

FLOYD COUNTY
COMPREHENSIVE DEVELOPMENT PLAN
2011

Planning & Zoning Commission

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**PREPARED WITH THE ASSISTANCE OF THE
NORTH IOWA AREA COUNCIL OF GOVERNMENTS**

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THE PLANNING PROCESS

The Code of Iowa provides the basis for planning in Chapter 335. This chapter is referred to as enabling legislation by the State of Iowa, because it empowers counties to plan and regulate their physical development. Although the code subsection pertaining to comprehensive development plans is brief, it specifically states that zoning regulations must be made in accordance with a local comprehensive plan. Also, the code requires the platting and subdivision of land and urban renewal activities is consistent with a comprehensive development plan.

Planning is the process of determining the future goals of the county and how to achieve those visions. In Floyd County this process will protect prime agricultural land, provide for compatible land use and responsible growth, enhance residential areas while protecting the environment, agricultural, and natural resources, provide recreational opportunities, and expand economic development that will ensure a high quality of life in the county for the future. The comprehensive development process is continuous, because future attitudes and data can change over time, and a regular review and revision process is necessary to meet changing attitudes and information.

Preliminary Discussion

The preliminary objective in the development of the Floyd County Comprehensive Plan was to determine how the plan will be used when it is produced. The original comprehensive development plan for Floyd County was written in 1969 and was designed to meet the county's long-range development goals including capital improvements, develop conservation areas, and improve traffic and circulation. The original comprehensive development plan was updated in 1984. The county has also established zoning regulations throughout the county and the latest adoption was done in 1995. The county has also established subdivision ordinances.

Data Collection and Analysis

Sources of existing data were then identified and new data was collected using a survey of randomly selected participants from the unincorporated area of Floyd County. Background information in the following areas were collected and analyzed in written and graphical format: Floyd County history, physical land features, demographics, economics, services, and current land use. The Floyd County Planning and Zoning Commission, made up of local residents, supplied valuable information about the county that would have been nearly impossible to collect otherwise. Also, 200 Floyd County survey forms were sent to the unincorporated parts of the county. This survey gave the committee members current citizen input on issues affecting Floyd County. Using information gathered in this step of the planning process, a base plan was established from which future trends and growth could be projected.

Setting Goals and Strategies

Using the analyzed data, the Planning Commission created broad and general goals for the planning area that reflect the interests of Floyd County. The commission then focused on selecting strategies that will help the county reach the goals. The goals set in the comprehensive plan are visions the Planning Commission would like to achieve over the next twenty years. Strategies are the physical projects and processes that will help achieve those goals.

Plan Preparation

Once the goals and objectives are identified they can be added to the comprehensive development plan. A draft plan is then developed for final review and comments from the planning committee and the general public. Alterations to the draft will be made accordingly after the end of the comment period.

Plan Adoption

To legalize the plan it must be adopted by the Floyd County Board of Supervisors. All members of the Board of Supervisors are familiar with the plan's overall content.

Plan Implementation

The implementation of the Floyd County Comprehensive Plan is a combined effort between all government, private, and related entities. Community groups and organizations can partner with local government to complete the objectives and meet the goals of the plan. The plan's goals and strategies guide the Planning Commission and Board of Supervisors as to the policy that would be implemented. Future implementation and enforcement of these policies require the implementation of a county wide zoning ordinance and subdivision regulations.

Plan Evaluation and Revision

Land use and development is constantly changing, so periodically the Floyd County Comprehensive Development Plan will need to be reviewed and updated. This will assure its effectiveness as a long range planning document. During the review, changes need to be identified since the last adoption, and all data sections need to be updated. Finally, the goals and strategies will need to be revised to reflect the identified changes and needs of Floyd County.

BRIEF HISTORY OF FLOYD COUNTY

The County of Floyd was created by an Act of the Territorial Legislature of Iowa, January 15, 1851, at Iowa City. Considerable discussion has taken place over what the members of the 1851 legislature had in mind when they named this county. The most reasonable theory is that it was named in honor of Sergeant Charles Floyd of the famous Lewis and Clark expedition sent up the Missouri River in 1806.

The location of a county seat touched off a series of excited incidents. The question of whether the county seat should be located in St. Charles or near the town of Floyd interrupted the completion of the first courthouse. In the year of 1858, a contested election temporarily determined Floyd to be the county seat. The Supreme Court of Iowa returned the county seat to St. Charles in 1859 where it was to remain; even though this apparently settled the matter, it was to be contested again after the burning of the first courthouse in 1881. St. Charles became Charles City after it became known that another town in Iowa was already named St. Charles.

