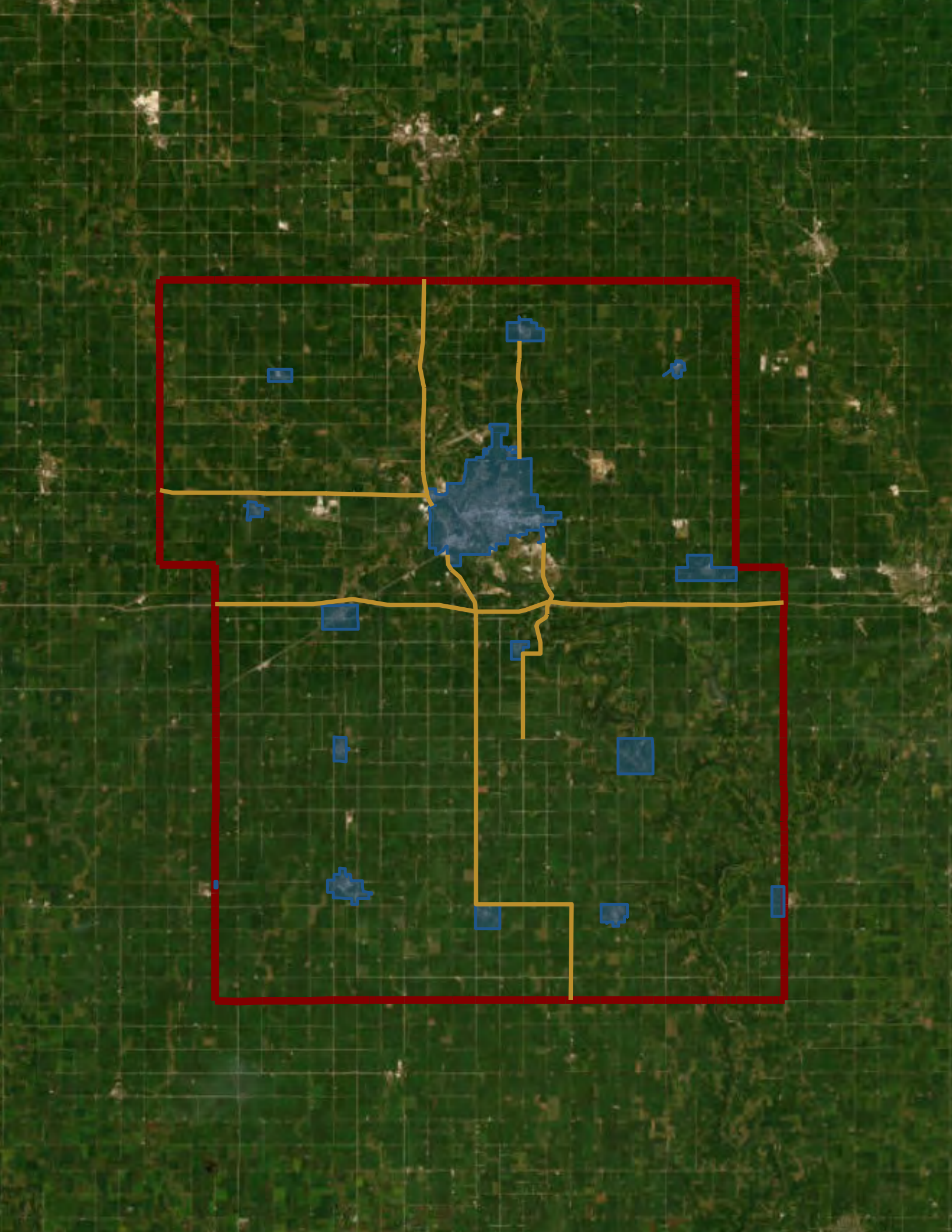




Webster County Comprehensive Plan 2043





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Adoption

Adoption Placeholder



Chapter 1

Introduction



Planning 101

Why Develop a Comprehensive Plan?

It is difficult to know what the future may bring for Webster County, or for any county. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of the Webster County Comprehensive Plan is to establish a shared vision for Webster County to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Iowa Smart Planning

The Iowa Smart Planning Act (State Code Chapter 18B), signed into law on April 26, 2010, includes three primary components:

1. Ten Iowa Smart Planning Principles;
2. Comprehensive Planning Guidance and 13 plan elements;
3. Establishment of the Iowa Smart Planning Task Force.

The development of the Webster County Comprehensive Plan, as well as its ongoing maintenance, considers these elements and incorporates, as applicable, the Ten Smart Planning principles of the Iowa Smart Planning Act. The Iowa Smart Planning Act dictates the Ten Iowa Smart Planning Principles must be considered and may be applied when local governments and state agencies deliberate all appropriate planning, zoning, development and resource management decisions.

The Ten Smart Planning Principles:

1. Collaboration
2. Efficiency, Transparency, and Consistency
3. Clean, Renewable and Efficient Energy
4. Occupational Diversity
5. Revitalization
6. Housing Diversity
7. Community Character
8. Natural Resources and Agricultural Protection
9. Sustainable Design
10. Transportation Diversity

Comprehensive Planning Guidance

The Iowa Smart Planning Act outlines 13 elements that may be included in a city or county's comprehensive plan.

1. Public Participation
2. Issues and Opportunities
3. Land Use
4. Housing
5. Public Infrastructure and Utilities
6. Transportation
7. Economic Development
8. Agriculture and Natural Resources
9. Community Facilities
10. Community Character
11. Hazards
12. Intergovernmental Collaboration
13. Implementation

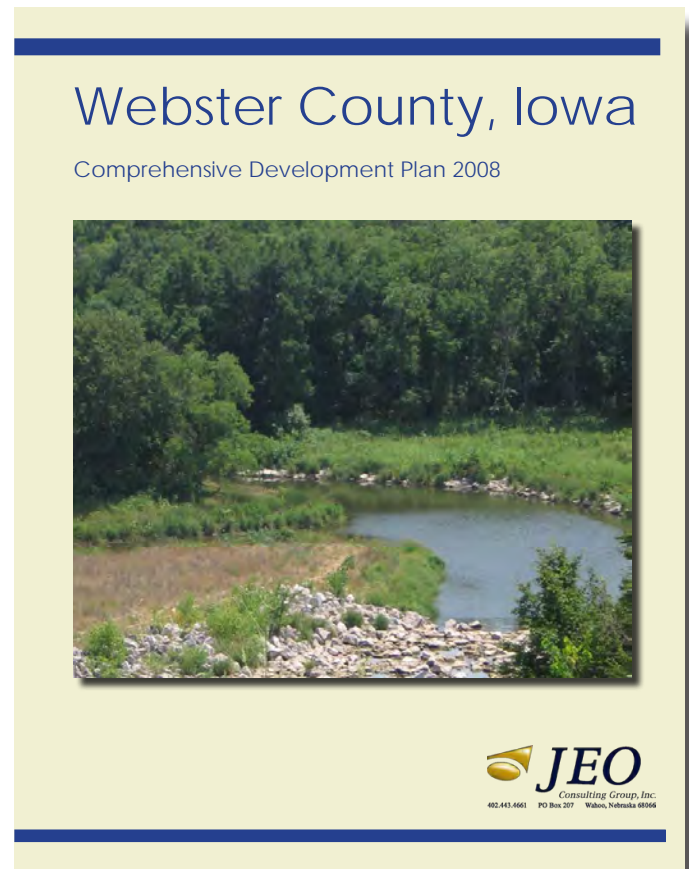
Plan Overview

Webster County Planning

Webster County is a rural, Central-Iowa county known for its beautiful natural areas and rich agriculture. Webster County is 718 square miles in area, with a population of 36,999. The county seat of Webster County is Fort Dodge with a population of 24,168.

The previous Webster County Comprehensive Plan was adopted in 2008. It was organized into the following categories which formed a foundation of the updated goals and strategies.

- General Land Use
- Industrial Land Use
- Agricultural Land Use
- Commercial Land Use
- Residential Land Use/Housing
- Public Facilities and Taxes
- Infrastructure (Public Works and Transportation)
- Economic Development
- Parks and Recreation
- Health and Safety
- Environment/Water Resources
- Implementation, Evaluation, and Review



Webster County Comprehensive Plan Maintenance

This planning document is a “living” guide for growth and change in Webster County. The Plan represents the County’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of strategies in the Webster County Comprehensive Plan. If decisions are being made that are not consistent with the Plan, then the Plan has lost its relevance and should be amended. The process of amending the Plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the county. The Plan’s value is dependent upon frequent use and occasional updates. The implementation matrix included within the Plan should guide development and investment decisions for the future of Webster County.



Plan Overview

The organization of the Webster County Comprehensive Plan is based both on the planning process and the guidance provided by the Iowa Smart Planning Act. The Plan is divided into six chapters plus several important appendices, as described below:

Chapter 1:

Chapter 1 discusses the role of this Plan, the planning process, the planning area, and key community indicators.

Chapter 2:

Chapter 2 describes the public participation methods and feedback.

Chapter 3:

Chapter 3 defines various county elements and outlines the goals and strategies for each individual element.

Chapter 4:

Chapter 4 establishes the goals, objectives and strategies pertaining to land use decisions, describes current land use characteristics, defines future land use categories (and strategies), and presents the future land use map.

Chapter 5:

Chapter 5 establishes the goals and strategies pertaining to transportation planning and improvements.

Chapter 6:

Chapter 6 provides guidance for implementation of the Webster County Comprehensive Plan. This chapter includes an implementation matrix that outlines the goals, strategies, and action items as well as potential partners and funding opportunities for achieving the County's goals.

Appendix A:

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for Webster County. This data informs the planning process and should be updated from time to time to track progress and change in Webster County.

Appendix B:

Appendix B includes the complete results from the public surveys conducted as a part of this planning process.

Elements Overview

Webster County Elements

The County Elements chapter organizes goals and strategies that will help guide Webster County's growth into the following elements:

County Facilities

Public and private utilities are a fundamental need for growing and sustaining a community, and important to the residents of Webster County.

Parks and Recreation

Webster County's recreation ranks very high on the list of contributions towards an improved quality of life. These recreational amenities provide residents and visitors with a higher quality of life and will help keep the county growing and thriving.

Agriculture and Natural Resources

Webster County has many natural areas that are vital to the well-being of the county and the health of the regional ecosystems. There is also productive agriculture throughout the county that provides current and future economic growth and wealth.

Economy and Employment

Economic development is realized through the growth and retention of jobs, a diversity of business types, and subsequent increases in buying power, investment in the built environment, and a general improvement in the County's quality of life.

Housing

Housing is integral to the well-being and economic prosperity of any community. This section identifies means of supporting diverse housing opportunities in Webster County.

Intergovernmental Cooperation

This section helps inform the County's strategy on collaboration with those entities and provides guidance on reaching out to new partners and maintaining existing relationships.

Resilience

Resilience is the ability of a system to respond to, adapt to, and recover from negative events. Resilience has three major components: social, economic, and environmental. Strong social networks, efficient economies and thoughtful government budgets, and the protection of vital natural resources all have a positive impact on a community's ability to bounce back after unexpected disruptions like natural disasters.



Elements Organization

Goals, Strategies, and Action Items

Each element of the comprehensive plan contains goals, objectives, and strategies established during the planning process based on public input and the information contained in Appendix A: County Profile.

This section defines goals, strategies, and action items as follows:

Goal:

A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Strategy:

A strategy is a specific rule of conduct or course of action intended to help the County achieve the goals and objectives of the Plan. All future actions and decisions made by the County should be consistent with these strategies, unless unforeseen reasons arise which make following a strategy impractical. Such occasions should be rare and probably indicate a need to amend this Plan.

Action Item:

An action item is a single, clearly defined task that must be completed in order to accomplish the more broad goal.

Implementation Overview

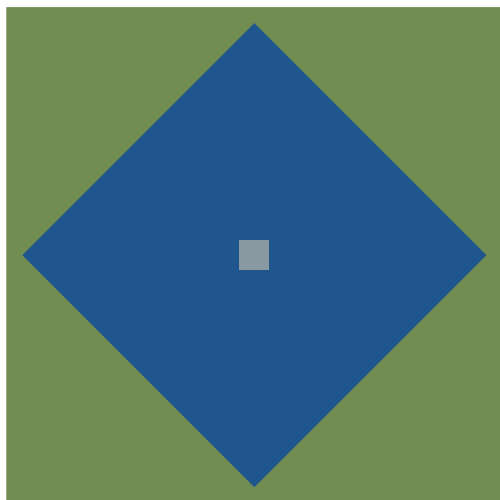
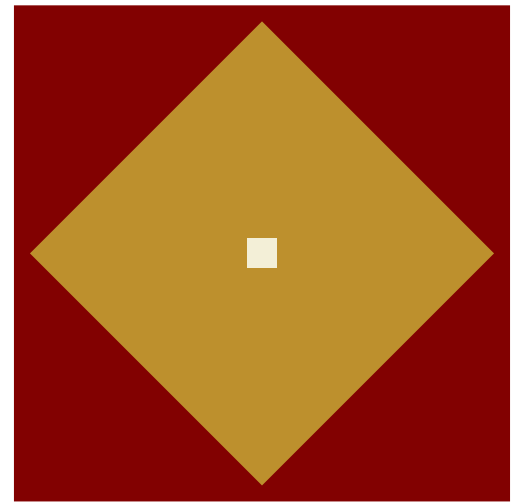
The Webster County Comprehensive Plan 2043 Implementation Matrix

The Webster County Comprehensive Plan is designed to be an active tool that helps shape development throughout the County. The goals, strategies, and action items for each element are organized in an implementation matrix in Chapter 6. This matrix provides resources for potential partners and funding sources, priority level, timeline, and related action items.

Goal: An object of ambition or effort; an aim or desired result.

Goals help communities to articulate desired outcomes of plans, policies, and action.

| <u>Strategy:</u> | <u>Action Item:</u> | <u>Priority:</u> | <u>Timeline:</u> | <u>Potential Partners:</u> |
|--|--|---|---|--|
| A plan of action or policy designed to achieve a goal. Strategies help to envision what needs to happen to reach our goals. | An action item is a documented event, task, activity, or action that needs to take place to enact the strategy and reach the goal. | Superiority in rank, position, or privilege. | A schedule of events and procedures. | One associated with another especially in an action. |
| | Each strategy has multiple action items that can be used to help accomplish the goal. | All action items will be given a priority based on the urgency to community well-being. | The plan's timeline will provide information about when the action item should take place based on urgency and funding opportunities. | Potential partners provides community leaders with ideas about who should be responsible for, and who may be able to help with each action item. |





Chapter 2

The Planning Process

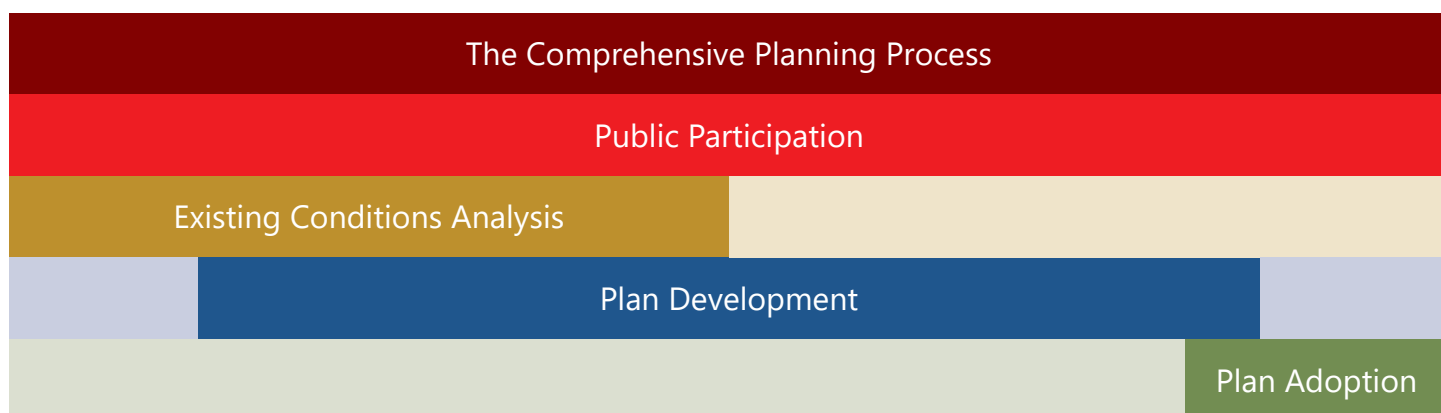


Introduction to the Planning Process

Public Participation Overview

A transparent public participation process is the foundation to a successful plan. The planning process for the Webster County Comprehensive Plan 2043 update included seeking the involvement of residents, business owners, and other stakeholders across the county to create a vision and set goals for growth and improvement. Great engagement is essential to creating a plan and gathering support for successful implementation of the plan's goals and actions.

Public Participation in the Planning Process



Outreach Methods

The Webster County Comprehensive Plan 2043 update included the following engagement activities to help develop a vision, establish goals, and develop actions for implementation:

- Planning and Zoning Commission Workshops
- Public Workshop
- Community Survey
- Online SWOT Analysis
- Crowdsourcing Mapping
- Stakeholder Interviews
- Draft Plan Review Open House

Community Engagement

SWOT Analysis

A SWOT analysis is a study undertaken to identify strengths and weaknesses, as well as its opportunities and threats.

This Plan is grounded in opportunities for positive change which was identified by citizens, staff, and stakeholders. The Plan seeks to address citizens' perceived deficiencies and capitalize on opportunities for positive change. A SWOT analysis exercise was used to gather this information from the Planning and Zoning Commission and through the community survey.

Strengths - characteristics that give the community an advantage over others.

Weaknesses - characteristics that place the community at a disadvantage relative to others.

Opportunities - elements the community could leverage to advantage the community.

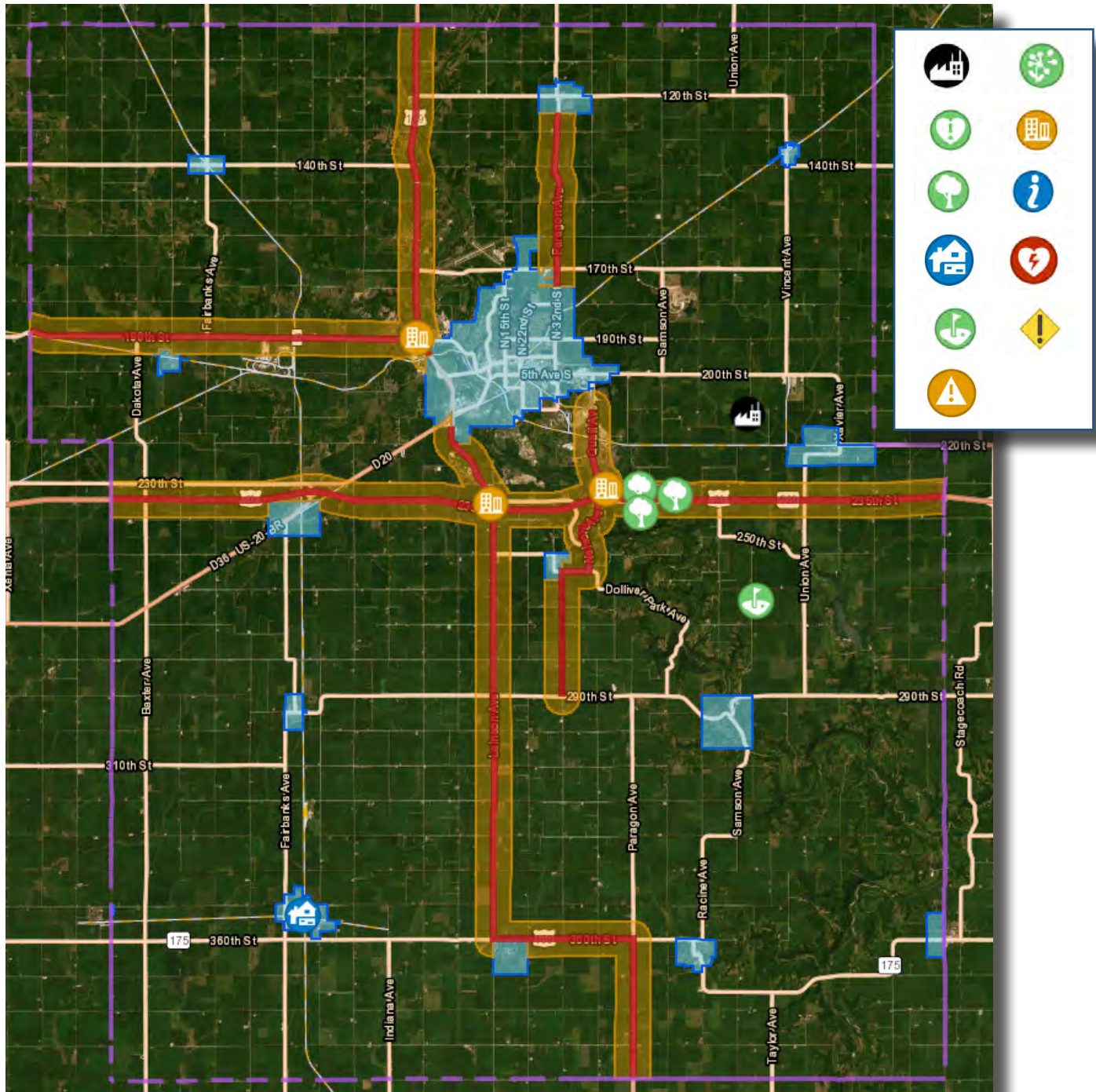
Threats - elements in the environment that could cause trouble for the community in the future.

| | <i>helpful</i> | <i>harmful</i> |
|-----------------|--|---|
| <i>internal</i> | <p><u>Strengths</u></p> <p>Affordability Accessibility People Transportation Trails</p> | <p><u>Weaknesses</u></p> <p>Cost Housing Infrastructure Employment opportunities Internet access</p> |
| <i>external</i> | <p><u>Opportunities</u></p> <p>Broadband expansion Transportation corridors Education & Employment Agribusiness</p> | <p><u>Threats</u></p> <p>Regulations Relocation Redevelopment</p> |

Community Engagement

Crowdsourcing Map

A crowdsourcing map is a unique mapping application that allows a community to collaboratively map assets, issues, opportunities, and ideas related to the community and its needs. Residents of Webster County provided valuable feedback about the addition of the corridor overlay district and opportunities for new economic growth throughout the County.



Community Engagement

Stakeholder Interviews

Interviews with stakeholders consisted of one-on-one conversations about the Webster County Comprehensive Plan 2043 update, or a specific topic or issue that the stakeholder seeks to address. The primary purpose of these interviews is to obtain project-relevant information and to gain insight to the needs of Webster County leaders. Twelve participants were involved in the stakeholder interviews over the course of six weeks.

Interview Questions

Webster County 2043 Comprehensive Plan Stakeholder Interview Questions

1. Describe your connection to Webster County – what does your business/organization do and what is your role in the business/organization?
2. Why are you located in Webster County and what do you like about the area?
3. What changes would you like to see in the transportation system in Webster County?
4. If development were to occur along major transportation corridors, what types of businesses would you like to see? What are your ideas about design standards?
5. What strengths do you see in Webster County and how are they being capitalized upon?
6. What are Webster County's weaknesses? Are they currently being addressed? What do you think should be done?
7. If you were promoting Webster County, what elements of the county would be important to include?
8. What type of development is needed or missing from the county?
9. Are there any specific areas that need reinvestment?
10. Is there anything else you would like us to know about – information or ideas for the Webster County 2043 Comprehensive Plan?



Community Engagement

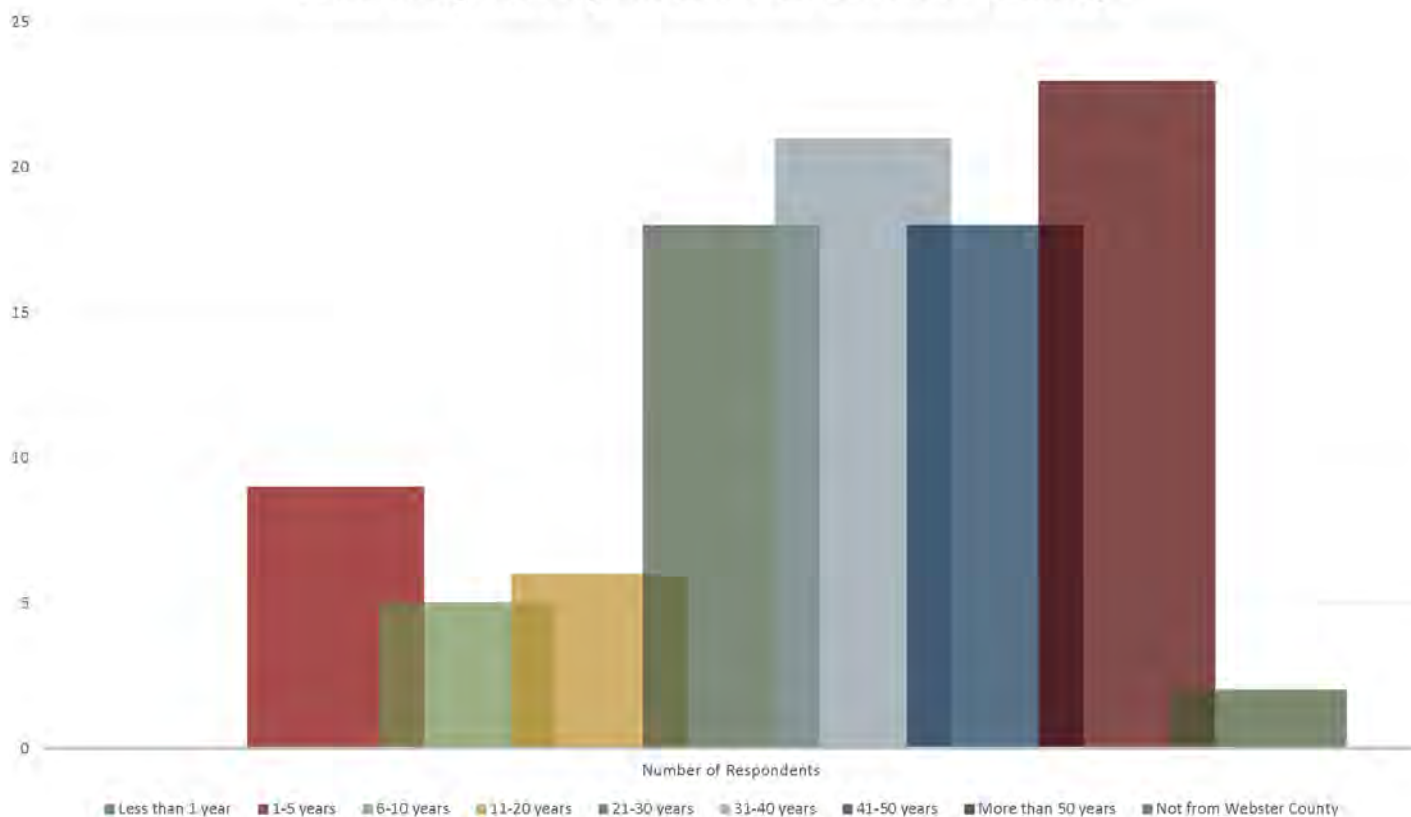
Community Surveys

A community survey was used to gather input and ideas that impacted the goals and strategies developed for the Webster County Comprehensive Plan 2043 update. The survey was made available to all of the residents of Webster County, as well as neighboring counties and nearby municipalities. Along with general questions about what residents want to see for the future of Webster County. A SWOT analysis was included to instigate creative thinking and derive deeper insights in to the needs of the County. The SWOT analysis was divided into three sections: quality of life, mobility, and development. The tool was hosted through ESRI's Survey123, which is formatted to allow users to take via computer, tablet, or smartphone. Participants were invited to respond through the project website, via County social media sites, and through posters that were distributed to towns and businesses throughout the County.

Survey Results

The following pages contain graphics of some of the survey responses that influenced the Webster County Comprehensive Plan 2043 plan update. Complete results can be found in Appendix B.

How long have you lived in Webster County?



Survey Results

Survey Results

What are the top three reasons you want to live, work, and relax in Webster County?

| Top 5 Reasons to live in Webster County | | |
|---|--------|----|
| 1 | Family | 38 |
| 2 | Town | 16 |
| 3 | Small | 11 |
| 4 | Good | 9 |
| 5 | People | 8 |

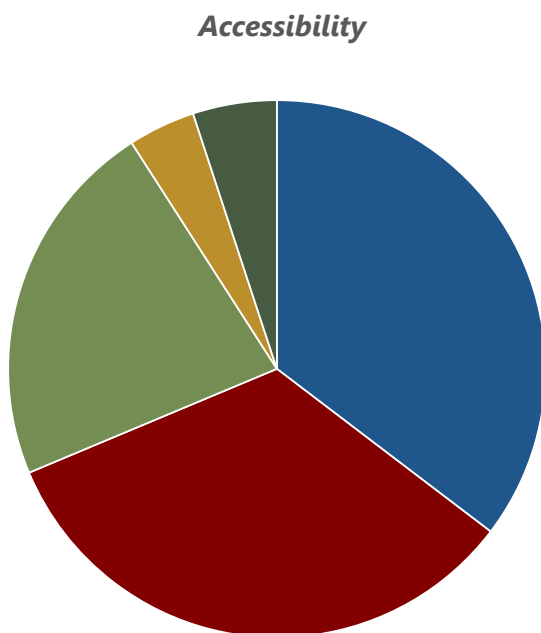
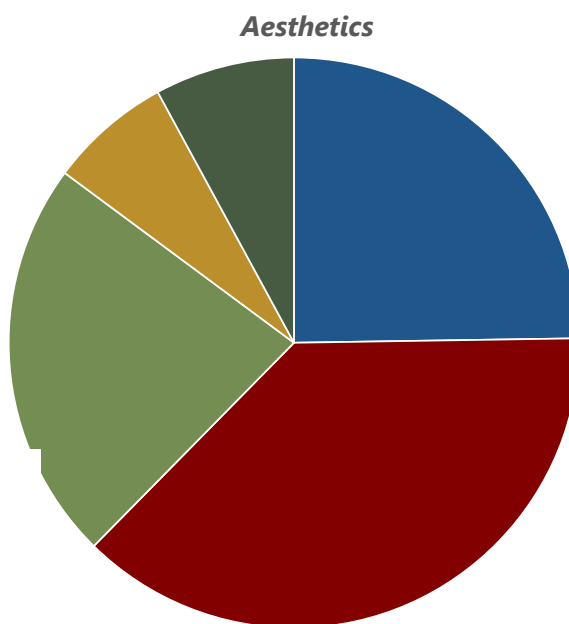
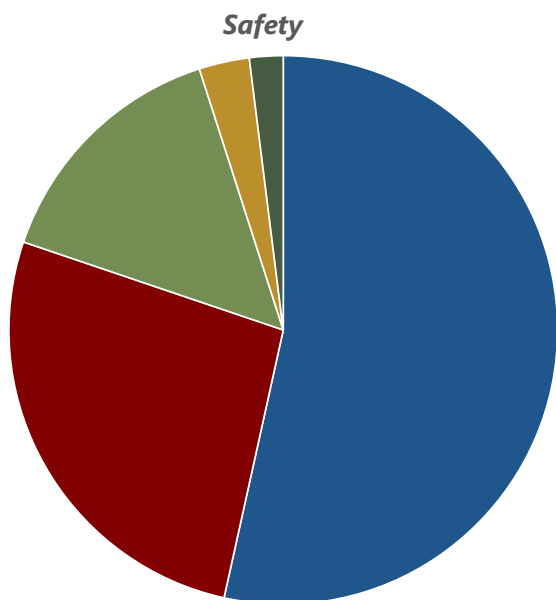




Survey Results

Survey Results

A series of questions asked about the importance of safety, aesthetics, and accessibility regarding the primary transportation corridors in Webster County. Below are summaries of the importance of each aspect according to survey respondents.



