection, health care facilities and libraries. Clayton County and its communities, along with some private and nonprofit agencies, maintain several public facilities for residents. This section will identify the use and capacity of existing county facilities and the need for improvements or additions to ensure continued service to the residents of the county.

County Courthouse

The Clayton County Courthouse is located in Elkader. The first part of the courthouse building was completed in 1868, and measured 75 by 25 feet (22.9 by 7.6 m). The red brick structure featured a stone foundation, arched windows with finely dressed capstones, two offices on each floor, and two vaults between the downstairs offices. Ten years later a 75 by 50 feet (23 by 15 m) addition was built.



Photograph 2: Clayton County Courthouse

County Shop

The Clayton County shop is located in Elkader, Iowa.

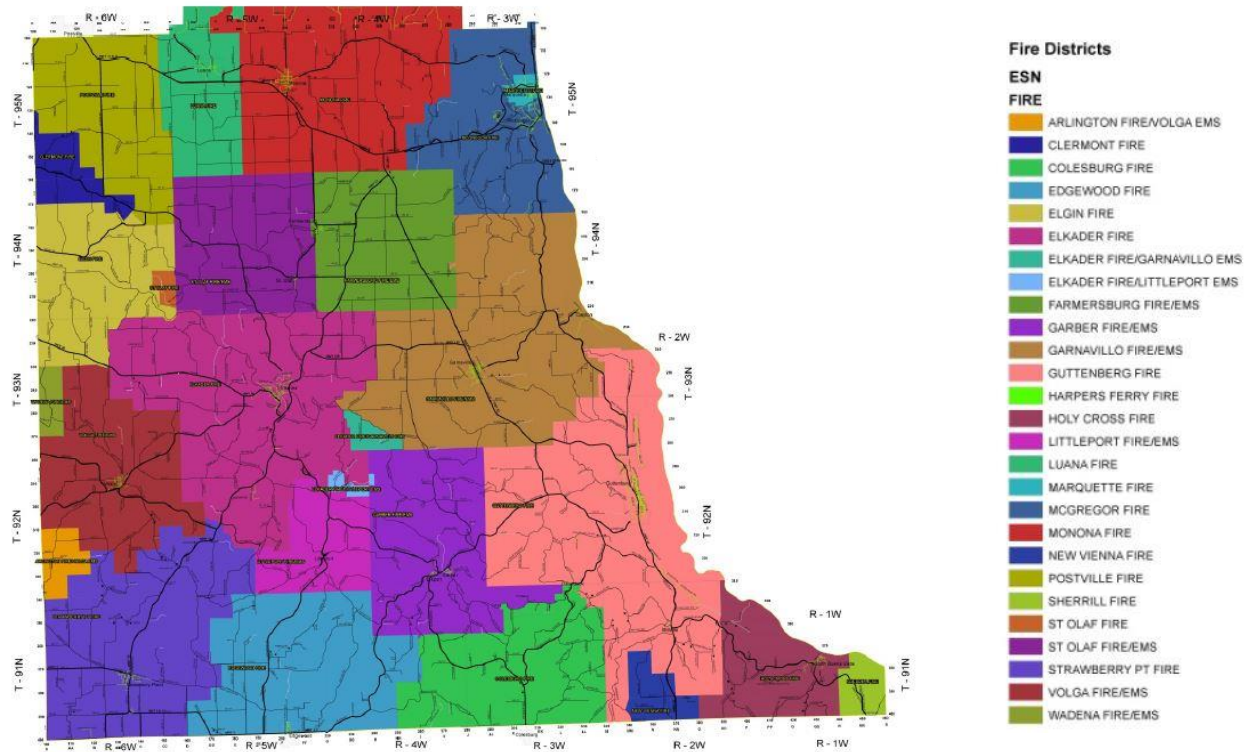
Law Enforcement

The Clayton County Sheriff's office provides law enforcement services to the unincorporated areas of the county and the communities of Clayton, Elkport, Farmersburg, Luana, North Buena Vista, Osterdock, St. Olaf and Volga. The other communities in the county have their own police departments. The Sheriff's Office also has mutual aid agreements with local police departments and surrounding county law enforcement to assist as appropriate and when needed. The Sheriff's office is located in St. Olaf, Iowa, and consists of 2 administrative staff, the county sheriff, 11 deputy sheriffs and 12 reserve deputies. The Sheriff's Office handles all the radio communication and dispatching for all the Law Enforcement, Fire Department's, and Emergency Medical Services. The Clayton County jail is also supervised by the county sheriff.

Fire Departments

Twenty-seven fire departments serve residents within Clayton County. In addition, the fire departments have mutual aid agreements which allow them to assist other departments as needed. Figure 4 indicates the jurisdictions of each department serving the county.

Figure 4: Clayton County Fire Districts



Source: (Clayton County GIS, 2015)

Medical Services

Hospitals

Two hospitals and several clinics serve the residents of Clayton County. Hospitals are located in Elkader and Guttenberg. Clinics can be accessed in Edgewood, Garnavillo, Guttenberg, Elkader, and Monona.

Central Community Hospital in Elkader

Central Community Hospital is a 25-bed Critical Access Hospital. Services include nursing care, anticoagulation clinic, rehabilitation, cardiology, a dietitian, emergency/ambulance services, hospice, laboratories, respite care, ophthalmology, podiatry, radiology, skilled care, sleep studies and surgery.

Guttenberg Municipal Hospital

Guttenberg Municipal Hospital is a 25-bed Critical Access Hospital, licensed to deliver acute, skilled, observation and hospice inpatient care. Services include general medical and surgical services as well as obstetric and newborn care. Guttenberg Municipal Hospital operates the community ambulance service and supports area trauma care via a state-certified Level IV Community Trauma Center.

Clinics

Table 17 lists the clinics, home health agencies and specialty care available to county residents throughout the county:

Clayton County Comprehensive Plan

Table 17: Health Care Entities in Clayton County

Facility Name	Facility Type	City
Regional Family Health	Rural Health Clinic	Edgewood
Corner Stone Family Practice	Rural Health Clinic	Edgewood
Corner Stone Family Practice	Rural Health Clinic	Garnavillo
Corner Stone Family Practice	Rural Health Clinic	Guttenberg
Maternal Child Health Clinic (WIC)	Rural Health Clinic	Elkader
Medical Associates Clinic	Rural Health Clinic	Elkader
Medical Associates	Rural Health Clinic	Monona
Northeast Iowa Behavioral Health	Rural Health Clinic (Guttenberg & Elkader)	Satellite offices
Guttenberg Care Center Home Care	Home Health Agency/Home Care	Guttenberg
Northeast Iowa Community Action Corp.	Clayton County Family Service Office	Elkader
Clayton County Visiting Nurses Association	Home Health Agency/Home Care	Elkader

Source: (Guttenberg Hospital Family Resource Center, 2015)

Child, Senior and Other Care Services

As communities plan for the future, making sure the elderly, the young and the disabled are properly provided for is very important. Having the necessary facilities and services available to the elderly when they can no longer live by themselves or would rather have fewer responsibilities is an important consideration for an aging community. Providing the necessary childcare facilities to allow parents to work is also important to a community as a whole.

Child Care

Clayton County has 4 registered home care providers providing slots for 52 children in three different communities. There are 10 licensed child care centers in the county that provide slots for 498 children. Table 18 lists the child care centers, their locations and licensed capacities.

Table 18: Child Care Providers, Clayton County

Community	Provider Name	Provider Capacity
Strawberry Point	Berry Tender Child Care	70
Mc Gregor	Dr Clifford C Smith Childcare Center	38
Mc Gregor	Dr Smith School Age Summer Program	15
Elkader	Elkader Childcare and Learning Center	100
Garnavillo	Garnavillo Community Day Care	45
Guttenberg	Kids Kampus Community Childcare	47
Edgewood	Kinderwood CCC/Happy Hearts Preschool	76
Monona	Little Bulldog Child Care	67
Guttenberg	NEICAC-Guttenberg Head Start	20
Monona	NEICAC-Monona Head Start	20

Source: (Iowa DHS, 2018)

Senior Care

Senior care within the county ranges from assisted living facilities to skilled nursing facilities. Table 19 lists the options for senior care available in three communities.

Table 19: Senior Care Facilities, Clayton County

Facility Name	Facility Type	City
Lincolnwood Assisted Living	Assisted Living Program or Residential Services	Edgewood
Swales Assisted Living	Assisted Living Program or Residential Services	Strawberry Point
River Living Center	Assisted Living Program or Residential Services	Guttenberg
Scenic Acres	Assisted Living Program or Residential Services	St. Olaf
Tower Living Center	Assisted Living Program or Residential Services	Garnavillo
Garden View Senior Community	Assisted Living Program or Residential Services	Monona
Luther Home	Assisted Living Program or Residential Services	Strawberry Point
Kingston Court Assisted Living	Assisted Living Program or Residential Services	Elkader
Turner Point Assisted Living	Assisted Living Program or Residential Services	McGregor
Edgewood Convalescent Home	Assisted Living Program or Residential Services	Edgewood
Great River Care Center	Assisted Living Program or Residential Services	McGregor
Elkader Care Center	Assisted Living Program or Residential Services	Elkader
Guttenberg Care Center	Assisted Living Program or Residential Services	Guttenberg
Eagle Ridge Assisted Living	Assisted Living Program or Residential Services	Guttenberg
Clayton County VNA	Free Standing Nursing Facilities/Skilled Nursing Facilities	Elkader

Source: (Guttenberg Hospital Family Resource Center, 2015)

Other Residential Care Facilities

The county has two residential care facilities: Scenic Acres in St. Olaf and G & G Living Center, Inc. in Guttenberg.

Parks and Recreation

The county is home to several parks, recreation and nature areas. These are maintained by various public and private entities. The county owns 16 properties and manages 26 sites totaling 1463 acres. There are also 6 U.S. Fish and Wildlife Areas and 21 DNR areas. Several cities in the county also have city parks.

County Parks

The Clayton County park system is managed and maintained by the Clayton County Conservation Board. The conservation employees maintain, manage and develop several parks, river access sites and wildlife areas. Osborne Nature Center near Elkader serves as the headquarters for educational programming. The parks and open space areas vary in size from 1 acre to 300 acres.

Osborne Park and Nature Center

The Osborne Park is located 5 miles south of Elkader on Highway 13 and features a Native Wildlife Exhibit, walking trails, open shelters, Nature and Welcome Center, and a gift shop.

Clayton County Comprehensive Plan

Becker Property East and West

The Becker Property covers 373 acres located in two parcels. The east property, located along Highway 52 and the Great River Road, covers 200 acres of crop ground and upland forest. The west property is along Millville Road and covers 173 acres of crop ground and forested area.

Bloody Run Park

Bloody Run Park is located just west of Marquette Iowa. Located in rolling limestone bluffs, Bloody Run is a 135-acre park that provides trout fishing and camping opportunities. The campground is located along Bloody Run Trout Stream, and provides over 19 primitive campsites.

Buck Creek Park

Three miles north of Garnavillo, Buck Creek is surrounded by over 100 acres of forested land and is located along the banks of Buck Creek Trout Stream. The park has two private campsites and offers hiking and fishing opportunities.

Frenchtown Park

Frenchtown Park is located three miles north of Guttenberg and provides camping, fishing, and day use opportunities. It is possible to camp along the Mississippi River at the park in 3 primitive sites. The park also has a boat ramp with access to the Mississippi River.

Frieden's Park

Frieden's Park is five and a half miles northwest of Elkader, across the Turkey River from Big Springs Trout Hatchery. It offers rough camping, canoe access and picnicking. There are three primitive camping sites available.

Joy Springs Park

Joy Springs Park is located along Joy Springs Trout Stream and is a great destination for trout anglers. The park is located west of Strawberry Point and covers 90 acres of rolling forested land. The park has a large shelter and five primitive campsites.

Motor Mill Historic Site

The Motor Mill Historic Site is located in the Turkey River valley. It is a natural area that includes a six-story limestone flouring mill and four related stone buildings dating from the late 1860's. Primitive camping is available.

Pony Hollow Trail

In 2005 the Clayton County Conservation Board lime-chipped four miles of an old railway bed that began in Elkader, Iowa. Today Pony Hollow Trail is used as a hiking, biking, walking, snowmobiling, and horseback-riding path. Along the trail there are interpretive signs that explain the topography, trees, and wetlands. The trail can be utilized throughout the year and is 4 miles in one direction with a round trip excursion at 8 miles.

Turkey River Park

Turkey River Park is located on the east edge of Elkader. With easy access to the Turkey River, canoeists can enter the river and spend the day canoeing to Motor Mill or Garber. The trip provides beautiful views

of Northeast Iowa's limestone bluffs, forests, and wildlife. A large shelter is also available for family picnics and other similar functions at the park.

County Park Source: (Clayton County Conservation, 2018)

State and Federal Parks and Reserves

Effigy Mounds National Monument (National Park Service)

The monument consists of the North, South, Heritage Addition, and Sny Magill Units, with the largest concentration of mounds at Sny Magill. In addition to the mounds, there are 18 rock shelters in the North and South units of the monument. Historic period resources include a remnant section of a military road constructed in 1840 and archeological remains associated with various historic period activities. (National Park Service, 2018)

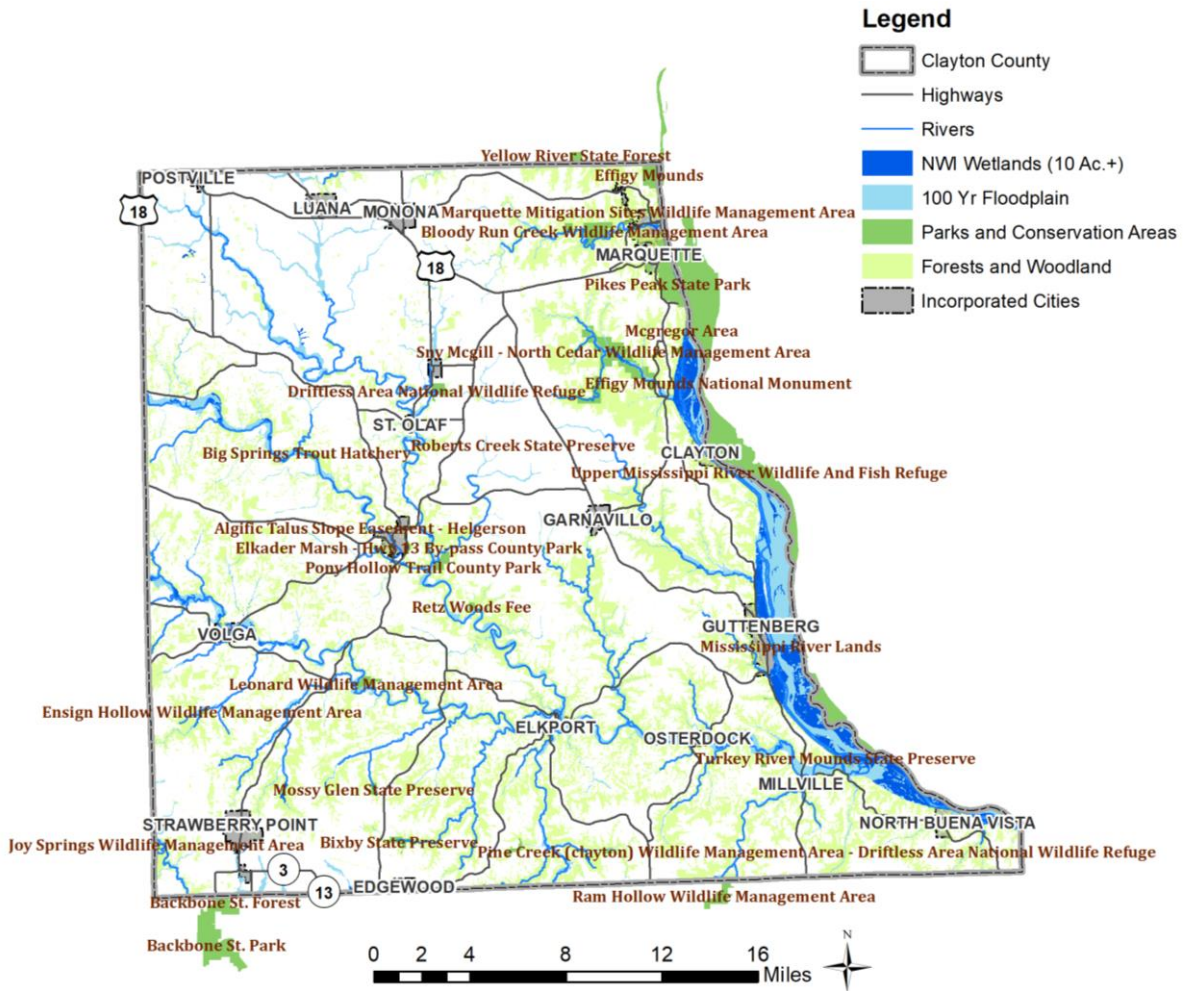
Pike's Peak State Park (Iowa DNR)

Located near McGregor, the park offers picnicking, shelters and a lodge, camping, trails, bicycling, and other nature-based recreation opportunities. (Iowa DNR, 2018)

Trails

Clayton County has three county trails (Motor Mill, Osborne Park and, Pony Hollow Trail) along with four state-owned trails (Pikes Peak State Park, Backbone State Park, Bixby State Park, and Yellow River State Forest). The trails are available for hiking, biking, running, walking and some for snowmobiling and horseback riding as well as many other activities. Located in Northeast Iowa, the Turkey River Recreational Corridor also spans across Clayton and Fayette Counties encompassing the communities of Clermont, Elgin, Elkader and Motor Mill. (Clayton County, Iowa, 2016)

Figure 5: Clayton County Conservation & Recreation Lands

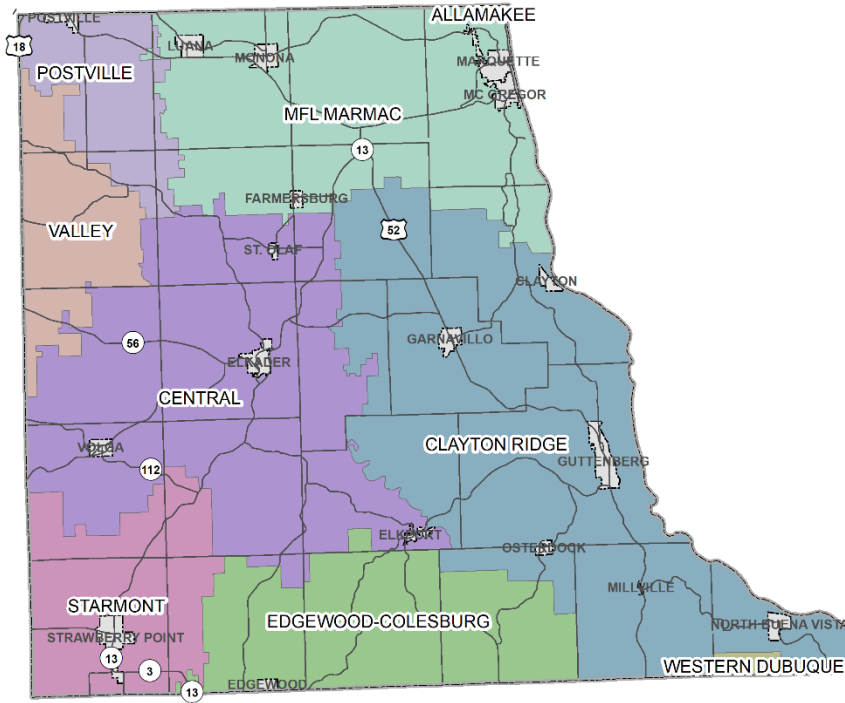


Source: (UERPC, 2018); (Iowa DNR, 2018)

Public Schools

As Figure 6 demonstrates, Clayton County children attend one of eight school districts covering the county. There are three independent community school districts with administrative headquarters located within the county: Central, Clayton Ridge, and MFL MarMac. Five other districts serve children from the county, but are physically located in neighboring counties: Postville, Starmont, Valley, Edgewood-Colesburg, and Western Dubuque. There is also one Catholic school district in the county.