The first court of the county was held in the Harwood frame house at a site on Kelly Street where the parking lot for Hy-Vee is now located in Charles City. The first courthouse was a stone building, finished in 1861, at a cost of \$18,000. In 1881, a fire destroyed the courthouse, however; most of the important documents were preserved in fire proof vaults.

The second courthouse was a red brick structure built at a cost of \$25,000 and was located on the foundation of the first courthouse. By the 1930's the function of government and the population had increased to the extent that a new larger courthouse was required.

It is not always an easy matter to settle the question as to who was the first settler in the county. With this in mind, from the best obtainable records, Ambrose W. Story was the first actual settler. It is true that a log cabin was found here upon Story's arrival, but the owner of this cabin must have been a hunter, for land in this county was not opened for settlement prior to Mr. Story's occupation.

Throughout the growth and development of Floyd County, the basis for prosperity has centered upon agriculture and agricultural industries. The county is blessed by highly productive farm ground and abundant water resources, making row crop and livestock production very effective uses of the land. Along with fertile farm ground, Floyd County developed agricultural based industries which further developed the incorporated communities within the county.

PHYSICAL LAND FEATURES

Location

Floyd County is in the eastern part of north-central Iowa. It has an area of 309,120 acres, or about 483 square miles. Charles City, the county seat, is in the east-central part of the county. It is approximately 140 miles from the State Capitol in Des Moines, Iowa to the southwest, and 165 miles from Minneapolis in the State of Minnesota to the north. Other major Midwest cities within 400 miles of Floyd County include Omaha, Nebraska; Kansas City and St. Louis, Missouri; Chicago, Illinois; and Milwaukee, Wisconsin. The Cedar River flows through the eastern part of the county. The Shell Rock River drains the western part. Other principal streams in the county are the Winnebago and Little Cedar Rivers and Flood Creek.

Floyd County is located near midway between the Missouri and Mississippi Rivers, which border the State of Iowa on the west and east sides. Floyd County is bordered on the north by Mitchell County, on the east by Chickasaw County, on the south by Butler County, and on the west by Cerro Gordo County. Floyd County contains approximately 309,120 acres of land that stretches twenty-one miles north to south and twenty-three miles east to west. There are twelve townships in the county. The townships are Rock Grove, Rudd, Floyd, Cedar, Niles, Rockford, Ulster, Saint Charles, Scott, Union, Pleasant Grove, and Riverton.

There are seven incorporated cities within Floyd County and they are Charles City, Colwell, Floyd, Marble Rock, Nora Springs, Rockford and Rudd. There is also one unincorporated cities, which is Roseville, located along Highway 14, 11 miles southwest of Charles City. Two towns that very closely border Floyd County are Nashua in Chickasaw County on the east border and Dougherty on the southwest border with Cerro Gordo County.

Regional Context

Floyd County is a part of the North Iowa Area Council of Governments (NIACOG), which is a voluntary association of local governments established for the purpose of promoting intergovernmental cooperation and strengthening local units of government. NIACOG is Region 2 of the Iowa Association of Regional Councils, and consists of eight counties and 67 communities in north central Iowa. Floyd County is located on the eastern border of Region 2 as shown in Figure 1 below.