Legend:

■ Very Important ■ Somewhat Important ■ Neutral ■ Somewhat Unimportant ■ Unimportant

Project Oversight

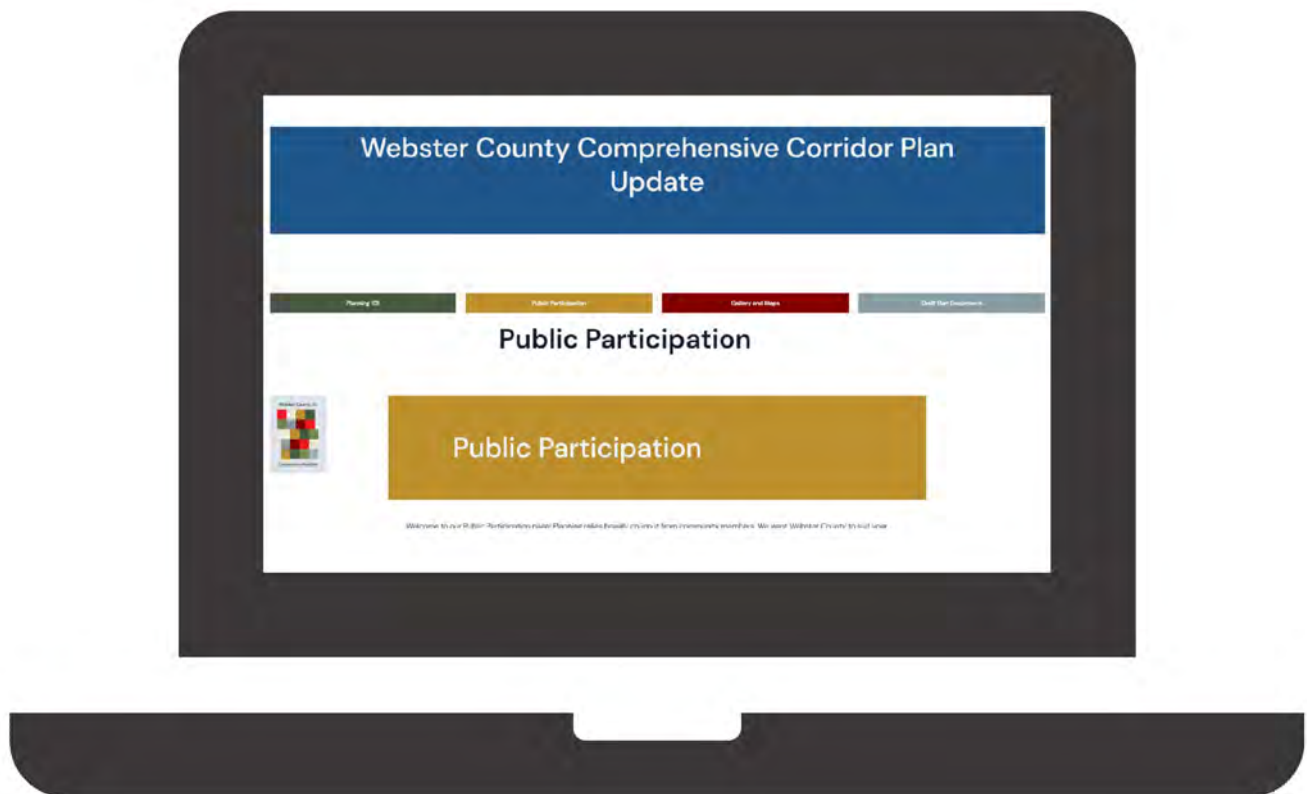
Webster County Planning and Zoning Commission

The Webster County Comprehensive Plan 2043 update was led by the Webster County Planning and Zoning Commission. The Commission acted as the primary review and advisory body throughout the planning process, ensuring that the established goals and objectives were being accomplished. The Commission participated in five workshops throughout the planning process, all of which were open to the public.

Project Website

A project website was developed to share relevant project information such as the project schedule, draft documents, meeting notices and copies of presentation materials. The website also provided a venue for the public to participate in the community survey and crowdsource map. This aspect of the communication and participation strategy was important for transparency, as well as sharing information with the project team, the public, and stakeholders.

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Chapter 3

County Elements



Elements Overview

This chapter presents a vision for the future of Webster County. It also contains goals and strategies to achieve the vision. The goals and strategies described throughout the chapter were established through the planning process, public engagement activities, Steering Committee input, and the County Profile.

The goals and strategies have been divided into the following categories:

- County Facilities
- Parks and Recreation
- Agriculture and Natural Resources
- Economy and Employment
- Housing
- Intergovernmental Cooperation
- Resilience

This section defines goals and strategies as follows:

Goals:

A long term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition through implementation.

Strategies:

A strategy is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation through direct action.

An overview of the goals are listed on the following page. Each goal has at least two strategies for achieving the goal, these are listed throughout this chapter. For action items that can be used to implement these goals and strategies, please refer to Chapter 6. Land use and transportation goals are located in their respective chapters.

These goals and strategies are designed to facilitate the implementation of Webster County's vision of health, sustainable growth and development.

Webster County Goals

County Facilities

Goal 1: Provide safe, reliable facilities throughout Webster County.

Goal 2: Support coordination of inter-agency and inter-jurisdictional facilities and services (both public and private) to increase accessibility and reduce economic and environmental impacts of procedures, infrastructure, and maintenance.

Goal 3: Strategically locate public facilities in Webster County to provide cost-effective, efficient, and timely services to all.

Parks and Recreation

Goal 1: Continue to provide new recreational opportunities and enhance existing facilities for residents of Webster County, visitors, and the all of Iowa.

Goal 2: Seek to offer greater opportunities for water-based recreation on the Des Moines River and its tributaries.

Agriculture and Natural Resources

Goal 1: Continue to establish Webster County as a leader in agricultural and environmental practices and policies in the State of Iowa.

Goal 2: Protect and enhance prime agricultural land as a cultural and economic asset of Webster County.

Goal 3: Guide development in a manner that protects and enhances environmental and water resources of Webster County.

Economy and Employment

Goal 1: Promote and encourage economic development necessary to support the needs of existing and future residents such that the economy is stable and diverse.

Goal 2: Maintain a rate and pattern of economic growth sufficient to sustain reasonable employment rates in the county, balance the real property tax base of the various cities, and strengthen local economic bases.

Housing

Goal 1: Plan for safe, attractive, and affordable housing to meet existing needs and forecasted housing demands of all residents of the County.

Goal 2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the County.

Intergovernmental Cooperation

Goal 1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Goal 2: Seek to reduce costs and improve the quality of service for County operations, partner municipalities, and organizations through sound partnerships.

Goal 3: Coordinate County planning efforts with local school districts, County departments, and State and Federal agencies, to allow those entities to properly plan for facility needs.

Resilience

Goal 1: Mitigate the risk of impacts before a disaster.

Goal 2: Protect Webster County's residents and property during a disaster.

Goal 3: Ensure successful and efficient recovery from disasters.



County Facilities

Background

Public and private utilities are a fundamental need for growing and sustaining a community, and important to the residents of Webster County. Without comprehensive public and private infrastructure, facilities, and services, the continued growth of the community would stall. The following page contains goals and strategies to help overcome these challenges and others related to the community's infrastructure.



County Facilities Goals & Strategies

Goal 1: Provide safe, reliable facilities throughout Webster County.

| | |
|------------|--|
| Strategy A | The development of sanitary sewer systems will be supported where such systems conform to all applicable federal and state standards pertinent to the collection, treatment, and final disposal of effluent. |
| Strategy B | Encourage the dedication of major drainage-ways such as wetlands, swales, intermittent creek basins and roadside depressions for the purpose of non-structural storm water collection. |

Webster County Goals

Goal 2: Support coordination of inter-agency and inter-jurisdictional facilities and services (both public and private) to increase accessibility and reduce economic and environmental impacts of procedures, infrastructure, and maintenance.

| | |
|------------|--|
| Strategy A | Continually evaluate the needs of County departments and opportunities for partnerships across agencies to increase efficiency and efficacy of County resources and projects. |
| Strategy B | Support consolidation of city, county, and state administrative offices, public health, safety and welfare buildings, and community cultural facilities as opportunities that will promote energy conservation, provide convenient, centralized services and attractive building and open space groupings. |
| Strategy C | Support development of Xenia Rural Water District or water control districts to efficiently serve rural residents throughout the County. |

Goal 3: Strategically locate public facilities in Webster County to provide cost-effective, efficient, and timely services to all.

| | |
|------------|---|
| Strategy A | Assist in the organization of special purpose districts such as sanitary districts, sanitary authorities, and county service districts which would be able to utilize federal and state funds to build collection and treatment facilities and provide the necessary services to their respective communities or clientele. The County will work to ensure that these districts are created in a manner that promotes planned growth patterns in communities within and surrounding the County. |
| Strategy B | Support any consolidation of water and sewer facilities to secure the potential economies of scale and organizations, provided their potential environmental impacts are consistent with existing land-use plans, related urban growth goals and policies, established water quality standards, and where separate local facilities are shown to be more expensive. |



Parks and Recreation

Background

Webster County's recreation ranks very high on the list of contributions towards an improved quality of life. These recreational amenities provide residents and visitors with a higher quality of life and will help keep the county growing and thriving. Additionally, recreational opportunities add economic value and positively affect property value, tourism, and commerce. The following are goals and strategies to support recreation, parks, and trails throughout Webster County.



Webster County Goals

Parks and Recreation Goals & Strategies

Goal 1: Continue to provide new recreational opportunities and enhance existing facilities for the residents of Webster County, visitors, and the all of Iowa.

Strategy A

Provide reasonably accessible, year-round park and recreational facilities for Webster County residents and visitors.

Strategy B

Work with interested cities within Webster County and regional partners to develop and expand recreation trails and corridors that one day connect communities within and surrounding Webster County.

Strategy C

Adopt recreational design standards for park and recreation facilities that protect, preserve, and conserve the environmental character and quality of the area.

Goal 2: Seek to offer greater opportunities for water-based recreation on the Des Moines River and its tributaries.

Strategy A

Support water quality initiatives in Webster County, the region, and the State of Iowa to provide healthy recreational opportunities for residents and visitors.

Strategy B

Consider expanding County recreational equipment rental programs to improve access to recreational opportunities for residents and visitors.



Agriculture and Natural Resources

Background

Webster County has many natural areas that are vital to the well-being of the county and the health of the regional ecosystems. There is also productive agricultural land throughout the county that provides current and future economic growth and wealth. This section outlines the goals and strategies for preserving, protecting, and restoring natural and agricultural resources. These systems are often interconnected and these strategies address various aspects such as water, land, wildlife, air, vegetation, food systems, and the overall welfare of the County’s resources.



Agriculture and Natural Resources Goals & Strategies

| | |
|--|---|
| Goal 1: Continue to establish Webster County as a leader in agricultural and environmental practices and policies in the State of Iowa. | |
| Strategy A | Promote quality land management through the development of erosion control design standards for rural subdivisions and larger commercial and industrial developments. |
| Strategy B | Continue to develop land use regulations and design standards based on federal requirements and regulations. |
| Strategy C | Develop local regulations that, at a minimum, are as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines. |

Webster County Goals

Goal 2: Protect and enhance prime agricultural land as a cultural and economic asset of Webster County.

| | |
|------------|--|
| Strategy A | Discourage conversion of designated prime agricultural land and soils to non-agricultural uses by targeting less productive agricultural soils (crops) for urban or non-farm uses. |
| Strategy B | Establish a hierarchy of minimum lot sizes to encourage non-farm growth in the appropriate locations. |

Goal 3: Guide development in a manner that protects and enhances environmental and water resources of Webster County.

| | |
|------------|---|
| Strategy A | Support zoning regulations and design standards that protect the environmental and natural resources of Webster County through the encouragement of preservation and conservation practices in environmentally sensitive areas. |
| Strategy B | Coordinate with and support city, regional, state, and federal water-quality plans and programs to achieve high water quality amongst Webster County's communities, ensure sound watershed management practices occur, and strive for improved treatment of point and non-point sources of water pollution. |
| Strategy C | Support soil and water conservation efforts to aid in erosion, sediment, and run-off control. |



Economy and Employment

Background

Economic development is realized through the expansion and retention of jobs, diversity of businesses, subsequent increases in buying power, and investments in the built environment. Achieving economic prosperity requires collaboration between public and private entities along with community support. Webster County recognizes that economic success requires collaboration with other public entities and will continue to be an active support for these efforts.



Webster County Goals

Economy and Employment Goals & Strategies

Goal 1: Promote and encourage economic development necessary to support the needs of existing and future residents such that the economy is stable and diverse.

| | |
|------------|--|
| Strategy A | Utilize local Economic Development Corporations to encourage, promote, and develop economic development partnerships between local entities, including all communities in Webster County, and private companies to assist existing and expanding business enterprises. |
| Strategy B | Expand upon existing recreational opportunities, including those along the Des Moines River, to promote recreational tourism for activities such as water trails, camping, fishing, and hunting. |
| Strategy C | Encourage and promote the development of home-based businesses and telecommuting based upon a commitment to providing a high level of technology and communication infrastructure. |

Goal 2: Maintain a rate and pattern of economic growth sufficient to sustain reasonable employment rates in the county, balance the real property tax base of the various cities, and strengthen local economic bases.

| | |
|------------|--|
| Strategy A | Continue to support existing agricultural businesses and gypsum mining operations. |
| Strategy B | Continue coordinating with area communities and adjacent counties to implement a joint economic development strategy that supports existing businesses, promotes new businesses in coming to the area (including industrial), and seeks to develop new attractions and amenities for the public at a local and regional level. |



Housing

Background

As Webster County grows and changes, its housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the housing stock throughout Webster County.



Webster County Goals

Housing Goals & Strategies

Goal 1: Plan for safe, attractive, and affordable housing to meet existing needs and forecasted housing demands of all residents of the County.

Strategy A

Plan for a range of housing that meets the needs of residents of various income levels, age groups, abilities, and health conditions.

Strategy B

Promote the incorporation of safe and health-conscious building materials, clean indoor air systems, pest-free environments, energy and water efficiency measures, as well as inclusive design that prevents injuries and ensures universal accessibility for people of all abilities, in new residential constructions or retrofit projects.

Strategy C

Maximize the impact of available funding sources to create better housing and health outcomes through a coordinated and integrated approach among housing, environmental health, and public health agencies.

Goal 2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the County.

Strategy A

Manage residential development to prevent conflicts between incompatible land uses and to minimize the negative environmental impact of residential growth.

Strategy B

Support programs that maintain or rehabilitate the local housing stock.

Strategy C

Encourage planned unit developments where applicable.

Intergovernmental Cooperation

Background

Successful and economically vital communities are built from collaborative efforts among municipalities,, local school districts, businesses, and organizations. They also form relationships with regional organizations like incorporated cities, neighboring counties and municipalities, the State of Iowa, and federal agencies. This section helps inform the County’s strategy on collaboration with those entities and provides guidance on reaching out to new partners and maintaining existing relationships.



Intergovernmental Cooperation Goals & Strategies

Goal 1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

| | |
|------------|---|
| Strategy A | Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them. |
| Strategy B | Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. |
| Strategy C | Request feedback from area school district officials and municipalities within the County regarding planning efforts and ordinance updates. |

Webster County Goals

Goal 2: Seek to reduce costs and improve the quality of service for County operations, partner municipalities, and organizations through sound partnerships.

Strategy A

Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for local residents and developers.

Strategy B

Encourage an efficient and compatible land use pattern that minimizes conflicts between incompatible land uses across municipal boundaries and preserves agriculture and natural resources in mutually agreed upon areas.

Strategy C

Coordinate the Future Land Use Plan and zoning regulations with those of municipalities within the county and neighboring counties to the greatest extent possible.

Goal 3: Coordinate County planning efforts with local school districts, County departments, and State and Federal agencies, to allow those entities to properly plan for facility needs.

Strategy A

Work with area municipalities to identify opportunities for shared services or other cooperative planning efforts, and pursue funding from State and Federal agencies to implement projects that address shared goals and objectives.

Strategy B

Request that school district officials and State and Federal agencies keep Webster County apprised of any plans for new facilities or other land use activities that could affect future land use within the county.



Resilience

Background

Resilience is the ability of a system to respond to, adapt to, and recover from negative events. Resilience has three major components: social, economic, and environmental. Strong social networks, efficient economies and thoughtful government budgets, and the protection of vital natural resources all have a positive impact on a community’s ability to bounce back after unexpected disruptions like natural disasters.



Resilience Goals & Strategies

| | |
|--|---|
| Goal 1: Mitigate the risk of impacts before a disaster. | |
| Strategy A | Prepare residents and businesses in Webster County for potential disasters. |
| Strategy B | Implement sound development practices to effectively reduce the adverse impacts of disasters, primarily caused by flooding, on new development. |
| Strategy C | Continue to prepare readiness plans to establish procedures for responding to natural disasters. |

Webster County Goals

Goal 2: Protect Webster County's residents and property during a disaster.

Strategy A

Meet the basic human needs of Webster County residents during a disaster.

Strategy B

Protect Webster County assets and infrastructure during a disaster.

Strategy C

Seek to maintain and enhance emergency communications strategies including social media updates and text notifications for Webster County residents.

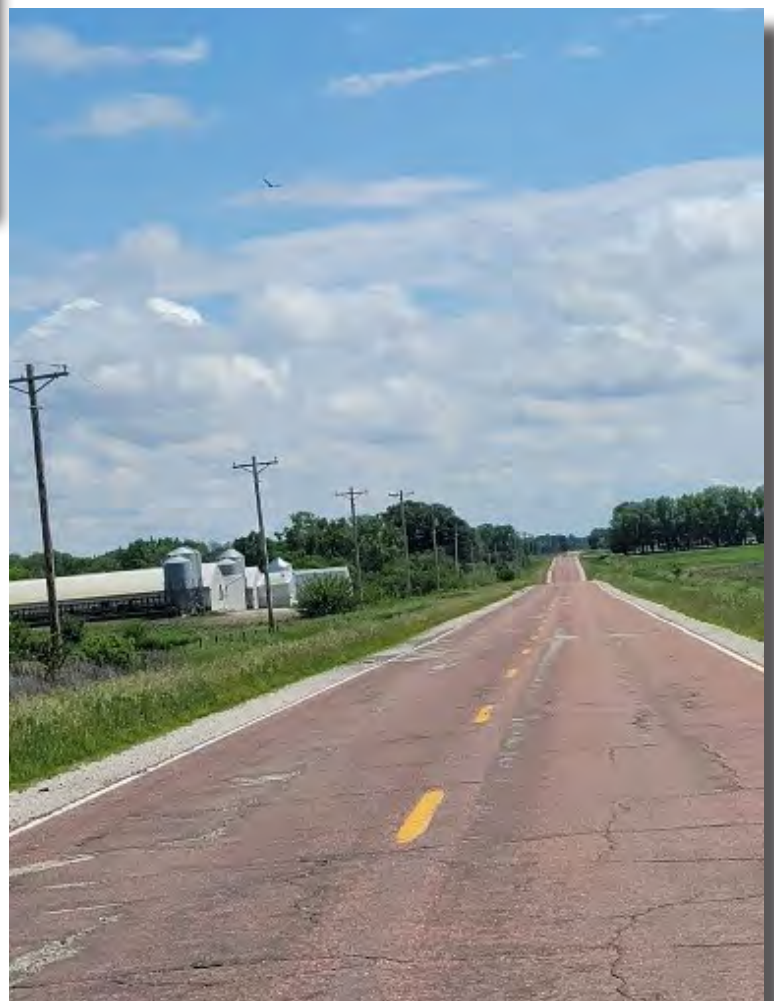
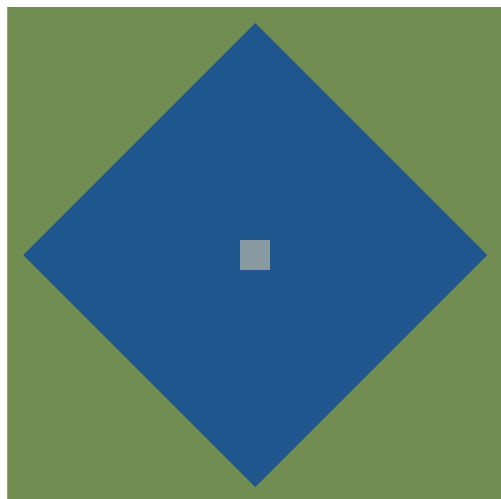
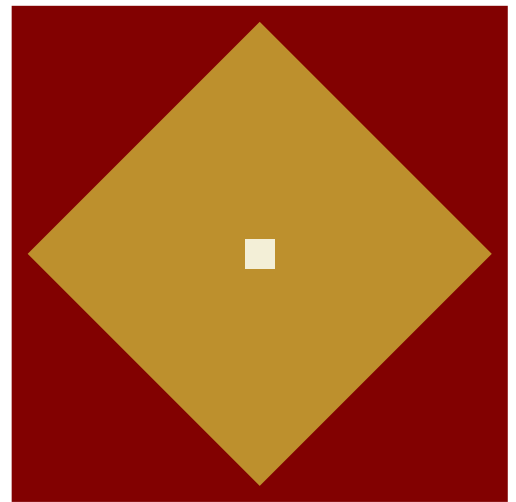
Goal 3: Ensure successful and efficient recovery from disasters.

Strategy A

Aim to provide prompt access to recovery resources to disaster victims throughout the recovery process.

Strategy B

Develop strategies to ensure that post-disaster reconstruction and recovery efforts will be quick, safe, and collaborative.





Chapter 4

Land Use and Growth



Introduction to Land Use

Land use involves the modification and management of the natural environment into the built environment. While we often consider the built environment as cities and towns, any modified and managed land including managed wetlands and woods; and agricultural land such as crop fields and pastures are also considered intentional land uses. Planning for the cultural and economic activities for which we use our land assists in healthy, sustainable growth. This chapter will outline methods for maintaining and adapting Webster County's land uses for the future.

Chapter Purpose

The intent of the Land Use Chapter is to provide a guide to the growth and development of land uses within Webster County. Decisions over the future land use of a county take into consideration factors relating to the existing land use composition, the location of natural features, the ability to provide adequate services to an area, the proposed alignment of future streets, and the desired character of the county.

The Future Land Use Plan included in this chapter lays out a future vision for Webster County through the year 2043 and beyond. Land uses have been proposed in a manner that provides flexibility for the county and development community. Land uses have been laid out to avoid conflict and promote a harmonious layout throughout Webster County. Goals and strategies related to land use and growth management have been outlined at the end of the chapter.

Basis for Zoning

One of the most important purposes of the Future Land Use Plan is to serve as the basis for determining the appropriate zoning for property being developed or annexed into the City. Chapter 414 of the Code of Iowa, which grants cities the authority to enact city zoning regulations, requires that said zoning regulations, "...be made in accordance with a comprehensive plan..." Therefore, this Comprehensive Plan should be consulted whenever a city zoning code regulation is amended and every time a property is rezoned to ensure that the action is consistent with both the goals and policy recommendations of this plan and with the land use designations as proposed by the Future Land Use Map.

Included within this chapter is a Zoning Compatibility Matrix to provide assistance and guidance on zoning districts that are compatible with each of the future land use classifications.

Plan Amendment

While the Future Land Use Plan within this chapter represents Webster County's preferred future land use layout, the land use plan does not need to remain stagnant or unchanging. If circumstances create an environment in which a conflicting land use is best for the county, the Future Land Use Plan should be amended appropriately to reflect the updated conditions of the county. Should the County find it justified and appropriate to rezone a property in a manner that is not consistent with this plan, the Future Land Use Map (and any impacted policies) should be amended as a part of the rezoning action to ensure consistency with the Comprehensive Plan. Care should be taken to carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

Key Indicators



Existing Land Use

The intent of the Future Land Use Plan is to build upon the existing county character of Webster County today. While the Future Land Use Plan provides opportunities for growth, it affirms the importance of agricultural and recreational spaces as key components of Webster County.



Highway 20

Webster County is bisected by Highway 20, a major arterial roadway that continuously transports residents, commuters, and travelers through the county from across the region and state. The Future Land Use Plan strategically utilizes this access by expanding proposed areas of growth along this and other primary corridors.



Agriculture

The culture and economy of Webster County are dependent on agriculture. The Future Land Use Plan seeks to protect and enhance agricultural areas to ensure the maintenance and protection of the culture and economy of Webster County.



Recreation

The Des Moines River runs laterally through Webster County, providing unique, scenic landscapes and along with the beautiful parks, provides opportunities for recreation including water trails, recreational trails, and camping. The Future Land Use Plan intends to preserve these unique features as assets to Webster County.



Commercial Development

The Future Land Use Plan shows a vision for the county with a significant increase in land available for commercial and industrial development along primary transportation corridors, providing increased opportunities for economic development throughout Webster County.



Existing Land Use in Webster County

Land Use Overview

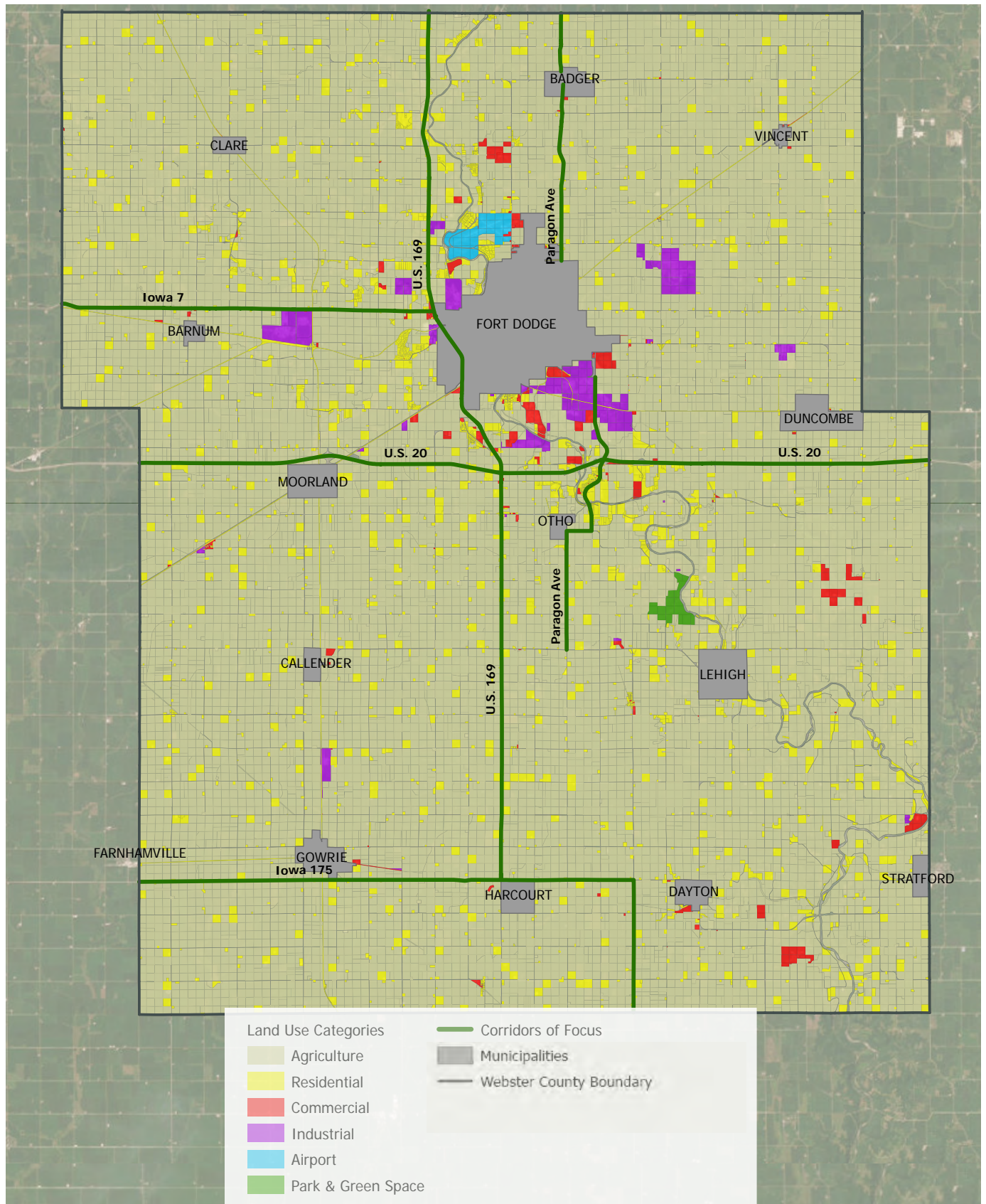
Evaluating the land uses that presently exist within Webster County is critical to the formulation of the Comprehensive Plan. The analysis of land including location, size, and characteristics of existing uses is an important process to understand the pattern of development, past land use trends, and other significant factors shaping the existing layout of Webster County. This analysis is essential to the preparation of the future land use plan. In order to realistically plan for future growth and development in Webster County, the starting point is the existing shape, form, and amount of land presently used to provide for county functions. It also assists in the formulation of workable zoning regulations to protect existing uses.