Figure 6: School Districts in Clayton County



(UERPC, 2018)

Central Community School District

The Central Community School District serves an area of approximately 183 square miles. Central Elementary School, and Central Jr. & Sr. High are all located in Elkader. Central CSD includes the incorporated communities of Elkader, Volga, St. Olaf and Elkport.

Clayton Ridge Community School District

Clayton Ridge Community School District serves an area of approximately 228 square miles. Clayton Ridge middle school and high school are in Guttenberg, and the elementary school is in Garnavillo. Clayton Ridge CSD includes the incorporated cities of Clayton, Garnavillo, Guttenberg, Osterdock, Millville, and North Buena Vista. The school district is home to one of the two virtual on-line schools in the state of Iowa.

MFL MarMac Community School District

The MFL MarMac Community School District serves students in an area covering approximately 176 square miles in two counties. The MFL MarMac Elementary School and High School are located in Monona, and the Jr. High is located in McGregor. The MFL MarMac CSD includes the incorporated communities of Marquette, McGregor, Luana, Monona and Farmersburg.

School District Enrollment and Projections

Table 20 indicates the certified enrollment figures for each county school district and the percent change in enrollment over the past 7 school years. Most of the school districts covering the county have noted a significant loss in enrollment over time. Enrollment in Valley and Western Dubuque have experienced the greatest decline with a reduction of 42% each (overall numbers may differ when enrollment in adjacent counties is considered). Postville and Starmont are the only school districts that experienced increased enrollment from Clayton County students.

Table 20: School District Certified Enrollments, 2007-2014

	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	% Change
Central	564.7	530.2	516.8	481.6	478.7	472.1	467.1	-17.3%
Edgewood-Colesburg	212.0	203.0	198.0	200	645	171	162	-23.6%
Clayton Ridge	676.2	669.2	651.0	641.6	197	628.8	621.1	-8.1%
MFL MarMac	774.0	806.0	776.1	760	775	759.1	752.2	-2.8%
Postville	132.4	132.9	136.0	125	121	123	141.3	6.7%
Starmont	325.4	317.1	328.5	308.3	318.5	329	326.6	.4%
Valley	86.0	80.1	83.1	81	77	69.4	49.1	-42.9%
Western Dubuque	7.0	8.0	6.0	5	5	4	4	-42.9%
Totals:	2,778	2,747	2,696	2,603	2,617	2,556	2,523	-9.2%

Source: (Iowa Department of Education, 2018)

Table 21 shows the enrollment projections through the 2019 – 2020 school year. These projects are for the entire school district, and not broken down by county attendance. Enrollment continues to decline slowly for all school districts with the exception of Postville and Western Dubuque.

Table 21: School District Enrollment Projections, 2015-2020

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Central	445.1	419.9	443	418.4	429.8
Edgewood-Colesburg	383.3	394	381.4	380.7	368.4
Clayton Ridge	564.9	563.2	550.3	537.4	536.8
MFL MarMac	772.5	758.2	756.9	755.5	754.7
Postville	685.7	695.5	694.4	716.9	727.9
Starmont	648.7	634.8	633.8	620.7	631.9
Valley	348.3	347.3	334.8	322.2	310
Western Dubuque	2982.2	3056.8	3027.8	2974.5	2983
Totals:	6,831	6,870	6,822	6,726	6,743

Source: (Iowa Department of Education, 2018)

Community Libraries

There are 9 public libraries located in various communities throughout the county, including:

Elkader Public Library

Guttenberg Library

Garnavillo Library

Strawberry Point Library

Murphy Helwig Library (Monona)

Edgewood Library

McGregor Library

Farmersburg Library

Volga Library

Public Facilities and Services Priorities

Health Care/Medical Facilities

Clayton County has two hospitals and several clinics located within the county. These facilities are noted as strong assets by the public. Some citizens expressed concern about the lack of some services in the local hospitals, particularly limited prenatal and birthing medical services, which are of particular importance in drawing families to the county. The county and its communities wish to maintain and expand where feasible, the existing health care system to meet the needs of as many residents as possible. This includes hospitals, clinics, private providers and the transportation services needed to access local health care.

Parks and Recreation

The residents of Clayton County enjoy the natural resources available to them through the existing park and recreation opportunities operated by the county and state. The county will continue to budget and support the existing park system in the county through the Clayton County Conservation Board. The County may consider new incentive programs or projects that protect resources and make additional park or natural resource access available to the public. In addition, citizens from all areas of county noted value in a trail network that connected parks and recreation areas to each other, and to the county's communities and amenities.

Emergency and Protective Services

Emergency and protective services in Clayton County range from police, fire and emergency management protection to social services. Clayton County looks to continue offering the highest quality services in order to meet the needs of its residents. The county can support these services by ensuring that necessary equipment, training and facilities are maintained. Also, proper land use planning can ensure that emergency services can access new development.

Maintenance

Facilities are an important part of Clayton County management. The county's facilities are assets to all residents. The historic courthouse, parks, nature center, and county building are among the many county

facilities where maintenance and improvements will be required throughout the life of this plan. The county may consider a capital improvements plan to ensure funds are available so that a sensible and orderly approach to long-term maintenance can be achieved.

Public Facilities and Services Summary

The county has many public facilities and services for its residents. Facilities owned by the county include the courthouse, county shops, sheriff department/jail, conservation buildings and park facilities. These facilities support and maintain quality of life throughout the county. In addition to county-owned facilities, several other public facilities operate within the county. The school districts covering the county provide high-quality educational opportunities for area children. Clinic and hospital care are available to residents, but are limited pertaining to certain services, particularly prenatal and birthing options. Emergency services from well-trained fire departments and first responders are provided by 27 different agencies. These departments are ready and able to assist neighboring departments if necessary. Senior care options are available in eight communities, childcare in seven. County stakeholders will want to monitor these care options and services to ensure that the needs of its current and future population are being met.

Public Facilities and Services Action Plan

(See Implementation Section for Methodology of Action Table)

Goal 1: Encourage and support intergovernmental coordination among various jurisdictions within Clayton County and adjoining counties.			
Strategy 1.1: Combine county and local government services where practical and acceptable.			
Strategy 1.2: Cooperate with adjacent county governments. Consideration should be given to consolidation of services with adjacent county governments where economy of scale would result from a larger service area.			
Strategy 1.3: Review and update existing intergovernmental agreements and evaluate new intergovernmental agreements.			
Goal 2: County and public facilities are well-maintained and serve the purpose for which they were designed.			
Strategy 2.1: Update and maintain facilities as needed.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Review county programs, present and future, to ensure that facilities can meet public needs.	Ongoing	County Departments, BOS	Minimal
<u>Action:</u> Encourage the installation of technology upgrades in county buildings.	Ongoing	County Departments, BOS	Minimal to Significant
<u>Action:</u> Encourage energy efficiency and renewable energy in facility updates as economically viable.	Ongoing	County Departments, BOS	Minimal to Significant
Strategy 2.2: Replace or construct facilities as needed by the county.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Encourage the use of sustainable design principles in facility construction as economically viable.	Ongoing	County Departments, BOS	Minimal to Moderate
Goal 3: Foster cost-effective emergency services and facilities that enhance and protect the lives of County residents.			
Strategy 3.1: Continue coordination and cooperation among all law enforcement agencies.			
Strategy 3.2: Support appropriate disaster and emergency training and equipment for public safety agencies and groups.			
Strategy 3.3: Support high quality, responsive emergency medical services.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Work to fill gaps in EMS funding.	0 – 2 years	Emergency Mgt. Dept, BOS	Minimal to Moderate

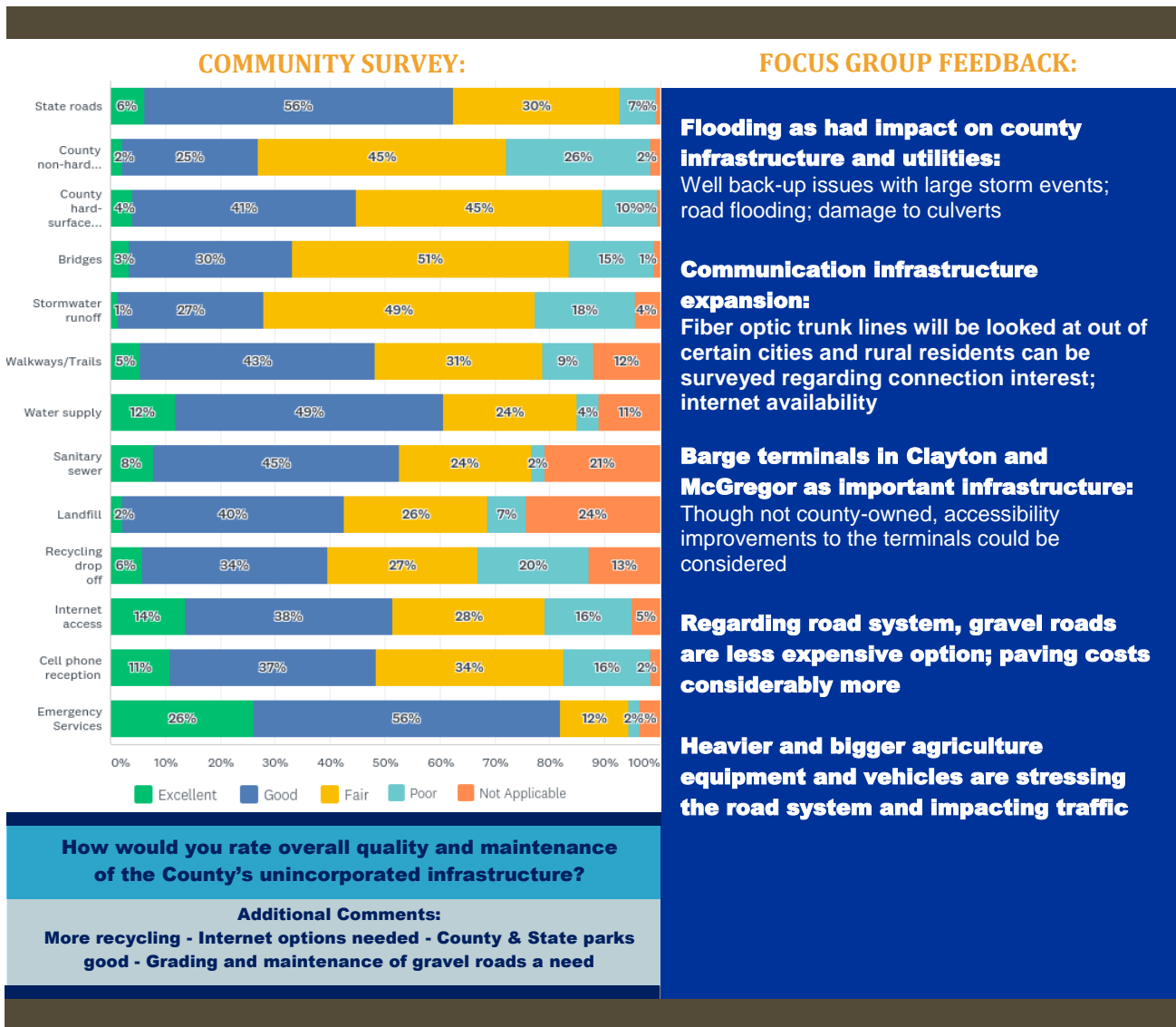
Action: Assist EMS districts and services in addressing volunteer shortages.	0 – 2 years	Emergency Mgt. Dept, BOS	Minimal
Action: Coordinate/organize with community volunteer groups and organizations for emergency response	0 – 2 years	Emergency Mgt. Dept, BOS	Minimal
Strategy 3.4: Support initiatives that teach mitigation and preparedness for violent intruder and other life-threatening events.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
Action: Participate in 28E agreement between cities and counties to respond across boundaries in the case of a school shooting event.	0 – 2 years	Emergency Mgt. Dept, BOS	Minimal
Goal 4: Maintain quality health care facilities and services, and support efforts to improve public health.			
Strategy 4.1: Encourage activities that promote lifelong physical fitness and health awareness.			
Strategy 4.2: Collaborate with federal, state, local, private and charitable agencies to improve access to health care services in the county.			
Strategy 4.3: Address the special health needs of pregnant women, children, and the elderly.			
Strategy 4.4: Make behavioral and mental health needs and drug abuse concerns a priority in the county.			
Strategy 4.5: Support a transportation system that better enables Clayton County residents to travel to health-related appointments.			
Goal 5: Support access to good quality, affordable dependent care.			
Strategy 5.1: Support increased supply and range of available, high quality, affordable childcare.			
Strategy 5.2: Support increased opportunities for the elderly to maintain an independent lifestyle.			
Strategy 5.3: Support the continuation and expansion of family services.			
Goal 6: Support high quality school systems and education options.			
Strategy 6.1: Encourage public/private partnerships with local, regional, state, and federal agencies to improve existing facilities & programs, and to plan and promote future education facilities and programs.			
Strategy 6.2: Consider partnerships for project-based learning opportunities			

CHAPTER 7: PUBLIC INFRASTRUCTURE AND UTILITIES

Iowa Smart Planning Guidance: This section includes goals, strategies and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

Vision and Community Feedback

“Public infrastructure is maintained and updated to protect the environment and public health, emphasize energy efficiency, enhance recreational opportunities, consider access to communication infrastructure, and with attention to feasibility and impact to the public.”



Introduction

Public infrastructure and utilities provide essential services to residents. Services such as sanitary sewers, water, electricity, natural gas, communications and waste and recycling facilities are all integral to a high quality of life. This section identifies and evaluates existing infrastructure and utilities serving the county's residents. Understanding the location, use and capacity of infrastructure and utilities is important when planning for the future. In Clayton County, water and wastewater treatment systems are typically municipally owned and operated, or residents have private wells and septic systems in the rural areas.

Water Supply

The water supply for Clayton County residents comes from two sources, public or private systems, depending on the location. Both public and private systems operate on groundwater wells located throughout the county and draw from the Silurian-Devonian aquifer in the southwest portion of the county and the Cambrian-Ordovician aquifer in the remainder of the county. A few counties in Northeast Iowa also use the Galena aquifer, a shallower formation, or the Dresbach aquifer (Prior, 2003). Clayton County Health and Zoning is responsible for wells in the rural areas and requires residents to file for permits and approval before installation. Municipal water systems provide water to nearly 10,000 residents and include the following systems (Iowa DNR, 2018):

- Clayton Water Supply
- Edgewood Water Supply
- Elkader Municipal Water Dept.
- Farmersburg Waterworks
- Garnavillo Water Supply
- Guttenberg Water Utility
- Luana Waterworks
- Marquette Water Supply
- McGregor Water Dept.
- Monona Municipal Water Dept.
- St. Olaf Water Supply
- Strawberry Point Water Supply
- Volga Water Supply

Several rural locations that serve the public outside of municipal service areas operate water systems regulated by the DNR as well.

Sanitary Sewer

Clayton County household wastewater is treated by either public sanitary systems or a private sewage disposal system. The Iowa Department of Natural Resources is responsible for the regulation of public sewer systems to ensure compliance with the state's minimum standards for wastewater treatment and disposal. The Clayton County Health and Zoning Department is responsible for regulating on-site wastewater treatment and disposal systems. The department requires residents to file for permits before installation and enforces the minimum standards as adopted by the county.

Stormwater Management

Stormwater management, although generally divided among federal, state, county, and local government jurisdictions, should be a collaborative effort as water runoff affects the water quality throughout the county. Runoff to surface waters (lakes, rivers, streams, wetlands) can occur on new and existing development - from roads, landscaping, agriculture and residential development, among many other activities.

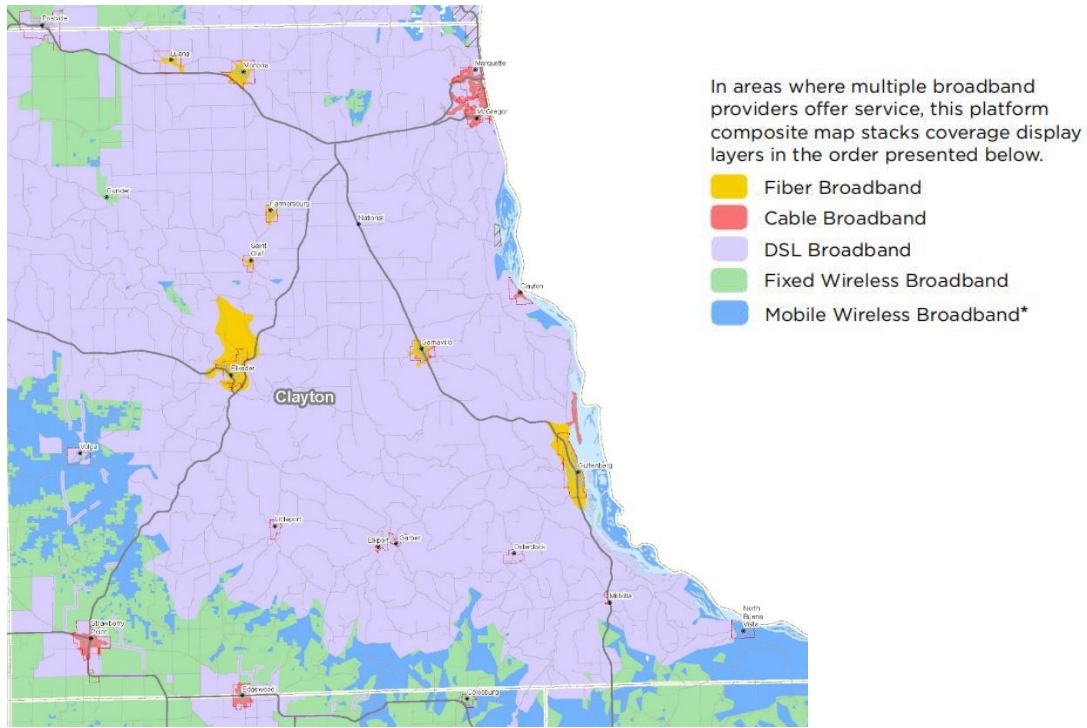
Solid Waste Disposal and Recycling Facilities

Hawkeye Sanitation offers solid waste and recycling drop off services for rural Clayton County, including locations around Gunder, Garnavillo, Strawberry Point, Garber, Millville, McGregor, and Elkader. Clayton County does not have a Household Hazardous Materials Collection Center, but Osborne Nature Center has historically held at least one Household Hazardous Material Collection Event each year. Residents expressed an interest in expanded recycling opportunities in the county, including expanded locations and more hazardous waste drop off events.