Figure 1 – Location of Floyd County in NIACOG Region

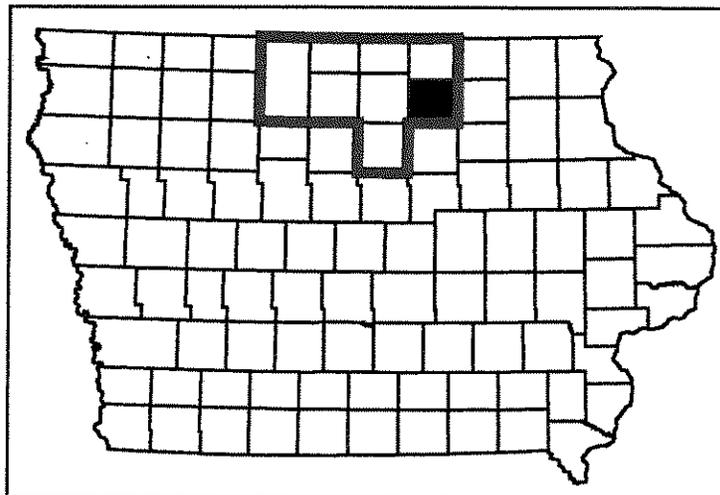
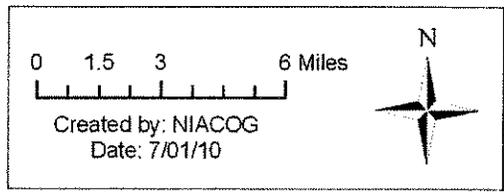
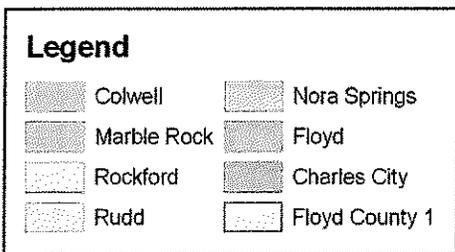
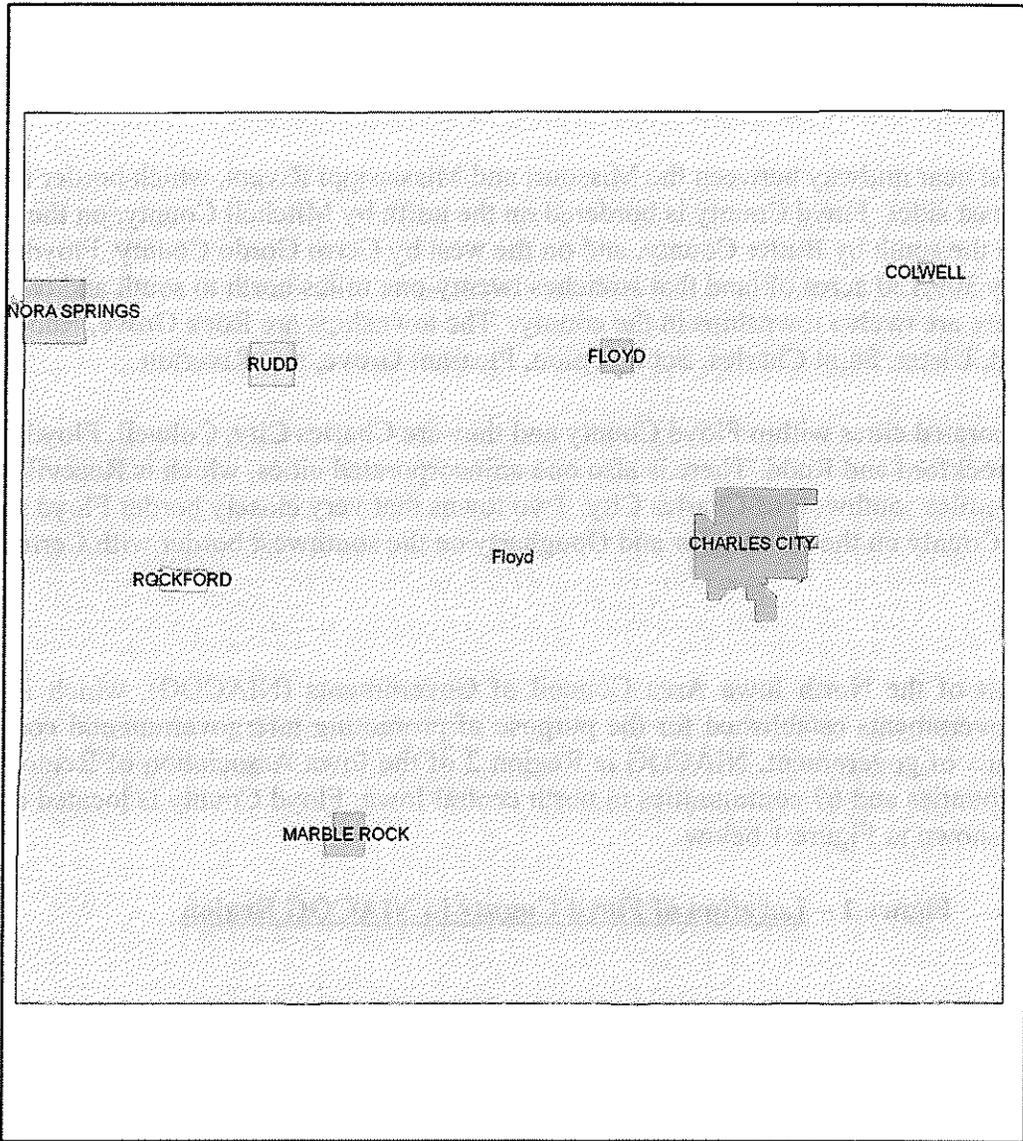