Existing Land Use Categories

The existing land use map was developed in 2008. This update was created through visual interpretation of a county wide 2005 aerial photo using ArcGIS. In addition, information from the Iowa Department of Natural Resources, such as non-coal mining operations, major transportation routes, confined animal feeding operations, agricultural processing facilities, and conservation lands was used. Information created for the evaluation includes locations of non-farm residences and farmsteads, as well as areas of residential subdivisions. Farmstead locations were identified by the presence of other structures, such as grain bins and barns, adjacent to residences. Acreages were identified where stand alone residences were found. The majority of the features are identified as point features on the map instead of parcels. The existing land uses of Webster County were classified under the following categories:

- Agricultural Preservation
- Transitional Agriculture
- Residential Estates
- Urban Residential
- Commercial
- Industrial
- Agricultural/Industrial
- Mineral Extraction
- Conservation
- Parks and Recreation
- Public Use

Existing Land Use in Webster County





Future Land Use Definitions

Agricultural Preservation (AP)

Intent

The intent of the Agricultural Preservation District is to preserve the agricultural economy of Webster County. This district will work to eliminate future conflicts between agriculture and those uses that are not conducive to the practices seen in this portion of the county.

Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Livestock operations
- Residences in association with farming operation
- Public facilities
- Parks and Recreational facilities
- Mining operations
- Agri-businesses such as ethanol/soy diesel plants and grain elevators
- Renewable Energy (wind and solar)

Incompatible Uses

- Residential developments
- Large commercial developments such shopping centers and strip malls
- Acreage dwellings not in association with a farming operation
- Mobile home parks
- Manufactured home parks

Special Policies

- Maximum residential density = 2 dwelling units/ 1/4 section of land.
- Minimum lot area = 40 acres.
- Corn Suitability Ratio = 65 or less.
- It is strongly encouraged that any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horticultural element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.

Homestead Density Exception (AP & TA)

- Outbuildings and/or house is existing.
- An existing well on site.
- Minimum of 2 acres.
- Tree grove is in existence.
- Has never been converted to row crops.
- Has remained in single ownership.
- Meets the minimum CSR requirements.
- May be subject to review and approval by the Planning and Zoning Commission.

Future Land Use Definitions

Transitional Agricultural (TA)

Intent

Transitional Agricultural areas are intended to protect existing crop production in the county; while providing an incentive area for more densely developed residential areas, as opposed to the Agricultural Preservation District. Denser residential development should be allowed along major transportation corridors and adjacent to some communities.

Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Residences in association with farming operation
- Secondary dwelling units in association with farming operations
- Acreage dwellings and developments not in association with a farming operation along major transportation corridors and some communities.
- Public facilities
- Parks and Recreational facilities
- Agri-businesses such as ethanol/soy diesel plants and grain elevators
- Renewable Energy (wind and solar)

Incompatible Uses

- Large scale residential developments
- Livestock operations (if the State of Iowa modifies State Code to allow such regulations)
- Large commercial developments such shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = 4 dwelling units/ 1/4 section of land.
- Minimum lot area = 40 acres.
- Corn Suitability Ratio = 65 or less.
- Clustered layouts may be required.
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horticultural element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.



Future Land Use Definitions

Residential Estates (RE)

Intent

The intent of the Residential Estates District is centered on residential subdivisions of two acres lots or more, utilizing private water supply and septic system. The Residential Estates district is designed for residential acreages greater than 2 acres, outside of the communities.

Compatible Uses

- Residences in association with farming operation
- Public facilities
- Parks and Recreational facilities
- Acreage dwellings and developments not in association with a farming operation along major transportation corridors and adjacent communities.

Incompatible Uses

- Large commercial developments such shopping centers and strip malls
- Livestock Operations
- Mining Operations
- Industrial uses
- Mobile homes as a dwelling unit unless associated with an approved mobile home park
- Manufactured homes

Special Policies

- Maximum residential density = N/A.
- Minimum lot area = N/A.
- Clustering of lots is recommended.
- A Traffic Study examining traffic control, turn lanes, and limited access points is required, and all associated costs will be assessed to the developer.
- A completed Drainage Study completed by the developer is required.
- All internal roads shall be easement roads with a perpetual easement granted to the general public.
- All internal streets, when the subdivision is adjacent to a city, shall meet all street standards for the adjacent community and shall be designed with future extensions to future subdivisions.
- Adjacent maintained County Roads shall be dedicated to the general public.
- All County Roads along and adjacent to the development should be hard surfaced from boundary line to boundary line of the subdivision, especially when adjacent to a community.

Future Land Use Definitions

Urban Residential (UR)

Intent

The intent of the Urban Residential District is centered on residential subdivisions with lots having a minimum of 10,000 square feet and adjacent or near a community. These developments will not fall outside the two-mile subdivision review jurisdiction of a community. The Urban Residential District is designed to allow dense residential populations to congregate near cities and the area ideally will be annexed into the city in the future.

Compatible Uses

- Single-family dwelling
- Multi-family dwelling units in special circumstances
- Public facilities
- Parks and Recreational facilities

Incompatible Uses

- Commercial developments such shopping centers and strip malls
- Agricultural Operations
- Livestock Operations
- Mining Operations
- Industrial uses
- Mobile homes as a dwelling unit unless associated with an approved mobile home park
- Mobile homes

Special Policies

- Maximum residential density = N/A.
- Minimum lot area = 10,000 square feet.
- A Traffic Study examining traffic control, turn lanes, and limited access points is required, and all associated costs will be assessed to the developer.
- When adjacent to an existing community, residential developments may be required to "Ghost Plat" the entire development.
- A completed Drainage Study completed by the developer is required.
- All internal roads shall be easement roads with a perpetual easement granted to the general public, unless dedication to the public is made and accepted.
- All internal streets, when the subdivision is adjacent to a city, shall meet all street standards for the adjacent community.
- Adjacent maintained County Roads shall be dedicated to the general public.
- Future access to adjacent developable land should be considered into the layout.
- All County Roads along and adjacent to the development should be hard surfaced from boundary line to boundary line of the subdivision, especially when adjacent to a community.



Future Land Use Definitions

Commercial District (C)

Intent

The intent of the Commercial District is to provide a location within Webster County where commercial specific uses may locate. The district should be located at major transportation intersections and along the perimeter of communities.



Compatible Uses

- Public facilities
- Retail businesses, including large commercial developments such shopping centers and strip malls
- Office facilities
- Parks and Recreational facilities

Incompatible Uses

- Residential developments
- Industrial uses
- Residential dwelling units not in association with a farming operation
- Mobile homes as a dwelling unit unless associated with an approved mobile home park
- Manufactured home
- Agri-businesses such as ethanol/soy diesel plants and grain elevators

Special Policies

- Maximum residential density = N/A.
- Minimum lot area = 7,200 square feet with public water and sewer services, or 1 acre with a private well and/or septic system.
- When adjacent to a municipality, the use/development should be connected to municipal services.
- Special design criteria should be implemented on new developments.

Future Land Use Definitions

Industrial District (I)

Intent

The intent of the Industrial District is to provide a location within Webster County where industrial specific uses may locate. The district should be located at major transportation intersections and along the perimeter of communities when possible.

Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Residences in association with farming operation
- Public facilities
- Manufacturing facilities
- Warehousing
- Adult entertainment establishments
- Transportation facilities and businesses
- Mining operations
- Smaller commercial/retail operations
- Parks and Recreational facilities
- Agri-businesses such as ethanol/soy diesel plants and grain elevators

Incompatible Uses

- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park



Special Policies

- Maximum residential density = N/A.
- Minimum lot area = 7,200 square feet with public water and sewer services, or 1 acre with a private well and/or septic system.
- When adjacent to a municipality, the use/development should be connected to municipal services.
- Special design criteria should be implemented on new developments.



Future Land Use Definitions

Agricultural/Industrial District (AG/I)

Intent

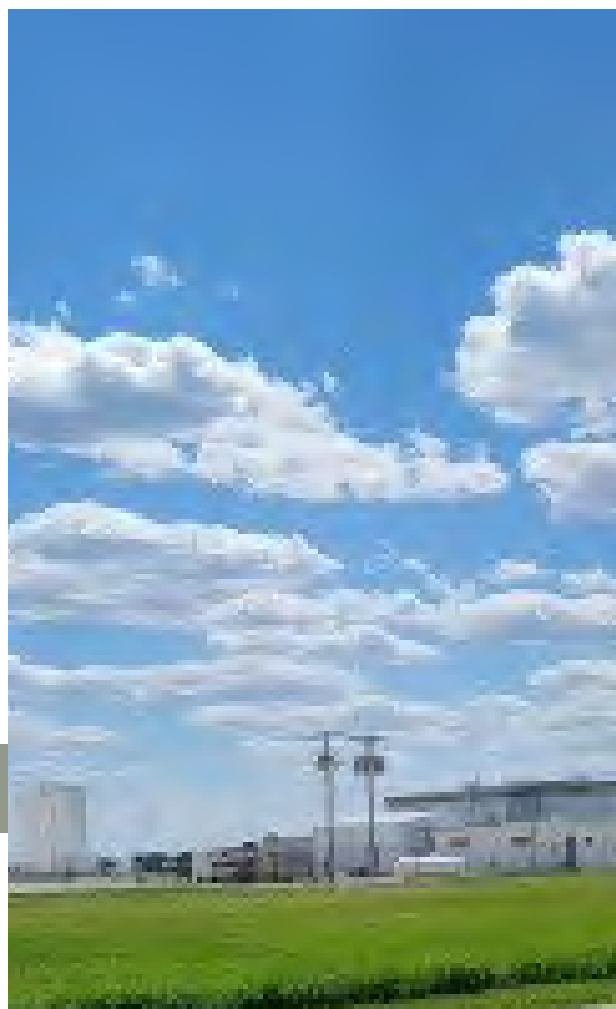
The intent of the Agricultural/Industrial District is to accommodate the development of the North Central Iowa Ag-Industrial Park within Webster County. Development within this area must comply with the Master Plan completed in 2008.

Compatible Uses

- Ag-processing such as ethanol/soy diesel plants and grain elevators as identified in the Master Plan
- Row crops, including corn, soybeans, sorghum
- Greenhouses
- Manufacturing of products derived from co-products of agricultural processing
- Manufacturing of machinery and equipment used in agricultural processing
- Warehousing related to products manufactured in the zone
- Public and private utilities
- Other manufacturing uses that can demonstrate a compelling advantage to being co-located with the agricultural processing facilities

Incompatible Uses

- Residential uses
- Retail establishments



Special Policies

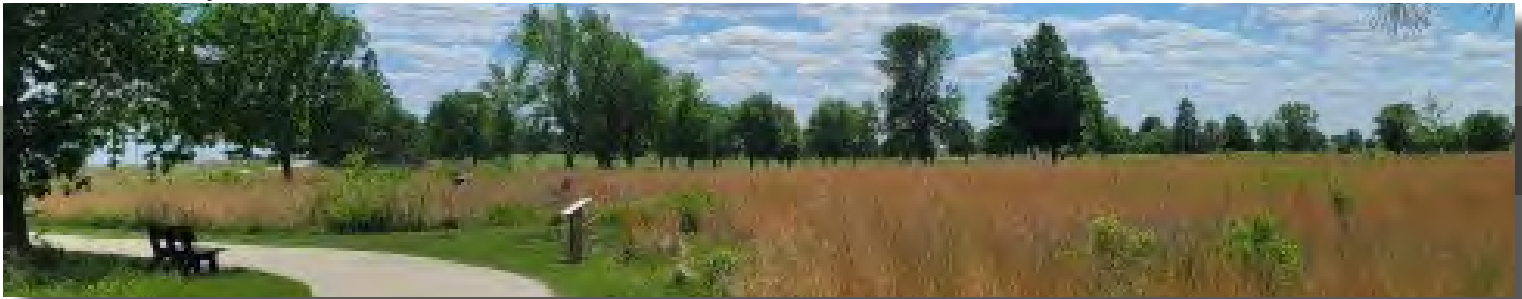
- Maximum residential density = N/A.
- Minimum lot area = N/A.
- Corn Suitability Ratio = N/A.
- Design standards as developed within the Master Plan.

Future Land Use Definitions

Conservation District (CONS)

Intent

The intent of the Conservation District is to provide protection for natural resources areas that are critical to the county.



Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Residences in association with farming operation
- Residential developments when designed to work with the topography, viewsheds, and soil types
- Single-family dwelling not in association with a farming operation, when designed to work with the topography, viewsheds, and soil types
- Public facilities
- Mining operations under special conditions
- Parks and Recreational facilities
- Agri-businesses such as ethanol/soy diesel plants and grain elevators under special conditions

Incompatible Uses

- Industrial uses
- Residential developments not designed to work with the topography, viewsheds, and soil types
- Single-family dwelling not in association with a farming operation and not designed to work with the topography, viewsheds, and soil types
- Larger retail businesses, including large commercial developments such as shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = N/A.
- Minimum lot area = 5 acres.
- Corn Suitability Ratio = N/A.
- Conservation Subdivision design standards to work with the natural environment.



Future Land Use Definitions

Parks and Recreation District (PR)

Intent

The intent of the Parks and Recreation District is to provide a location within Webster County where municipal, county, state or other park and recreational uses may located.

Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Residences in association with farming operation
- Public facilities
- Parks and Recreational facilities
 - o Boating
 - o Skiing
 - o Camping
 - o Hiking
 - o Biking
 - o Playground equipment
 - o Similar uses

Incompatible Uses

- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such as shopping centers and strip malls
- Manufacturing uses
- Mobile and/or manufactured homes as a dwelling unit unless associated with an approved mobile home park
- Manufactured homes



Special Policies

- Maximum residential density = N/A.
- Minimum lot area = N/A.
- Corn Suitability Ratio = N/A.

Future Land Use Definitions

Mineral Extraction District (ME)

Intent

The intent of the Mineral Extraction District is to provide a location within Webster County where existing mining operations may continue with their mineral extraction as well as providing key locations for the operations to reasonably expand. The ME District has been established to protect a vital economic interest in Webster County. The basis for determining the boundaries on the future land use map was the location of existing and past operations, natural Jurassic formations, existing land holdings, and future growth plans.

Compatible Uses

- Mining operations
- Crop production on non-mined or reclaimed property
- Manufacturing facilities in association with the mining operations
- Transportation facilities and businesses in association with the mining operations
- Parks and Recreational facilities
- Residential subdivisions when proposed as part of a reclamation program
- Subdivisions shall meet the following:
 - o Subject to either the RE or UR standards
 - o Amendments to the Future Land Use Plan and Zoning Map must be completed prior to any residential construction commencing
 - o Construction of new residential dwelling units will not be allowed within 600 feet of the mining area or any production facility

Incompatible Uses

- Residential developments unless otherwise provided
- Larger retail businesses, including large commercial developments such as shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park



Future Land Use Definitions

Special Policies (ME)

These special policies are a guide for the County, the County Planning Commission, neighboring applicants with properties and regard to the development and expansion of Mineral Extraction Operations.

- New residential developments or subdivisions must have a minimum of 1,320 feet between the perimeter lines of the development and the ME district boundary.
- Production sites, within a ME District, within the county may be granted when these minimum standards are met:
 - o Area is under ownership of the mining operation or mineral are in their control or there is an option to purchase the property (land and/or mineral rights).
 - o Roads to and from the site are adequate to handle the required truck and machinery traffic or the applicant agrees to finance the required upgrades and to pay for future maintenance of the road.
 - o The mining operation holds a current state mining license.
 - o When within 600 feet of an existing residential development, or primary highway, the mining operation will be required to provide a screened area between the operation and the development. The screen may be either a man-made, natural or a combination of both.
 - o All screens are intended to provide a visual barrier not a noise or dust barrier, or the operator must provide evidence that the company maintains ownership of said residence or development.
 - o Other conditions that may be valuable for consideration, but not required:
 - Proof that the location was previously mined through another methodology.
- Requests for new ME Land Use Districts within the County may be considered when any or all of the following items are present.
 - o The applicant demonstrates that the new location is either:
 - In the company's ownership
 - The company has mineral rights on the property
 - The company has an option to purchase the property
 - o The applicant holds a current state mining license.
 - o The operation meets the minimum state regulations for separation from any boundary lines not on the operator's property.
 - o Roads to and from the proposed location are adequate to handle the required truck and machinery traffic or the applicant has signed an agreement with the County to finance the upgrades and to pay any future maintenance of the road.
 - o The area falls within the natural Jurassic formation as indicated on state geology maps, OR if outside the identified boundaries, the applicant can demonstrate the geologic presence of the materials.
- Other items that may be considered, but are not necessary for amending the Future Land Use Map.
 - o Proof that the location was previously mined through another technology.

Future Land Use Definitions

Public Use District (PUB)

Intent

The intent of the Public Use District is to provide areas for large scale public use areas within Webster County.



Compatible Uses

- Row crops, including corn, soybeans, sorghum
- Residences in association with farming operation
- Public facilities
 - Schools
 - County maintenance facilities
 - Fire stations
 - Emergency management facilities
 - Airports
 - Similar uses

Incompatible Uses

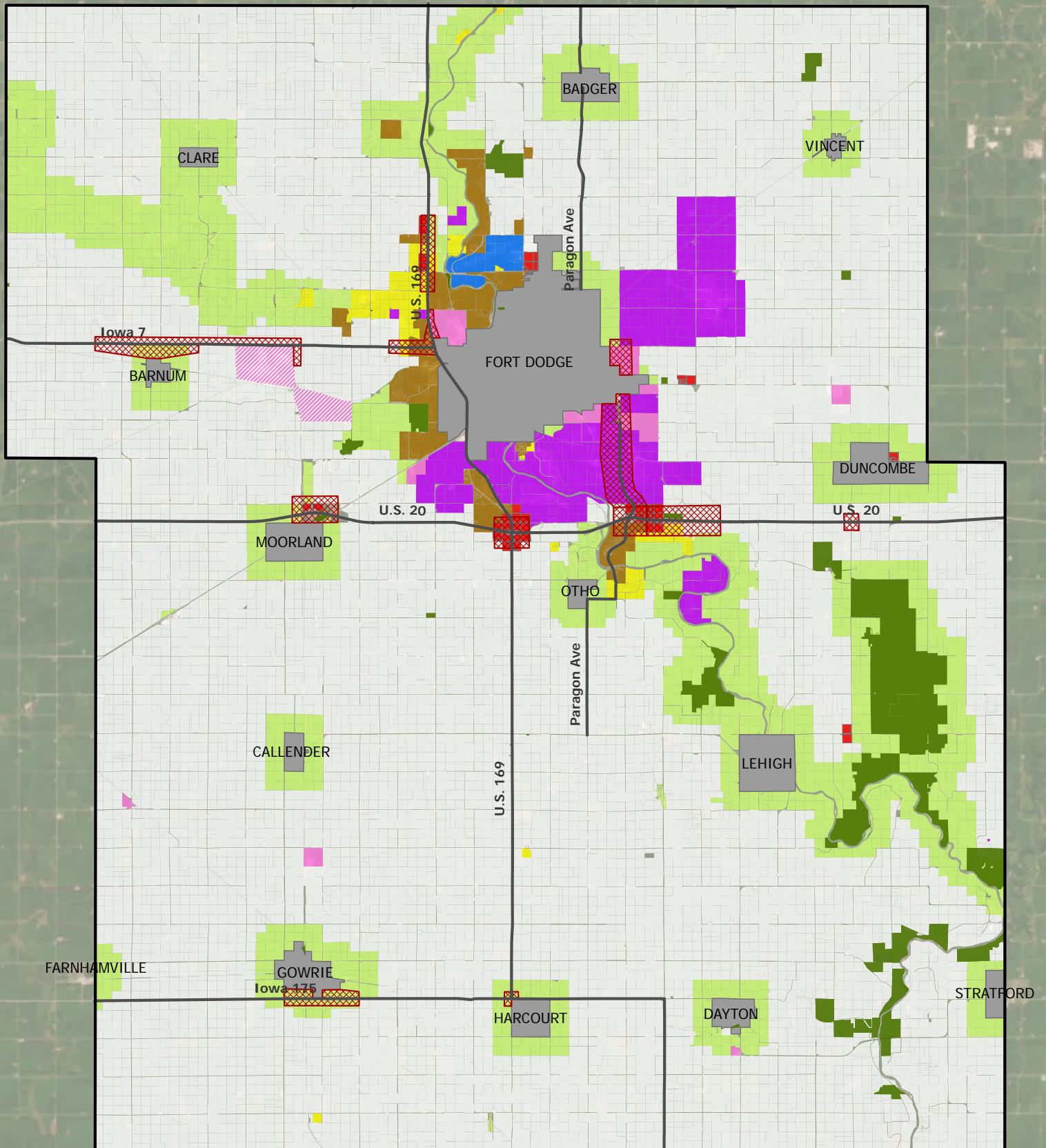
- Manufacturing uses
- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such as shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = N/A.
- Minimum lot area = N/A.
- Corn Suitability Ratio = N/A.

















Future Land Use Map



Future Land Use Map

Future Land Use Legend

| | | | |
|---|----------------------------|---|--------------------------|
|  | Webster County Boundary |  | Urban Residential |
|  | Corridors of Focus |  | Commercial |
|  | Corridor Development Zones |  | Industrial |
|  | Municipalities |  | Agriculture / Industrial |
| Land Use Categories | |  | Mineral Extraction |
|  | Agriculture Preservation |  | Conservation |
|  | Transitional Agriculture |  | Parks and Recreation |
|  | Residential Estates |  | Public Use |

Land Use and Zoning Compatibility Matrix

The Future Land Use Map establishes the proposed long-range distribution and general use of the property within the county. The following table shall be used to determine consistency of future land use designations and zoning districts to identify compatible zoning districts.

| Land Use Categories | Zoning Districts | | | | | | | | |
|--------------------------|-------------------------------|-------------------------------|-----------------------|-----------------------|-----------------------------|------------------------|----------------|------------------------------|-----------------------|
| | A-1 Agricultural Preservation | A-2 Transitional Agricultural | R-1 Rural Residential | R-2 Urban Residential | R-3 Mobile Home Residential | C-1 General Commercial | I-1 Industrial | AG/I Agricultural/Industrial | ME Mineral Extraction |
| Agriculture Preservation | ✓ | | | | | | | | |
| Transitional Agriculture | | ✓ | | | | | | | |
| Residential Estates | | | ✓ | | | | | | |
| Urban Residential | | | | ✓ | ✓ | | | | |
| Commercial | | | | | | ✓ | | | |
| Industrial | | | | | | | ✓ | ✓ | |
| Agriculture/Industrial | | | | | | | | ✓ | |
| Mineral Extraction | | | | | | | | | ✓ |
| Conservation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Parks and Recreation | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ |
| Public Use | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |



Land Use Goals and Strategies

Goal 1: Protect environmental resources, maintain and increase land values, and guide future growth and development in a healthy, sustainable manner.

Strategy A

Direct development into areas that can support land uses based upon the availability and cost-effective expansion of public infrastructure.

Strategy B

Support development that is congruent with the Webster County Future Land Use Plan and those of municipalities within the County.

Goal 2: Promote the preservation of prime farmland and agricultural activities within the County.

Strategy A

Designate "Prime Farmland" areas and adopt preservation techniques to protect these assets.

Strategy B

Support agricultural businesses through land use regulations that allow for agricultural-related activities within agricultural districts.

Goal 3: Work with communities and other stakeholders to increase the number of commercial establishments throughout the county.

Strategy A

Require landscaping and architectural standards for all new commercial construction and expansion to existing operations.

Strategy B

Limit the extent of commercial development to areas as designated on the Future Land Use Map and along major transportation corridors.

Land Use Goals and Strategies

Goal 4: Ensure the Future Land Use Plan places residential land uses in areas which will not hinder agricultural production, gypsum mining operations, or other opportunities for economic development in the future.

Strategy A

Promote inclusive housing options that cater to the needs of all residents in Webster County, irrespective of income level or physical capability.

Strategy B

Develop subdivision regulations that provide for high-quality living conditions while minimizing the need for costly and inefficient expansions of public infrastructure.

Goal 5: Establish a strong relationship with existing industries, identify new industrial opportunities, and eliminate obstacles in order to promote increased industrial growth.

Strategy A

Provide appropriate buffer spaces around industrial districts to facilitate industrial growth while safeguarding the health and safety of the County.

Strategy B

Promote redevelopment of vacated industrial properties, as well as remediation of large industrial sites prior to abandonment or closure.

Strategy C

Consider areas appropriate for planned unit developments.





Chapter 5

Transportation



Transportation Planning 101

Introduction

A transportation network ties communities together as well as provides a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians, and accessibility to all parts of the county. The Transportation Plan identifies existing conditions as well as future improvements planned to provide safe and efficient circulation of vehicles within Webster County.

Transportation Planning & Land Use

Land use and transportation create the pattern for future development. An improved or new transportation route generates a greater level of accessibility and determines how adjacent land may be utilized in the future. In the short term, land use shapes the demand for transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the potential demand for certain land uses.

In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities. Commercial activities are most sensitive to accessibility, since their survival often depends upon the convenience within which potential consumers can travel to this location. Therefore, commercial land uses are generally located near the center of their market area along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for a manufacturer as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Iowa Transportation Planning

Transportation planning is largely influenced by the Iowa Department of Transportation (IDOT). The IDOT maintains primary roads, including Highway 20 that passes through Webster County. To assess eligibility for certain funding sources, the IDOT also maintains regular schedules of analyses including traffic counts and roadway conditions. Additionally, the IDOT annually establishes a Five-Year Transportation Improvement Program. The Five-Year Transportation Improvement Program is developed to inform Iowa citizens of the planned investments in aviation, railroad, trails, and highway improvements. Annual meetings held around the state provide citizen input to the transportation planning process. The program is established based on existing federal and state programs, taking into account estimates of funds expected to be available and estimated costs for construction, maintenance, and other work proposed to be accomplished. In the context of the five-year program, the term "road" or "street" encompasses the entire width between property lines through private property or the designated width through public property. This applies to any pathway or area, regardless of its nature, as long as it is available to the public for vehicular traffic as a matter of right.

Roadways

Bridges

Rail/Freight

IOWA
RAILROADS

Prepared by
IOWADOT

Phone (515) 239-1554
in Cooperation with
United States
Department of Transportation
2021

Legend

RAILROADS

— Main Line
— Branch Line
— Passenger Service Only
— Freight Service Only
— Both Freight and Passenger Service

Distances

0 10 20 30 40 50 Miles

Other Symbols

— State Boundary
— County Boundary
— City
— Town
— Village
— Unincorporated Community
— Interstate Highway
— U.S. Highway
— State Highway
— County Road
— Railroad Station
— Railroad Yard
— Railroad Bridge
— Railroad Tunnel
— Railroad Grade Crossing
— Railroad Right-of-Way

Air

Chapter 5 - Transportation | 67



Current Transportation Conditions

Existing Road System

Webster County offers many alternative methods of transportation, whether for passengers or cargo. The most obvious transportation route is the road system throughout the county. The road system includes US Highway 20, US Highway 169, Iowa Highways 7 and 175, and Webster County Route D43. In addition to these major highways, approximately 1,144 other county roads provide Webster County residents transportation routes throughout the entire county.

The Iowa Legislature has defined several road classifications (Iowa Code Ann. § 306.3) and their jurisdictional responsibility (Iowa Code Ann. § 306.4). The road system classifications prominent in Webster County and the pertinent jurisdictional responsibility are identified below.

Road System Classifications

Area service/area service system: secondary roads that are not part of the farm-to-market road system.

County conservation parkways: are parkways located wholly within the boundaries of county lands operated as parks, forests, or public access areas.

Farm-to-market roads: county jurisdiction roads which serve principal traffic generating areas and connect such areas to other farm-to-market roads and primary roads. This includes county jurisdiction roads providing service for short-distance, intra-county and inter-county traffic, or providing connections between farm-to-market roads and area service roads, and includes secondary roads which are federal aid eligible.

Interstate roads: are roads and streets of the primary road system that are designated by the Secretary of the United States Department of Transportation as the national system of interstate and defense highways in Iowa.

Primary roads: are roads and streets both inside and outside the boundaries of municipalities which are under department jurisdiction.

Public road right-of-way: an area of land, the right to possession of which is secured or reserved by the state or a governmental subdivision for roadway purposes. The right-of-way for all secondary roads is sixty-six feet in width, unless otherwise specified by the county board of supervisors of the respective counties.

Secondary roads/secondary road system: roads under county jurisdiction.