Communication Infrastructure

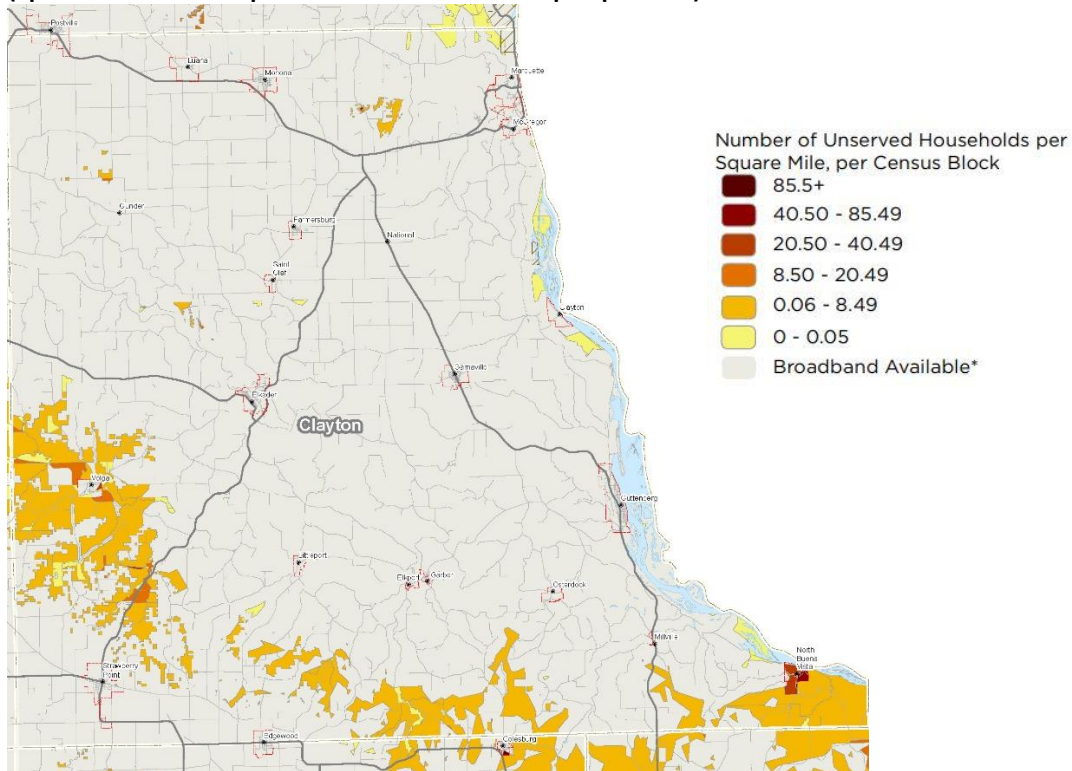
Ensuring that residents and businesses have acceptable telephone service, as well as access to high speed internet and cell phone coverage is an issue that impacts economic development and quality of life. Landline telephone service is provided throughout the county by a variety of telecommunications companies depending on location. Also, Connect Iowa reports that there are nineteen broadband providers in the county. According to the Federal Communications Commission (FCC) Antenna Tower Registration, there are antenna towers in Elkader, Postville, McGregor, Guttenberg, Garnavillo, Garber, Strawberry Point, Monona, Edgewood, and Volga. Not all providers reach all areas of the county, but internet service is available at some level throughout most of the county. The following maps indicate how many technology types are available and the density of households unserved by a broadband provider.

**Figure 7: Number of Technology Types Available
(Speeds of at Least 3 Mbps Downstream and 768 Kbps Upstream)**



Source: (Connect Iowa, 2015)

**Figure 8: Density of Households Unserved by a Broadband Provider
(Speeds at Least 3 Mbps Downstream and 768 Kbps Upstream)**



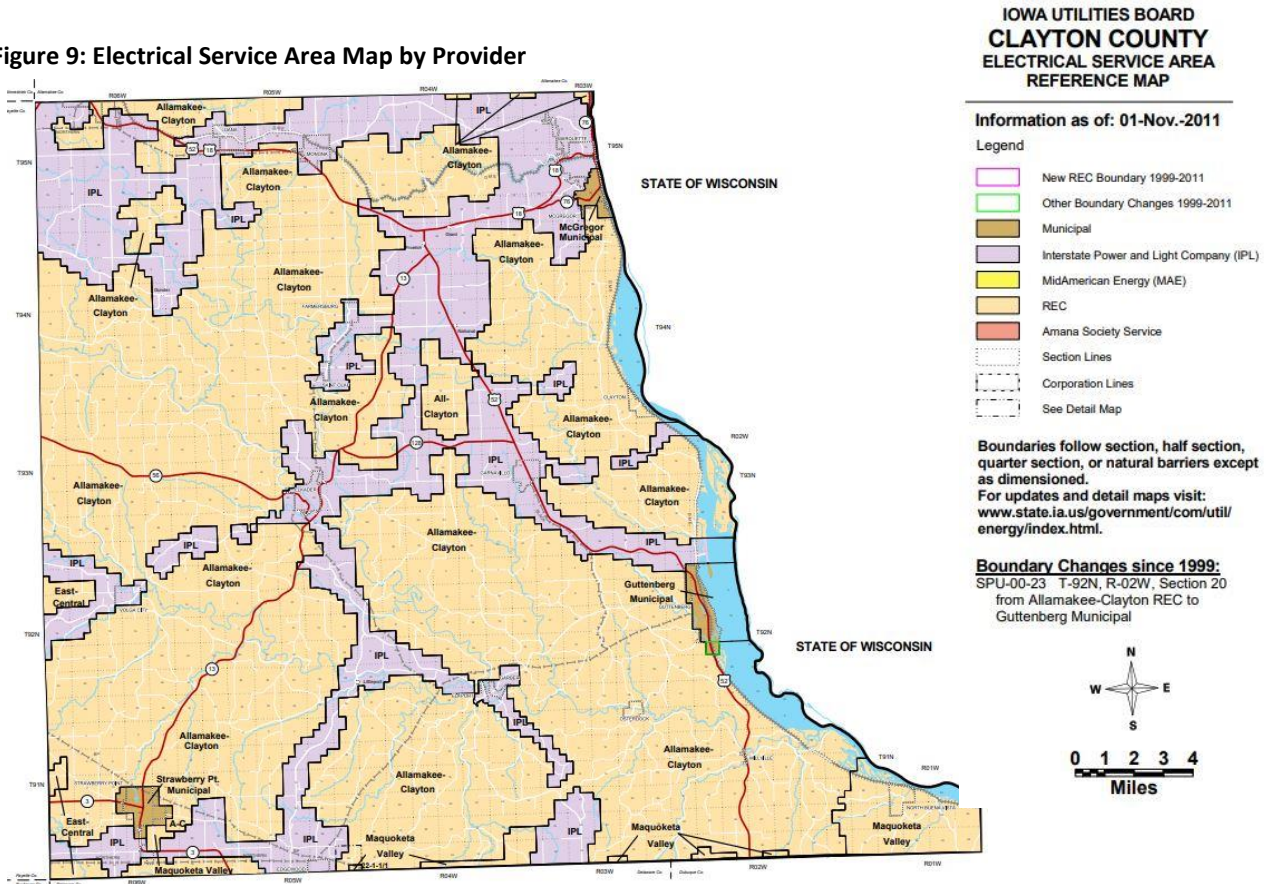
(Connect Iowa, 2015)

Electric & Gas Utilities

Electric Providers

Residents throughout the county are provided electrical service from a mixture of investor-owned utilities (IOU), rural electric cooperatives (REC), and municipal utilities (McGregor, Guttenberg, Strawberry Point). The largest power suppliers for the county are Allamakee-Clayton Rural Electric Cooperative and Interstate Power and Light (Alliant Energy). Figure 9 delineates the electrical service area for the county and indicates the provider responsible for that area.

Figure 9: Electrical Service Area Map by Provider

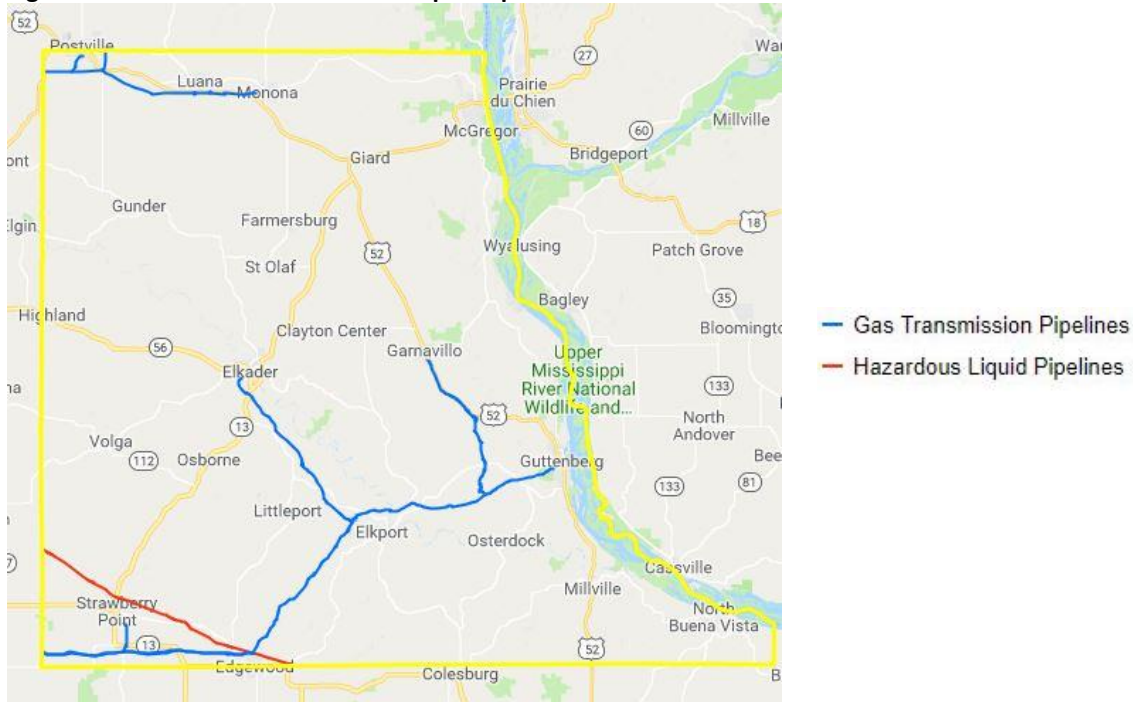


Source: (Iowa Utilities Board, 2011)

Natural Gas and LP Providers

Black Hills Energy is the primary provider of natural gas service in the county. Residents also have access to LP gas from a variety of private providers. There are three pipelines in the county. Two are gas transmission pipelines operated by Northern Natural Gas Co. and the other is a hazardous liquid pipeline operated by Amoco Oil (Dept. of Transportation, Pipeline and Hazardous Materials Safety Administration, 2018)

Figure 10: Natural Gas & Hazardous Liquid Pipelines



Public Infrastructure and Utilities Priorities

Water Quality

Many Clayton County residents rely on groundwater as their main source of drinking water. Surface water is also a valuable water source that provides recreational and environmental qualities for the county. Protecting these water sources from pollution that can result from agricultural practices, stormwater runoff and septic systems is a priority. Opportunities to improve and protect water quality include the capping of wells that are no longer in use, working with local communities to identify groundwater protection needs, well head protection programs, collaboration with watershed authorities, and updating and establishing programs and ordinances to assist in these efforts.

Sanitary Sewer Systems

Ensuring that programs exist to replace or update dated septic systems is a priority. Older systems are more likely to have issues with leaching waste into the soil and eventually into the watersheds from which local drinking water is pumped. The county will continue to enforce regulations and require the replacement of failing on-site sewage disposal systems. The county can also collaborate with incorporated communities to address potential sewer problems, especially where the community has planned annexation.

Communication Infrastructure

As technology is a necessity in the daily lives of residents and businesses, Clayton County will need to ensure that the necessary infrastructure for internet and cell phone services are available to residents for

personal, business and public safety use. The county can continue to review and monitor the current and potential services available for high-speed internet, wireless capabilities and cell phone reception, encourage development regulations that are receptive to technological advancements and collaborate on projects where more than one issue can be addressed.

Recycling

Efficient waste management is important to residents. At public input meetings residents indicated a desire for expanded recycling options, including additional hazardous waste pick up days and additional recycling locations throughout the county. The county will continue to explore the feasibility of these services.

Public Infrastructure and Utilities Summary

Residents in Clayton County have access to sewer, water, stormwater, solid waste, communications, electricity and natural gas services through a variety of providers, or maintain their own private drinking water wells and private sewage disposal systems. Overall, resident needs are being met by the existing services, but areas for improvement include higher strength internet and cellular services reaching more areas of the county, expanded recycling services, and more options for disposal of hazardous waste materials.

Public Infrastructure and Utilities Action Plan

(See Implementation Section for Methodology of Action Plan)

Goal 1: Protect the quality of groundwater.			
Strategy 1.1: Enforce regulations regarding well construction and abandonment.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Review and update county ordinance pertaining to well construction and abandonment.	0 – 2 years	Health & Zoning, Board of Health, BOS	Minimal
<u>Action:</u> Continue to participate in the Iowa Department of Public Health (IDPH) Grants to Counties Water Well Program for water well testing, water well closure, water well renovation, and other private water well services.	Ongoing	Health & Zoning, Board of Health	Minimal
Strategy 1.2: Eliminate potential well-septic tank conflicts.			
Strategy 1.3: Minimize impacts of development and agricultural practices on groundwater supplies.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Educate the public about best management practices and existing regulations regarding ground water protection.	Ongoing	County Departments	Minimal
<u>Action:</u> Encourage use of infiltration-based systems that encourage water retention and cleansing.	Ongoing	Health & Zoning, P & Z, BOS	Minimal
Goal 2: Manage the solid waste system in a manner that preserves the environment and protects the public health.			
Strategy 2.1: Address long term options for the landfill agreement.			
Strategy 2.2: Establish goals and practices to reduce volume of waste into the landfill.			
Goal 3: Improve existing waste reduction/recycling programs.			
Strategy 3.1: Maintain the number of recycling drop off locations.			
Strategy 3.2: Encourage education and outreach regarding recycling.			
Strategy 3.3: Maintain current permanent drop off sites for electronics and appliances and promote the Hazardous Waste drop-off days.			
Strategy 3.4: Continue to pair recycling bins with household waste dumpsters at county rural collection sites.			
Goal 4: Promote reliable and cost-effective telecommunication systems that facilitate communication among members of the public, public institutions, and business, attract economic growth, and support quality of life.			

Strategy 4.1: Support the development of high-speed internet throughout the county.
Strategy 4.2: Consider strategic partnerships for achieving advances in the County's telecommunication systems.
Goal 5: Support the use of efficient and renewable energy.
Strategy 5.1: Support efforts to facilitate clean energy options for the county.
Strategy 5.2: Encourage energy efficiency in county infrastructure construction and updates as economically viable.
Goal 6: Implement stormwater management practices and design intended to preserve the environment and protect public health and property.
Strategy 6.1: Build community facilities to retain natural drainage patterns, and construct post construction best management practices (BMPs) to ensure development activity will not add substantially to flooding problems.
Strategy 6.2: Encourage development in the unincorporated area of the County to reduce site runoff through the use of stormwater management to protect the water quality of streams and rivers.
Strategy 6.3: Discourage new development within the floodplain.
Goal 7: Provide a park and recreation system that creates opportunities for outdoor recreation and connection with nature.

CHAPTER 8: NATURAL AND AGRICULTURAL RESOURCES

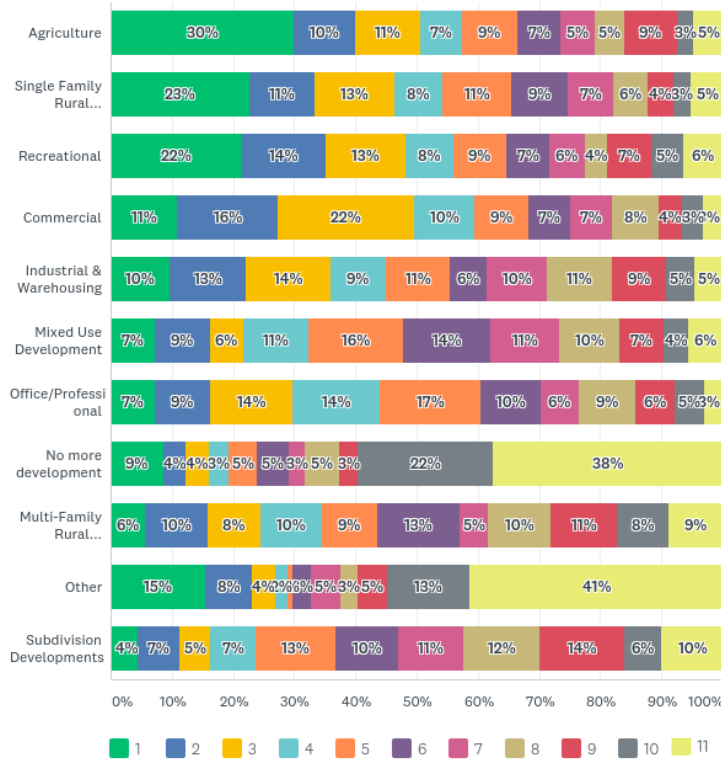
Iowa Smart Planning Guidance: This section includes goals, strategies and programs addressing preservation and protection of agricultural and natural resources.

Vision and Community Feedback

“Agricultural lands are preserved as a resource and agricultural land uses valued; diversity in farm size and type is apparent; there are long term plans for promoting, developing and paying for open space and recreation opportunities; natural resource industries are supported but balanced in order to maintain a healthy environment and protect features that make the county unique; and land stewardship is practiced.”



COMMUNITY SURVEY (AGRICULTURE):



FOCUS GROUP (AGRICULTURE):

Agriculture is key industry in county

Farms constrained by the landscape:
Rolling topography generally results in less expansive farms and may impact types of farming operations (e.g. more animal agriculture)

Agricultural industry desires flexibility from the County regarding ag. land uses:
Ag. community interested in doing things responsibly & has history of embracing conservation practices, but feel overregulation can be an impediment; elective, not proscriptive

Agricultural can be further diversified through value-added operations:
May increase employment in the industry; should be influenced by market demand

Intersection of agricultural & recreational uses needs to be planned:
Safety concerns regarding the use of rural gravel roads by recreationalists, etc.