Figure 2 - Floyd County Basemap



Climate

Floyd County has a continental climate with four seasons that are marked by different conditions of moisture and temperature. The summers are consistently warm with well distributed rainfall. Winters are cold with snow covering the ground most of the season. About seventy percent of the annual precipitation falls during the warmer half of the year between April and September. Also during the warm months, most of the annual thunderstorms, damaging high speed winds, hail, and heavy rainfalls are recorded. On average, snowfall amounts to nearly 45 inches a year or fifteen percent of the annual rainfall. A record snow fall in Floyd County was recorded in 1961-62 when over 77 inches of snow fell during the winter season. Recordable amounts of snow begin to fall in late November and it generally ends in late March. Extreme temperatures in Floyd County can range from -34 °F to 108 °F. On average, 159 days a year have freezing temperatures and on 15 days temperatures rise to 90 °F or higher. The plant growing season for the Floyd County region is normally 153 days.

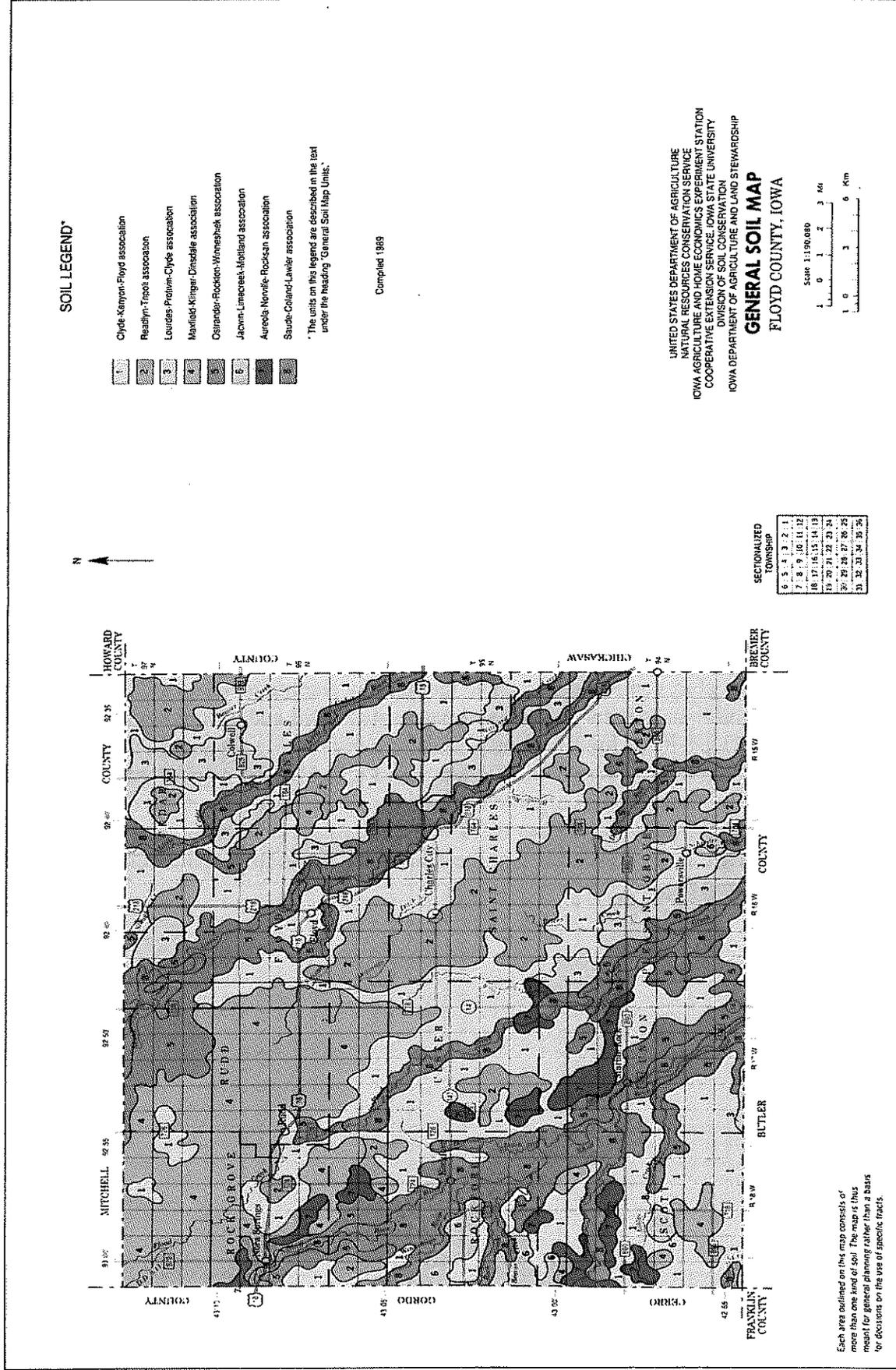
Geology

Floyd County is part of the Iowa Surface, which is one of the two major land forms in the State of Iowa. The glacial materials which cover this area are much older than the Des Moines lobe and bear no marks of recent glaciations. Materials are Kansan in age and erosion processes have modified their original configuration. The Iowa Surface, though it is composed of Kansan-age glacial deposits, has very different topographic and drainage characteristics than the remainder of the Kansan Drift area in southern Iowa. Porous bodies of sand, gravel, limestone and sandstone contain important groundwater reservoirs or aquifers. In Floyd County, much of the underground rock formation is limestone. This limestone erodes and washes away, thus allowing top soil to wash down through the bedrock creating sinkholes.

Soils

Floyd County soils are nearly level to gently sloping. The moderately sloping to steep soils is mainly along the Cedar and Shell Rock Rivers and their tributary streams. Loamy glacial till and sediment make up the majority of the soil types in the region. Deposits of limestone and gravel are mined from quarries throughout the county and are used for road and building construction. The Current Land Use Map on page 44 of this plan identifies all mining areas in Floyd County. Soils high in organic compounds spread throughout the county are useful for crop production. Soil in the Floyd County region can often require drainage before the land is suitable for crop, pasture, or development purposes. A map and a list of the soil associations in Floyd County are listed on the General Soil Map on the following page.

FIGURE 3 – General Soils Map



Topography and Drainage

The Cedar and Little Cedar Rivers drain about 50 percent of the county. Flood Creek drains about 20 percent of the county, and the Shell-Rock-Winnebago system drains the remaining 30 percent. Most of the surface runoff and water from tile drainage systems leaves the county by way of the rivers and streams. Approximately 50 percent of this water enters the upper part of the Cedar Valley aquifer. The aquifer also receives water from sinkholes, agricultural drainage wells and streams that empty directly into it through an underground drainage conduit system. Some of the water in the aquifer emerges as spring water in the larger stream valleys in the county.