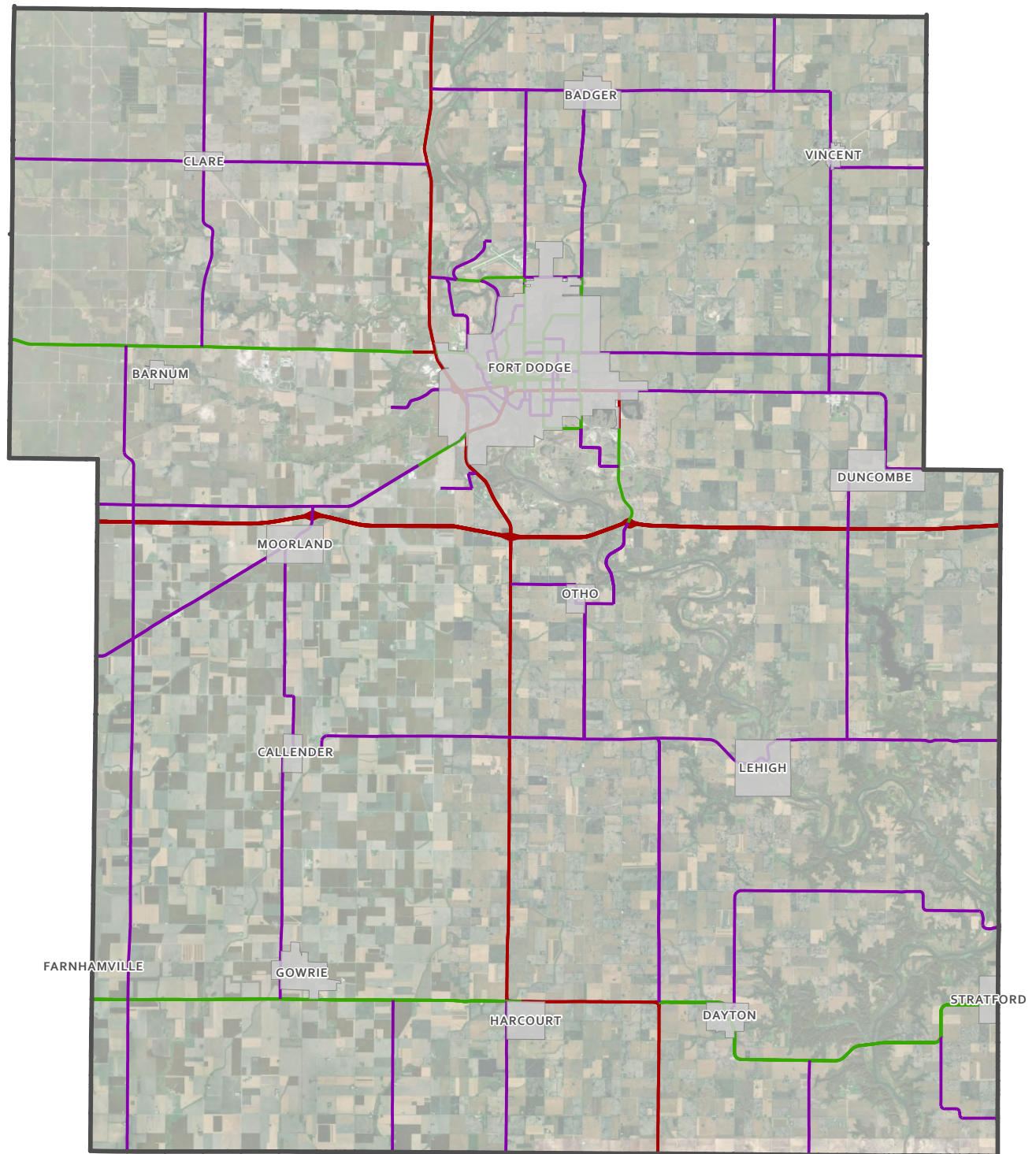
State park, state institution, and other state land road system: roads and streets wholly within the boundaries of state lands operated as parks, or on which institutions or other state governmental agencies are located.

Jurisdictional Responsibility

Iowa Code states that, "Secondary roadways fall under the jurisdiction of the County Board of Supervisors."

Roads and streets within any state land (including parks), or within county parks, are within the jurisdiction of the government agency that exercises control over such land. However, any roadway that is an extension of a primary or secondary road, which both enters and exits the state land or county park at separate points, will come within the concurrent jurisdiction of the controlling agency and agency that exercises control over jurisdiction over the primary or secondary road.

Road System Map



- Principal Arterial
- Minor Arterial
- Major Collector

MAJOR ROADWAYS

WEBSTER COUNTY
IOWA

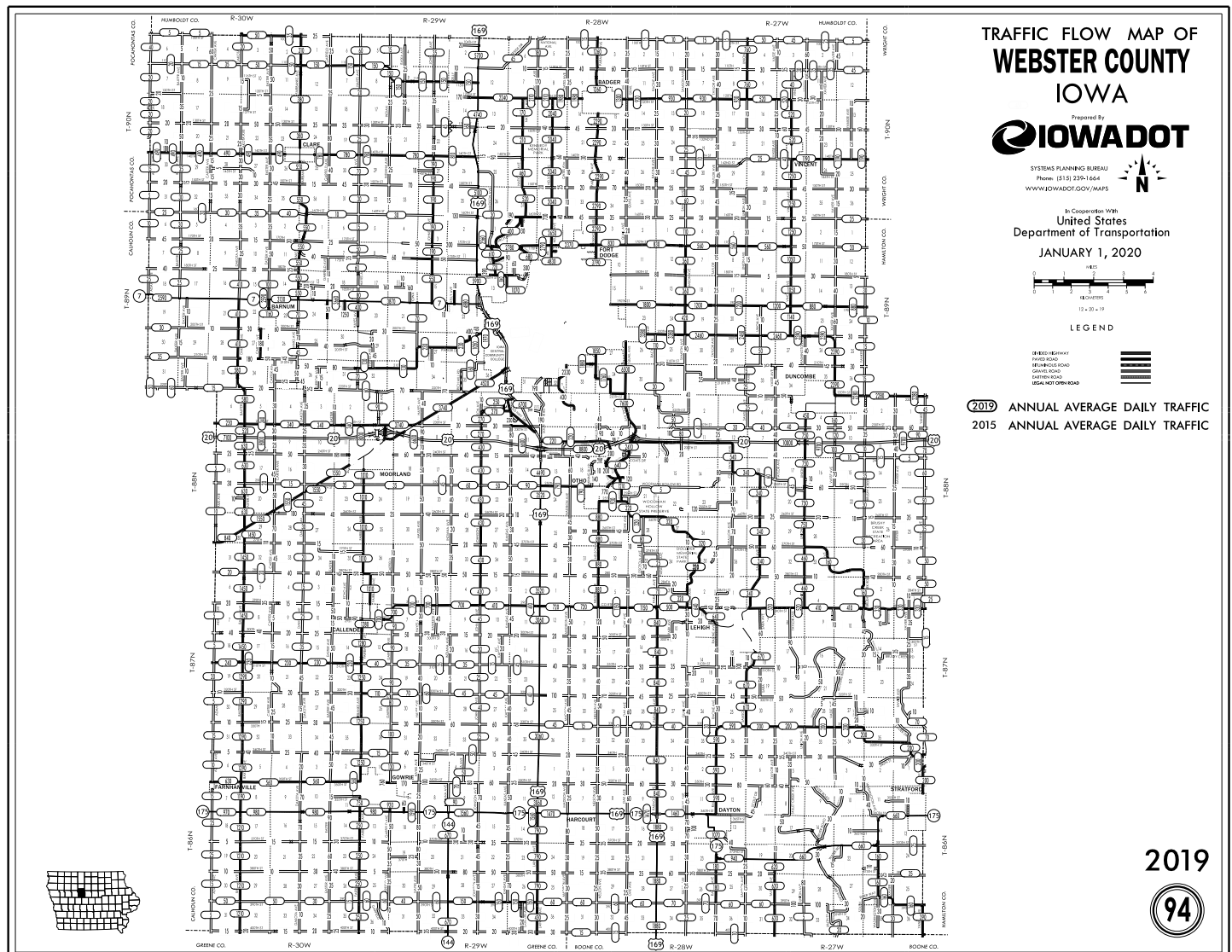
Current Transportation Conditions

Travel Patterns

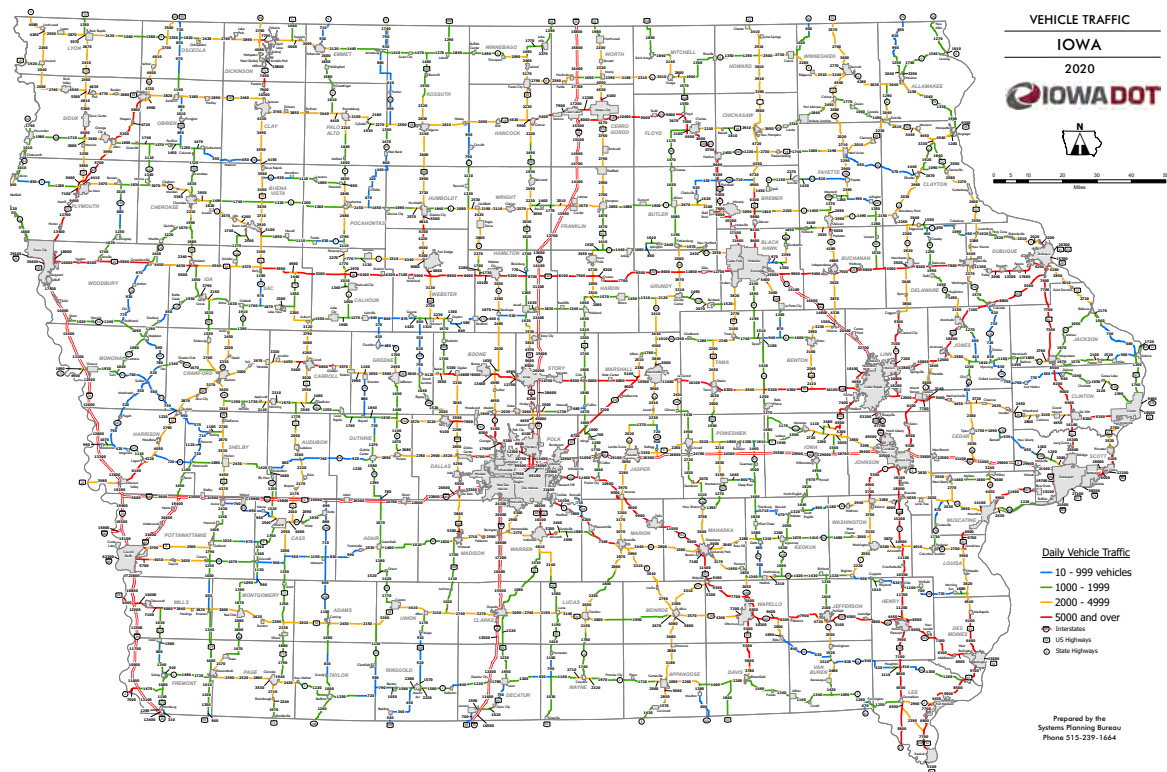
Travel patterns may impact various elements of land use planning including appropriate uses, economic development opportunities, and funding.

The most heavily traveled roads in Webster County are Highway 20 and Highway 169 north of Fort Dodge to Humboldt County. The Annual Average Daily Traffic (AADT) of Highway 20 through Webster County ranges by road segment and averages approximately 7,625 vehicles per day and 2,173 trucks per day. The AADT for the northern portion of Highway 169 averages approximately 5,527 vehicles per day and 925 trucks per day.

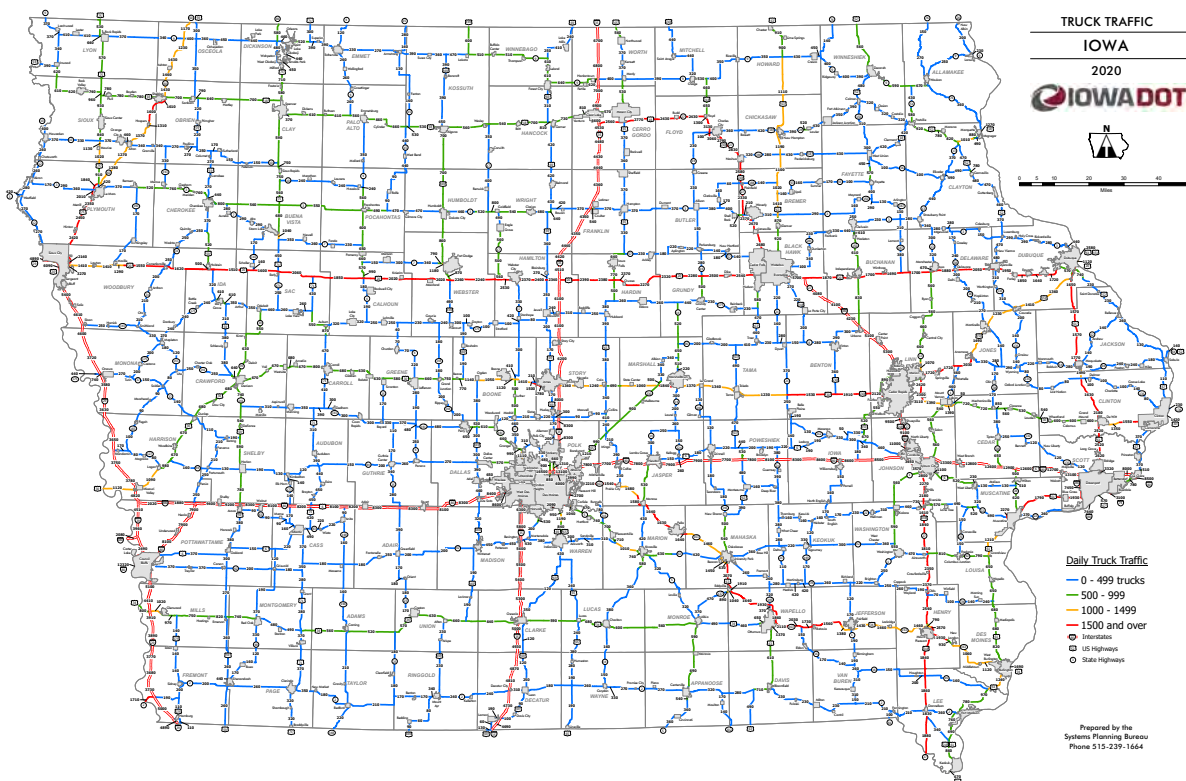
Webster County Traffic Flow Map



Vehicle Traffic Map of Iowa



Truck Traffic Map of Iowa





Transportation Overlay District

Purpose

A zoning overlay district envelops additional regulations over the existing zoning regulations to address specific needs for particular conditions. Overlay districts allow for implementation of additional or alternative uses in specific areas without requiring the process of regulatory amendments to allow for these additional or alternative uses.

The implementation of a Transportation Overlay District in Webster County was initiated in response to the expressed desire of participants of the planning process to provide commercial and industrial opportunities along major transportation corridors where appropriate. The Transportation Plan's Steering Committee identified prominent nodes along Highway 20, Highway 169, Highway 7, and Highway 175 that may foster these opportunities within a reasonable vicinity to existing similar land uses without impeding upon the rural character of Webster County. The Transportation Overlay District, like the entirety of the Future Land Use Plan, is intended to suit the needs of the county, and should be amended as needed.

Definitions

Corridor Overlay District (COD): areas of land designated by Webster County to provide commercial and light industrial development opportunities in specified nodes along major transportation arterials throughout the County.

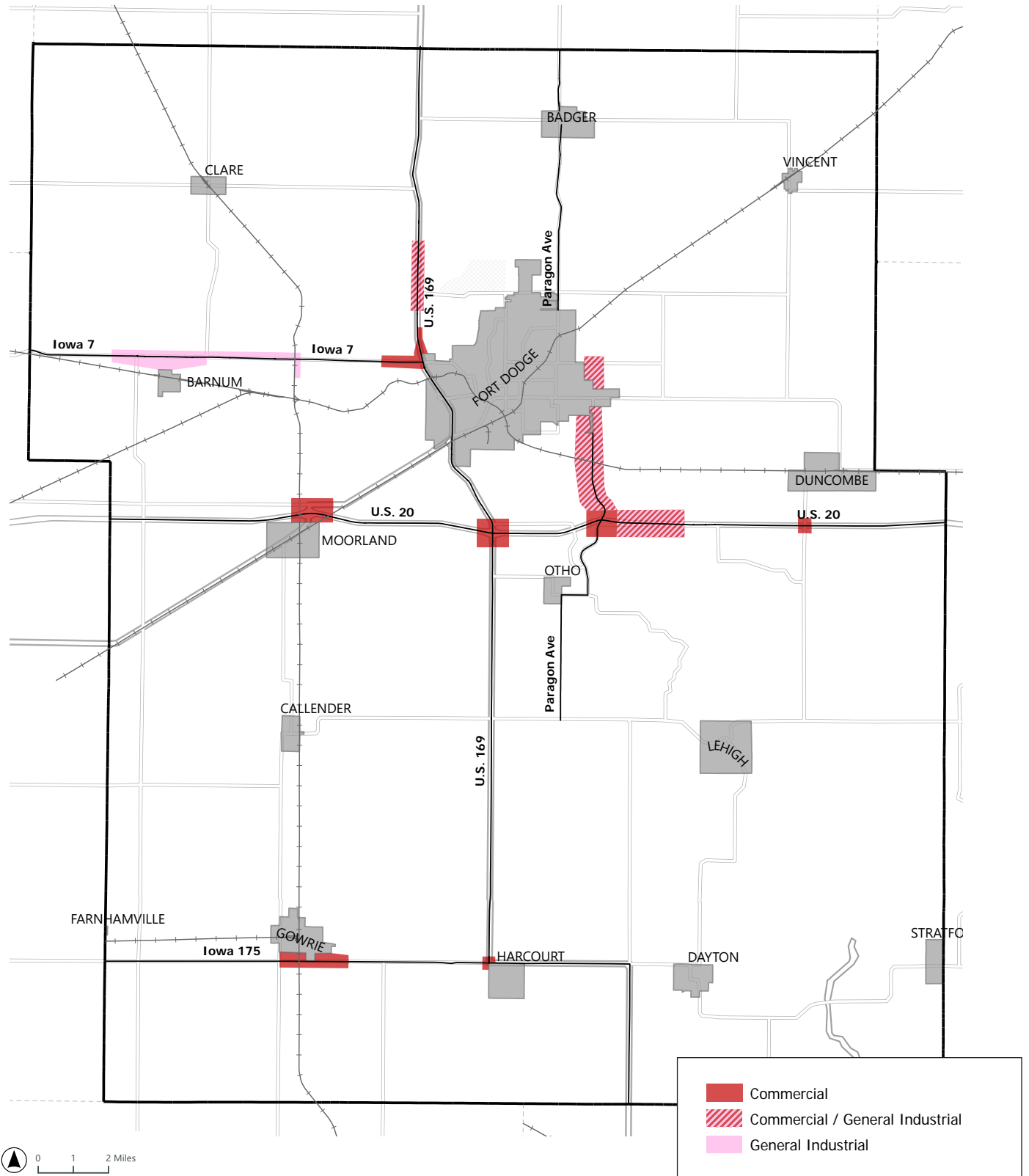
Corridor Overlay Zone (COZ): the geographic area within the COD where land use regulations are enforced.

Description

The intent of the Corridor Overlay District (COD) is to ensure the safety, accessibility, usability, and aesthetic quality of development nodes of the major transportation corridors in Webster County by regulating development opportunities and standards.

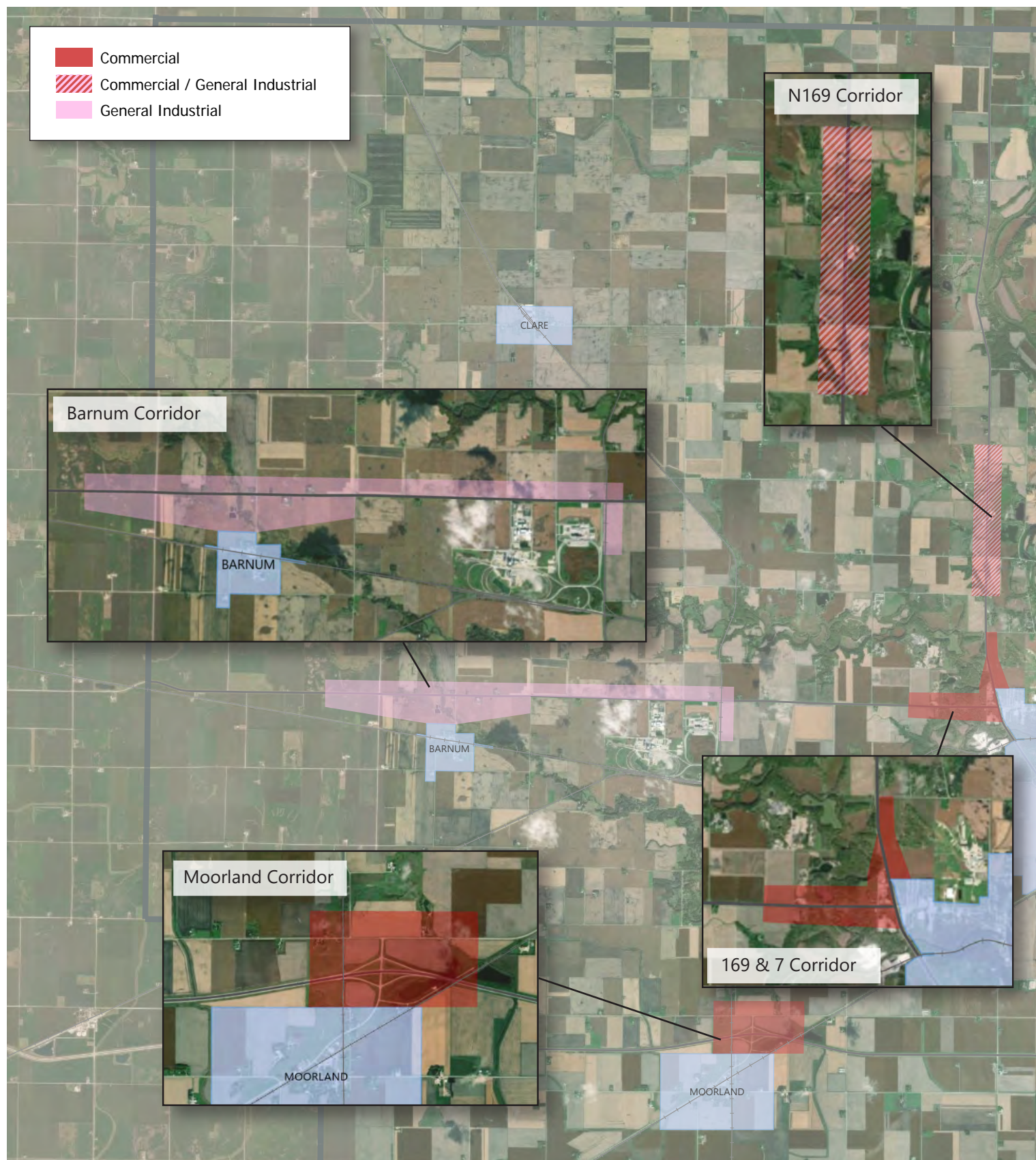
It is the intent of Webster County that a Mixed-Use Development Overlay District be created for nodes along the Highway 20 Transportation Corridor and the other major transportation corridors as indicated on the zoning map that will provide for a combination of permitted uses, including commercial and light industrial uses in a "traditional" development pattern. This overlay district is intended to supplement the base zone regulations within the overlay district boundaries with the following objectives: preserving existing agricultural uses, enhancing the Highway 20 Transportation Corridor, encouraging orderly and compatible new commercial and light industrial development (including mixed commercial and light industrial use development), facilitating appropriate redevelopment and/or adaptive reuse of existing structures, preserving the County's historical resources, protecting the environment, maintaining and enhancing a sense of place, and addressing the unique development needs of the areas of the County impacted by proximity to the Highway 20 Transportation Corridor, and the other major transportation corridors as indicated on the Transportation Overlay Map.