Farm tourism successes:
Activities like the county farm crawl have been well received

Conflict resolution around rural land use issues needs to be addressed in future

Livestock production perceived as providing many jobs opportunities

Agriculture & manufacturing industries in county are often related/supporting

As development occurs in the county, which type would you like to see (1 highest, to 11 lowest)

Other E.g.: "More industrial ag." "Less industrial ag" "Wildlife areas" "Healthcare services" "Affordable housing" "Smart growth" "Infill development" "Mining" "Ed. Facilities" "Trails" "Community Center" "Expanded & protected parks" "Forests/timber" "ATV" "Gardens"

MOST COMMON ANSWERS:

COUNTY FAIR; FARMERS MARKETS; WINERIES

What Agricultural events do you currently attend?

Introduction

This element includes an inventory and an analysis of the natural and agricultural resources in Clayton County. Within the following narrative, various components of the county’s natural resource base are examined at a broad level in order to provide the county with the necessary information to make informed decisions about future growth and development.

Environment

Climate

The area experiences a temperate climate with both warm and cold season extremes. Winter months can bring occasional heavy snows, intermittent freezing precipitation or ice and prolonged periods of cloudiness. Occasional extreme cold and dangerous wind chills can also impact the area. The area experiences an annual average snowfall of 33 inches.

Thunderstorms occur in the spring and summer months. The strongest storms can produce associated severe weather such as tornadoes, large hail or damaging wind. Both river flooding and flash flooding can occur, along with urban-related flood problems. The terrain can also lead to mudslides in the area. Heat and high humidity are typically observed in June, July and August. The county receives an average of 37 inches of rain per year.

The fall season usually has the quietest weather. Valley fog can commonly be seen in the late summer and early fall months. On calm nights, colder air settles into valleys leading to cooler low temperatures, compared to ridge top locations. Due to Clayton County's topography, high wind events occasionally occur in the spring or fall. Table 22 compares the average county climate to the average U.S. climate.

Table 22: Clayton County Average Climate

Climate	Clayton County	U.S.
Annual Rainfall (inches)	37	39
Annual Snowfall (inches)	33	26
Precipitation Days (annual total)	67	102
Sunny Days (annual total)	191	205
Average July High Temperature (°F)	82	86.1
Average January Low Temperature (°F)	8	22.6

Source: (Sperling's Best Places, 2018)

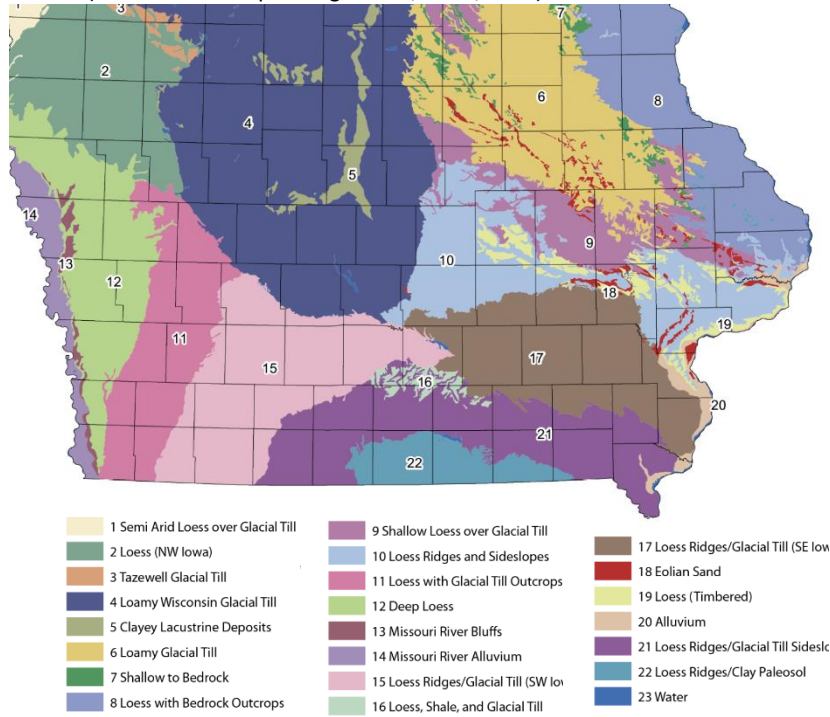
Soils

The predominate soil regions in Clayton County are the Loess with Bedrock Outcrops region (Downs-Fayette-Nordness soils), and the Iowan Erosion Surface region (Kenyon-Clyde-Floyd soils).

Fayette-Downs-Nordness soils are identified as areas of loess (silt-sized sediment, deposited by wind) with bedrock outcrops. Scenic landscapes with deep valleys, abundant rock outcrops, high bluffs, caves, crevices, sinkholes and an angular stepped skyline occur in this area. Nearly all this area is in farms, but only about one-half is cropland. Feed grains and forage for dairy cattle and other livestock are principal crops. Native vegetation on the upland soils is mainly hardwood forest (USDA-NRCS, 2008).

Figure 11: Iowa Soil Regions

Source: (United States Dept. of Agricultur, NRCS, 2008)

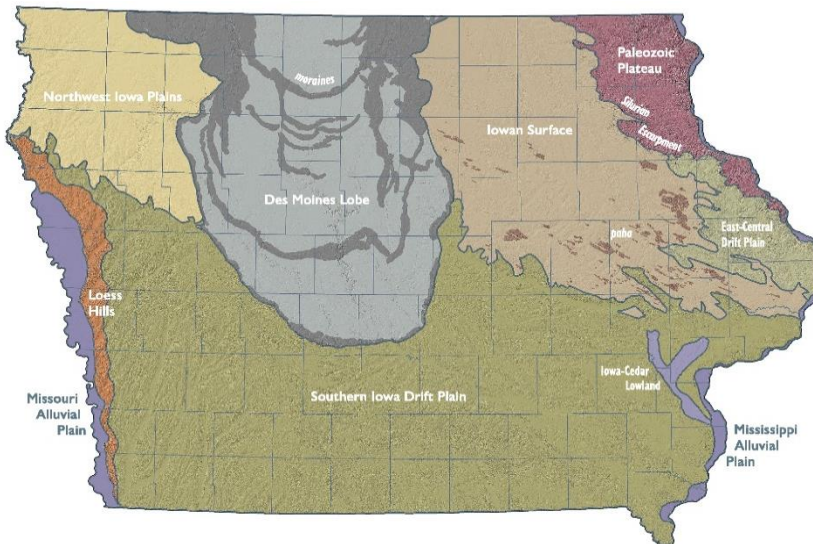


wooded, mainly on wet bottom land and on steep slopes bordering stream valleys. Native vegetation is mixed tall and short grass prairie.

Landform and Topography

Clayton County covers two primary landform regions, the Paleozoic Plateau, and to a smaller extent the lowan Surface in the southern portion of the county. Figure 13 illustrates the location of the county in relation to these landform regions.

Figure 12: Landform Regions of Iowa
(Iowa Geological Survey, 2017)



Kenyon-Clyde Floyd soil association is characterized by land that is level to gently rolling with long slopes, low relief and wide views. The soils in this area formed in layers of silty or loamy sediments and the underlying glacial till. Soils deposited by water, consisting of clay, silt, sand and gravel fill the major river valleys. The soil is moderately well drained, although stream gradients are often low and a few areas of poor drainage or bog conditions occur. A common feature of this association is scattered large boulders partially buried or lying on the surface. These boulders are composed of rock types not found in the area and are clearly of glacial origin. A small portion is

The *Paleozoic Plateau*, covering most of the county, is an area of Iowa missed by glacial activity (commonly called the Driftless Area), and is known for its abundant rock outcroppings, a near absence of glacial deposits, many deep, narrow valleys containing cool, fast-flowing streams, and woodlands (The University of Iowa, 2018). Shallow limestone and dolomite coupled with the dissolving action of groundwater yields karst

topography in this region, characterized by numerous caves, springs, and sinkholes. This bedrock-dominated terrain also shelters unusually diverse flora and fauna.

The lowan Surface in the southwestern portion of the county is characterized by land surfaces slightly inclined to gently rolling with long slopes, low relief, and open views to the horizon (The University of Iowa, 2018). Drainage networks in this region are well established, stream gradients are usually low, and some scattered areas of poor drainage and original wetlands occur.

The topography of Clayton County ranges from relatively flat farm land to hilly terrain with bluffs. These changes are most notable along the Turkey and Volga Rivers, the major drainage ways in the county. The highest point in the county is 1,274 feet above mean sea level and is located about 4 miles northeast of Strawberry Point. The lowest elevation, 604 feet above mean sea level, is located in the vicinity of North Buena Vista near the Mississippi River. For incorporated communities, the lowest elevation is approximately 625 feet in Guttenberg, to the highest of approximately 1,220 feet in Strawberry Point.

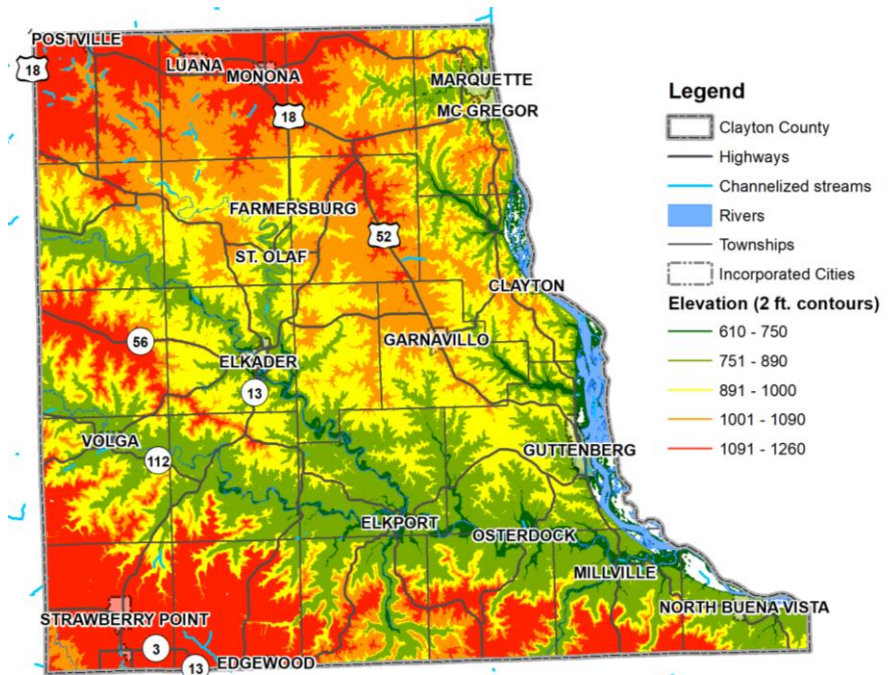


Figure 13: Clayton County Topography Map (UERPC, 2018)

Watersheds, Wetlands and Surface Water Resources

Watersheds

Watersheds are divided and sub-divided into successively smaller units, each is given a number, called a Hydrologic Unit Code, or HUC. Eight-digit HUCs, called sub-basins, are the largest watershed units. Clayton County crosses four watershed sub-basins: the Turkey, the Maquoketa, the Grant-Little Maquoketa, and the Coon-Yellow watersheds. The Turkey watershed covers the largest area within the county, encompassing the Turkey River, Volga River, Roberts Creek, and several smaller creeks and waterways.

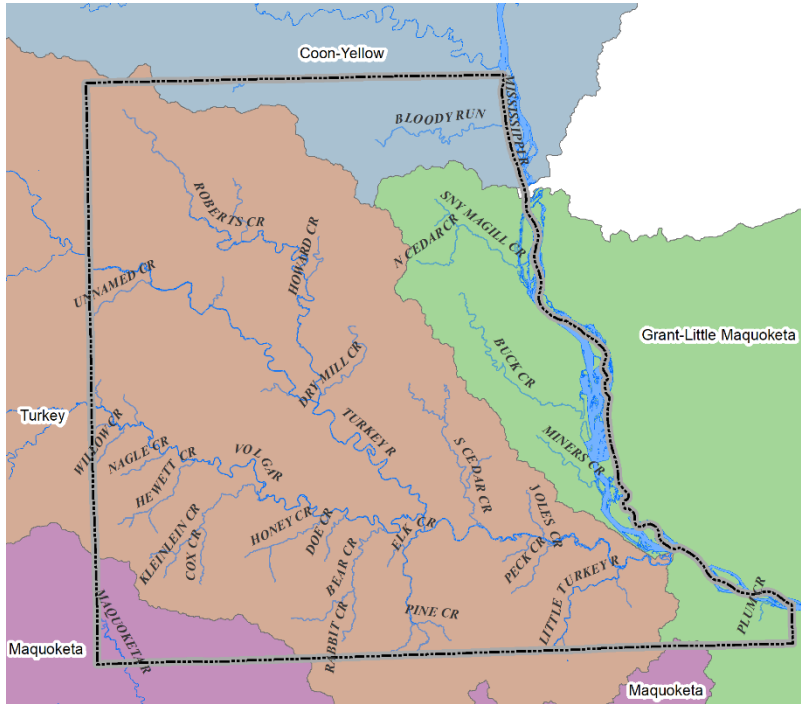


Figure 14: Watersheds and Waterways
(UERPC, 2018)

The Turkey Watershed covers an area of about 1,083,426 acres, 359,485 acres of which are in Clayton County. The watershed extends to parts of Allamakee, Chickasaw, Clayton, Delaware, Dubuque, Fayette, Howard, and Winneshiek counties. About 49% of the land use within the watershed is corn and soybean production. Nearly 36% is in ungrazed grass, Conservation Reserve Program (CRP) grassland or deciduous forest (Iowa DNR, n.d.).

In the summer of 2012, cities, counties and Soil and Water Conservation Districts (SWCD) in the Turkey watershed came together to form the Turkey River Watershed Management Authority. The Authority will work with local governments and residents to

“assess and reduce the flood risks, assess and improve water quality, monitor the federal flood risk planning and activities, offer education to residents of the watershed regarding flood risks and water quality, and allocate moneys made available for purposes of water quality and flood mitigation in the watershed.” Clayton County, the Clayton County SWCD and the communities of Elkader, Farmersburg, Garnavillo, Monona, Postville, St. Olaf, Strawberry Point, and Volga have all resolved to participate in the 28E Agreement creating the Watershed Management Authority (Turkey River Watershed Management Authority, 2012).

The Grant Little Maquoketa Watershed covers an area of 716,174 acres total, 88,284 acres of which are located in Clayton County. The Maquoketa Watershed covers an area of 1,196,960 acres, 18,507 acres of which are located in Clayton County. And the Coon-Yellow Watershed covers an area of 911,426 acres, 42,154 acres of which are in Clayton County. Primary land uses in these watersheds are deciduous forests, ungrazed grasslands, or row crops (primarily corn or soybean) (Iowa DNR, n.d.).

Major Surface Water

The Mississippi River runs along the eastern boarder of Clayton County. The Watershed for the Mississippi River is in excess of 67,000 square miles. It is a regulated body of water with a series of locks and dams which are operated and maintained by the US Army Corps of Engineers. The area between the locks and dams are known as Pools. Pools No. 10 and No. 11 are included in the Clayton County area (Clayton County, Iowa, 2016).

Other surface waters in the County are the Turkey and Volga Rivers, which enter the County from the west and empty into the Mississippi River, Bloody Run Stream in the northern part of the county which drains the area from Monona east and empties into the Mississippi River, and the San McGill Creek, also in the
Clayton County Comprehensive Plan

northern part of the county, which drains the area from US Highway 52 at Giard to the Mississippi River. Small portions of the watersheds for the Yellow and Maquoketa Rivers cross into the County as well.

The Turkey River is a 153 mile long tributary of the upper Mississippi River. It flows from the northwest starting north of Cresco in Howard County and flows southeast through Winneshiek County before entering Clayton County, joining the Little Turkey River in Eldorado. The river offers scenic beauty through picturesque cliffs, ledges and bluffs as well as recreational opportunities and habitat for a diverse fish and wildlife species.

The Turkey River Water Trail begins in the Little Turkey River at Gouldsburg Park in Fayette County, and traverses 98 miles through Fayette and Clayton counties to the Mississippi River.

The Turkey River Recreation Corridor from Elgin to Clermont in Fayette County, and onto Elkader in Clayton County, was selected as an Iowa Great Place and is in the process of developing water and land trails along the corridor.

The Volga River, the largest tributary to the Turkey River, winds through Northeast Iowa beginning near the town of Maynard. The river travels through communities in Fayette County and joins the Turkey River just west of Garber in Clayton County. The Volga is noted for its scenic bluffs and smallmouth bass fishing along most of its length. The river is also a good canoe and kayak river for most of the year.

Ponds and Wetlands

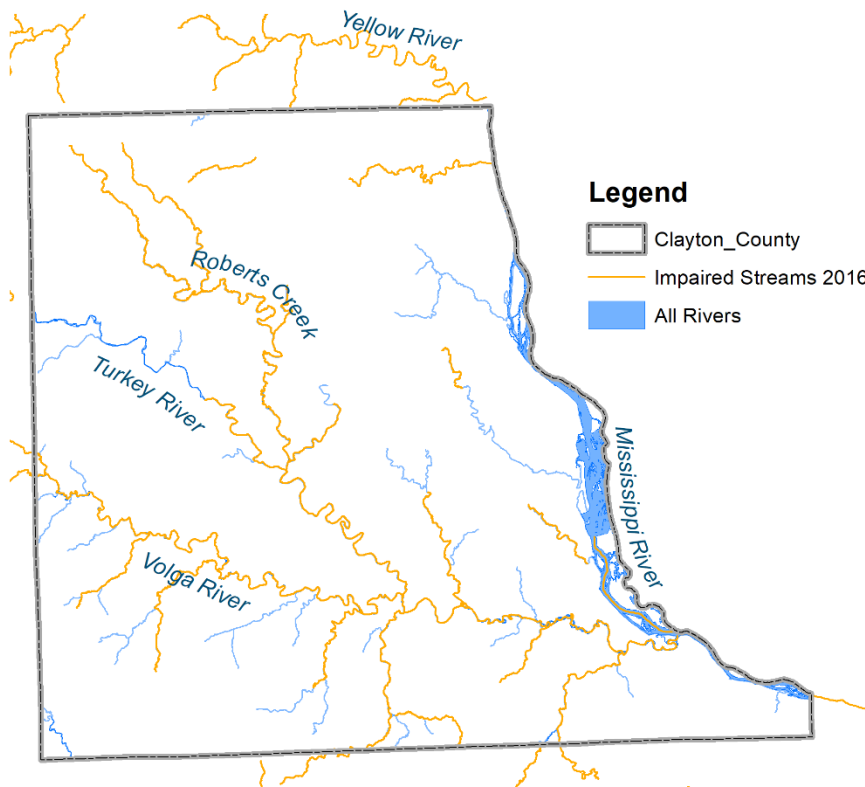
Ponds and wetlands play a role in water retention, cleansing and cooling. Most wetlands, or potential wetlands, within the county are located on private land, including several small farm ponds of generally less than 10 acres in size.

The county is fortunate to have some Oxbow wetland areas as well. These remnant wetlands with unique micro ecosystems can be found in their most pristine state along the Turkey River. Other wetlands include wet meadows, bogs and fens, and wet prairies. According to Clayton County Soil and Water Conservation District (SWCD), the county has lost approximately 99% of its original wetlands (Clayton County, Iowa, 2016).