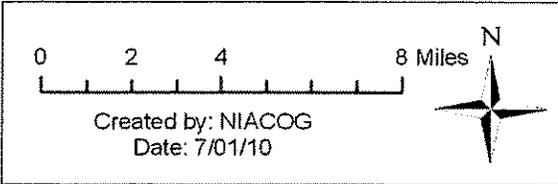
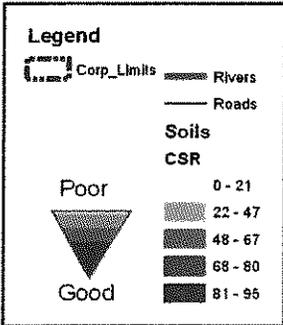
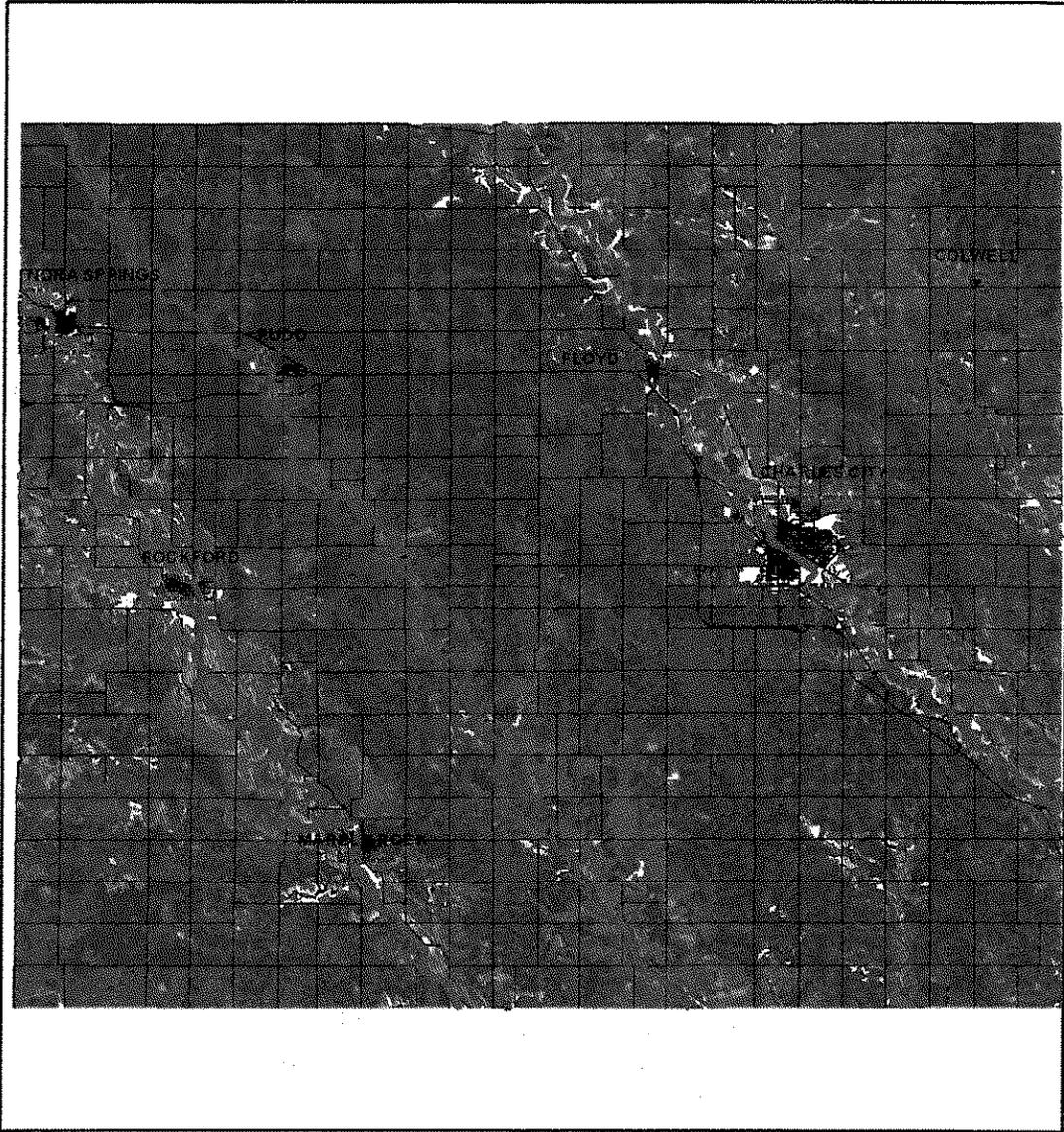
There are three watersheds in Floyd County, the Winnebago, Shell Rock, and Upper Cedar. The Winnebago watershed is drained by the Winnebago River, which enters the county south of Nora Springs and flows five miles southeast and terminates into the Shell Rock River south of Rockford. The Shell Rock River enters the county in the City of Nora Springs and flows through the cities of Rockford and Marble Rock before departing the county four miles southeast of Marble Rock. Flood Creek runs southeast in the Upper Cedar watershed from the northwest corner to the south east corner of Deer Creek township. Many smaller waterways drain the three watersheds and generally flow southeast through the county. The bedrock of the rivers in Floyd County is limestone, which has prevented the rivers from carving extremely deep grooves into the landscape. The majority of the land in the southern portion of Floyd County near the Shell Rock River is at an elevation between 930 and 970 feet. The northeast portion of the county has elevations between 1,130 and 1,200 feet.

Corn Suitability Ratings (CSR)

The Corn Suitability Ratings (CSR) index was developed to rate the potential row-crop productivity of each type of soil in Iowa. Soil profile properties and the local weather conditions are both major factors that affect crop yields. When determining land use, slope characteristics are the main determinants. These characteristics are slope gradient, slope length, erosion rates, water infiltration, and the ease and efficiency of machine operation. The CSR considers both land use and natural weather conditions and assumes adequate management, no irrigation, artificial drainage, low lands are flood plains, and no leveling or terracing of land. Crop yields change with time due to changes in technology, weed, insect, and diseases, but CSR's remain relatively constant in relation to one another. The CSR is a quantitative assessment of land, which is measured on a scale with five being the poorest soils for row-crops and one-hundred representing the best row-crop soils.

Floyd County has a weighed average CSR of 76.0. This average puts Floyd County in the Top 10 counties in Iowa for the best CSR average. For land planning and development purposes, highly rated agricultural land in Floyd County should be preserved if it is possible to do so. The Floyd County soils map and CSR index should be used to determine the best location for future development. A copy of the Statewide Corn Suitability Ratings is available on the following page. The General Soils Map of Floyd County is located on the previous page.