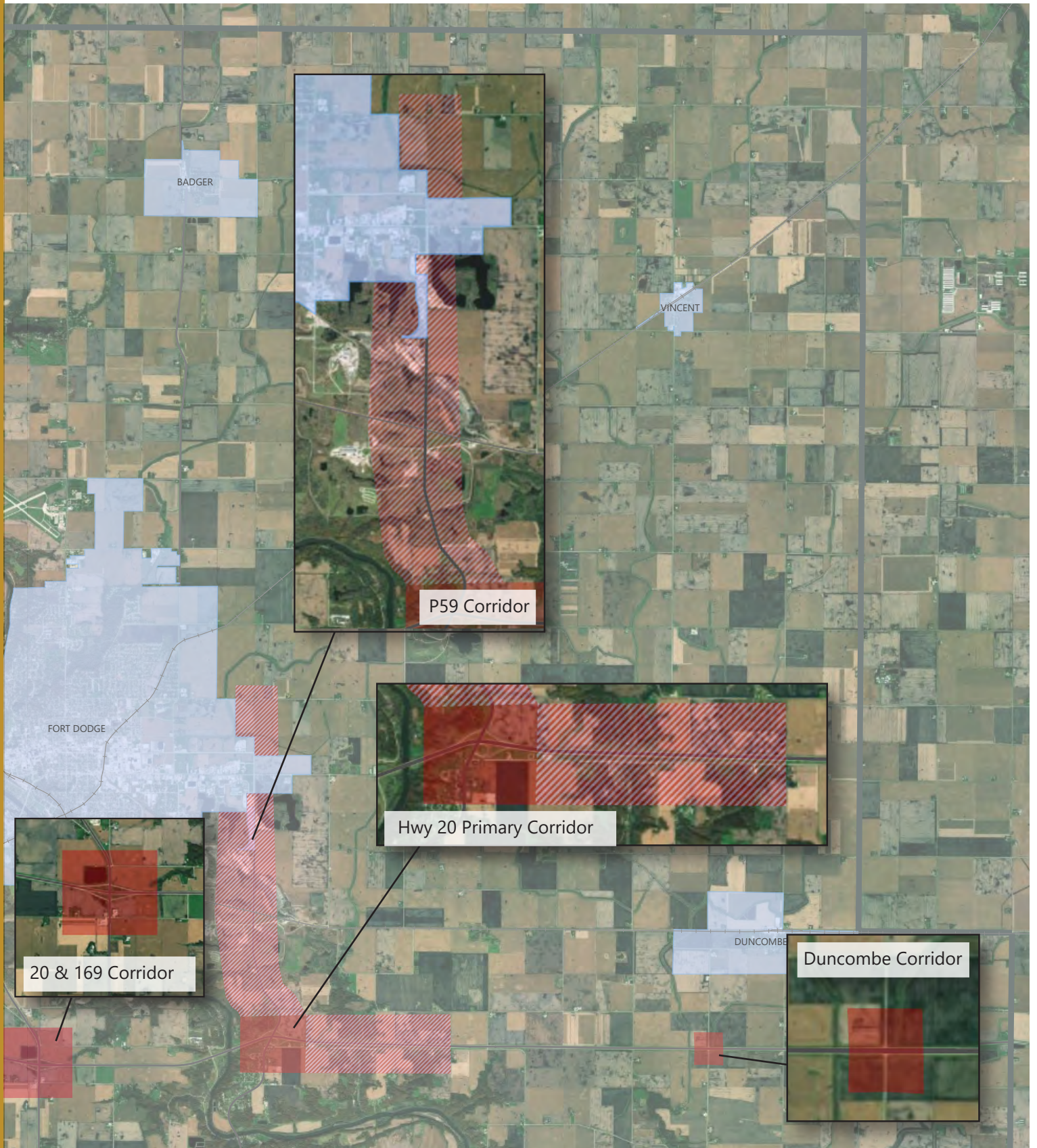
Transportation Overlay Map





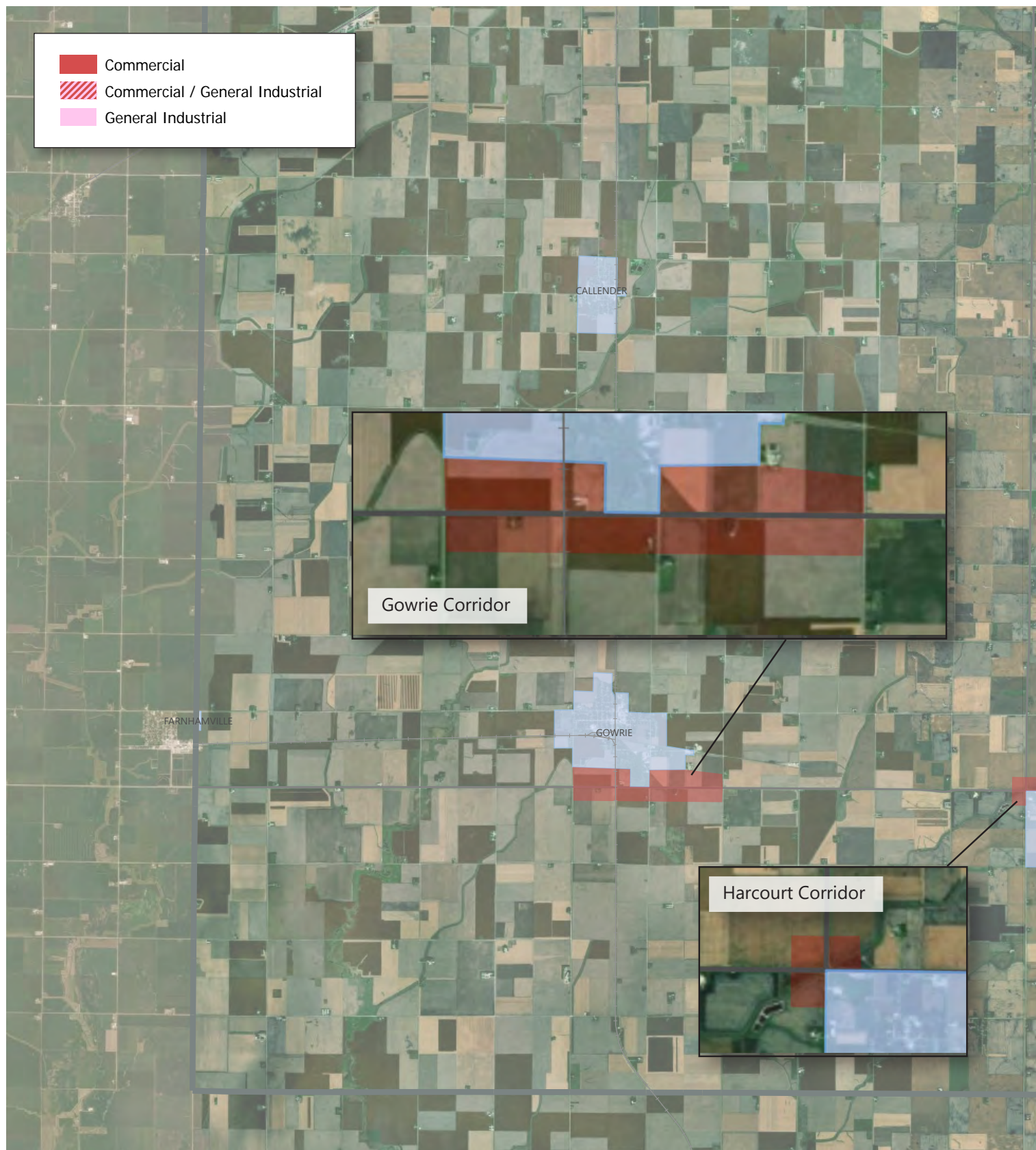
Corridor Overlay Zones







Corridor Overlay Zones

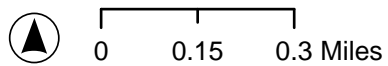
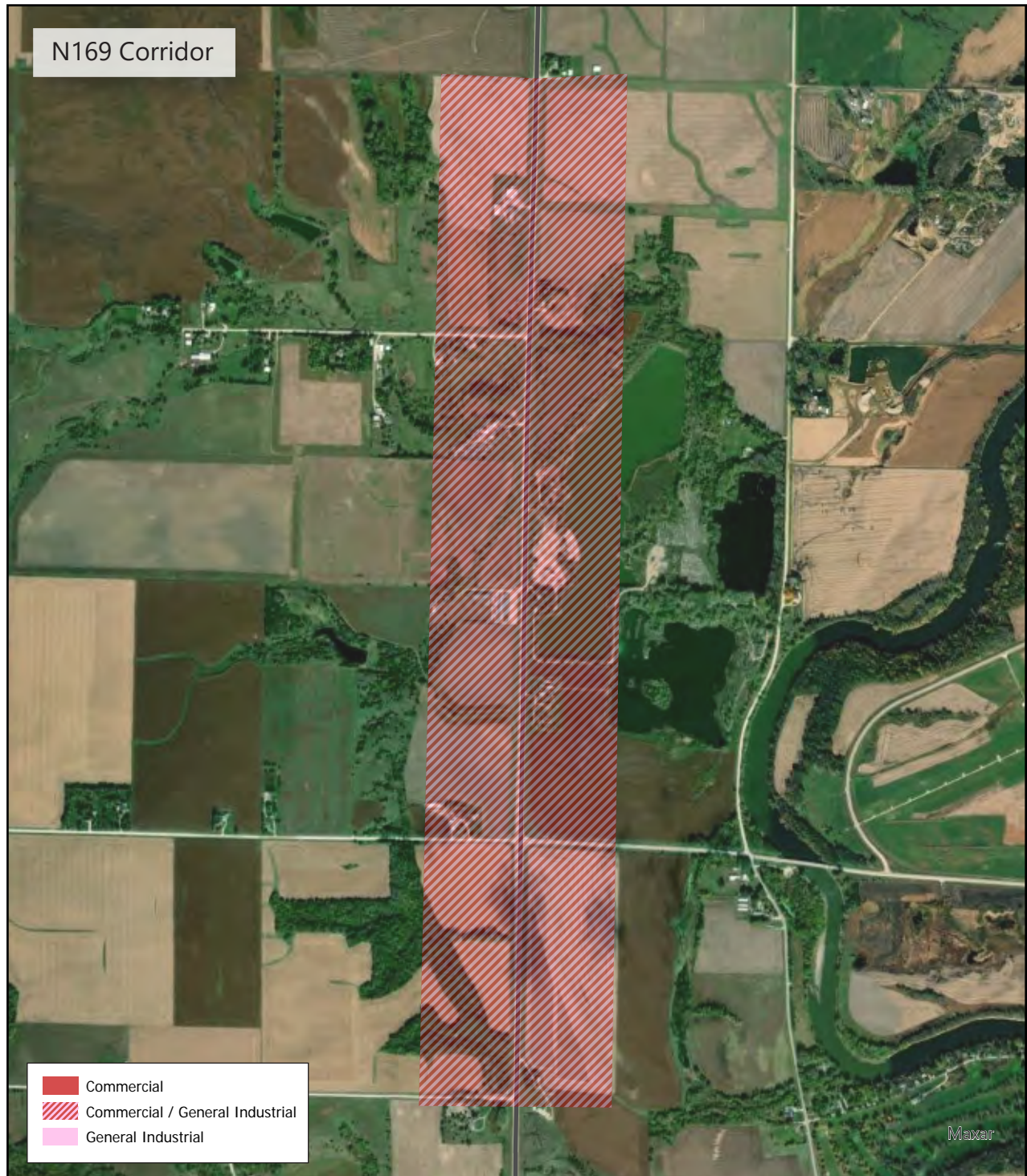






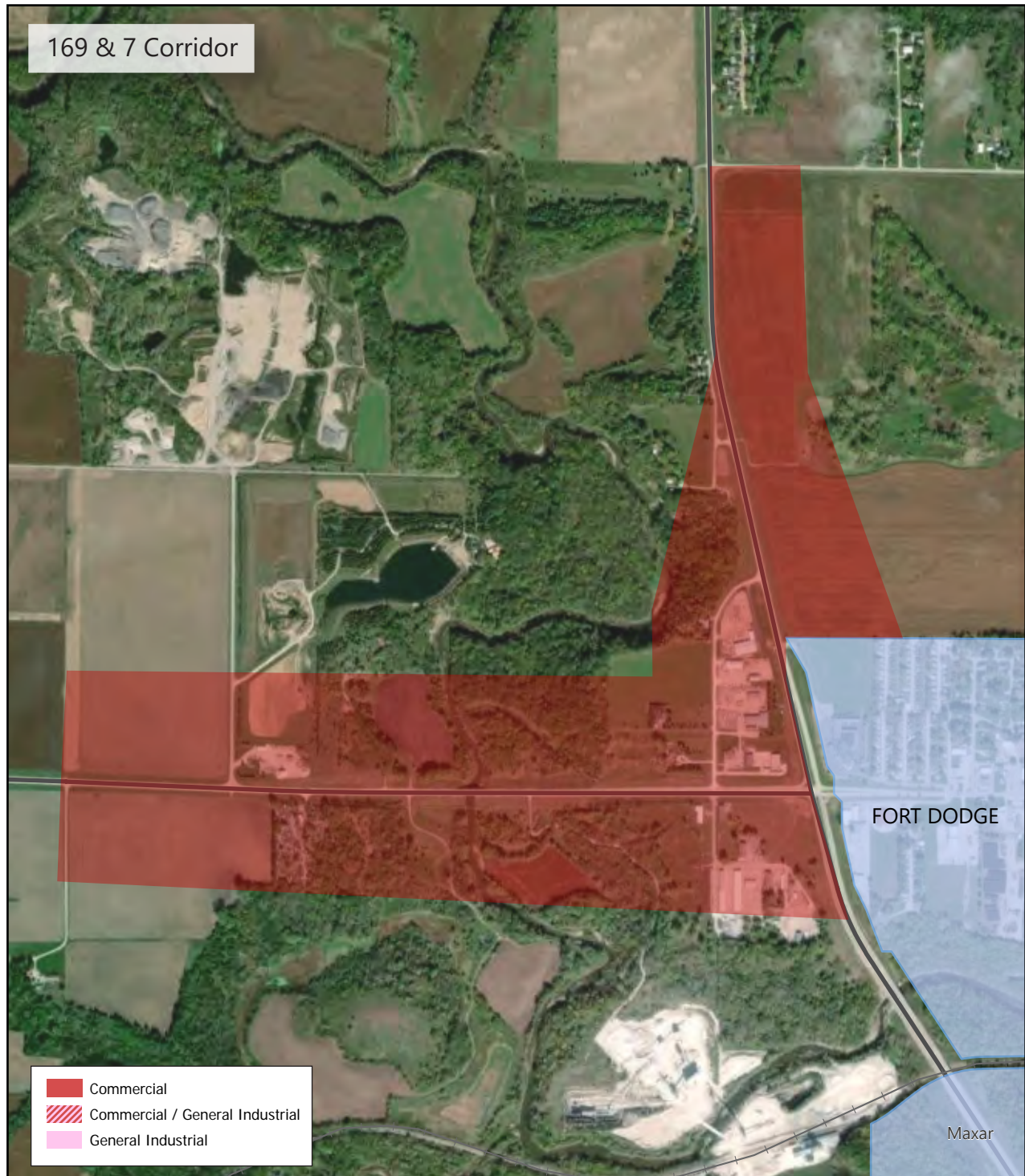
Corridor Overlay Zones

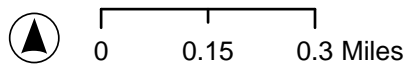
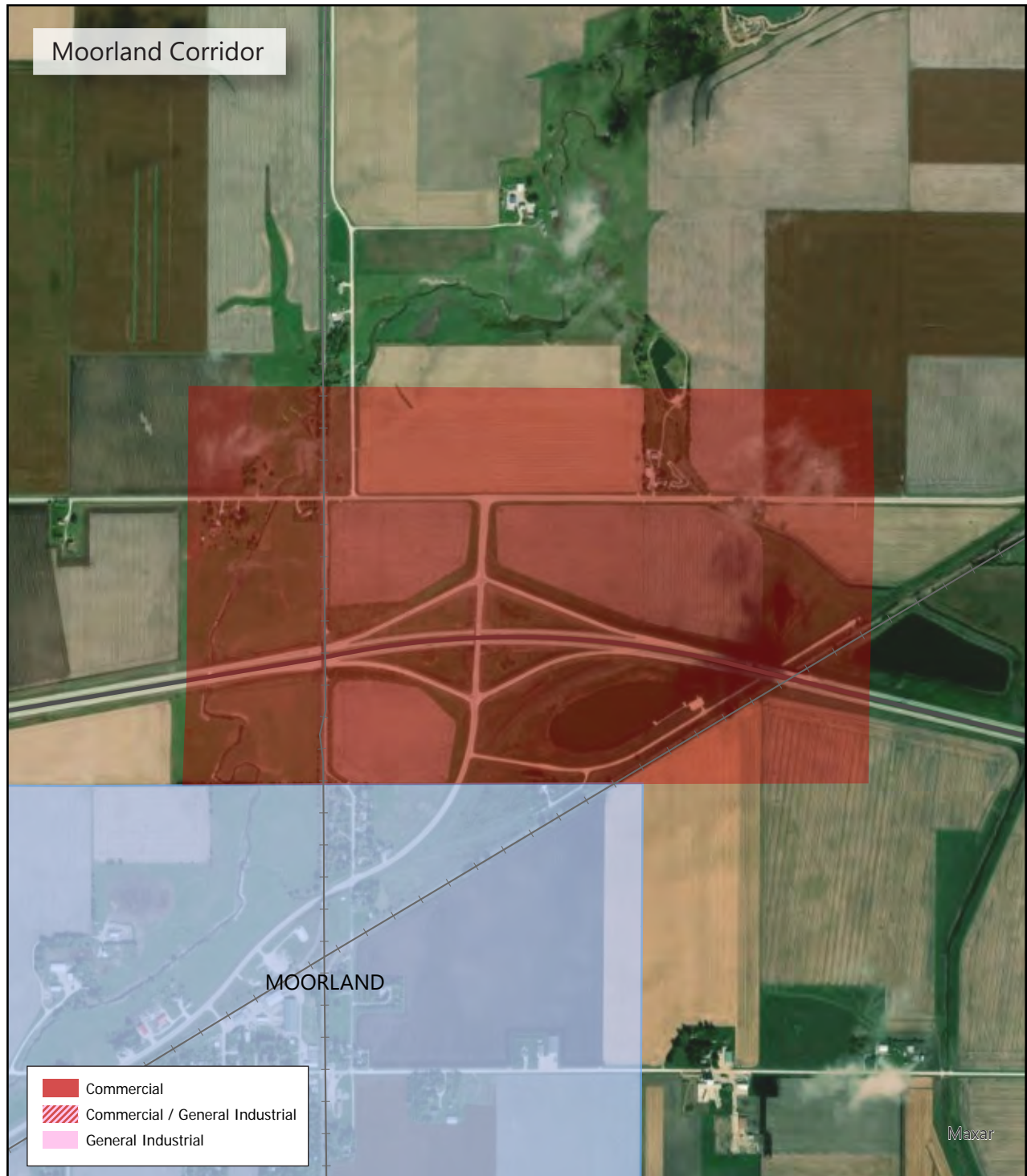






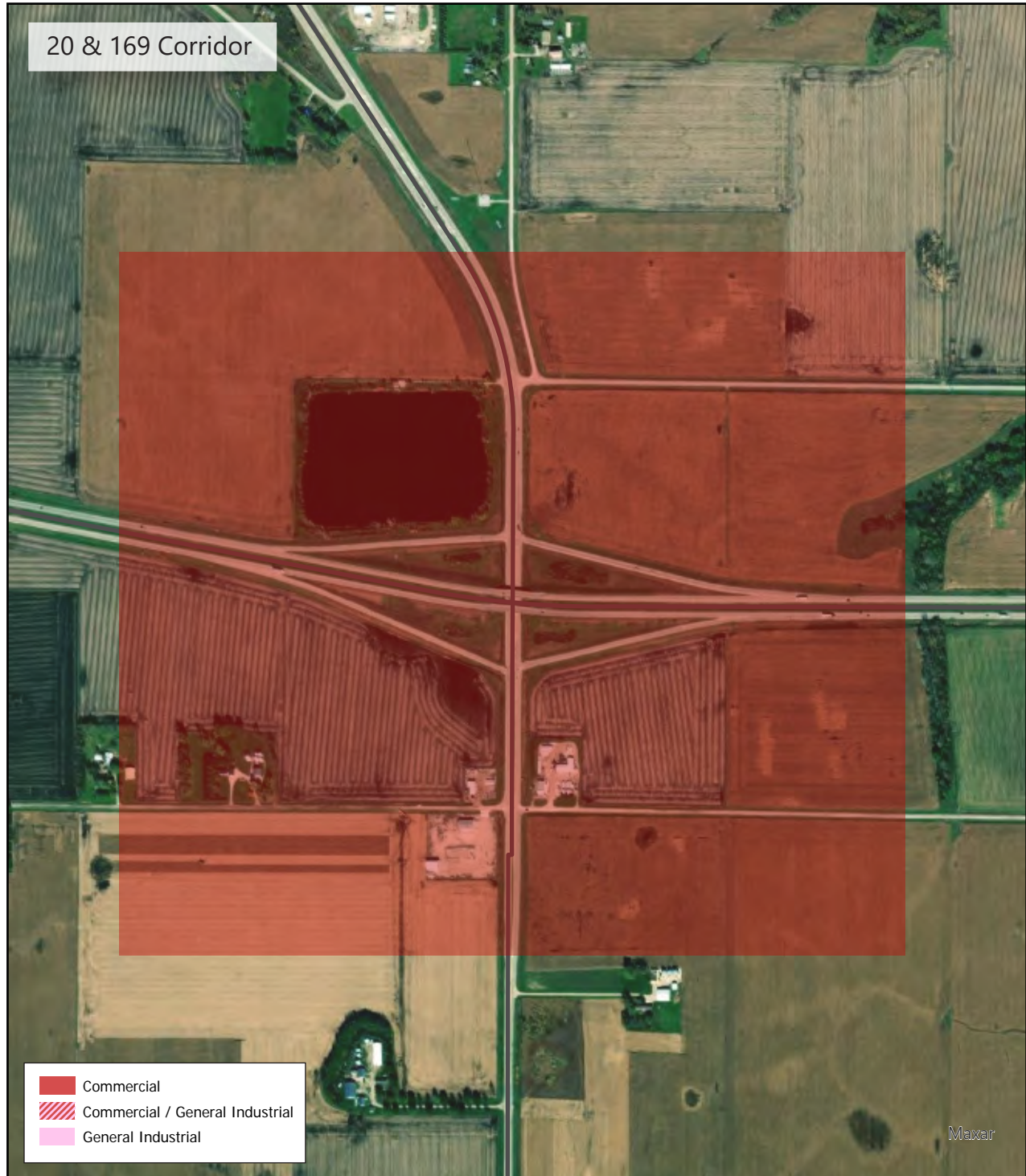
Corridor Overlay Zones

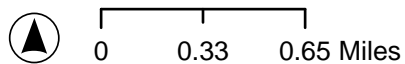
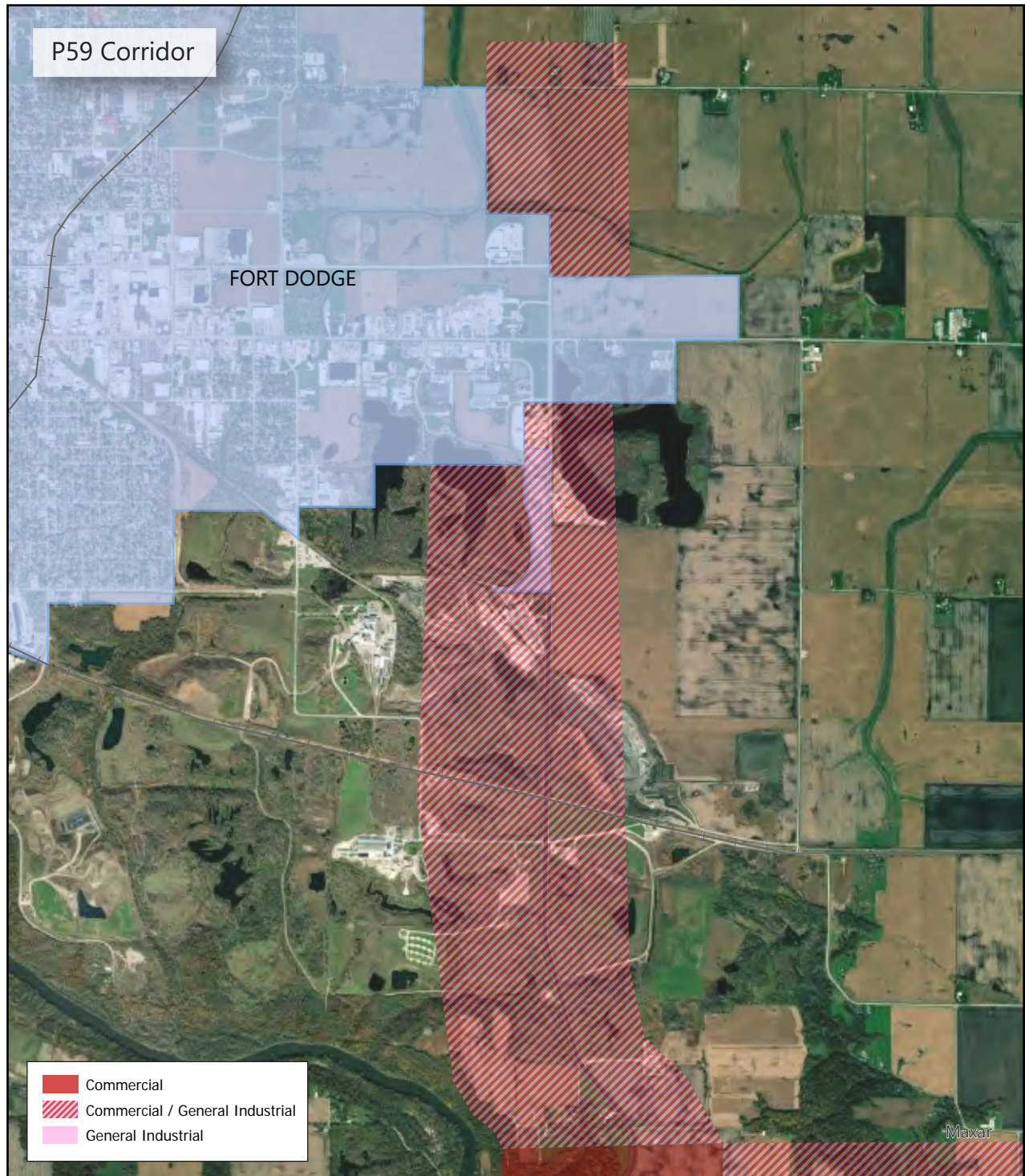






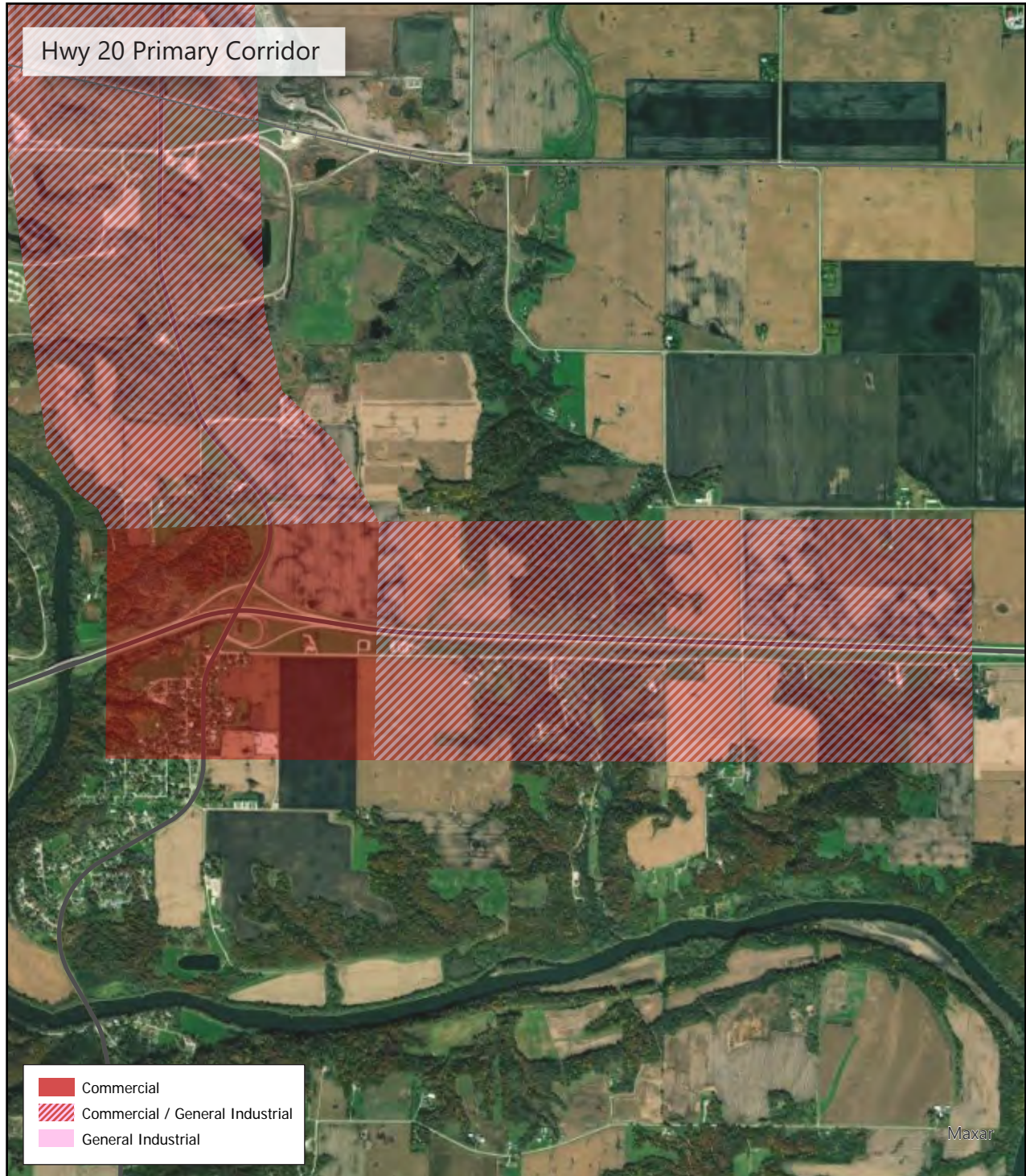
Corridor Overlay Zones







Corridor Overlay Zones



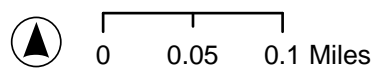
0 0.25 0.5 Miles





Corridor Overlay Zones







Transportation Goals & Strategies

Transportation Goals & Strategies

Goal 1: Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents and visitors.

Strategy A

Manage the access and design of the transportation network in order to effectively maintain the safe and functional integrity of roads and bridges within the County's jurisdiction.

Strategy B

Coordinate transportation projects with Webster County's municipalities, adjacent counties, Mid-Iowa Development Association (MIDAS), and the Iowa Department of Transportation (IDOT).

Strategy C

Enhance multi-modal opportunities for regional travel for Webster County residents and visitors.

Goal 2: Prioritize accessibility for industry vehicles essential to the well-being of the County including agricultural and emergency vehicles.

Strategy A

Develop and maintain Webster County's transportation network at a level of service that accommodates emergency vehicles.

Strategy B

Support the connectivity of existing and future roadways to ensure accessibility for general users and emergency vehicles.



Chapter 6

Implementation



Implementation Overview

The Implementation Matrix

The implementation matrix is a tool to help Webster County implement the goals and strategies identified in this plan. Each strategy is broken down into action items with a priority rating to indicate when it should be addressed. Potential funding opportunities are indicated for strategies, though there may be additional funding opportunities. The table below describes the features included in the implementation matrix.

Goals: the object of a person's ambition or effort; an aim or desired result.

| | | |
|------------|--|--|
| Strategies | Strategies identify a course of action to achieve the overall goal. The strategies that were identified in Chapter 3 will be reiterated here. | Partners that may help with implementation can be found here. A list of potential partners are included below. |
| Action | An action is the process of doing something to achieve a goal. Actions are measurable and will be categorized by their level of immediacy in the priority column to the right. | A guide for priority level indicators is located below. |

Potential Partners

- **Webster County Conservation:** Manages 24 parks, memorial sites, wildlife areas, prairies, and outdoor recreation spaces across the County.
- **Webster County Engineer:** Oversees the planning, design, and supervision of all construction and maintenance work performed on the County's roads, bridges, and culverts.
- **Webster County Planning & Zoning:** Manages all current and long-range planning functions, such as enforcing the County Ordinances and Comprehensive Plan through conditional use permits, re-zonings, text amendments, and other land use review processes.
- **Webster County Emergency Management:** Coordinates responses to natural, civil, and technological emergencies that reduce or eliminate injuries/fatalities, property damage, and economic hardship.
- **Iowa Department of Transportation (IDOT):** Responsible for the organization, construction, and maintenance of the State's primary highway system.
- **Iowa Department of Natural Resources (DNR):** Manages fish and wildlife programs, recreational opportunities at state parks, and health of Iowa's natural environments.

Priority Levels

| | | | |
|--------------------|-------------------------|-------------------------|---------|
| 1 | 2 | 3 | 4 |
| Urgent (1-3 years) | Short-term (3-10 years) | Long-term (10-20 years) | Ongoing |

Implementation Process

Responsibility for implementing this plan lies primarily with the Webster County Board of Supervisors, Planning and Zoning Commission, and County Staff.

County Board of Supervisors

The Board of Supervisors sets priorities, approves budgets, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Supervisors are aware of the plan and expect County actions to be consistent with this plan. Each Supervisor should have a copy of this plan and be familiar with the major goals and objectives described herein. The Board of Supervisors should expect and require that staff recommendations and actions both reference and remain consistent with this plan, or that the plan is amended as needed to fit changing conditions.

Planning and Zoning Commission

Land use and development recommendations are a core component of this plan, and the Planning and Zoning Commission has a major role in guiding those decisions. Planning and Zoning Commission members shall each have a copy of this plan and shall be familiar with the content. It is generally the responsibility of the Planning and Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the County, the Planning and Zoning Commission should initiate efforts to amend the plan to better reflect County interests. This will help to reinforce the legitimacy of the plan as an important tool in guiding County decision making.

County Staff

County staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that County staff know about, support, and actively work to implement the various strategies and actions in this plan.

Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting processes, annual budgeting, planning for major public projects, and in the review of private development projects:

- County Admin
- Community Development Staff
- County Engineer

These key staff members are expected to know and track the various goals, strategies, and vision laid out in this plan, and to reference that content as appropriate in communications with residents, business owners, and elected and appointed officials. All other staff members should be aware of the plan and the connections between the plan and County projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to County functions and decision making.