Impaired Waterways

Every two years, Iowa reports on its progress in meeting water quality goals to the U.S. Environmental Protection Agency (EPA). The state prepares a report called the 305(b) Water Quality Assessment or 305(b) list. This list categorizes waterbodies to reflect those that meet designated water uses (category 1), those in which data is insufficient to determine whether designated uses are being met (categories 2 and 3), and those waters in which the water quality prevents it from meeting its designated use and is thus considered "impaired". Designated uses can include things such as recreation, drinking water, or habitat for fish and other organisms. New impairments (or category 5 listings) are placed on the "303(d) Impaired Waters Report," and means that the stream or lake needs a water quality improvement plan (also known as a "Total Maximum Daily Load"). Water quality improvement plans are approved by the EPA and then the

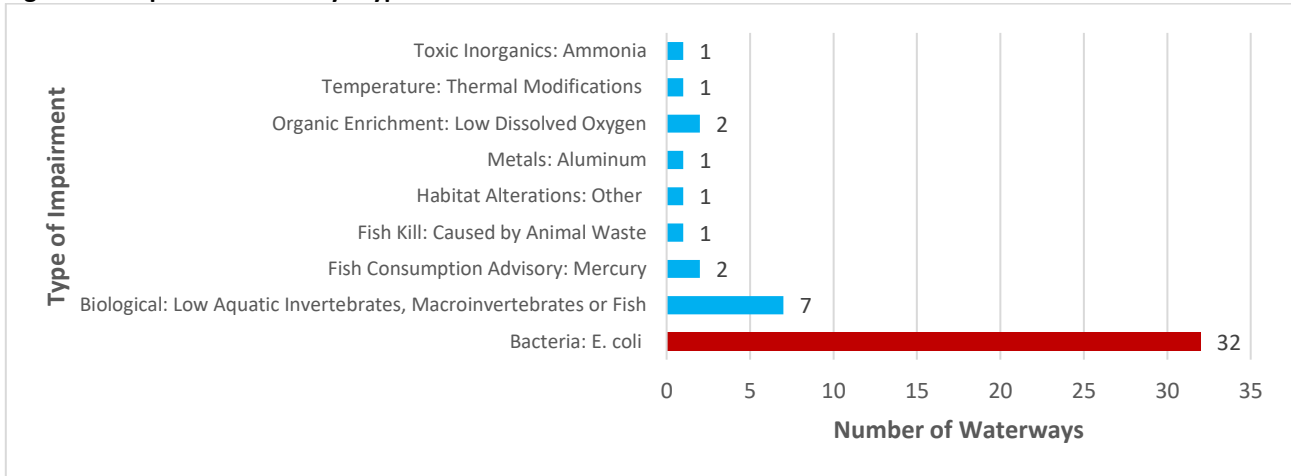
waters are moved from the 303(d) list back to the 305(b) list as category 4 listings (waters considered impaired, but a water quality improvement plan has been written).



The Iowa DNR's 2016 Impaired Waters list represents waters listed as "impaired" in Iowa's Section 305(b) Water Quality Assessment and the 303(d) Impaired Waters Report (Iowa DNR, 2016). It identifies 23 impaired waterways and 48 impairments in Clayton County. Figure 16 illustrates the location of impaired waterways in the county and Figure 17 identifies the number of waterways impacted by type of impairment.

Figure 15: Iowa DNR's 2016 Impaired Waterways
(Iowa DNR, 2016)

Figure 16: Impaired Waterways Type & Number



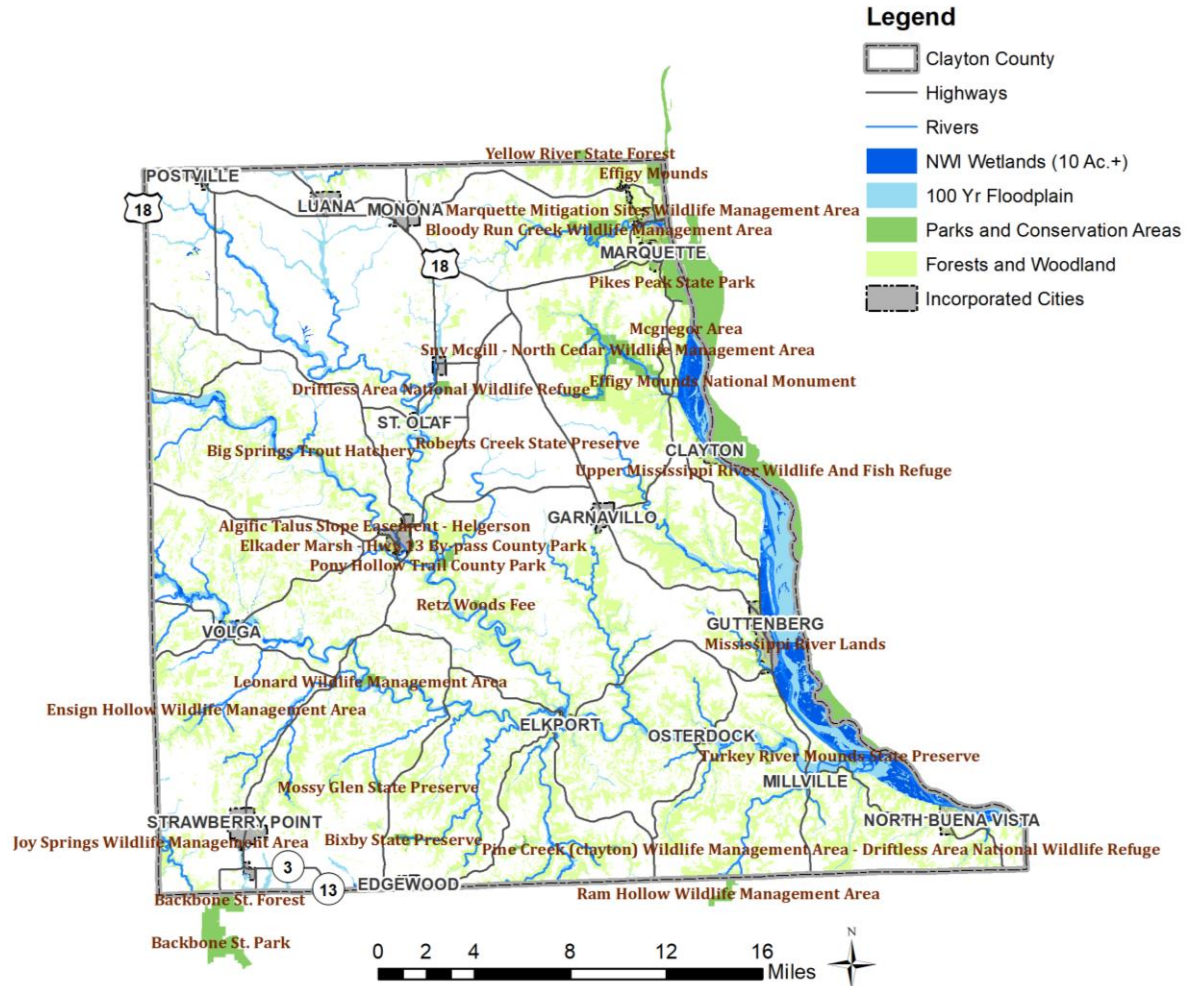
E. coli bacteria is the most common source of impairment for Clayton County waterways. According to an article by the Minnesota Pollution Control Agency, E. coli bacteria found in rivers and streams originate in human, pet, livestock, and wildlife waste. Pathways include direct routes to surface waters (illicit septic system connections, wastewater treatment facility discharge points, and urban stormwater systems), spills or runoff from livestock housing or manure storage facilities, runoff or movement through soil from agricultural lands that receive manure applications, runoff of wildlife dropping, and direct deposition into waterways by wildlife or grazing animals. Manure management practices including manure storage and pretreatment (e.g. composting), timing and rate of application, and application method, all have the potential to reduce bacteria contamination of surface and groundwater (Minnesota Pollution Control Agency, 2008).

Forest

Forestland offers both scenic and natural benefits to the residents of Clayton County. Forests help decrease soil erosion on the bluff lands and play a role in preventing pollution from reaching streams, rivers and watersheds. Forest coverage is also necessary for some wildlife habitat within the county. The recreational benefits from forestland are also important for the county as it provides great opportunities for hunting, hiking, camping and many other outdoor activities.

According to the US Geological Survey 2011 GAP/Landfire National Terrestrial Ecosystem land cover map there are 147,061 acres of Forest & Woodland in Clayton County (U.S. Geological Survey, 2011), 29% of the total land cover. The ecological system for these forest lands are classified as North-Central Interior Maple-Basswood Forest. Maple-basswood forests are primarily found where the prairies from the west meet the forests from the east in Minnesota, Wisconsin, and Iowa.

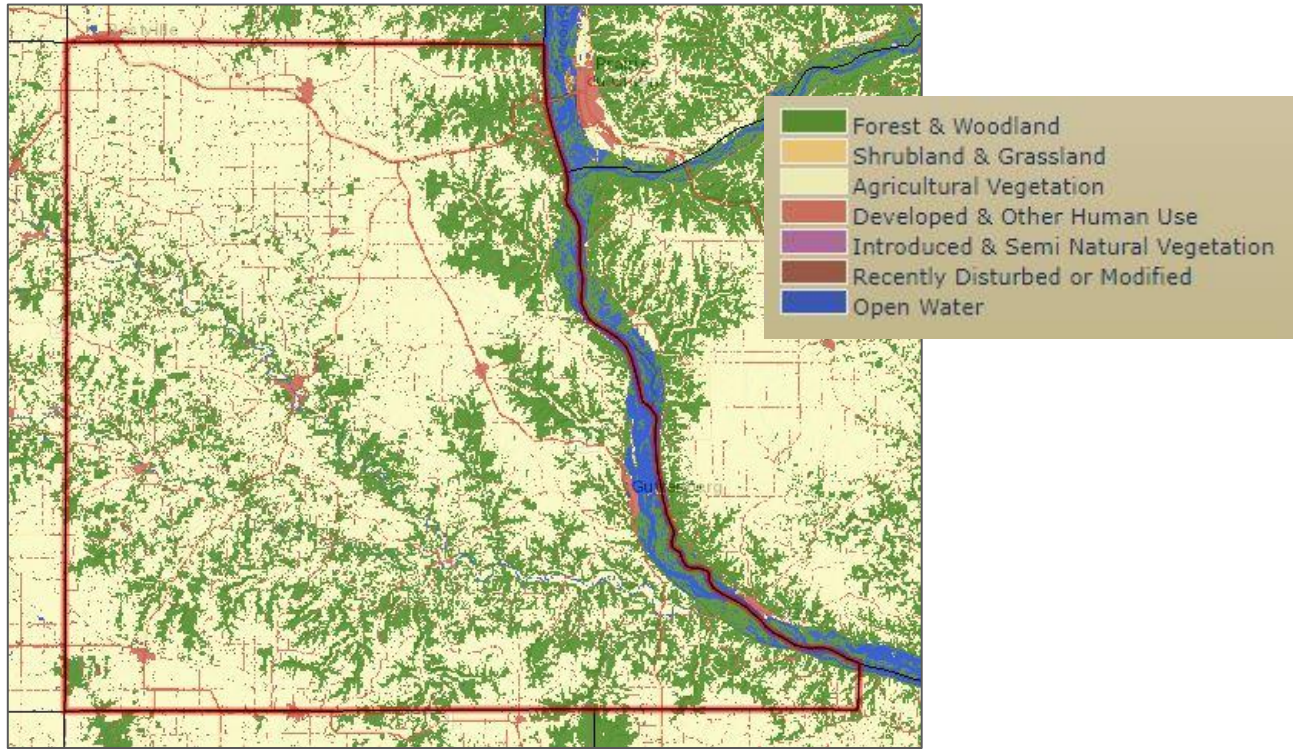
Figure 17: Clayton County Parks, Timber, and Conservation Areas



Agricultural Resources

Originally, the land surrounding and including Clayton County was covered with prairie grass and light forestation. Modern agricultural practices have changed this setting to predominately row crop and pasture settings in the rural areas. Agriculture is an important resource to Clayton County and the State of Iowa through agriculture related production, processing, farm products and employment. According to the 2011 GAP land cover map, agricultural operations utilize 325,774 acres of land in the county, 64% of the total land cover (U.S. Geological Survey, 2011). This includes areas used for the production of annual crops, such as corn, soybeans, vegetables, and tobacco, and also perennial woody crops such as orchards and vineyards (crop vegetation accounts for greater than 20 percent of the total vegetation). Figure 19 illustrates the land cover for the county, with agricultural vegetation as the predominant land cover, followed by forest and woodlands.

Figure 18: Land Cover, Clayton County



Source: (USGS, 2018)

Farm Trends

The number of farms in Clayton County has gone down since 1987, with a 7.5% decrease recorded for the 25-year period between 1987 to 2012 (U.S. Dept. of Agriculture, 2012). Table 23 compares the number of farms for the five counties in northeast Iowa. Clayton County has historically, and continues to have, more farms than surrounding counties but joins all other counties (with the exception of Winneshiek) in a decreasing number of farms. Also on the decrease, land in farms in the county went from 432,724 acres in 2002 to 398,022 acres in 2012, and average farm size decreased from 270 acres in 2002 to 252 acres in 2012 (USDA Census of Agriculture, 2012). Farm employment has also decreased almost half since the 1980s, as shown on Figure 20. Farm employment as illustrated on Figure 16 is the number of workers engaged in the direct production of agricultural commodities, either livestock or crops; whether as a sole proprietor, partner, or hired laborer (full-time and part-time jobs are counted equally).

Table 23: Comparison of Farms over 25 yrs in NE Iowa

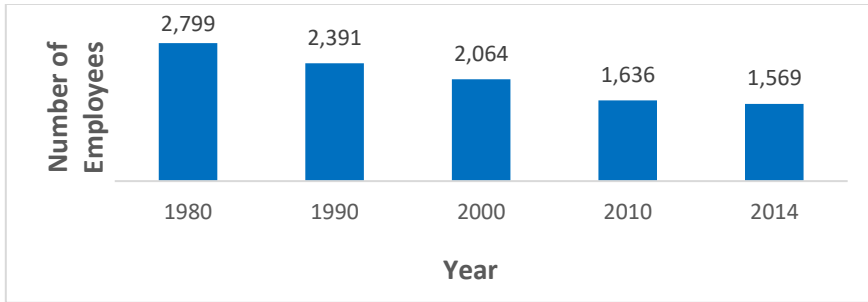
	1987	1992	1997	2002	2007	2012	25-Yr % Change	10-Yr % Change
Allamakee	1,062	1,000	1,025	1,083	1,032	1,011	-4.8%	-6.6%
Clayton	1,705	1,617	1,738	1,601	1,655	1,577	-7.5%	-1.5%
Fayette	1,510	1,416	1,295	1,344	1,398	1,286	-14.8%	-4.3%
Howard	938	881	915	891	877	883	-5.9%	-0.9%
Winneshiek	1,633	1,495	1,561	1,501	1,418	1535	-6.0%	2.3%

Source: (USDA Census of Agriculture, 2012)

Clayton County Comprehensive Plan

Figure 19: Farm Employment

Source: (Iowa State University, 2015)



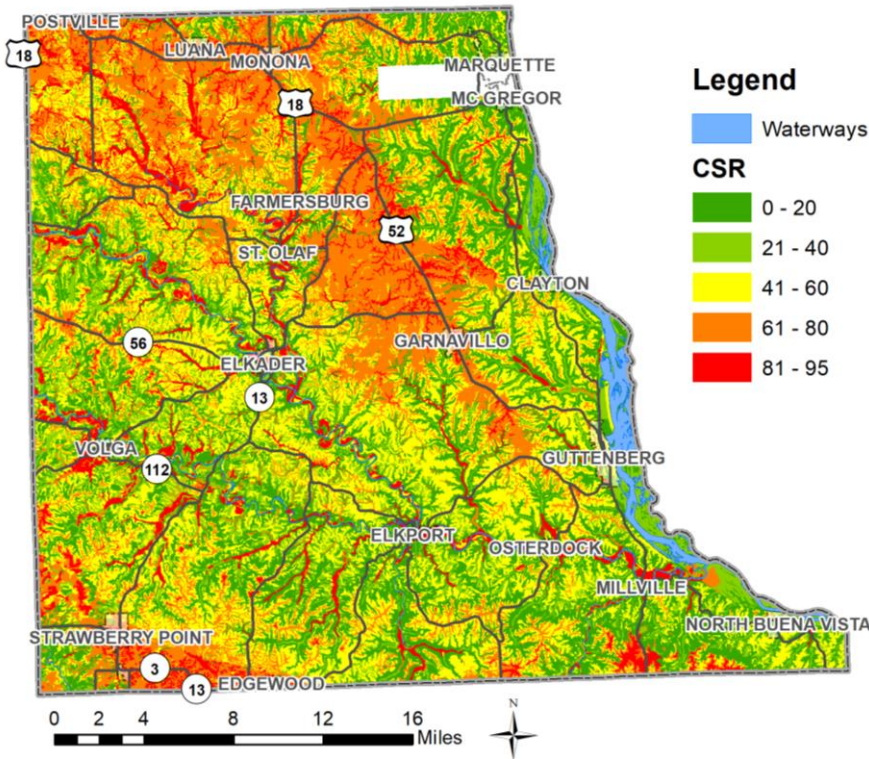
While the number of farms, acreage of farms, and size of farms has decreased in the county, the market value of products sold on Clayton County farms has increased noticeably in recent years, from \$159,948,000 in the 2002 Census of Agriculture to \$402,586,000 in the 2012 census. In this time period crop sales increased from 34% to 48% of market value of product sold, and livestock sales decreased from 66% to 52% of market value (USDA Census of Agriculture, 2012). Table 24 lists the value of top agricultural commodities from Clayton County and their overall rank in the state.

Table 24: Top Agricultural Commodities in Clayton County

Commodity Group	Value of Sales (\$1,000s)	State Rank	No. of Counties in State with Commodity
Grains, oilseeds, dry beans, and dry peas	188,420	#43	99
Vegetables, melons, potatoes, and sweet potatoes	82	#46	97
Fruits, tree nuts, and berries	31	#36	89
Nursery, greenhouse, floriculture, and sod	119	#57	93
Cut Christmas trees and short rotation woody crops	13	#18	62
Other crops and hay	3,783	#1	99
Poultry and eggs	6,792	#34	99
Cattle and calves	59,292	#18	99
Milk from cows	39,985	#5	80
Hogs and pigs	101,397	#22	99
Horses, ponies, mules, burros, and donkeys	163	#33	99

Source: (United States Department of Agriculture, 2012)

Figure 20: Corn Suitability Rating Map
 (Iowa Cooperative Soil Survey and IDNR Geological Survey, 1998)



One measure of agricultural value is the Corn Suitability Rating (CSR). CSR is an index that rates soil types based on their productivity for row-crop production and can be used to help set rents. CSR values can range from a high of 100 to a low of 5 index points per acre. The average cropland CSR in Clayton County is 74, and the average cash rent for corn and soybeans per tillable acre is \$241 (ISU Extension and Outreach, 2018). As development occurs, the county and its communities are encouraged to consider alternate sites for growth, if possible, to avoid taking valuable cropland out of production. Figure 21 illustrates the CSR for each area of the county.