Figure 4 - Floyd County CSR



DEMOGRAPHIC CHARACTERISTICS**Population Profile**

Floyd County experienced a steady population increase from 1900 to 1950 when the county recorded the highest population in its history with 21,505 people. Since 1950, there has been no census population increase. The 2010 census of population recorded a decrease of 3,294 people in Floyd County since the 1980 census. At the same time, the State of Iowa as a whole had an increase of 132,547 residents.

TABLE 1 - Population History 1980-2010, Floyd County

	1980	1990	2000	2010	% Change 1980-2010
Charles City	8,778	7,878	7,812	7,652	-12.8%
Colwell	91	94	76	73	-19.7%
Floyd	408	359	361	335	-17.8%
Marble Rock	419	361	326	307	-26.7%
Nora Springs	1,572	1,505	1,532	1,431	-8.9%
Rockford	1,012	863	907	860	-15%
Rudd	460	429	431	369	-19.7%
Unincorporated/Rural	6,857	5,569	5,455	5,274	-23%
Floyd County	19,597	17,058	16,900	16,303	-16.8%
State of Iowa	2,913,808	2,776,831	2,926,324	3,046,355	4.5%

Source: *U.S. Census, 2010*

The table above shows the sharpest population decline occurring in the rural unincorporated areas and small towns of Floyd County over the past thirty years. The rural population accounts for over 48% (1,583 out of 3,294) of the total population loss in Floyd County in the past 30 years. No communities within Floyd County gained population and only the cities of Nora Springs recorded less than 10% declines.

Population Projections

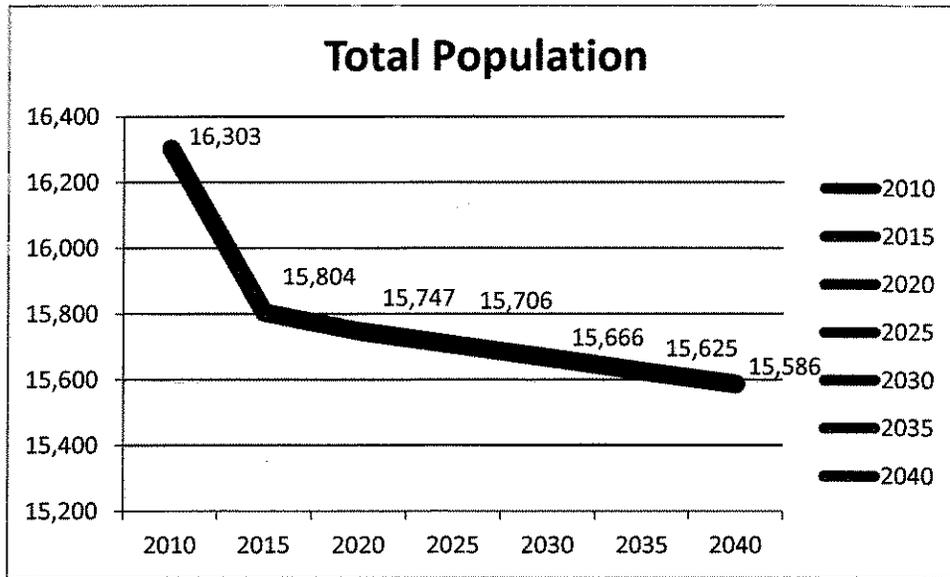
The table below shows the 2015-2040 population projections for Floyd County. It is noted that the population projections below are supported by Woods and Poole Economics, projections are based on the 2009 American Community Survey.