County Facilities

Goal 1: Provide safe, reliable facilities throughout Webster County.

| | | |
|-------------------|--|--|
| Strategy A | The development of sanitary sewer systems will be supported where such systems conform to all applicable federal and state standards pertinent to the collection, treatment, and final disposal of effluent. | County Engineer |
| Action A1 | <i>Support consolidation of water and sewer facilities where appropriate.</i> | 4 |
| Action A2 | <i>Encourage connection to rural sanitary systems in new developments where appropriate.</i> | 4 |
| Strategy B | Encourage the dedication of major drainage-ways such as wetlands, swales, intermittent creek basins and roadside depressions for the purpose of non-structural storm water collection. | County Engineer, Planning & Zoning, Iowa DNR |
| Action B1 | <i>Support development standards that incorporate non-structural storm water mitigation.</i> | 4 |
| Action B2 | <i>Adopt drainage system implementation strategies for County development sites.</i> | 1 |

Goal 2: Support coordination of inter-agency and inter-jurisdictional facilities and services (both public and private) to increase accessibility and reduce economic and environmental impacts of procedures, infrastructure, and maintenance.

| | | |
|-------------------|--|----------------------|
| Strategy A | Continually evaluate the needs of County departments and opportunities for partnerships across agencies to increase efficiency and efficacy of County resources and projects. | Board of Supervisors |
| Action A1 | <i>Implement an annual Departmental Needs Assessment to identify additional resources and development opportunities that may overlap and provide opportunities for inter-departmental coordination.</i> | 1 |
| Action A2 | <i>Provide notices to all County departments and provide opportunity for feedback prior to development of Webster County facilities.</i> | 4 |
| Strategy B | Support consolidation of city, county, and state administrative offices, public health, safety and welfare buildings, and community cultural facilities as opportunities that will promote energy conservation, provide convenient, centralized services and attractive building and open space groupings. | Board of Supervisors |
| Action B1 | <i>Maintain inventory of county, city, and state facilities and needs of those facilities.</i> | 1 |
| Action B2 | <i>Encourage coordination of facilities in future development and relocation efforts.</i> | 4 |

County Facilities

(Goal 2 continued)

| | | |
|-------------------|--|---------------------------------------|
| Strategy C | Support development of Xenia Rural Water District to efficiently serve rural residents throughout the County. | County Engineer, Planning & Zoning |
| Action C1 | <i>Encourage connection to Xenia Rural Water in new developments where appropriate.</i> | 4 |
| Action C2 | <i>Support residential and commercial development that allows for water and storm connections where appropriate.</i> | 4 |

Goal 3: Strategically locate public facilities in Webster County to provide cost-effective, efficient, and timely services to all.

| | | |
|-------------------|---|---|
| Strategy A | Assist in the organization of special purpose districts such as sanitary districts, sanitary authorities, and county service districts which would be able to utilize federal and state funds to build collection and treatment facilities and provide the necessary services to their respective communities or clientele. The County will work to ensure that these districts are created in a manner that promotes planned growth patterns in communities within and surrounding the County. | County Engineer, Planning & Zoning |
| Action A1 | <i>Identify areas in Webster County that are ideal for residential, commercial, and industrial development and connectivity to county facilities that will promote planned growth patterns in the County and adjacent to the communities of Webster County.</i> | 1 |
| Action A2 | <i>Support development in areas identified as service districts to encourage connectivity to consolidated services where available and appropriate.</i> | 4 |
| Strategy B | Support any consolidation of water and sewer facilities to secure the potential economies of scale and organizations, provided their potential environmental impacts are consistent with existing land-use plans, related urban growth goals and policies, established water quality standards, and where separate local facilities are shown to be more expensive. | County GIS Dept, County Engineer, Planning & Zoning |
| Action B1 | <i>Maintain GIS data of existing facilities and services.</i> | 4 |
| Action B2 | <i>Assist in facilitating coordination of services where appropriate.</i> | 4 |



Parks & Recreation

Goal 1: Continue to provide new recreational opportunities and enhance existing facilities for the residents of Webster County, visitors, and the all of Iowa.

| | | |
|-------------------|--|---|
| Strategy A | Provide reasonably accessible, year-round park and recreational facilities for Webster County residents and visitors. | County Conservation, Iowa DNR |
| Action A1 | <i>Conduct accessibility studies for Webster County recreational facilities and trails.</i> | 1 |
| Action A2 | <i>Strive to exceed ADA compliance standards for recreational facilities to enable persons with limited mobility to access recreational and natural resource amenities.</i> | 1 |
| Strategy B | Work with interested cities within Webster County and regional partners to develop recreation trails and corridors that one day connect communities within and surrounding Webster County. | County Conservation, Municipalities, Iowa DNR |
| Action B1 | <i>Encourage coordination of transportation and conservation plans that address trail opportunities in Webster County and the region.</i> | 2 |
| Action B2 | <i>Pursue opportunities to fund trail amenities to enhance existing and future trails to increase use and continue establishing Webster County as a recreation destination in the state.</i> | 1 |
| Strategy C | Adopt recreational design standards for park and recreation facilities that protect, preserve, and conserve the environmental character and quality of the area. | County Conservation, Planning & Zoning |
| Action C1 | <i>Consult conservation professionals for guidance on best practices for landscape and planting standards to develop recreational design standards.</i> | 1 |
| Action C2 | <i>Encourage private properties adjacent to public recreation facilities to adhere to recreational design standards.</i> | 4 |

Parks & Recreation

Goal 2: Seek to offer greater opportunities for water-based recreation on the Des Moines River and its tributaries.

| | | |
|-------------------|--|---|
| Strategy A | Support water quality initiatives in Webster County, the region, and the State of Iowa to provide healthy recreational opportunities for residents and visitors. | County Conservation, Iowa DNR |
| Action A1 | <i>Educate residents and visitors about water quality initiatives and encourage involvement in water quality restoration efforts.</i> | 4 |
| Action A2 | <i>Provide water quality restoration opportunities for residents and agricultural land uses such as buffer plantings.</i> | 2 |
| Strategy B | Consider expanding County recreational equipment rental programs to improve access to recreational opportunities for residents and visitors. | County Conservation, Municipalities, Iowa DNR |
| Action B1 | <i>Conduct an assessment of equipment rental patterns to identify opportunities for program expansion.</i> | 1 |
| Action B2 | <i>Establish partnerships with city and state recreation programs to coordinate recreational equipment rental opportunities.</i> | 1 |



Agriculture & Natural Resources

Goal 1: Continue to establish Webster County as a leader in agricultural and environmental practices and policies in the State of Iowa.

| | | |
|-------------------|---|---------------------------------------|
| Strategy A | Promote quality land management through the development of erosion control design standards for rural subdivisions and larger commercial and industrial developments. | County Engineer, Planning & Zoning |
| Action A1 | <i>Protect agricultural practices in areas with prime soils and viable agricultural interests.</i> | 4 |
| Action A2 | <i>Support programs and encourage practices that improve soil quality such as soil quality restoration projects.</i> | 4 |
| Strategy B | Continue to develop land use regulations and design standards based on federal requirements and regulations. | Planning & Zoning |
| Action B1 | <i>Coordinate land use regulations with state, regional, and national requirements.</i> | 1 |
| Action B2 | <i>Adopt design standards that protect and enhance the rural nature of Webster County.</i> | 1 |
| Strategy C | Develop local regulations that, at a minimum, are as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines. | County Engineer, Planning & Zoning |
| Action C1 | <i>Support programs that encourage practices that reduce pollution to waterways via stormwater runoff, addressing topics such as lawn care, fall leaf management, winter salt use, and other best management practices.</i> | 4 |
| Action C2 | <i>Establish regulations for the preservation of the rural character of the County and its agricultural assets.</i> | 1 |

Goal 2: Protect and enhance prime agricultural land as a cultural and economic asset of Webster County.

| | | |
|-------------------|--|-------------------|
| Strategy A | Discourage conversion of designated prime agricultural land and soils to non-agricultural uses by targeting less productive agricultural soils (crops) for urban or non-farm uses. | Planning & Zoning |
| Action A1 | <i>Discourage fragmentation of prime agricultural land in order to protect the continuity of prime farmland areas for future use.</i> | 4 |
| Action A2 | <i>Support agri-tourism in Webster County by encouraging farms that invite visitors for tours, training, self pick sales, seasonal events, etc. and foster partnerships with regional agencies (such as Silos & Smokestacks National Heritage Area).</i> | 2 |
| Strategy B | Establish a hierarchy of minimum lot sizes to encourage non-farm growth in the appropriate locations. | Planning & Zoning |
| Action B1 | <i>Encourage residential growth in proximity to existing facility service districts and municipalities and which will not impede upon agricultural land.</i> | 4 |
| Action B2 | <i>Develop a welcome pack for new residents and provide new rural residents with information about level of service for County services based on proximity to said services.</i> | 1 |

Agriculture & Natural Resources

Goal 3: Guide development in a manner that protects and enhances environmental and water resources of Webster County.

| | | |
|------------|--|--|
| Strategy A | Support zoning regulations and design standards that protect the environmental and natural resources of Webster County through the encouragement of preservation and conservation practices in environmentally sensitive areas. | Planning & Zoning, County Conservation |
| Action A1 | <i>Consider additional zoning districts for varying levels of agricultural and conservation sensitive areas.</i> | 2 |
| Action A2 | <i>Adopt and enforce regulations for residential and commercial properties that may impact agricultural and conservation land.</i> | 1 |
| Strategy B | Coordinate with and support city, regional, state and federal water-quality plans and programs so that high water quality will be achieved in the cities of the County, that sound watershed management practices will take place, and that improved treatment of point and non-point sources of water pollution will be achieved. | County Engineer, County Conservation, Iowa DNR |
| Action B1 | <i>Provide residents and businesses of Webster County with information regarding water quality and soil quality expectations and best practices.</i> | 2 |
| Action B2 | <i>Encourage agricultural practices that improve the health of the Des Moines River watershed.</i> | 4 |
| Strategy C | Support soil and water conservation efforts to aid in erosion, sediment, and run-off control. | County Engineer, County Conservation, Iowa DNR |
| Action C1 | <i>Support programs that reduce pollution in water bodies via practices pertaining to storm-water runoff control, leaf and lawn care maintenance, winter salt usage, and other best management practices.</i> | 4 |
| Action C2 | <i>Partner with Webster County Conservation to promote best practices in soil and water conservation efforts.</i> | 1 |



Economy & Employment

Goal 1: Promote and encourage economic development necessary to support the needs of existing and future residents such that the economy is stable and diverse.

| | | |
|-------------------|--|---|
| Strategy A | Utilize local Economic Development Corporations to encourage, promote, and develop economic development partnerships between local entities, including all communities in Webster County, and private companies to assist existing and expanding business enterprises. | Board of Supervisors, Municipalities |
| Action A1 | <i>Provide new and existing residents with economic development information through various avenues such as the Webster County website and brochures.</i> | 1 |
| Action A2 | <i>Encourage non-traditional partnerships for various economic activities such as advertisement.</i> | 4 |
| Strategy B | Expand upon existing recreational opportunities, including those along the Des Moines River, to promote recreational tourism for activities such as water trails, camping, fishing, and hunting. | County Conservation, Planning & Zoning |
| Action B1 | <i>Support land uses near recreational activities which encourage public-private partnerships and recreational opportunities.</i> | 4 |
| Action B2 | <i>Identify areas of opportunity for recreational expansion along the Des Moines River corridor.</i> | 1 |
| Strategy C | Encourage and promote the development of home-based businesses and telecommuting based upon a commitment to providing a high level of technology and communication infrastructure. | Board of Supervisors, Planning & Zoning |
| Action C1 | <i>Support broadband development throughout Webster County.</i> | 1 |
| Action C2 | <i>Encourage business diversity and entrepreneurship to attract a creative class workforce and enhance unconventional economic development.</i> | 1 |

Goal 2: Maintain a rate and pattern of economic growth sufficient to sustain reasonable employment rates in the county, balance the real property tax base of the various cities, and strengthen local economic bases.

| | | |
|-------------------|--|---|
| Strategy A | Continue to support existing agricultural businesses and gypsum mining operations. | Board of Supervisors |
| Action A1 | <i>Encourage economic development projects which expand upon and, at the very least, do not conflict with the agricultural character of the County.</i> | 4 |
| Action A2 | <i>Support economic development that enhances existing and emerging agricultural and industrial activities.</i> | 4 |
| Strategy B | Continue coordinating with area communities and adjacent counties to implement a joint economic development strategy that supports existing businesses, promotes new businesses in coming to the area (including industrial), and seeks to develop new attractions and amenities for the public on a local and regional level. | Board of Supervisors, Surrounding Communities |
| Action B1 | <i>Participate in planning efforts of local communities and adjacent counties to help coordinate economic development opportunities including regional housing plans to help attract a strong workforce.</i> | 1 |
| Action B2 | <i>Promote economic development efforts online and seek input from local communities and adjacent counties to open opportunities for partnerships.</i> | 1 |

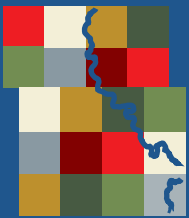
Housing

Goal 1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

| | | |
|-------------------|---|--|
| Strategy A | Plan for a range of housing that meets the needs of residents of various income levels, age groups, abilities, and health conditions. | Planning & Zoning |
| Action A1 | <i>Promote inclusive housing options that cater to the needs of all residents in Webster County, irrespective of income level or physical capability.</i> | 4 |
| Action A2 | <i>Encourage new residential developments to include a diverse range of housing options that accommodate varying socioeconomic statuses, abilities, and lifestyles.</i> | 1 |
| Strategy B | Promote the incorporation of safe and health-conscious building materials, clean indoor air systems, pest-free environments, energy and water efficiency measures, as well as inclusive design that prevents injuries and ensures universal accessibility for people of all abilities, in new residential constructions or retrofit projects. | County Engineer, Planning & Zoning, County Health Dept |
| Action B1 | <i>Establish zoning and subdivision design standards for new developments that require the inclusion of functional green space, buffers, screening, and design standards.</i> | 1 |
| Action B2 | <i>Enforce nuisance regulations to guarantee that Webster County residents can exercise their right to exclusive and uninterrupted use of their land.</i> | 4 |
| Strategy C | Maximize the impact of available funding sources to create better housing and health outcomes through a coordinated and integrated approach among housing, environmental health, and public health agencies. | County Engineer, County Health Dept |
| Action C1 | <i>Develop land use policies that incorporate setbacks, buffer zones, and impact easements to separate residential areas from more intensive land uses.</i> | 1 |
| Action C2 | <i>Conduct routine monitoring of the effects of current regulations on the health and well-being of the public and the environment.</i> | 4 |

Goal 2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

| | | |
|-------------------|---|----------------------|
| Strategy A | Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth. | Planning & Zoning |
| Action A1 | <i>Develop subdivision regulations that provide for a high-quality living environment while minimizing the need for costly and inefficient expansions of public infrastructure.</i> | 1 |
| Action A2 | <i>Consider requiring buffers and/or impact easements, which may take the form as immediate land uses or landscaped areas, between residential and agricultural uses.</i> | 4 |
| Strategy B | Support programs that maintain or rehabilitate the local housing stock. | Board of Supervisors |
| Action B1 | <i>Encourage the establishment of a rehabilitation program to improve and maintain the existing housing stock.</i> | 1 |
| Action B2 | <i>Identify opportunities for partnerships with local and regional rehabilitation programs to improve the quality of existing housing options.</i> | 1 |



Housing

(Goal 2 continued)

| | | |
|------------|--|-------------------|
| Strategy C | Encourage planned unit developments where applicable. | Planning & Zoning |
| Action C1 | Explore ways to implement planned unit developments. | 1 |
| Action C2 | Have County staff review zoning to determine what areas would be best for planned unit developments. | 1 |

Implementation Process

Goal 1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

| | | |
|-------------------|---|---|
| Strategy A | Identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them. | Planning & Zoning, Surrounding Counties |
| Action A1 | <i>Participate in planning efforts of local municipalities and neighboring counties.</i> | 4 |
| Action A2 | <i>Establish communication practices with adjacent counties to continuously maintain opportunities for partnerships and collaboration whenever possible.</i> | 1 |
| Strategy B | Consider the recommendations of municipal Comprehensive Plans when amending and updating other, more detailed County plans. | Planning & Zoning, Municipalities |
| Action B1 | <i>Review transportation, green space, and local plans regularly to identify opportunities for partnerships and project collaboration.</i> | 1 |
| Action B2 | <i>Inform municipalities of planning efforts to obtain feedback where available.</i> | 4 |
| Strategy C | Request feedback from area school district officials and municipalities within the County regarding planning efforts and ordinance updates. | School Districts, Board of Supervisors, Planning & Zoning |
| Action C1 | <i>Maintain regular communication with local school districts and establish partnerships for growth and development opportunities when opportunities arise.</i> | 4 |
| Action C2 | <i>Review plans and ordinances of local municipalities and provide coordination in ordinances where appropriate.</i> | 2 |



Intergovernmental Cooperation

Goal 2: Seek to reduce costs and improve quality of service for County operations, partner municipalities and organizations through sound partnerships.

| | | |
|-------------------|---|---|
| Strategy A | Encourage the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for local residents and developers. | Planning & Zoning, Municipalities |
| Action A1 | <i>Consider the plans and ordinances of local municipalities and adjacent counties when updating county ordinances.</i> | 4 |
| Action A2 | <i>Provide local municipalities and adjacent counties with Webster County ordinance updates to encourage coordination where appropriate.</i> | 4 |
| Strategy B | Encourage an efficient and compatible land use pattern that minimizes conflicts between incompatible land uses across municipal boundaries and preserves agriculture and natural resources in mutually agreed upon areas. | Planning & Zoning, Municipalities |
| Action B1 | <i>Encourage residential growth in relation to local municipalities.</i> | 4 |
| Action B2 | <i>Coordinate land use plans with local municipalities to prevent conflict of uses.</i> | 4 |
| Strategy C | Coordinate the Future Land Use Plan and zoning regulations with those of municipalities within the county and neighboring counties to the greatest extent possible. | Planning & Zoning, Surrounding Counties |
| Action C1 | <i>Review land use plans and ordinances of adjacent counties that may advise or impact land use and ordinance decisions in Webster County.</i> | 4 |
| Action C2 | <i>Encourage adjacent counties to adopt land use plans and zoning regulations.</i> | 4 |

Goal 3: Coordinate County planning efforts with local school districts, County departments, and State and Federal agencies, to allow those entities to properly plan for facility needs.

| | | |
|-------------------|---|---|
| Strategy A | Work with area municipalities to identify opportunities for shared services or other cooperative planning efforts, and pursue funding from State and Federal agencies to implement projects that address shared goals and objectives. | School Districts, Planning & Zoning, Board of Supervisors |
| Action A1 | <i>Establish procedures for inter-departmental communication regarding facility changes and development plans.</i> | 1 |
| Strategy B | Request that school district officials and State and Federal agencies keep Webster County apprised of any plans for new facilities or other land use activities that could affect future land use within the county. | School District, Board of Supervisors |
| Action B1 | <i>Continue to provide accessible, efficient communication channels such as the Webster County website.</i> | 4 |
| Action B2 | <i>Disseminate updates on land use plans and ordinances on the Webster County website to provide essential information to potential partner agencies and entities.</i> | 4 |

Resilience

Goal 1: Mitigate the risk of impacts before a disaster.

| | | |
|-------------------|---|-----------------------------|
| Strategy A | Prepare residents and businesses in Webster County for potential disasters. | County Emergency Management |
| Action A1 | <i>Collaborate with local agencies and organizations to inform Webster County residents about disaster preparedness.</i> | 1 |
| Action A2 | <i>Disseminate information about evacuation procedures and public shelter locations to residents and visitors via the Webster County website.</i> | 1 |
| Strategy B | Implement sound development practices to effectively reduce the adverse impacts of disasters, primarily caused by flooding, on new development. | County Emergency Management |
| Action B1 | <i>Actively participate in National Preparedness Month and Flood Awareness Month.</i> | 4 |
| Action B2 | <i>Provide developers and new residents with information about emergency services and recommended flood mitigation practices.</i> | 4 |
| Strategy C | Continue to prepare readiness plans to address procedures for responding to natural disasters. | County Emergency Management |
| Action C1 | <i>Encourage the development of a County-wide Hazard Mitigation and Emergency Preparedness Plan to establish procedures for emergency situations.</i> | 4 |
| Action C2 | <i>Support regional efforts to develop and maintain regional hazard mitigation plans.</i> | 4 |



Resilience

Goal 2: Protect Webster County's residents and property during a disaster.

| | | |
|-------------------|--|-----------------------------|
| Strategy A | Meet the basic human needs of Webster County residents during a disaster. | County Emergency Management |
| Action A1 | <i>Encourage private entities of Webster County (including individuals, families, and businesses) to develop disaster response and recovery plans.</i> | 1 |
| Action A2 | <i>Support the development and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).</i> | 1 |
| Strategy B | Protect Webster County assets and infrastructure during a disaster. | County Emergency Management |
| Action B1 | <i>Coordinate with local municipalities and adjacent counties to establish regional efforts to respond to disasters.</i> | 1 |
| Action B2 | <i>Identify at-risk areas of county infrastructure to prioritize as focus areas for redevelopment.</i> | 1 |
| Strategy C | Seek to maintain and enhance emergency communications strategies including social media updates and text notifications for Webster County residents. | County Emergency Management |
| Action C1 | <i>Promote Webster County Alerts on the Webster County website and other available outlets.</i> | 1 |
| Action C2 | <i>Identify accessible locations to elect as regathering sites in the event of a disaster.</i> | 1 |

Goal 3: Ensure successful and efficient recovery from disasters.

| | | |
|-------------------|---|-----------------------------|
| Strategy A | Aim to provide prompt access to recovery resources to disaster victims throughout the recovery process. | County Emergency Management |
| Action A1 | <i>Prepare emergency and hazard response information to provide residents in the event of an emergency.</i> | 1 |
| Action A2 | <i>Consider establishing a Community Emergency Response Team (CERT) to provide training for residents to act as volunteers in an emergency situation.</i> | 1 |
| Strategy B | Develop strategies to ensure that post-disaster reconstruction and recovery efforts will be quick, safe, and collaborative. | County Emergency Management |
| Action B1 | <i>Inventory volunteer services and opportunities for residents to preemptively prepare for emergency situations.</i> | 1 |
| Action B2 | <i>Consider incorporating a collaborative component into emergency communication systems to identify community needs following a disaster.</i> | 1 |

Transportation

Goal 1: Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents and visitors.

| | | |
|-------------------|--|------------------|
| Strategy A | Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of roads and bridges within the County's jurisdiction. | County Engineer, |
|-------------------|--|------------------|

| | | |
|-----------|---|---|
| Action A1 | <i>In unincorporated areas, maintain access, site and design requirements for new roads and driveways that aim to reinforce the rural character of Webster County and safe transportation facilities.</i> | 4 |
|-----------|---|---|

| | | |
|-------------------|---|--|
| Strategy B | Coordinate transportation projects with Webster County's municipalities, adjacent counties, Mid-Iowa Development Association (MIDAS), and the Iowa Department of Transportation (IDOT). | County Engineer, Municipalities, MIDAS, IDOT |
|-------------------|---|--|

| | | |
|-----------|---|---|
| Action B1 | <i>Support intergovernmental and land development agreements that define the responsibilities of the developer and municipalities regarding any required improvements and ongoing maintenance to roadways and funding of such improvements.</i> | 4 |
|-----------|---|---|

| | | |
|-----------|--|---|
| Action B2 | <i>Transportation nodes, where major intersections of transportation systems intersect, should continue to serve as locations for potential transportation investments and increased land use development.</i> | 4 |
|-----------|--|---|

| | | |
|-------------------|--|---|
| Strategy C | Enhance multi-modal opportunities for regional travel for Webster County residents and visitors. | County Engineer, County Conservation, Planning & Zoning, IDOT, Municipalities |
|-------------------|--|---|

| | | |
|-----------|---|---|
| Action C1 | <i>Support alternative transportation modes for Webster County residents, with particular emphasis on catering to the needs of individuals with limited mobility, including persons with disabilities and the aging population.</i> | 4 |
|-----------|---|---|

| | | |
|-----------|---|---|
| Action C2 | <i>Support the availability and connectivity of active mobility options, such as trails, within Webster County and in collaboration with other communities within the region.</i> | 4 |
|-----------|---|---|

Goal 2: Prioritize accessibility for industry vehicles essential to the well-being of the County including agricultural and emergency vehicles.

| | | |
|-------------------|--|-----------------|
| Strategy A | Develop and maintain Webster County's transportation network at a level of service that accommodates essential services and agricultural activities. | County Engineer |
|-------------------|--|-----------------|

| | | |
|-----------|--|---|
| Action A1 | <i>Support the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development, minimizing land disturbance and efficiently use tax dollars.</i> | 4 |
|-----------|--|---|

| | | |
|-----------|--|---|
| Action A2 | <i>Where appropriate, designate weight restrictions and truck routes to protect local roads and bridges.</i> | 2 |
|-----------|--|---|

| | | |
|-------------------|--|-----------------|
| Strategy B | Support the connectivity of existing and future roadways to ensure accessibility for general users and emergency vehicles. | County Engineer |
|-------------------|--|-----------------|

| | | |
|-----------|--|---|
| Action B1 | <i>Build new roads according to County or local standards and inspect before accepting for dedication.</i> | 4 |
|-----------|--|---|

| | | |
|-----------|--|---|
| Action B2 | <i>Coordinate rural addressing, road naming, and driveway siting to ensure safe and adequate emergency response services</i> | 4 |
|-----------|--|---|



Appendix A

Webster County Profile





County Profile Overview

The Community Profile is a summary of current conditions and recent trends in Webster County based on the best available data from Webster County, Iowa Department of Natural Resources, Iowa Department of Transportation, United States Department of Agriculture, National Resources Conservation Services, ESRI Business Analyst, United State Census Department, and other applicable resources.

The purpose of the Community Profile is to enable readers of the plan to identify current conditions in Webster County and utilize that information make informed choices about the future of the community. This report is included as an appendix to the Webster County 2042 Comprehensive Plan so that it may be easily updated from time to time as new data becomes available.

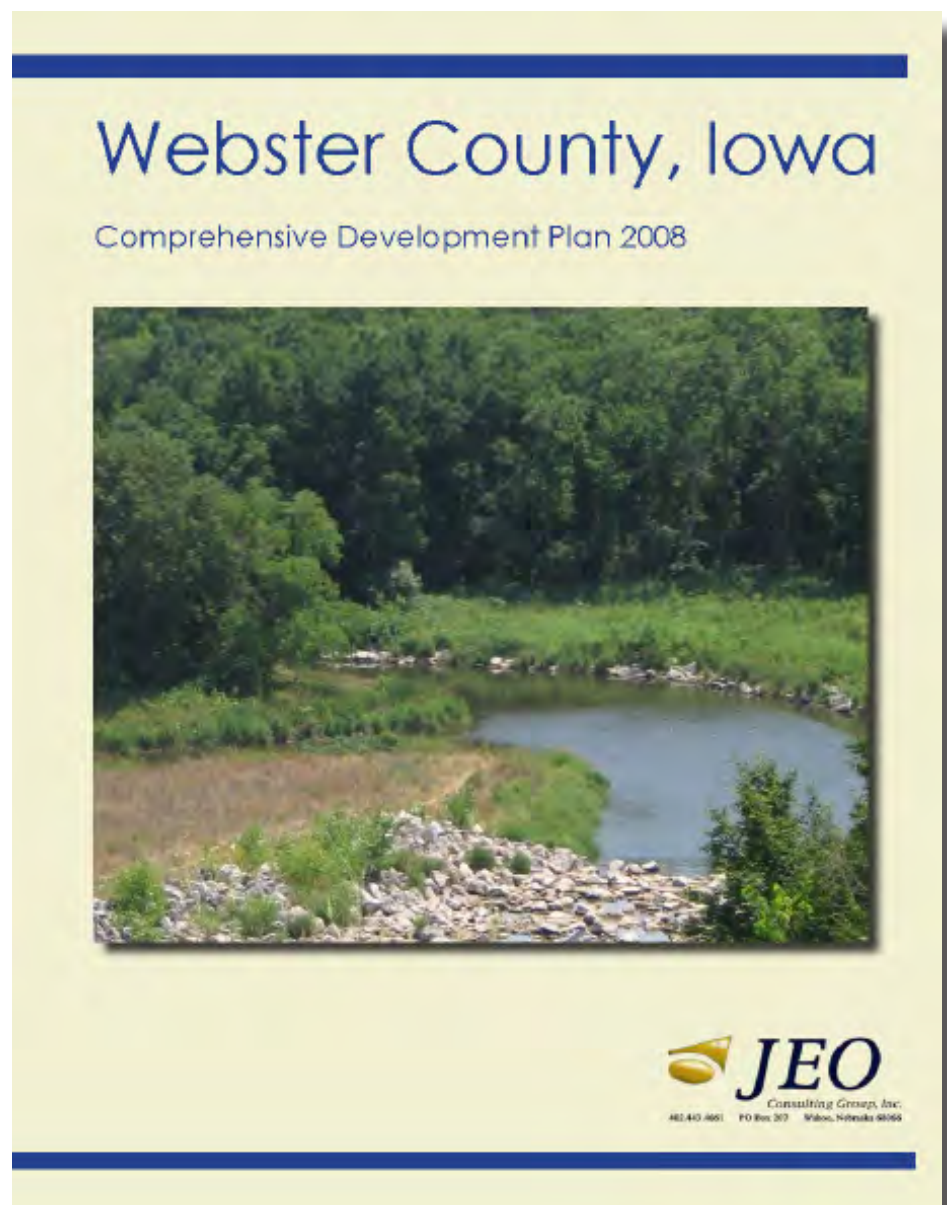


Review of Previous Plan

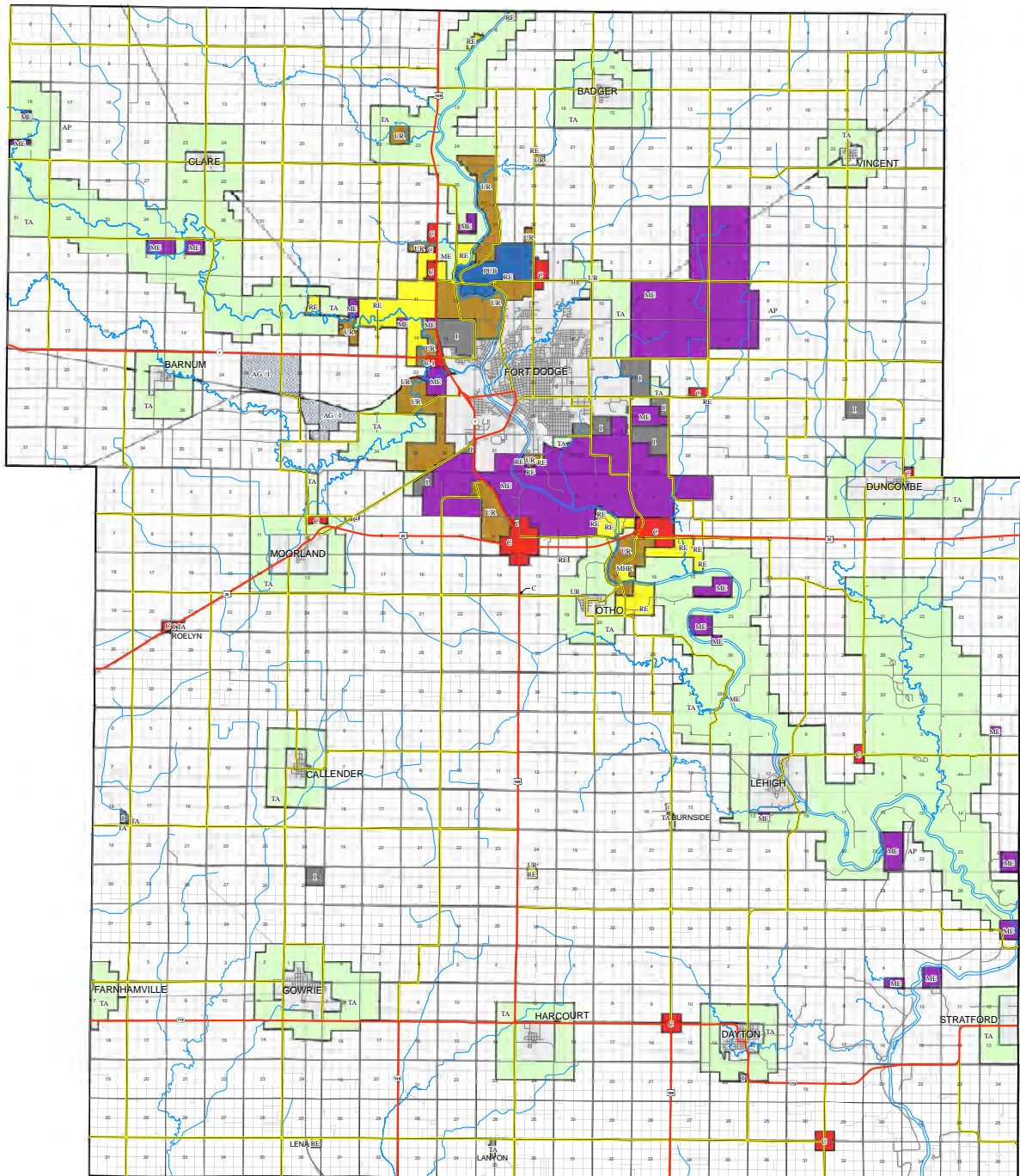
The Webster County Comprehensive Development Plan 2008 was a coordinated effort between the Webster County Board of Supervisors, Webster County Staff, Webster County Planning and Zoning Commission, and the Webster County Board of Zoning Adjustments. The document was designed to advise reasonable growth and development for the county by providing land use guidelines to help local leaders make informed decisions about the future of the County.