Natural and Agricultural Resource Protection Programs

There are many programs in place to assist with the protection of natural and agricultural resources. A few examples of the opportunities available are the Watershed Protection Program, Iowa Conservation Reserve Enhancement Program (CREP), Iowa Water Quality Loan Fund, Conservation Reserve Program (CRP), Environmental Quality Incentives Program (EQIP) and Wildlife Habitat Incentive Program (WHIP). The USDA Customer Service Center located in Elkader houses the Natural Resources Conservation Service (NRCS) and Farm Services Agency (FSA) offices, where most of these programs are administered. Many of the programs listed are currently being utilized by landowners in the planning area. Iowa State Extension also offers many programs to county farmers and residents through its local office in Elkader.

Natural and Agricultural Resource Priorities

Protection of Environmentally Sensitive Areas

Environmentally sensitive areas in Clayton County include its rivers, such as the Turkey and Volga Rivers, as well as many other creeks, streams, wetlands and watersheds. Other sensitive areas include blufflands, floodplains, natural prairie and woodlands. These areas all offer unique attributes for the county, creating beauty, recreation, tourism and aquatic and wildlife habitat. The county can continue to collaborate with environmental and natural resource organizations to provide education efforts for landowners on the importance of natural resource protection and the availability of programs to assist with this process such

as stream bank stabilization, floodwater storage, stormwater retention, soil erosion among many others. The county can take into account the best interest of the county while also supporting the rights of landowners.

Agriculture

Agriculture and farming are important to the history, culture and economy of the county. Residents respect the economic impact and cultural role of agriculture in the county, but express a desire for increased conservation practices and noted some land use conflicts between agriculture and other uses. Agricultural priorities include the protection of prime farmland from development especially in the north and central portions of the county, promoting conservation practices in farming to ensure land remains suitable for long-term use, protecting unsuitable land from being brought into production, such as steep or shallow ground, and supporting local farmers through buy local campaigns and farmers markets.

Water Quality

The water quality in some parts of the county needs improvement, such as the list of impaired waterways previously noted. The most common source of impairment in Clayton County waterways is E. coli, which may come from things such as spills or runoff from livestock housing or manure storage facilities, and runoff or movement through soil from agricultural lands that receive manure applications manure runoff. Pesticides, herbicides and other fertilizers used in traditional agricultural practices have also been found in the water. Development and incorporated communities may also be contributing to pollution with storm water runoff and storm sewer outflows. Opportunities for the county's involvement include persistent attention and monitoring of water quality; improving awareness of agriculture management practices and development impacts on storm water runoff; making educational information available to residents, landowners, developers and landscape businesses; stream bank stabilization and floodplain enforcement.

Recreation

Natural resources provide Clayton County with a number of recreational amenities and opportunities including county and state parks, trails, water activities, hiking, nature viewing, hunting and fishing among many other activities. These assets are important to the residents in Clayton County and are also an economic boost in the form of tourism. The county is committed to continued maintenance of the parks and facilities, the preservation of its natural resources, ensuring access to these recreational assets through trails, easements, and infrastructure. It looks to encourage the expansion of recreational opportunities and businesses that support these amenities and market these assets outside of the county.

Natural and Agricultural Resources Summary

Clayton County is primarily situated on the Paleozoic Plateau landform, or Driftless Area, known for its rock outcroppings, valleys, streams, and woodlands. In addition, shallow limestone and dolomite bedrock in the region, coupled with the dissolving action of groundwater, yields karst topography characterized by caves, springs, and sinkholes. Integral to being able to receive benefit from the area's natural resource assets is the ability to protect them from harm. Foresight on the part of local, county and state organizations has

preserved some of these sites for public enjoyment. The county hopes to capitalize on the many visitors these assets draw to the area, and can do its part by encouraging residents, businesses and farmers to adopt practices that protect the environment. Agricultural land is also an asset to be protected and the placement of new development will need to be carefully considered so as not to jeopardize this strong economic driver or create land use conflicts.

Natural and Agricultural Resource Action Plan

(See Implementation Section for Methodology of Action Plan)

Goal 1: Balance economic growth with the preservation of agricultural and natural resources.			
Goal 2: Promote the conservation, preservation, and enhancement of the region's bluffs, waterways, scenic views, vegetation, wildlife, and natural areas.			
Strategy 2.1: Create and maintain natural resource inventories and management plans for county owned lands, and implement plantings of diverse native species of trees, forbs and sedges.			
Strategy 2.2: Support work of USDA Soil and Water Conservation District and other organizations to better educate citizens on options and opportunities for conservation.			
Goal 3: Protect Clayton County's natural resources (land, soil, water, air, and geological).			
Strategy 3.1: Identify and develop measures to safeguard existing and future water, soil and air quality.			
Strategy 3.2: Model and encourage conservation practices which result in responsible use of natural resources.			
Strategy 3.3: Model and encourage stormwater management to reduce the speed and impact of flooding and stormwater runoff.			
Strategy 3.4: Work with individuals and organizations to achieve necessary measures.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
Action: Educate/inform the public about air, water and soil issues to gain buy-in for policy changes.	Ongoing	County Departments, BOS	Minimal
Strategy 3.5: Promote programs and enforce existing ordinances.			
Goal 4: Financially support and lead environmental education to create awareness and stewardship of natural resources.			
Strategy 4.1: Reach and educate the public on preservation, conservation, restoration, and enhancement of Clayton County resources.			
Goal 5: Maintain recreational features and services for current and future safe, accessible use.			
Strategy 5.1: Provide adequate staff to meet park and facility needs.			
Strategy 5.2: Maintain ADA compliance.			
Strategy 5.3: Ensure the long-term viability of public parks and recreation areas.			
Strategy 5.4: Increase the marketing of natural resource opportunities in the county.			

Goal 6: Identify and plan for future locations for park and recreation facilities that protect natural places and meet the needs and interests of residents and visitors.			
Strategy 6.1: Plan for an integrated system of public parks and open spaces.			
Strategy 6.2: Consider options of land acquisition, and park & recreation development.			
Strategy 6.3: Continue to survey residents to determine both the wants and value of recreation areas and services.			
Strategy 6.4: Coordinate the provision of recreational facilities and services between city, town, state, federal and private recreation providers.			
Strategy 6.5: Consider development of trails in the County to serve existing residents and attract visitors.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
Action: Provide networks of trails and pathways in the county that link public park, recreation and open space facilities, communities, and area destinations.	Ongoing	County Engineer, County Conservation, P & Z, BOS	Moderate to Significant
Action: Coordinate with other jurisdictions and authorities to determine access points to, and possible extensions of, trail facilities in the region.	Ongoing	County Engineer, County Conservation, P & Z, BOS, Clayton County Development Group	Minimal
<u>Action:</u> Market existing trail opportunities in the county.	Ongoing	County Conservation, Clayton County Development Group	Minimal
Goal 8: Preserve prime farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.			
Strategy 8.1: Promote agricultural services, businesses, and industries that serve the local agricultural community.			
Strategy 8.2: Consider prime farmland in review of development proposals for unincorporated areas.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Evaluate the potential impacts of nonagricultural uses and agricultural uses on each other.	Ongoing	Health & Zoning, P & Z, BOS	Minimal
Strategy 8.3: Encourage protection of agricultural lands through programs such as the Agricultural Conservation Easement Program (ACEP), which provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits.			
Goal 9: Encourage both traditional and emerging agriculture systems.			

Strategy 9.1: Support economic development efforts to diversify the farm economy.			
	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Provide local food producers with information on technical and financial resources available for value-added proposals.	Ongoing	Clayton County Development Group	Minimal
<u>Action:</u> Implement land use policies and regulations that do not hamper family farm operations.	Ongoing	P & Z, BOS	Minimal
Strategy 9.2: Facilitate meetings with experts on improvements to existing agriculture as well as emerging agricultural opportunities.			
Goal 10: Recognize agricultural land as an important natural resource that should be restored and used sustainably to be resilient over time.			
Strategy 10.1: Support efforts of agencies such as the Natural Resources Conservation Service (NRCS) and the Clayton County Soil and Water Conservation District (SWCD).			
Strategy 10.2: Work with the agricultural community to establish support for stewardship of natural resources.			
Goal 11: Maintain necessary roadways and bridges to meet the transportation needs for agricultural uses.			

CHAPTER 9: HAZARDS

Iowa Smart Planning Guidance: This section includes goals, strategies and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

Vision and Community Feedback

“Education of the public and mitigation to minimize impacts of hazards such as flooding is practiced, and continued cooperation among first responders and other law enforcement and emergency personnel is fostered.”

Introduction

This section identifies hazards that carry the greatest risk of negatively impacting Clayton County. The Clayton County Multi-Jurisdictional (MJ-19) Multi-Hazard Mitigation Plan was approved by the Federal Emergency Management Agency (FEMA) in August 2016. This plan goes into great detail regarding these risks and the mitigation strategies identified to address or avoid potential damage, injury and destruction that can be caused by an event. The county-wide plan ranked flash floods, river floods, tornados, hailstorms, windstorms, thunderstorm and lightning, and hazardous materials as the hazards with the highest significance in the county. Each of these is likely to occur in the county at some point.

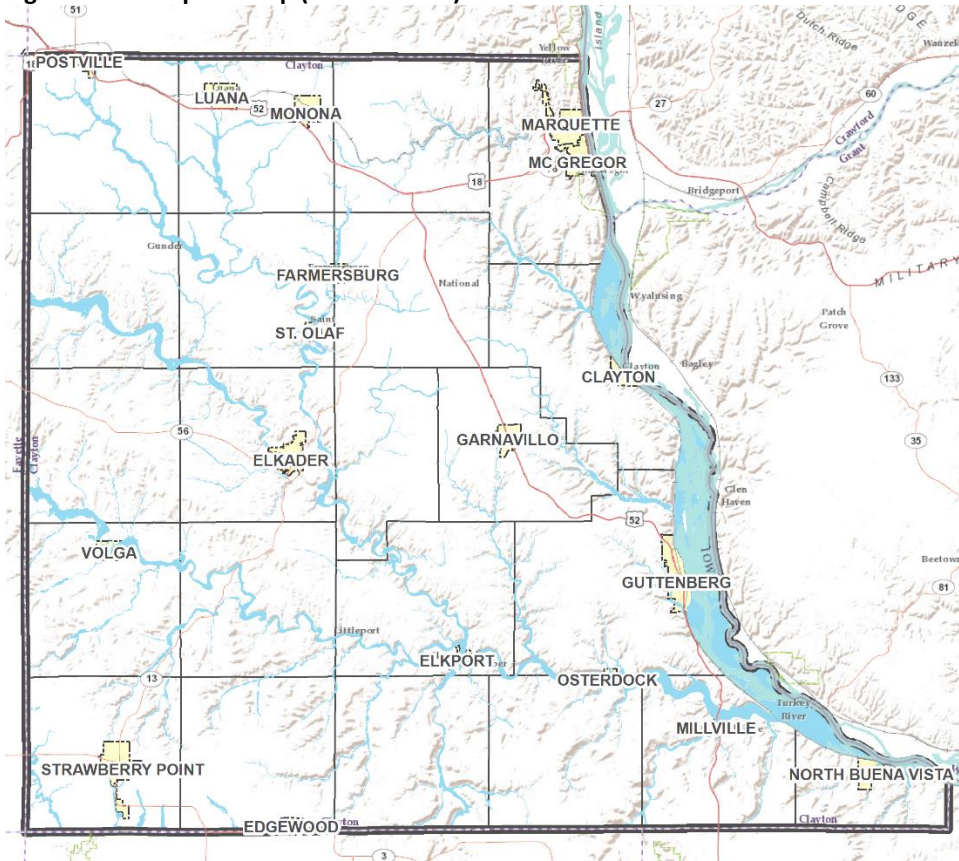
Existing and Potential Hazards

In addition to the hazards identified by the county as “high” in significance, other hazards exist that have the potential to negatively impact the county. Some are typical of any location in Iowa, such as hail, wind and other severe weather. Other hazards are common to almost any area such as fire, infrastructure failure and traffic incidents. Hazards can have a devastating impact on the county so being aware of the potential hazards can assist in future mitigation.

Flooding

Clayton County enjoys the benefits of its lovely rivers and streams but is aware of the potential danger and destruction that can occur from flooding. The county has experienced both flash flooding and river flooding throughout its history. Several communities within the county have been impacted by flooding at some time or another. The National Climatic Data Center reported 69 river flooding events and 23 flash flood events in the county between 1996 and 2015, with sizable reported property or crop losses in certain years. The county will continue to support its residents by moving forward with the mitigation activities for flooding included in the MJ-19 hazard mitigation plan. It also enforces a floodplain ordinance within flood-prone areas of the county by placing limitations on development. The county is also NFIP compliant. Figure 22 illustrates the flood plains within the county.

Figure 21: Floodplain Map (100 Yr. Flood)



Severe Weather

Severe weather, in the form of tornados, winter storms, thunderstorms, hail and lightning can all wreak havoc throughout the county. Generally isolated in location by occurrence, the number and severity of storms is still an issue in the county as a whole. Hailstorms have devastated crops in wide swaths in the past, and snowstorms can pose a serious threat to public safety, disrupt commerce and transportation, and damage utilities and communications infrastructure. Rural communities can prepare for severe weather by ensuring that their residents have access to appropriate shelters and that emergency equipment is in good condition and ready to respond.

Hazardous Materials

Heavily traveled highways 18 and 52 bring hazardous materials through the county, sharing the roadways with slow-moving, large agricultural vehicles. This combination can lead to accidents. The railway and natural gas and petroleum pipelines also bring hazardous materials through the county. In addition, the agricultural use of chemicals is high within the county given the volume of conventional farm operations, which could have impacts in the case of a spill. And some rural areas have had trouble with methamphetamine production and other dangerous drugs, waste from which is a concern. The county will ensure that its first responders and law enforcement personnel are appropriately trained and have the equipment they need to respond effectively to such incidents.

Hazard Priorities

Warning and Response Equipment

The county wishes to ensure that warning equipment is sufficient to ensure that residents are aware of coming danger. This will include maintaining or upgrading warning or alert equipment, and ensuring that emergency communication systems are reliable and effective. Installation of additional or upgraded emergency generators in county buildings, and by individual residents, will also assist in responding to events as they occur.

Flood Mitigation

The county will improve land use management to minimize water runoff and improve soil conservation.

Hazard Summary

Clayton County is susceptible to several hazards including flooding, severe weather and hazardous materials. Flooding from local rivers and streams, along with sudden heavy downpours can be troublesome and sometimes dangerous for residents. Severe weather, as in all of Iowa, is a potential hazard for the county and county road and emergency crews work hard to be prepared for the worst conditions. The county supports an emergency management office with a coordinator. The coordinator partners with all county responders and law enforcement to provide support and training for hazard mitigation and response efforts. Having a FEMA-approved hazard mitigation plan will help the county implement strategies to reduce the impact of hazards on its citizens and most importantly, save lives.

Hazards Action Plan

(See Implementation Section for Methodology of Action Table)

<p>Goal 1: Minimize vulnerability of the people and their property in the participating jurisdictions to the impacts of hazards.</p>
<p>Strategy 1.1: Develop safe and functioning havens as well as evacuation plans for the public in the event of a disaster.</p>
<p>Strategy 1.2: Ensure that emergency responders are prepared and able to react in any hazard situation.</p>
<p>Strategy 1.3: Ensure that local jurisdictions are prepared and able to react in any hazard situation.</p>
<p>Goal 2: Protect critical facilities, infrastructure and other community assets from the impacts of hazards.</p>
<p>Strategy 2.1: Ensure that emergency responders have the tools they need to prepare and/or respond to hazards.</p>
<p>Strategy 2.2: Maintain the function of critical facilities and services to provide continued support in the event of a disaster.</p>
<p>Strategy 2.3: Ensure that communities have the ability to take necessary action to lessen the impact of a disaster.</p>
<p>Strategy 2.4: Provide ample warning to people and businesses to reduce loss of life or property.</p>
<p>Goal 3: Improve education and awareness regarding hazards and risk in the participating jurisdictions.</p>
<p>Strategy 3.1: Improve public knowledge and awareness of potential hazards and the individual and collaborative actions that can be taken to reduce or eliminate the risk and impact of an event.</p>
<p>Goal 4: Strengthen communication among agencies and between agencies and the public.</p>
<p>Strategy 4.1: Ensure that emergency responders have the ability and protocol to communicate effectively with one another and the public before, during and after a hazard event.</p>
<p>Strategy 4.2: Increase public knowledge and awareness of potential hazards and the warning and response systems in place to react to an event.</p>

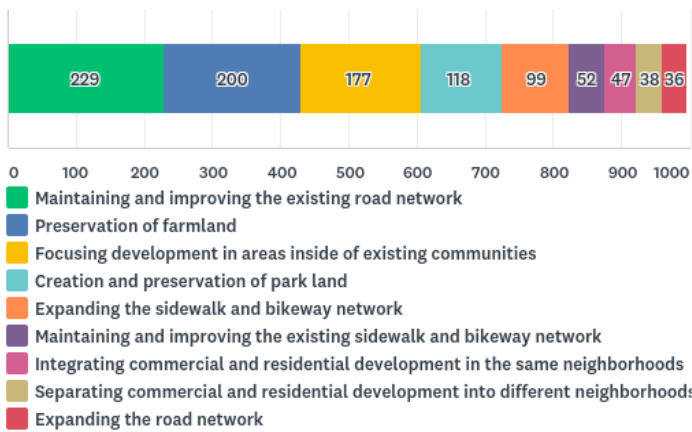
CHAPTER 10: LAND USE

Iowa Smart Planning Guidance: This section includes goals, strategies and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's character.

Vision and Community Feedback

“Agriculture will continue to be the primary land use, which will be balanced with surrounding rural land uses; and there is an emphasis on protecting the integrity and esthetics of natural areas for public benefit.”

COMMUNITY SURVEY:



FOCUS GROUP FEEDBACK:

Natural resources are valued in the county for their agricultural, tourism, recreational, & industry benefits

Funding for conservation will be a challenge into the future:

Revenue from hunting fees are decreasing; maintenance of trails will need to be looked at

Tension exists between protection of natural resources & rural development:

Spots development in rural areas (e.g.blufflands) is perceived by some to impact viewsheds; other impacts of unimpeded rural development?

Public parks, open space, & trails:

Continue to manage for public use and improve access (wayfinding, signage, access points, etc.)

Water quality a concern:

Upstream activities impact water quality; concern of agricultural runoff; conservation efforts can assist in protection of water resources; concern that overregulation could potentially impede innovative mitigation measures/efforts

Flooding continues to have impacts:

County has floodplain ordinance and has a buy-out program

Plant and animal species management:

Chronic wasting disease; invasive species

Reliance on private owners for ongoing stewardship

Of the listed land use issues choose your top 3 concerns:

What types of land use and zoning issues are important for Clayton County (MOST TO LEAST MENTIONED)?

- 1) **AGRICULTURE (GENERAL – NO QUALIFICATION)**
- 2) **PROTECT WATERWAYS / PRESERVE WATER QUALITY**
- 3) **PROTECTION OF NATURAL RESOURCES & HABITAT**
- 4) **RECREATION OPPORTUNITIES NEEDED**
- 5) **LIMIT OR BETTER CONTROL FACTORY FARMING**
- 5) **MORE JOBS/SUPPORT BUSINESS EXPANSION**
- 6) **HOUSING (GENERAL – NO QUALIFICATION)**
- 6) **MAINTAIN & ENFORCE CURRENT REGULATIONS**
- 7) **DON'T OVERREGULATE AGRICULTURE**
- 7) **PRESERVE PRIVATE PROPERTY RIGHTS**
- 8) **COMMERCIAL/BUSINESS (GENERAL – NO QUALIFICATION)**
- 9) **MAINTAIN AGRICULTURAL LAND FOR FARMING**
- 10) **AG. OR MINING RUNOFF/POLLUTION CONCERNS**

(THIS ISN'T AN EXHAUSTIVE LIST OF COMMENTS, BUT A SUMMARY OF MOST PREVALENT ISSUES RAISED)

Introduction

This section examines the existing land use patterns and development projections and proposes a future land use scenario for Clayton County. A primary purpose of land use planning is to ensure the protection of existing conforming properties and future development from encroachment by incompatible uses. This protection benefits residents, landowners, developers and investors alike.

Existing land uses are evaluated, and the proposed distribution, location and extent of future land uses are designated. The principles and standards for implementing the Future Land Use Plan will need to be specifically defined in the county's land development regulations and the zoning codes and regulations. The land development regulations are the foremost means of implementing the strategies in the Clayton County Comprehensive Plan and controlling the uses of land in the county.

Current Land Use

The current land uses in Clayton County, as categorized by the County Assessor for taxing purposes, are identified in Table 25. While not completely accurate, the data provides a snapshot of how the land in the county is being utilized and taxed. The largest land use category is agricultural uses, accounting for 85% of the land area. The next largest categories are agriculture parcels with dwellings and residential.

Table 25: Land Use Breakdown

Property Classification	Acres	Percent
Agriculture	447,350	85%
Ag Parcels s/Dwellings	68,022	13%
Residential	7,001	1%
Commercial (includes Commercial-Multi-Res & Multi-Res Properties)	669	<1%
Industrial	587	<1%
Exempt Properties (includes non-taxable properties)	1,011	<1%
Total	524,640	100%

Source: (Clayton County Assessor, 2018)

Future Land Use

The County has developed a Future Land Use Map (Figure 22) to guide decisions regarding future growth and development. The map offers a graphic view of anticipated, potential or future land use growth for the entire county. The county expects to see future development to occur around existing communities as each considers its own annexation plans. The map is relatively unchanged from current use. While the future land use map designates how the county would like to utilize the land, the county's zoning ordinances and zoning map will identify specific uses. This map will serve as a good guide for the community in the future as infrastructure expansions are considered and planned.

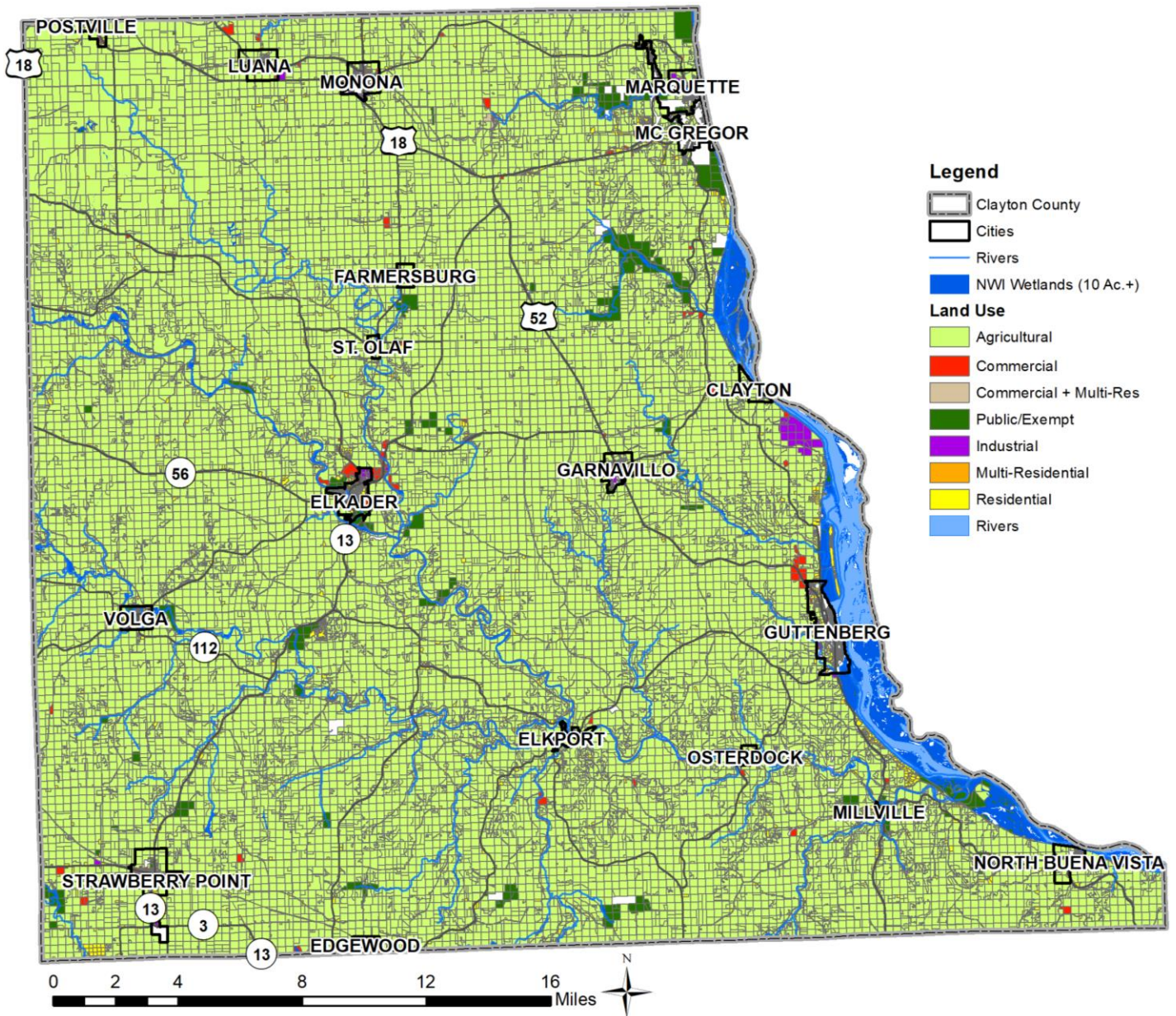


Figure 22: Future Land Use Map

Land Use Priorities

Residential

Clayton County’s unincorporated areas have seen a slight decline in population over the last 20 years. From 1990 to 2010 the unincorporated areas noted a population decrease of 67 people, while the county population overall during that same time period saw a population loss of 925 residents, with the largest decreases in population in the communities of Elkader and Guttenberg. From 2000 through 2010 the the county saw a 380 unit increase in housing stock, with 85 additional units in unincorporated areas and 295 additional units in cities. Given the unincorporated population trend over the last 20 years, rural residential

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growth may continue to decline and a majority of housing development is likely to occur in the incorporated communities, or on the fringe areas near cities. Single family and multi-family residential are shown on the future land use map.

Commercial

Commercial land use comprises less than 1% of land area in the county. Existing commercial uses are primarily concentrated in and around the larger incorporated communities of Guttenberg and Elkader. Postville, Monona, McGregor and Strawberry Point also have relatively high concentrations of commercial development within the county.

Future commercial development for the most part is anticipated to occur within the incorporated community boundaries, and near existing commercial uses that have existing utilities and infrastructure in place to support these uses. Of the cities with concentrations of existing commercial, few anticipate expanding commercial development near city boundaries at this time. However, at least two communities are in the course of or will consider annexation for future commercial uses. Guttenberg will consider annexing property north and northwest for additional industry and will be reviewing areas to the south of the city as well. And Monona recently annexed a number of parcels to the south of the city, a few which will be zoned for commercial use. These anticipated future commercial areas are accounted for in the future land use map. Both commercial and commercial-residential (mixed-use) land uses are shown on the map.

Industrial

Industrial land use in the county is the lowest land use category, utilizing roughly .001% of the total land area. Most occurs inside city boundaries, with a small cluster of industrial properties in the rural area between the communities of Clayton and Guttenberg, identified as an extraction industry. Future industrial development will primarily continue within existing industrial parks both inside incorporated communities and in the fringe areas just outside community boundaries along major roadways.

Agricultural

Agriculture will continue to be the principal land use, constituting roughly 85% of the total land in the county. According to the Clayton County USDA Soil Survey, the best soils for crop production are located in the central and northern part of the county, with the less suitable soils generally located to the south and in the vicinity of riverways and hilly terrain throughout the county.

Public

Public uses include existing parks and recreation areas, golf courses, cemeteries and similar public and privately owned properties located throughout the county. Ensuring that new development does not conflict with existing public uses is a priority for the county. Conservation and open space are important to residents and through land use planning the preservation of certain areas of the county can be encouraged. Included in these areas are bluff lands, flood plain areas, forests and other recreational natural resources.

Land Use Summary

Clayton County expects changes to the current land use to occur near existing communities and possibly along major roadways. The county will work with communities to understand and support their annexation and development goals. The county expects to maintain existing public lands and ensure that new development does not conflict with surrounding uses. Land use goals will be consistent with zoning codes and ordinances and will be enforced to ensure a continued high quality of life for all county residents.

Land Use Action Plan

(See Implementation Section for Methodology of Action Table)

Goal 1: Minimize public expenditures by coordinating land use patterns with public infrastructure investment and attempt to control scattered development in the County.
Goal 2: Encourage development of neighborhoods that support a high quality of life.
Strategy 2.1: Ensure that the County has the information necessary to identify infrastructure upgrades and improvements necessary to serve new development.
Strategy 2.2: The following should be considered in evaluating the appropriateness of residential sites (via the site plan review process, land use regulations and code, and planning mechanisms): <ul style="list-style-type: none">o Accessibility and ease of providing utilities;o Drainage or water table concerns (surface & subsurface drainage);o Flood susceptibility and other hazard risks;o Ecological impacts;o Access to property;o Access to open space and recreation;o Preservation of prime farmland;o Compatibility with surrounding land use;o Site concerns for improvements; ando Seek input from the USDA-NRCS if applicable to the situation.
Goal 3: Reserve suitable land for industrial and commercial development.
Strategy 3.1: Commercial and industrial site determination should consider availability of sewer, water, power, communication infrastructure and transportation access.
Strategy 3.2: Highway commercial zoning to serve the needs of the traveling public can be established at selected locations when compatible with adjacent properties.
Strategy 3.3: The following should be considered in evaluating the appropriateness of commercial and industrial sites (via the site plan review process, land use regulations and code, and planning mechanisms): <ul style="list-style-type: none">o Accessibility to utilities;o Drainage or water table concerns (surface & subsurface drainage);o Flood susceptibility;o Low ecological impact;o Visibility from highways and/or major arterial;o Access to State Highways;o Access to property;o Avoiding prime farmland;o Hazard risk;o Site concerns for improvements; ando Seek input from the USDA-NRCS if applicable to the situation.

Goal 4: Attempt to preserve sensitive natural areas, and reserve land for open space and recreation.

Goal 5: Consider compatibility of land uses within the rural area of the county.

Goal 6: Consider potential hazards when determining land use and allowing for new development.

Strategy 6.1: Consider hazard risk and vulnerability as addressed in the Clayton County Multi-Jurisdiction (MJ-19) Multi-Hazard Mitigation Plan.

	<u>Timeline:</u>	<u>Responsible Agency:</u>	<u>Resources:</u>
<u>Action:</u> Create a checklist of potential hazards to be considered when approving development projects.	0 – 2 years	Heath & Zoning, Emergency Mgt.	Minimal

INTERGOVERNMENTAL COLLABORATION

Iowa Smart Planning Guidelines: This section contains goals, strategies and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

Vision

“All cities are linked together with the county to provide better services at lower cost with counties also linking for the same purpose.”

Introduction

Intergovernmental cooperation involves working with neighboring counties, incorporated communities, school districts and other agencies to understand how their future planning and development activity may impact one another, or where joint efforts can be pursued. At a minimum, this should involve sharing plans that may conflict or coincide with neighboring jurisdictions and local agencies so that cooperation results in an optimum implementation process.

Governmental Collaboration

Local Partnerships

Within the county, several organizations work together to provide the services desired by county residents and businesses. Various departments within county government are valuable to its communities as they work to maintain a high quality of life for residents. County departments work with the local communities to provide services such as law enforcement, road work, trail development and emergency management. Clayton County Development Group offers technical assistance and some funding for economic development, community development and tourism to all of the county’s communities and can provide assistance toward meeting many of the goals within the county’s comprehensive plan.

Regional Agencies

Regional partnerships can also benefit the county and communities and have been noted throughout this document. Key regional agencies that can help implement strategies in this plan include:

- Upper Explorerland Regional Planning Commission (UERPC) provides services in community planning, government grant writing (community facilities, sewer/water, downtown revitalization

and housing), workforce, housing rehab and rental assistance programs and transportation projects.

- Northeast Iowa Resource Conservation and Development (RC&D) provides services and programs that support natural resource conservation and enjoyment. Water quality, forestry and trail development are among the areas of focus for RC&D.
- Northeast Iowa Community Action Corporation (NEICAC) provides programming and services in child and family health and wellbeing, home energy assistance, low-income housing and weatherization, and also serves as the region's transit agency.

State Agencies

The following is a list of state agencies whose departments and areas of expertise could assist the county and communities as they move forward with the implementation of this plan:

- Iowa Economic Development Authority (IEDA)
- Iowa Department of Agriculture and Land Stewardship (IDALS)
- Iowa Department of Cultural Affairs
- Iowa Department of Natural Resources (IDNR)
- Iowa Department of Transportation (IDOT)

Public Engagement

In addition to important intergovernmental collaborations, promoting more public engagement in county and community activities will be beneficial in the implementation of this plan. Informing and involving the public is an essential part of providing transparency in governance. Clayton County and its communities understand that getting good results in community development depends upon the support of its residents and will continue to look for ways to promote its activities and decision-making process to build more productive resident engagement.

Intergovernmental Collaboration Summary

Both intergovernmental cooperation and public engagement share the core requirement of effective communication. Together collaboration and public engagement are important ways to make the most efficient use of the county's limited resources and ensure fair and equitable decision-making processes. The county and its communities are fortunate to have strong partners throughout the county, region and state that serve as resources for a variety of projects and initiatives.

IMPLEMENTATION

Iowa Smart Planning Guidance: This section includes a compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances.

Introduction

The purpose of this section is to explain how this plan will be implemented to achieve the desired goals as set forth by the county and participating communities. The Clayton County Comprehensive Smart Plan addresses many important components critical to sustaining healthy communities while preserving the area's natural resources and history. As change is inevitable, the plan may need to be amended to reflect those changes. This section includes tables of all the actions highlighted in each previous section of the plan, with a timeframe for those actions. In this way, the implementation section serves as the master checklist for implementing the plan.

Action Plan

The action plan is laid out in table form for easy reference by community leaders. Each action is assigned a potential time frame, an agency or agencies responsible for ensuring that the action is carried out and the resources required to complete the action.

Time Frame

This category assigns approximate time frames in which the implementation of the action can be expected. Some actions will take significantly longer than others, so this document will simply refer to the proposed starting time and does not address the length of a project, unless it is ongoing. The time frames used in this document are as follows:

- 0 to 2 years
- 2 to 5 years
- Ongoing

Responsible Agencies

Clayton County and its departments will be the main agencies responsible for ensuring the implementation of the plan at the county level. In some cases, other agencies may provide a vital support role or even take the lead on some actions. On the Action Plan, the first agency listed in the table is assumed to be the lead agency.

Resource Needs

Resource needs include the potential direct costs of the project or initiative as well as overhead. This document simply categorizes possible resource needs into three levels:

- Minimal: Indicates resource needs to implement the action are expected to take less than \$10,000 in direct expenditures and could be accomplished within the schedules of existing staff and/or volunteers of the responsible parties.
- Moderate: Indicates resource needs to implement the action are expected to take more than \$10,000 and less than \$50,000 in direct expenditures and would require some coordination between agencies and increased staff time.
- Significant: Indicates resource needs to implement the action are expected to take more than \$50,000 in direct expenditures and would require significant coordination among agencies and significant staff time.

Plan Adoption

The Clayton County Comprehensive Smart Plan was reviewed by the Clayton County Planning and Zoning committee on _____. A public hearing was held on _____. The County Supervisors reviewed the plan and voted to adopt Clayton County Comprehensive Smart Plan on _____.

Integration and Consistency

It is especially important that all elements of the plan be integrated and made consistent. As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; based on that analysis, there are no known inconsistencies between the planning elements. The county should work toward making all County Codes and Ordinances consistent with the Comprehensive Plan.

Measurement of Plan Progress

As part of the comprehensive planning process, several actions were developed that when implemented are intended to build stronger relationships and give direction to the various county departments and its residents. Many of the actions are long term, while some can be accomplished in the next couple of years.

To help the county in measuring progress of the comprehensive plan, action plans have been created that identify the action, key parties, time frames and possible funding requirements to accomplish those actions. The identified actions will provide guidance to the planning commission to measure the progress of achieving implementation of the comprehensive plan. It is recommended that the plan be continually reviewed by the county board and have copies available at each meeting location.

Plan Monitoring, Amendments and Updates

The Clayton County Comprehensive Smart Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The Comprehensive Plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, strategies and actions reflect the current situation and modern needs. It is recommended the plan be reviewed for consistency every five years, with a full update planned every 20 years.

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APPENDIX A: SMART PLANNING PRINCIPLES AND ELEMENTS

Iowa's Ten Smart Planning Principles:

1. Collaboration

Governmental, community and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

2. Efficiency, Transparency and Consistency

Planning, zoning, development and resource management should be undertaken to provide efficient, transparent and consistent outcomes. Individuals, communities, regions and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. Clean, Renewable and Efficient Energy

Planning, zoning, development and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational Diversity

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

5. Revitalization

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

6. Housing Diversity

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

7. Community Character

Planning, zoning, development and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. Natural Resources and Agricultural Protection

Planning, zoning, development and resource management should emphasize protection, preservation and restoration of natural resources, agricultural land and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. Sustainable Design

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

10. Transportation Diversity

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

Iowa's 13 Smart Planning Elements:

A. Public Participation Element

Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

B. Issues and Opportunities Element

Information relating to the primary characteristics of the municipality and a description of how each of those characteristics impacts future development of the municipality. Such information may include historical information about the municipality, the municipality's geography, natural resources, natural hazards, population, demographics, types of employers and industry, labor force, political and community institutions, housing, transportation, educational resources and cultural and recreational resources. The comprehensive plan or land development regulations may also identify characteristics and community aesthetics that are important to future development of the municipality.