Contents:

- Introduction
- Profile Webster County
 - County Assessment
 - County Facilities
 - Existing Land Use
 - Environmental Conditions
- Envision Webster County
 - Town Hall Meetings
 - Goals and Policies
- Achieve Webster County
 - County and Land Use Management Plan
 - Future Land Use
 - Transportation Plan
- Webster County Plan Implementation
 - Action Agenda
 - Comprehensive Plan
 - Maintenance



2009 Webster County Future Land Use Map

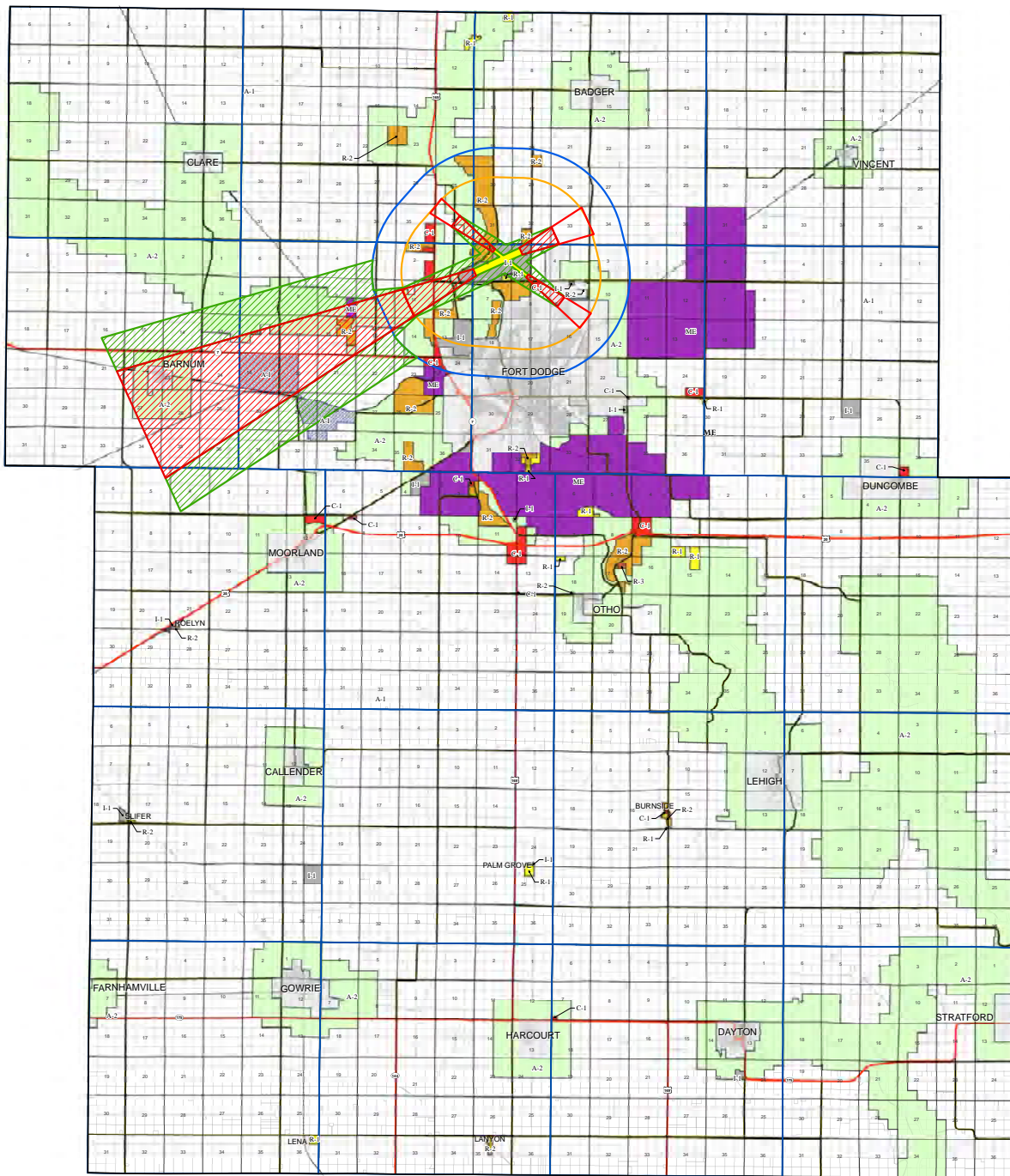


- Future Land Use Districts**
- AP Agriculture Preservation
 - TA Transitional Agriculture
 - RE Residential Estates
 - UR Urban Residential
 - MMR Mobile Home Residential
 - CD Commercial District
 - Industrial District
 - Agricultural / Industrial District
 - Mineral Extraction District
 - Conservation District
 - Parks and Recreation District
 - Public Use District
 - Corporate Limits
 - Highways
 - Major Road
 - Local Road
 - Railroads

Future Land Use Map Webster County, Iowa



2009 Webster County Zoning Map

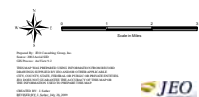


THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN ARTICLE _____, SECTION _____ OF RESOLUTION NO. _____ OF WEBSTER COUNTY, IOWA. THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING MAPS ADOPTED PRIOR TO THIS DATE. ADOPTED ON THIS _____ DAY OF _____.

| CHAIR | | | ATTESTED: COUNTY CLERK | | |
|---------------|--------------|-----------|------------------------|--------------|-----------|
| REVISION DATE | REVISION NO. | SIGNATURE | REVISION DATE | REVISION NO. | SIGNATURE |
| | | | | | |
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Official Zoning Map Webster County, Iowa

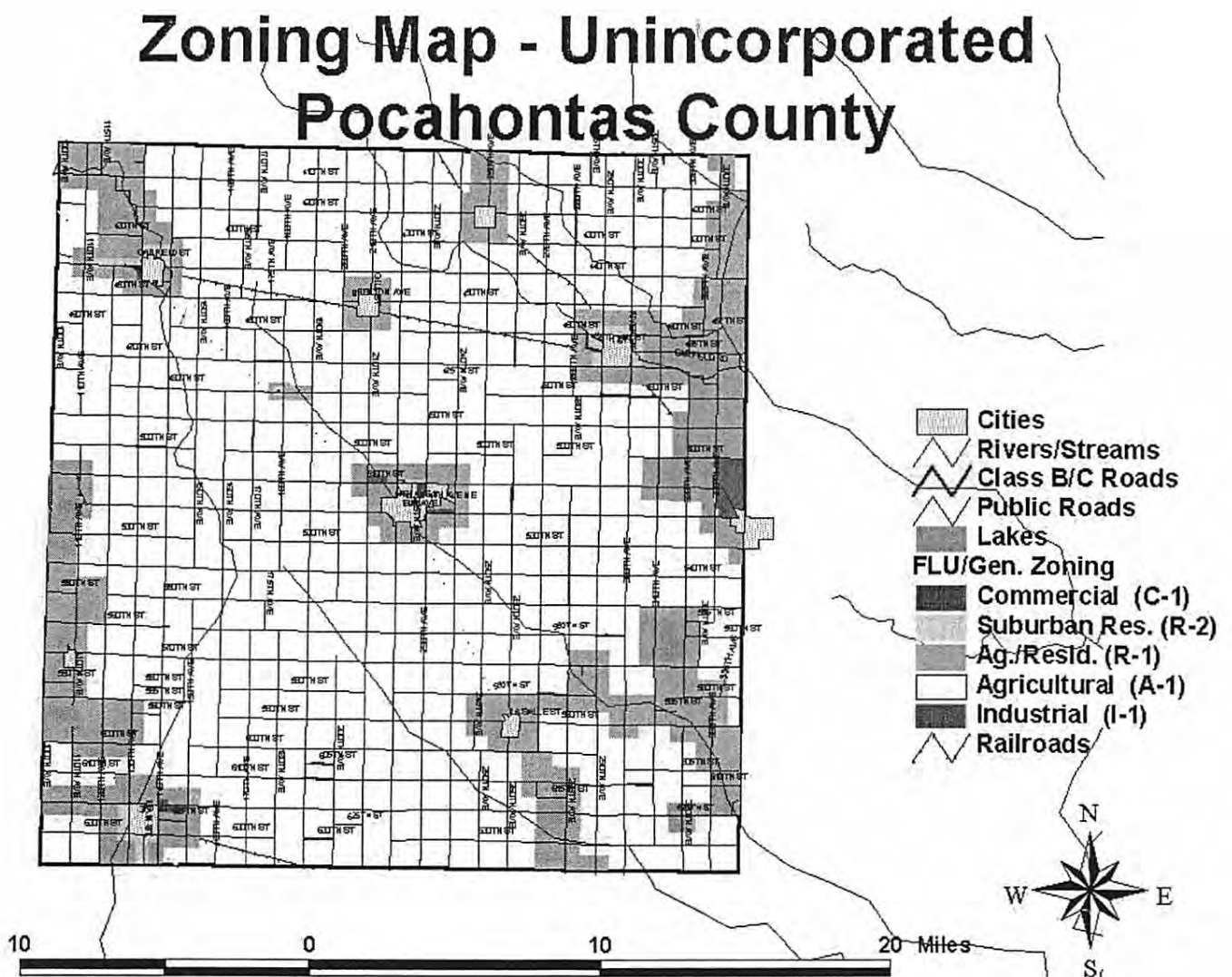
| Zoning Districts | Mobile Home Residential District | Runway Protection Zone | Corporate Limits |
|--|----------------------------------|-------------------------|------------------|
| A-1 Agricultural Conservation District | General Commercial District | Runway Approach Surface | Highways |
| A-2 Agriculture District | Industrial District | Transitional Surface | Major Road |
| R-1 Rural Residential District | Agricultural Industrial District | Horizontal Surface | Local Road |
| R-2 Urban Residential District | Mineral Extraction District | Conical Surface | Railroads |
| | | Runway | |



Adjacent Jurisdictions

Pocahontas County

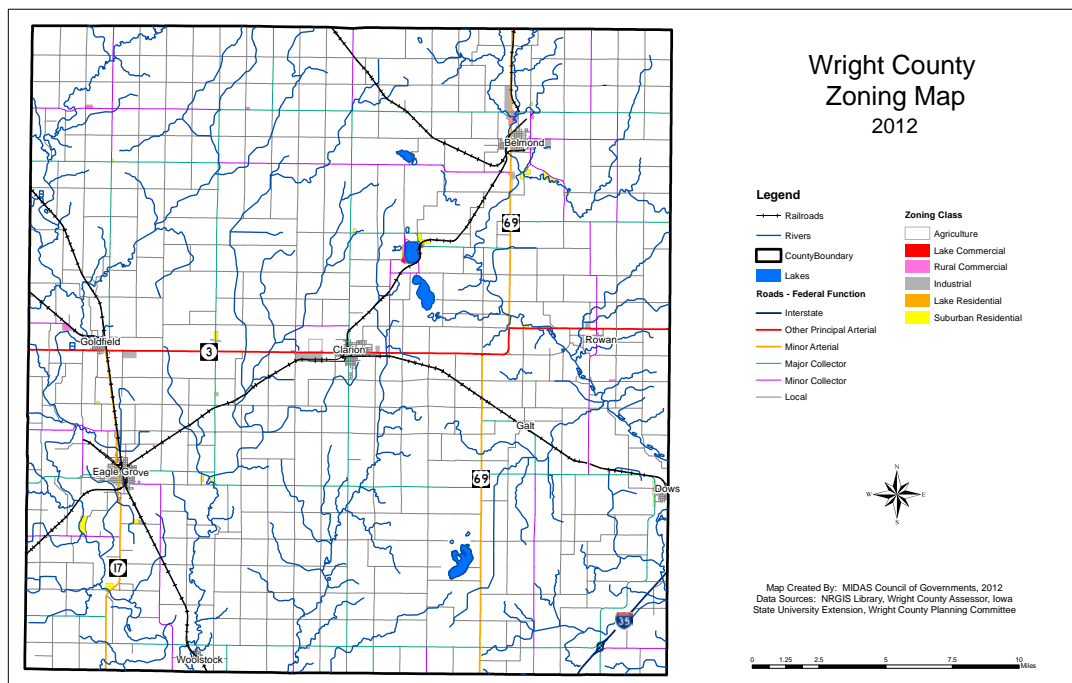
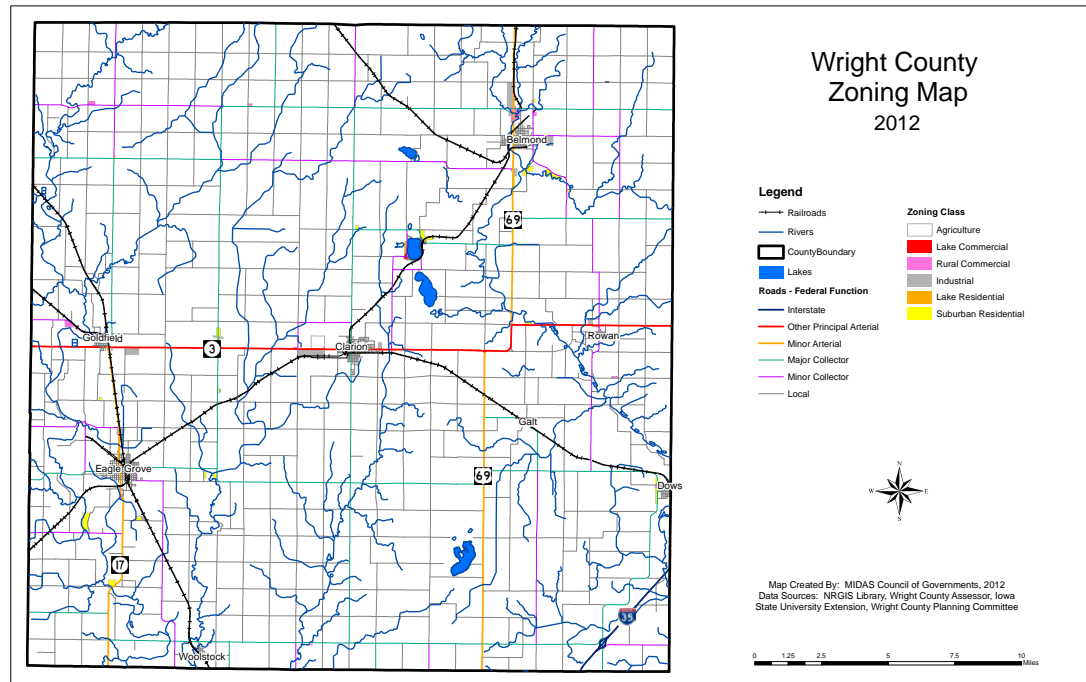
Pocahontas County is adjacent to Webster County to the northwest. The two counties share approximately six miles of border, along which County Highway P19 runs for the majority of the shared perimeter. The boundary is also crossed by Pocahontas Creek, a tributary to the Des Moines River that flows through Webster County. The adjacent land is zoned agricultural or agricultural/residential.



Zoning and Land Use Maps

Wright County

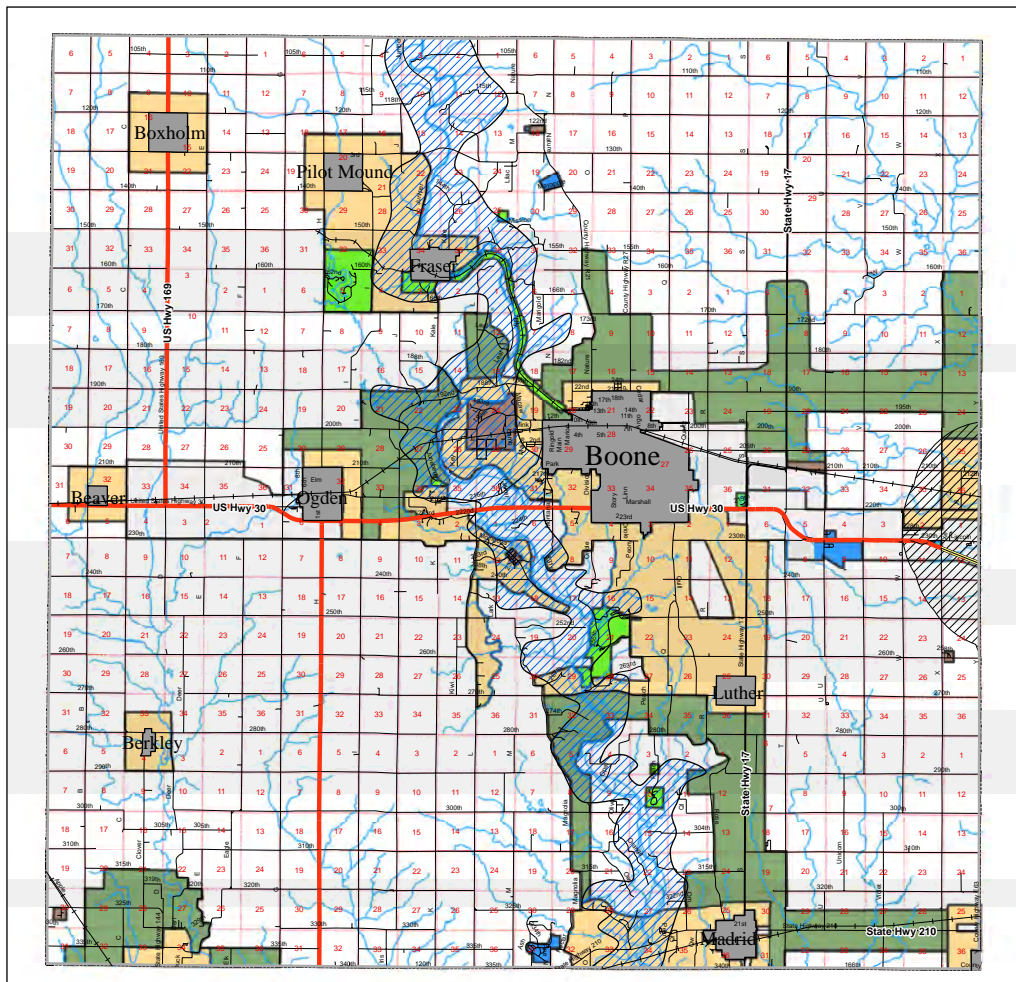
Wright County shares a northeast border with Webster County for approximately six miles. Wright County most recently updated the Wright County Zoning Map in 2012. Wright County is primarily agriculturally zoned, including the land adjacent to Webster County.



Adjacent Jurisdictions

Boone County

Boone County abuts Webster County to the southeast. Boone County most recently updated the Boone County Future Land Use Map in 2007. Boone County is zoned as agriculture and conservation along it's northern border shared with Webster County.



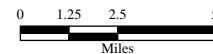
BOONE COUNTY, IOWA



Figure 26: FUTURE LAND USE MAP

Legend

- Agriculture
- Transitional Agriculture
- Rural Residential
- Village Residential
- Commercial/Industrial
- Conservation
- Park/Recreation
- Public/Quasi-Public
- Corporate Limits



Prepared By: BDC Consulting Group, Inc.
Source: BDC
GIS Project: ArcView 9.3
THIS MAP PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY BDC
AND/OR OTHER APPLICABLE CITY, COUNTY, STATE, FEDERAL OR PUBLIC OR PRIVATE ENTITIES.
BDC DOES NOT GUARANTEE THE ACCURACY OF THIS MAP OR THE INFORMATION USED
TO PREPARE THIS MAP.
CREATED BY: S.E.H. NOVEMBER 2006
REVISED BY: J.D.M. SEPTEMBER 19, 2006

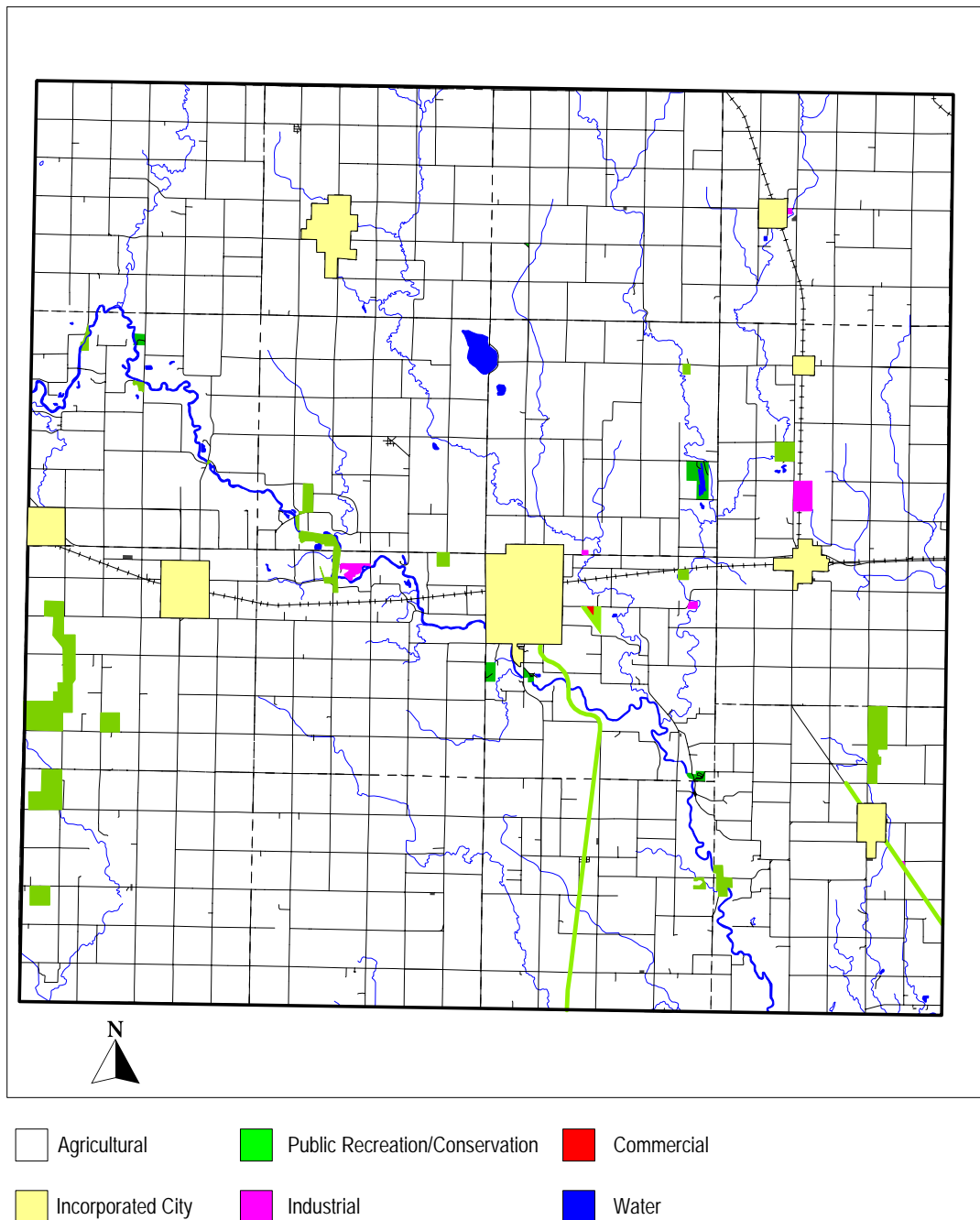


Zoning and Land Use Maps

Greene County

Greene County shares a southwest border with Webster County for approximately twelve miles. Greene County is primarily agriculturally zoned, including the land adjacent to Webster County.

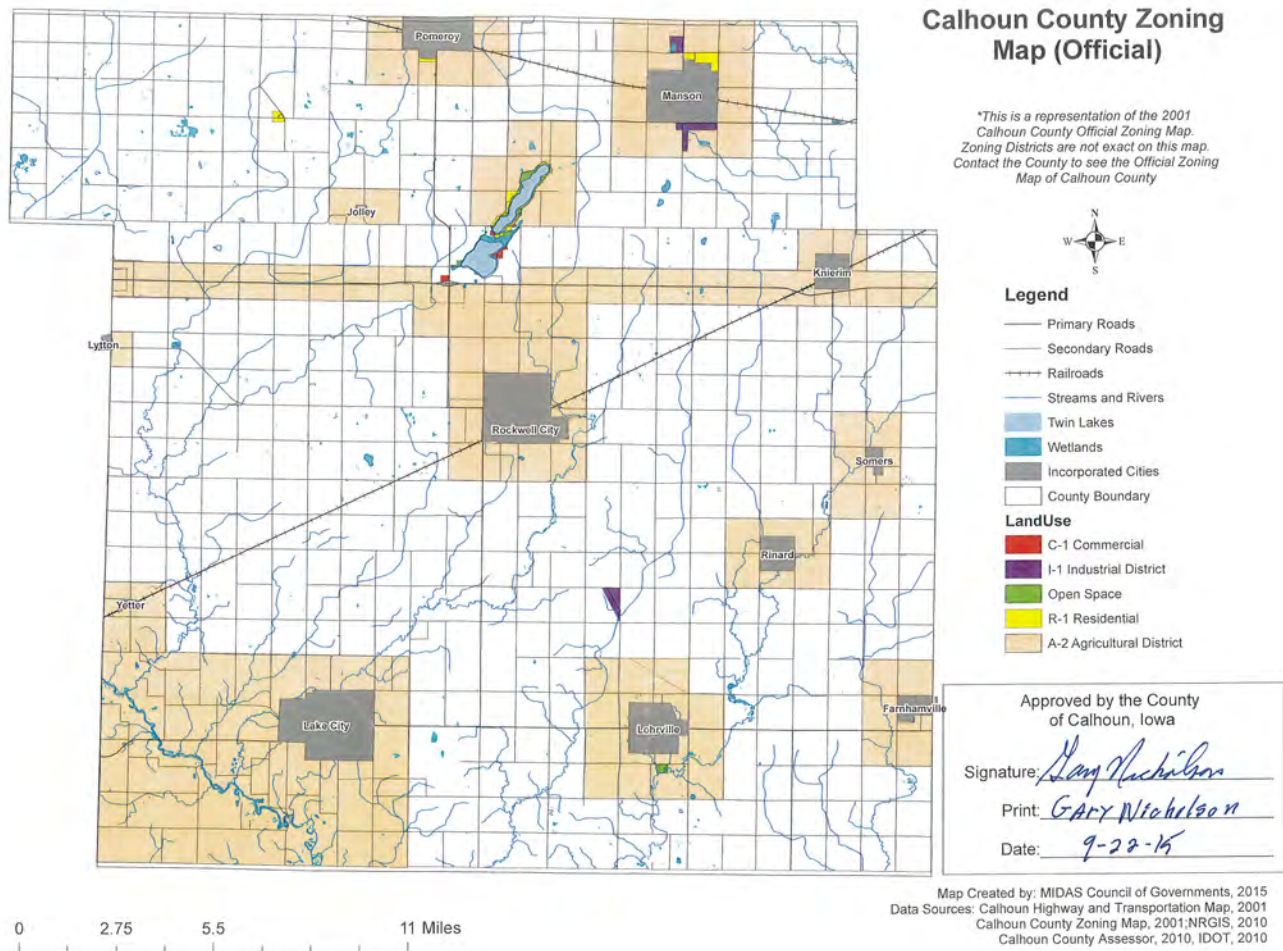
Greene County Land Use Map



Adjacent Jurisdictions

Calhoun County

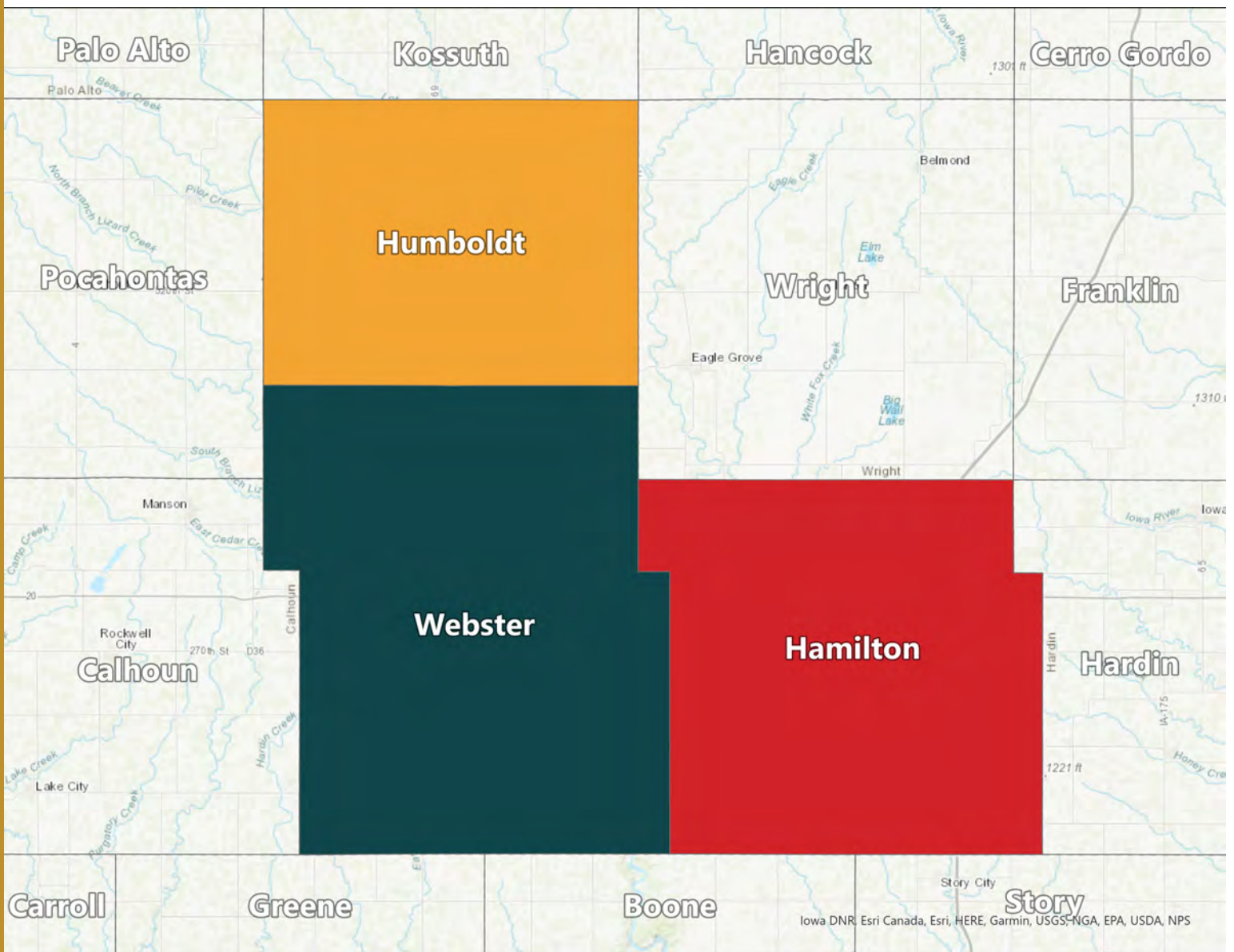
Calhoun County abuts Webster County to the west. The two counties share approximately twenty-six miles of frontier. Calhoun County is primarily agriculturally zoned, including the land adjacent to Webster County.