C. Land Use Element

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

D. Housing Element

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

E. Public Infrastructure and Utilities Element

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

F. Transportation Element

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

G. Economic Development Element

Objectives, policies and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for

the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

H. Agricultural and Natural Resources Element

Objectives, policies and programs addressing preservation and protection of agricultural and natural resources.

I. Community Facilities Element

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

J. Community Character Element

Objectives, policies and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

K. Hazards Element

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

L. Intergovernmental Collaboration Element

Objectives, policies and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

M. Implementation Element

A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances.

APPENDIX B: FEDERAL & STATE PROGRAMS

Community Development Tools and Resources

IEDA Public Facilities Community Development Block Grant (CDBG) - Water/sewer funds are available annually on a competitive basis to communities for projects that include sanitary sewer system improvements, water system improvements, water and wastewater treatment facilities, storm sewer projects related to sanitary sewer system improvements and rural water connections.

IEDA Community Facilities and Services Fund (CDBG) – Communities can apply for facilities and services grant funding for a variety of projects and activities primarily benefiting low- and moderate-income persons, including day care facilities, senior centers, vocational workshops and other community services such as storm water projects.

IEDA Contingency Fund, Imminent Threat (CDBG) – Communities can apply for emergency funding for projects that correct an imminent threat to public health, safety or welfare. This program has also been used to fund projects that demonstrate sustainable community activities.

IEDA Downtown Revitalization Fund (CDBG) – Communities may apply for funds for downtown revitalization projects.

Vision Iowa: Community Attraction & Tourism (CAT) – Communities can apply for these grant funds for projects that promote recreational, cultural and educational or entertainment attractions that are available to the general public.

Vision Iowa: River Enhancement Community Attraction & Tourism (RECAT) – Communities can apply for RECAT funds to support projects that promote and enhance recreational opportunities on and near rivers or lakes.

Endow Iowa Tax Credits - Endow Iowa was created to enhance the quality of life for the citizens of this state through increased philanthropic activity by encouraging investments in existing community foundations. The major component of the Endow Iowa Program is a state tax credit of some annually fixed percentage of the gift given to a qualified community foundation. Communities and nonprofit organizations can set up funds within their community foundations to support local projects, and donors can take advantage of the tax credit.

Community-Based Seed Capital Funds – This tax credit program is designed to encourage groups of local investors to engage in venture capital investment to help attract and retain fast growing companies to their communities. Investors can receive tax credits equal to 20% of the amount of an equity investment in a Community-Based Seed Capital Fund.

EPA Brownfields Program - Communities can apply for funds to inventory, characterize, assess and conduct cleanup planning for properties that may have hazardous substances, pollutants or contaminants present. Additional funding may be available for clean-up.

IDOT Revitalize Iowa's Sound Economy (RISE) - This state program was established to promote economic development in Iowa through construction or improvement of roads and streets. Communities can apply for grants or loans to fund "immediate opportunity" projects or "local development" projects. Immediate opportunity projects are an immediate, non-speculative opportunity for permanent job creation or retention. Jobs created are to be value-adding in nature (e.g. manufacturing, industrial, non-retail) and the relocation of jobs within the state does not qualify. Local development projects support local economic development but do not require an immediate commitment of funds such as industrial parks or tourist attractions. Projects must involve construction or improvement of a public roadway.

IDOT Traffic Safety Improvement Program – This transportation program can provide funding for traffic safety improvements or studies on any public roads. Eligible projects fall into one of three categories: construction or improvement of traffic safety and operations at a specific site with an accident history; purchase of materials for installation of new traffic control devices such as signs or signals, or replacement of obsolete signs or signals; or transportation safety research, studies or public information initiatives such as sign inventory, work zone safety and accident data.

IDOT Pedestrian Curb Ramp Construction – This program can provide funding to assist communities in complying with the Americans with Disabilities Act (ADA) on primary roads. The community must engineer and administer the project and improvements must involve a municipal extension of a primary road.

IDOT Safe Routes to School Program – This program provides funding for infrastructure and non-infrastructure improvements that result in more students walking or bicycling to school. Infrastructure improvements (e.g. sidewalks, road crossings, etc.) resulting from funding must be maintained as a public facility for a minimum of 10 years.

IDOT/IDNR Fund – Communities can apply for funds to cover the cost of materials and installation of seed or live plants for roadside beautification for any primary system corridors. The area to be planted must be on primary highway right-of-way, including primary highway extensions.

Iowa Living Roadway Trust Fund - Implement Integrated Roadside Vegetation Management programs (IRVM) – These funds are available for various projects on city, county or state rights-of-way or publicly owned areas adjacent to traveled roadways. Categories of eligible projects are as follows: roadside inventories; gateways; education/training; research/demonstration; roadside enhancement; seed propagation; and special equipment.

IDOT Recreational Trails Program – This program was established to fund public recreational trails. Communities may apply for proposed projects that are part of a local, area-wide, regional or statewide trail plan. Trails resulting from successful applications must be maintained as a public facility for a minimum of 20 years.

USDA Community Facilities Grants/Loans – Available to fund the development of essential community facilities for public use in rural areas and may include hospitals, fire protection, safety, child care centers and many other community-based initiatives

USDA Rural Community Development Initiative - Provides technical assistance and training funds to develop the capacity and ability of private, nonprofit community-based housing and community development organizations and low income rural communities to improve housing, community facilities, community and economic development projects in rural areas.

USDA Broadband Loan Program - This program is available to local nonprofit and for-profit entities and provides loans for funding the costs of construction, improvement and acquisition of facilities and equipment to provide broadband service to rural communities.

USDA Distance Learning And Telemedicine Grant/Loan Program (DLT) – This program can provide grant funding for the technology and technical assistance needed to support distance learning and telemedicine projects in rural communities.

USDA Water and Waste Disposal Direct Loans and Grants – These funds can be used to develop water and waste disposal systems in rural areas and towns.

USDA Emergency Community Water Assistance Grants (ECWAG) – These funds are available to assist rural communities that have experienced a significant decline in quantity or quality of drinking water due to an emergency, to obtain or maintain adequate quantities of safe drinking water.

USDA Water and Waste Disposal Guaranteed Loans – This program provides loan guarantee support to local lenders for the construction or improvement of water and waste disposal projects in rural communities.

IDNR Solid Waste Alternatives Program (SWAP) - SWAP provides financial and technical assistance to businesses, government agencies, public and private groups and individuals to assist with the implementation of waste reduction, recycling, market development, public education and other solid waste management projects that improve their environmental performance as well as their bottom line.

IDNR Derelict Building Program – This program provides small Iowa communities and rural counties financial assistance to address neglected structures in order to improve the appearance of their streets and revitalize local economies. Derelict buildings must be located in a town or unincorporated county area of 5,000 residents or less and the building must be owned or in the process of being owned by the community or county. The program can provide funds to assist with certified ACM inspections, removal and disposal of ACM, structural engineering analysis to determine ability to renovate the building, Phase I & II Environmental Assessments and building deconstruction or renovation

IDNR Clean Water Loan Program - Iowa's Clean Water State Revolving Fund (CWSRF) is an option for financing publicly owned wastewater treatment, sewer rehabilitation, replacement, construction and storm water quality improvements.

IDNR Drinking Water State Revolving Fund (DWSRF) – This is a loan fund that can finance the design and construction of drinking water systems to help ensure public health and provide safe drinking water.

IDNR General Non-Point Source – This loan fund offers landowners affordable financing for a variety of water quality projects. Projects include but are not limited to: Landfill closure, remediation of storage tanks, restoration of wildlife habitat, stream bank stabilization and wetland flood prevention areas.

IDNR Planning & Design Loans – Zero interest loans to cover costs incurred in the planning and design phase of a water infrastructure project. The funds can be used by communities to cover engineering fees, archaeological surveys, environmental or geological studies and costs related to project plan preparation. The loans may be rolled into a State Revolving Fund (SRF) construction loan or can be repaid when permanent financing is committed. The project planning and design costs must be directly related to proposed eligible projects such as the construction of treatment plants or improvements to existing facilities, water line extensions to existing unserved properties, water storage facilities and wells.

IDNR Resource Enhancement and Protection (REAP) - REAP funds are available to communities through competitive grants for city parks and open space improvements. Typical projects include park land expansion and multi-purpose recreation projects.

SHPO Certified Local Government Program (CLG) - The CLG program supports local governments' historic preservation programs. Direct benefits include free historic preservation training and technical assistance from the State's historic preservation staff, a start-up preservation reference library for use in developing and administering the program, qualification for REAP Historic Resource Development Program (HRDP) grants for rehabilitating community-owned properties that are listed on the National Register of Historic Places and qualification for a small, competitive, matching CLG grant program that is open only CLG program participants. These grants can be used to underwrite all historic preservation activities except rehabilitation.

Cultural District - A cultural district is a well-recognized, labeled, mixed-use, compact area of a community in which a high concentration of cultural facilities serves as the anchor. Cultural districts are established to encourage local governments to partner with a local community nonprofit or for profit organization, businesses and individuals to enhance the quality of life for citizens of the community.

Iowa's Living Roadways Community Visioning Program – This program provides professional landscape planning and design services to rural Iowa communities. The Iowa DOT, ISU and Trees Forever collaborate to engage communities in participatory decision-making processes and implementation strategies, and each community receives a conceptual design plan that can be used to implement landscape and transportation enhancements. Possible projects include transportation corridor enhancements, community signage, downtown streetscape improvements and recreational trail development.

Trees Forever - This statewide nonprofit organization was formed to protect Iowa's natural resources. Trees Forever works with communities to improve water quality, preserve and enhance forest areas and beautify roadsides. Trees Forever provides facilitation for a wide range of activities including community tree planting, GreenForce™ youth engagement programs, Iowa's Living Roadways Community Visioning, trails visioning, watershed protection and many more programs.

HSEMD Hazard Mitigation Grant Program (HMGP) – This program provides grants to communities for long term hazard mitigation projects after a major disaster declaration. The purpose of the program is to reduce the loss of life and property in future disasters by funding mitigation measures during the recovery phase of a natural disaster. Projects include planning, safe rooms, acquisitions, elevations and relocations.

Economic Development Tools and Resources

IEDA Grow Iowa Values Financial Assistance Program (GIVFAP) - Formerly the Direct Financial Assistance Program, this state fund offers direct financial assistance to companies that create new employment opportunities and/or retain existing jobs and make new capital investment in Iowa. The funds, in the form of loans or forgivable loans can help finance projects that are focused on job creation or retention, value-added agriculture and entrepreneurial efforts and can help a wide variety of business operations including biosciences, advanced manufacturing, information technology and financial services. Funds can be used for building construction or remodeling, land or building acquisition, site preparation, machinery and equipment purchases, computer hardware purchases, furniture and fixtures.

IEDA Enterprise Zones - Enterprise Zones are designed to stimulate development by targeting economically distressed areas in Iowa. Businesses and developers can qualify for state and local tax incentives by making new investments and creating or retaining jobs in these areas.

IEDA Iowa New Jobs Training Program – This program assists businesses that are creating new positions or new jobs through expansion or location in the state by providing flexible funding to train and develop new employees. The assistance available ranges from highly specialized educational programs to basic skill training for new positions. Businesses that have entered into an agreement are also eligible for the New Jobs corporate income tax credit if they expand their Iowa employment base by 10% or more.

IEDA Iowa Jobs Training Program - Like the new jobs training program, this program also invests in customized training, but for existing employers. Iowa's community colleges provide businesses with funding and support for this program.

IEDA High Quality Jobs Program – This program is designed to promote the creation or retention of quality jobs by assisting businesses locating, expanding or modernizing their facilities in Iowa through a package of tax credits, exemptions and/or refunds to approved businesses.

IEDA Targeted Small Business (TSB) Program – This program assists women, minorities and the disabled in starting or growing a small business. TSB-certified businesses receive technical assistance and are eligible to apply for financial assistance through grants and loans.

IEDA Job Creation, Retention and Enhancement Fund - EDSA, PFSA and Career Link (CDBG) - These three programs within the fund are the Economic Development Set-Aside (EDSA), the Public Facilities Set-Aside (PFSA) and Career Link. Communities can apply to these programs at any time. EDSA and PFSA are designed to assist businesses either through a direct or forgivable loan or through infrastructure projects. Career Link is an industry-driven training program designed to help the underemployed and working poor obtain the training and skills they need to move into available higher-skill, better-paying jobs.

Tax Increment Financing (TIF) – This tool is a public financing mechanism that is used to subsidize development, infrastructure and other community-improvement projects in targeted districts. Eligible projects result in an increase in site value which generates an increase in tax revenues. These future new

revenues can be used to repay the debt issued by the community for the project, or to reimburse private investment in the project.

IEDA Demonstration Fund - The Demonstration Fund is available to small and medium-sized Iowa-based companies in the industries of advanced manufacturing, bioscience or information technology. The fund provides financial and technical assistance to support high technology prototype and concept development activities that have a clear potential to lead to commercially viable products or services within a reasonable period of time. The primary purpose of the fund is to help businesses with a high-growth potential reach a position where they are able to attract later stage private sector funding.

IEDA Iowa Small Business Loan Support Program (ISB) - This loan program assists Iowa entrepreneurs and small businesses in their efforts to access capital for business purposes including start up costs, working capital, business procurement, franchise fees, equipment, inventory, as well as the renovation or tenant improvements of an eligible place of business that is not for passive real estate investment purposes. Iowa small businesses that are located in Iowa, are owned, operated and actively managed by an Iowa resident, and have 750 or fewer full-time equivalent employees are eligible to apply.

IEDA Assistive Device Tax Credit — Reduces taxes for small businesses that incur costs through making physical changes to the workplace to help employees with disabilities to get or keep their job.

IEDA Brownfield/Grayfield Tax Credit Program — Projects can receive tax credits for qualifying costs of a Brownfield project and if the project meets green building requirements. Grayfield projects can get tax credits for qualifying costs and projects that meet green building requirements.

Research Activities Tax Credit — This is a refundable tax credit created to incent a company's research activities. Companies must meet the qualifications of the Federal Research Activities Credit in order to be eligible for the credit in Iowa.

Iowa Innovation Acceleration Fund - The Iowa Innovation Acceleration Fund promotes the formation and growth of businesses that engage in the transfer of technology into competitive, profitable companies that create high paying jobs. The fund provides financing to eligible businesses through three program components that correspond to three different stages of growth:

- *Iowa LAUNCH* —pre-seed capital stage financing through low-interest loans for intellectual property development and evaluation, including in-depth analysis of market potential, conducting competitive analysis, establishing proof of concept of a scientific discovery, prototype design and development and related activities.
- *Iowa PROPEL*— seed capital stage financing through low-interest loans or royalty agreements for advanced intellectual property development and evaluation, including in-depth analysis of market potential, conducting competitive analysis, advanced proof of concept work for a scientific discovery, advanced prototype design and development, research and development needed to attract venture capital financing, hiring key personnel and related activities.

- INNOVATION EXPANSION— expansion-stage financing through secured, low-interest loans to fund investments that can be used to hire key personnel and services and the purchase of equipment and facilitate construction costs.

USDA Business and Industry Guaranteed Loan (B&I) Program – Loan guarantees available to support local financing agencies with loans to rural businesses that improve, develop, or finance business, industry and employment as well as improve the economic and environmental climate in rural communities.

USDA Intermediary Relending Program (IRP) - Provides loans to local organizations to establish revolving loan funds to assist with financing business and economic development activity that create or retain jobs in disadvantaged and remote communities.

USDA Rural Energy for America Program Guaranteed Loan Program (REAP Loans) - This guaranteed loan program supports local commercial financing of renewable energy and energy efficiency projects for businesses.

USDA Rural Economic Development Loan and Grant (REDLG) - This program provides funding to rural projects through local nonprofit utility organizations. Under the program, USDA provides zero interest loans to local utilities which they then relend to local businesses for projects that create and retain employment in rural areas.

USDA Rural Business Enterprise Grant Program (RBEG) – This grant program provides funds to communities or nonprofit organizations to be used for rural projects that help finance and facilitate the development of small and emerging rural businesses.

USDA Rural Energy for America Program Grants (REAP) – This grant program is available to small rural businesses and can provide funds for energy audits, feasibility studies or renewable energy development assistance. It may also be used to help rural small businesses purchase and install renewable energy systems and make energy efficiency improvements.

USDA Value-Added Producer Grants (VAPG) - Grants funds are available to local producers and cooperatives for planning activities or working capital for marketing value-added agricultural products and for farm-based renewable energy.

USDA Rural Business Opportunity Grants (RBOG) – Communities and nonprofit agencies can apply for funds to promote sustainable economic development in rural communities by providing training and technical assistance for business development, entrepreneurs and economic development officials and to assist with economic development planning.

SHPO State Historic Preservation and Cultural & Entertainment District Tax Credit – This program provides a state income tax credit for the sensitive rehabilitation of historic buildings. It ensures character-defining features and spaces of buildings are retained and helps revitalize surrounding neighborhoods. The program provides an income tax credit of some percentage of qualified rehabilitation costs.

IowaMicroLoan – Provides loans and technical assistance for start-up, expansion or refinancing of small businesses.

Iowa Small Business Development Centers (SBDC) - The Iowa SBDC conducts research, counsels and trains business people in management, financing and operating small businesses, and provides comprehensive information services and access to experts in a variety of fields. The SBDC is the only nationally accredited entrepreneurial development program in Iowa.

UNI MyEntre.Net - This website is an online business resource site and blog for entrepreneurs. Among its activities are weekly business webinars, regionally hosted EntreBash! networking events and an annual EntreFest! business conference for entrepreneurs.

Housing Tools and Resources

IEDA Housing Fund (CDBG) – Communities can apply for funding that supports owner-occupied rehabilitation projects for low to moderate income, single-family, owner-occupied housing households.

IEDA Housing Enterprise Zones - Developers and contractors building or rehabilitating housing in an established Enterprise Zone may apply to receive state tax incentives such as a refund of state sales, service or use taxes paid during construction and an investment tax credit of up to a maximum of 10% of the investment directly related to the construction or rehabilitation of the housing.

Housing Tax Increment Financing (TIF) – When TIF is used for housing development, a percentage of the future tax increment revenues from the project must be used to provide housing assistance to low- and moderate-income families.

USDA Rural Repair and Rehabilitation Loans and Grants – This program provides direct loans or grants to very low-income homeowners to repair, improve or modernize their dwellings or to remove health and safety hazards.

USDA Rural Housing Direct Loan – This program provides direct loans to help low-income individuals or households purchase, build, repair, renovate or relocate homes in rural areas.

USDA Rural Housing Guaranteed Loan – This program supports local participating lenders in financing home purchases for rural families with incomes up to 115% of the area’s median income.

USDA Rural Housing Site Loans - These loans are made to nonprofit agencies to provide financing for the purchase and development of housing sites for low- and moderate-income families.

USDA Rural Rental Housing - This program provides loans to a variety of owners to provide affordable multifamily rental housing for families, the elderly or persons with disabilities.

USDA Guaranteed Rental Housing – This program guarantees loans to support local participating lenders in financing the development of multi-family housing facilities in rural areas.

USDA Housing Preservation Grants – This program provides grants to local nonprofit organizations to fund the repair or rehabilitation of low- and very low-income housing.