Zoning and Land Use Maps

Hamilton & Humboldt Counties

Webster County is lined along the north by Humboldt County. The majority of the eastern edge of Webster County is adjacent to Hamilton County. Hamilton County, to the east, does not currently have zoning in unincorporated areas. Humboldt County utilized a county zoning ordinance, however, there is not an existing zoning or land use map available for the county.





Webster County Cities

Badger

The population was 522 at the time of the 2020 U.S. Census. The town got its name from Badger Creek, which itself got its name when a group of soldiers from Fort Dodge in the early 1850s saw a badger for the first time.



Barnum

Barnum lies at the southeastern margin (rim) of Manson crater, an impact structure buried by glacial till and out-wash. The population was 175 at the time of the 2020 U.S. Census.



Callender

The population was 368 at the time of the 2020 U.S. Census. Originally named Kesho, Callender was renamed in 1875 in honor of Agnes and James Callender.



Clare

The population was 136 at the time of the 2020 U.S. Census. Clare was settled circa 1882 by immigrants from Clare County, Ireland.



Webster County Cities

Dayton

The population was 772 at the time of the 2020 U.S. Census. The city was named after Dayton, Ohio.



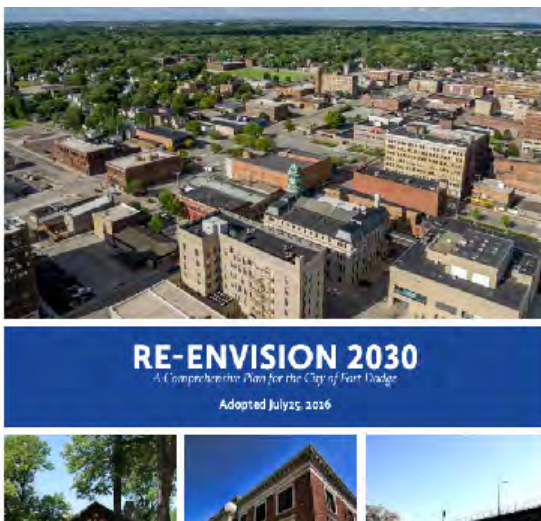
Duncombe

Duncombe is named for Hon. J. F. Duncombe. The population was 381 at the time of the 2020 U.S. Census.



Fort Dodge

The population was 24,871 at the time of the 2020 U.S. Census. It was named after Henry Dodge, a governor of Wisconsin Territory. It was founded in 1869.



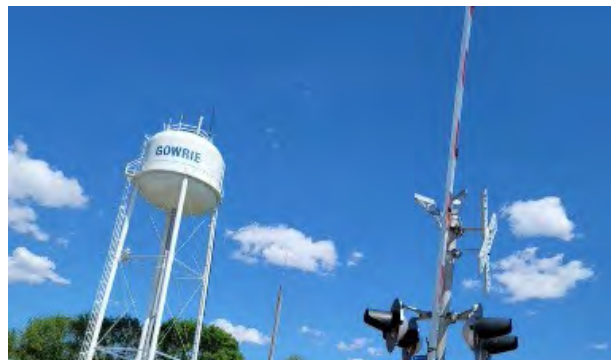
Fort Dodge updated their Comprehensive Plan back in 2014 and is intended to guide the City through 2030.



Webster County Cities

Gowrie

The population was 952 at the time of the 2020 U.S. Census. The city was named after Gowrie, in Scotland.



Harcourt

The population was 264 at the time of the 2020 U.S. Census. It was platted in 1881 and named for William Vernon Harcourt, a British statesman.



Lehigh

The population was 395 at the time of the 2020 U.S. Census. Located in a valley, Lehigh is divided in two by the Des Moines River, which is uncommon for such a small town.



Moorland

The population was 168 at the time of the 2020 U.S. Census. The current post office, built in 1991 under President George H. W. Bush, is the only federal government building located in the city boundaries.



Webster County Cities

Otho

The population was 429 at the time of the 2020 U.S. Census. Otho is located within the Fort Dodge Community School District.



Stratford

The population was 707 at the time of the 2020 U.S. Census. It was named after Stratford-upon-Avon, in England.



Vincent

The population was 130 at the time of the 2020 U.S. Census. According to the United States Census Bureau, the city has a total area of 0.26 square miles (0.67 km²), all land.





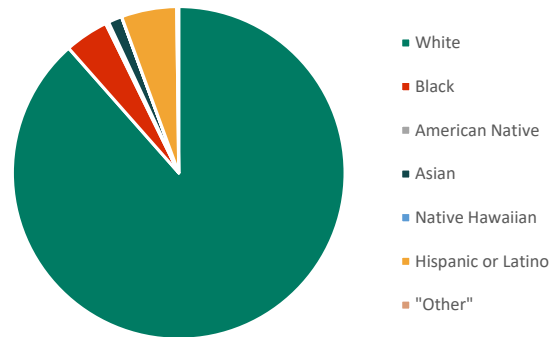
Demographics



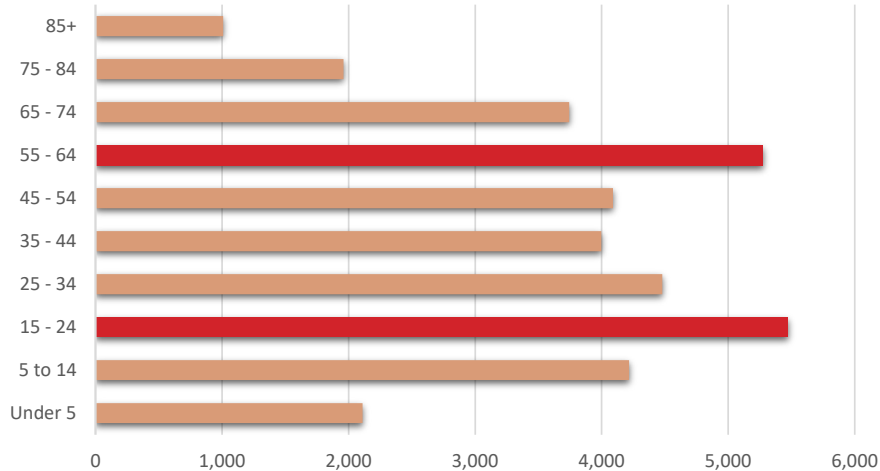
Total Population:

36,348

Webster County Population by Race



Webster County Population by Age



Median Age



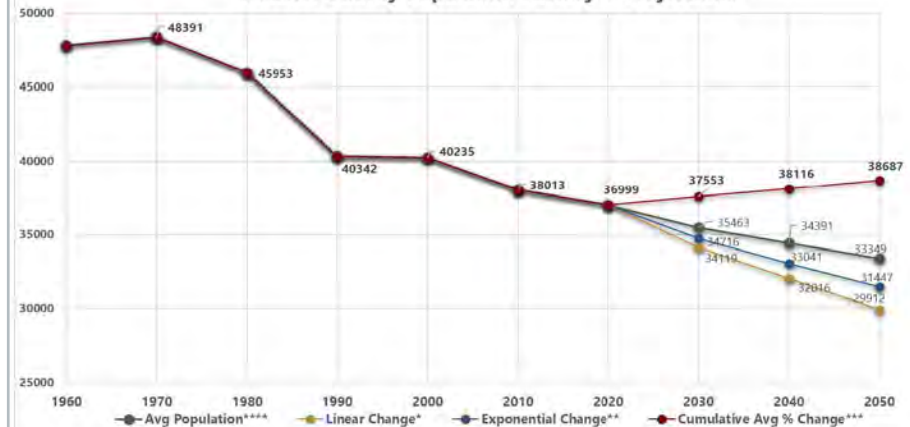
39.3

Total Households:



17,056

Webster County Population History + Projections



Transportation

Webster County is a hub to major transportation corridors for the State of Iowa. Highway 20 is the most highly traveled corridor in Webster County with an average daily traffic count of 10,000 at its most traveled section which is located southeast of the City of Fort Dodge between Swallow Avenue and Union Avenue. Other primary transportation corridors in the county include Highway 169, Highway 7, and County Road P59.





Webster County History

1000 - 1400 A.D.

The land that is now Webster County was occupied by mound-building Native Americans, including the Woodland and Oneota cultures. The predominant tribes included the Winnebago, Sac and Fox, and Sioux.

The first recorded visit of European Americans is credited to the U.S. Dragoon led by Nathaniel Boone.

1835

1845

The first settlers arrive in the Webster County area.

A military post was established at the site of the City of Fort Dodge.

1850

1851

The last of the treaties ceding land from the Sioux was signed.

Citizens of both Yell and Risley county petitioned to combine the two counties. The merge occurred in December and the County was named after American Statesman, Daniel Webster.

1852

1853

The county seat location was chosen in Homer. The military post at Fort Dodge was abandoned.

The City of Fort Dodge was platted.

1854

1855

The federal Land Office was located in the city of Fort Dodge. The great land speculation boom of 1855 to 1857 played a key role in the growth of the city.

The county seat was moved to Fort Dodge. Illegal voting, ballot-box stuffing, and other disputes occurred over this decision.

1856

1859

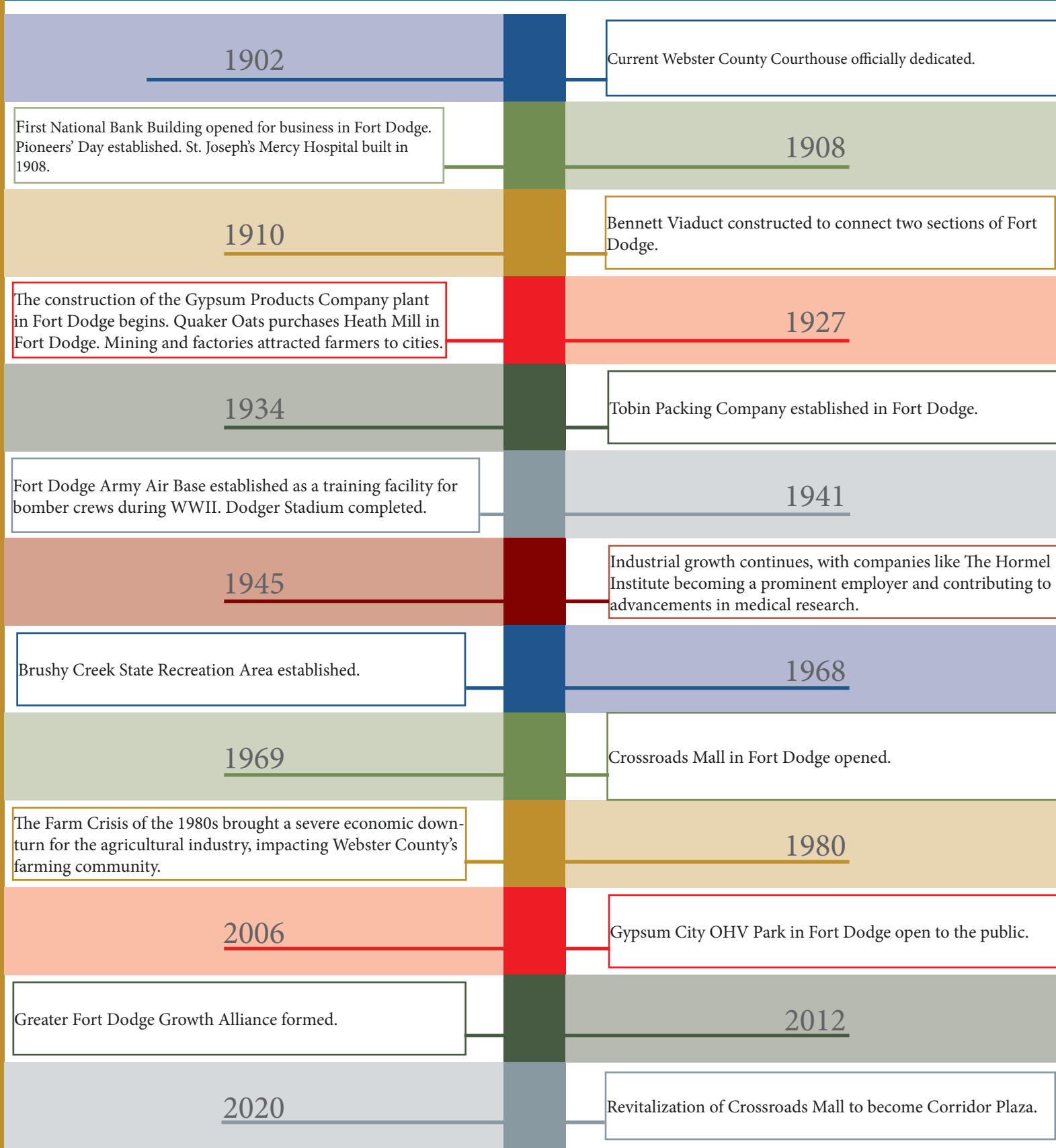
The cornerstone for the Webster County Courthouse was laid on May 8th.

Fort Dodge became a key rail center after the completion of two railways.

1869

1900

Webster County became Iowa's primary producer of clay products (brick, tile, and stoneware crockery) as well as a leader in the processing of gypsum.





Appendix B

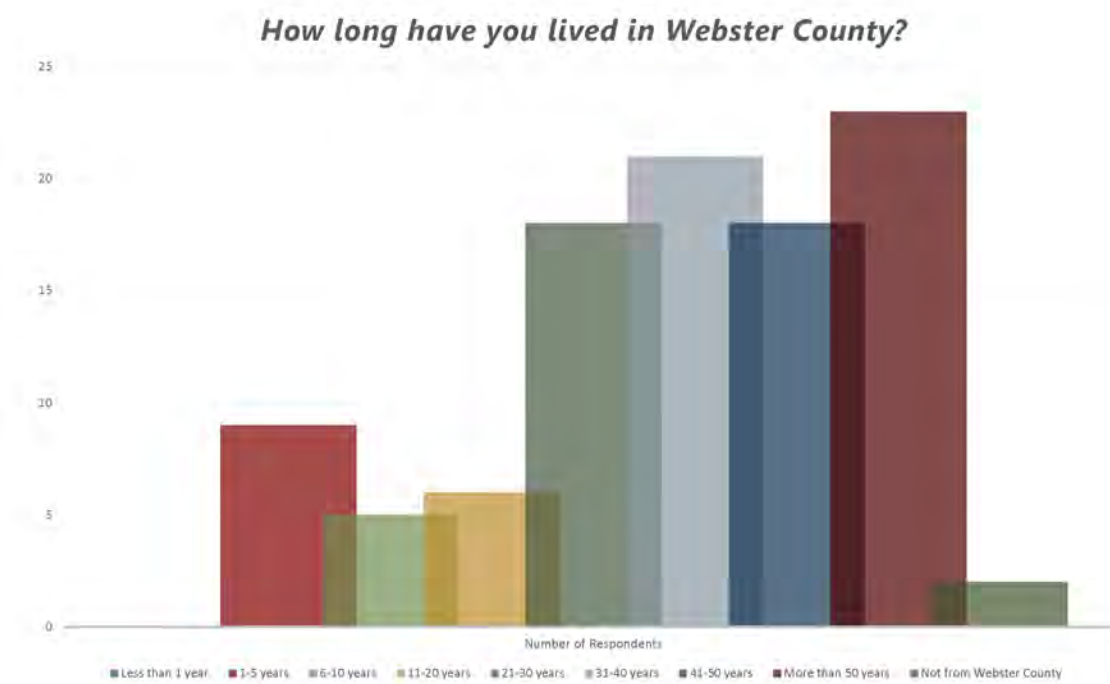
Webster County Survey Results



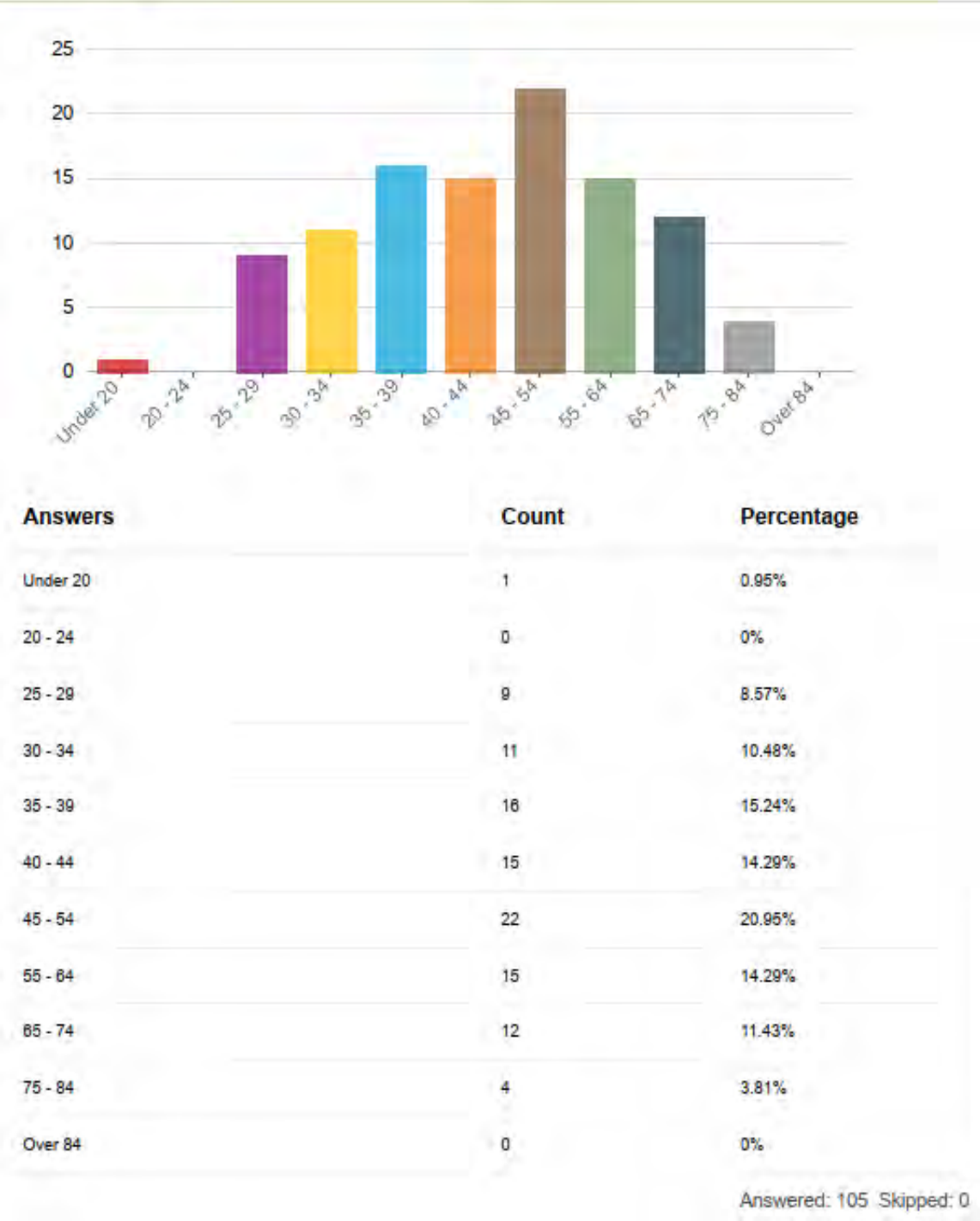


Survey Results

How long have you lived in Webster County?



What is your age?





What brought you to Webster County?





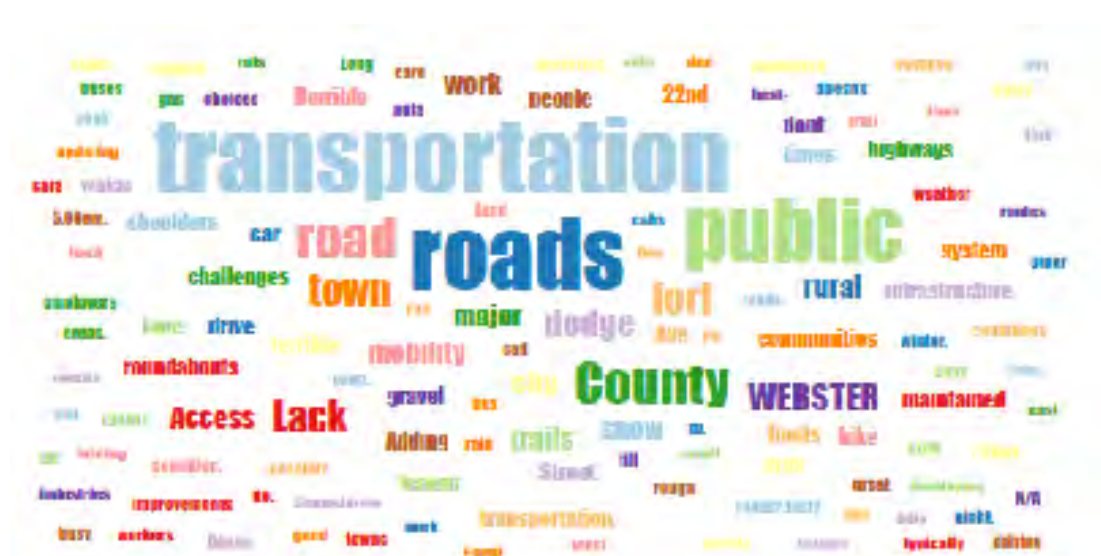
Please select the top three changes you think would have the greatest impact on improving the quality of life in Webster County in the future.



What are some challenges to developing new homes and business in rural Webster County?



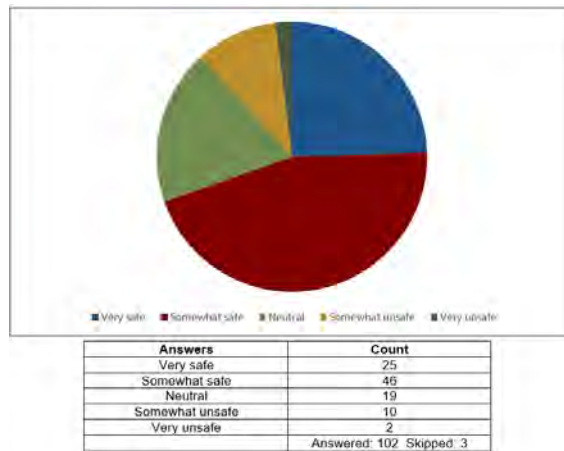
What are some challenges to mobility in rural Webster County?



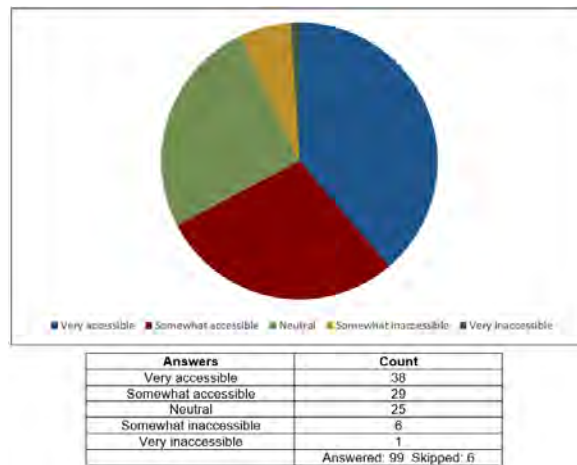
[illegible][illegible]



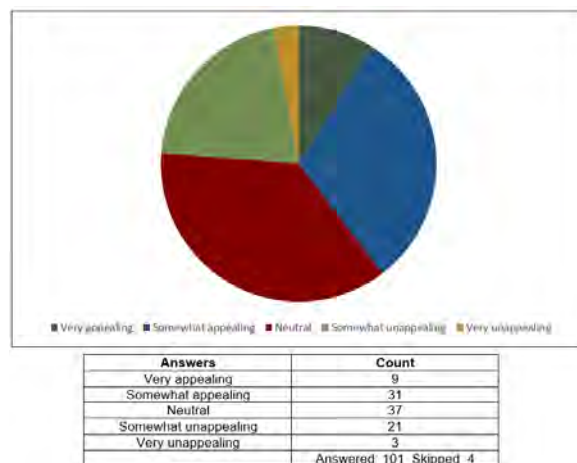
How would you currently rate the safety of the Webster County's primary transportation corridors?



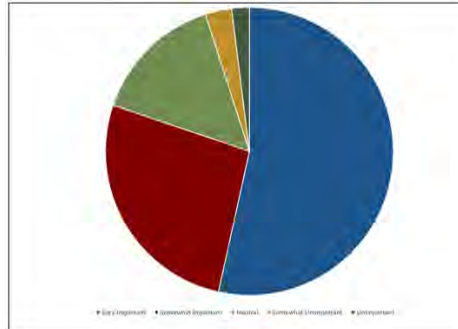
How would you currently rate the accessibility of Webster County's primary transportation corridors?



How would you currently rate the aesthetics of Webster County's primary transportation corridors?

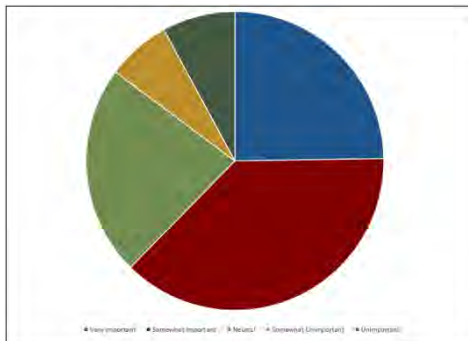


How important to you is improving the safety of travelers using these major corridors in Webster County?



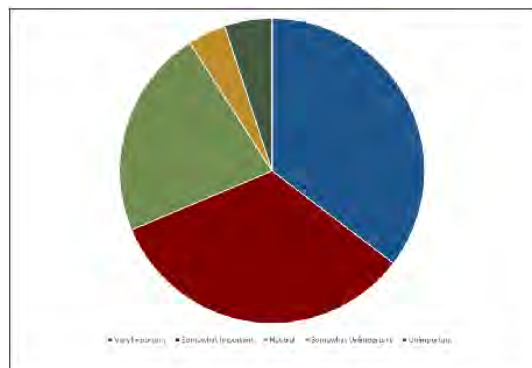
| Answers | Count |
|--------------------------|-------|
| Very important | 0 |
| Somewhat important | 0 |
| Neutral | 15 |
| Somewhat unimportant | 0 |
| Very unimportant | 0 |
| Answered: 103 Skipped: 2 | |

How important to you is improving the aesthetics along with development along these major corridors in Webster County?



| Answers | Count |
|--------------------------|-------|
| Very important | 26 |
| Somewhat important | 38 |
| Neutral | 24 |
| Somewhat unimportant | 7 |
| Very unimportant | 8 |
| Answered: 103 Skipped: 2 | |

How important to you is improving accessibility along these major corridors in Webster County?



| Answers | Count |
|--------------------------|-------|
| Very important | 37 |
| Somewhat important | 33 |
| Neutral | 22 |
| Somewhat unimportant | 1 |
| Very unimportant | 5 |
| Answered: 101 Skipped: 4 | |

How do you prefer to hear about Webster County's news, events, and announcements?