TABLE 2 - Projected Population 2015-2030, Floyd County

2010 Population	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
16,303	15,804	15,747	15,706	15,666	15,625	15,586

Source: U.S. Census, 2010; Woods and Poole Economics 2010

FIGURE 5 - Population Projection Chart 2015-2030, Floyd County



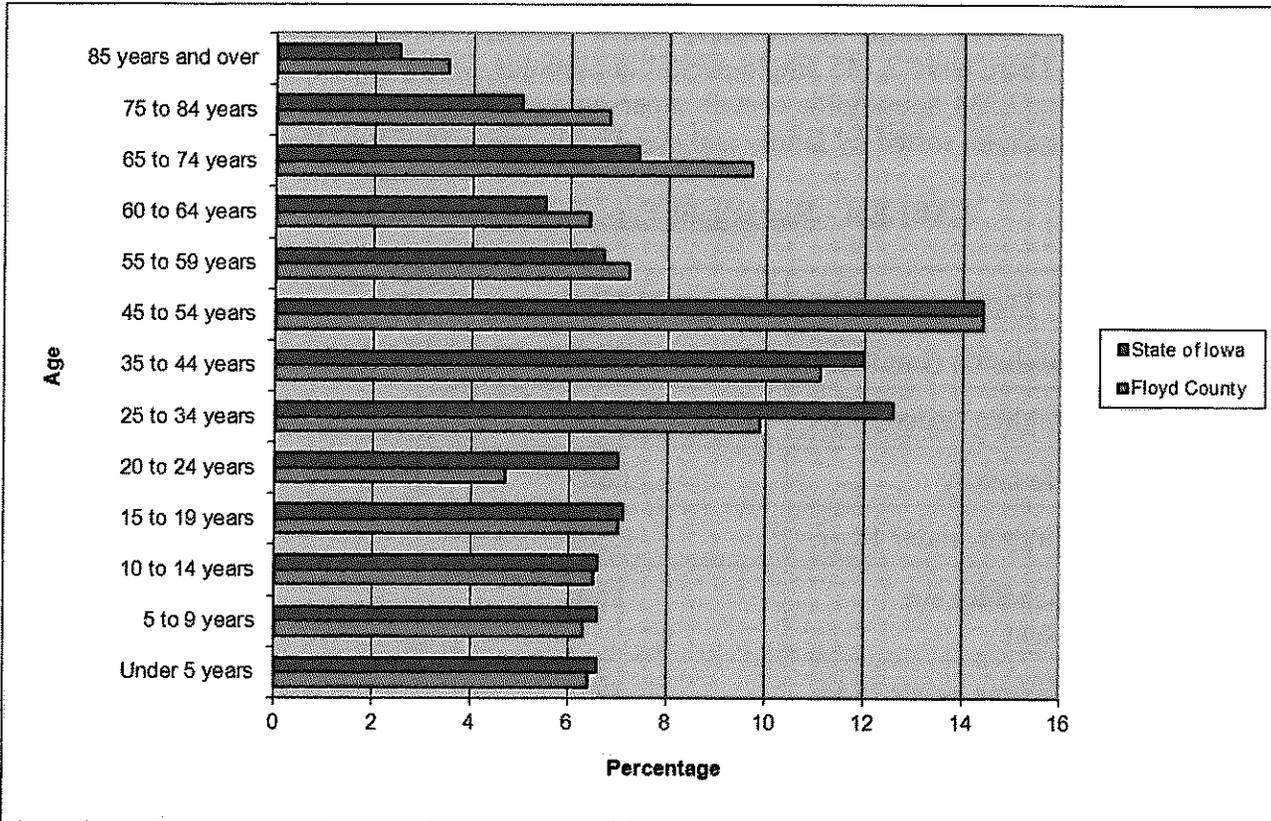
Source: U.S. Census, 2010; Woods and Poole Economics 2010

The chart above predicts that Floyd County will continue to lose population from the 2010 Census numbers through the year 2040, where the projected population will be 15,586. This decline is common in the north Iowa area due to factors such as the rural to urban migration, employment and higher education opportunities in urban population centers, and an aging population. Floyd County officials are currently working to avoid this decline in the future by supporting economic development, communication upgrades, improving transportation infrastructure, public safety improvements, and providing and enhancing recreational opportunities and strengthening quality of life amenities to all residents of the county.

Age Distribution

The chart below compares the population of Floyd County and the State of Iowa during the 2010 census by age. The top bar of each pair in the chart is the statewide data bar.

TABLE 3 - Age Distribution, Floyd County and State of Iowa



Source: U.S. Census, 2010

According to the chart above, Floyd County has a larger population percentage of residents 55 and over than the State of Iowa. Also, compared to the State of Iowa, Floyd County has fewer residents under age 5 and ages 5 to 44. The low percentage of resident's ages 20 to 24 in Floyd County reflects the loss of young educated age groups from rural areas in Iowa. Many of these young people leave the county to seek higher education or jobs in more populated areas of the state and country.

Housing

According to the 2010 Census, there were 6,886 households in Floyd County, resulting in 2.32 persons per household. This number was slightly lower than the 2.41 persons per household for the State of Iowa. At the state level, the number of persons per household has been steadily declining. In 1970 there were 3.05 persons per household, 2.68 persons per household in 1980, 2.52 persons per household in 1990, and 2.46 persons per household in 2000.

In the year 2010, there were 4,462 family households, which accounts for 65% of the total number of households in Floyd County. There were 2,145 single-person households, which accounts for 31% of the total households in the county. Also, 2,234 households contain a person age 65 or older. The following table shows the number of persons per household, sorted by family and non-family types, for Floyd County in 2010.

TABLE 4 - Household Type and Size

Type	Size
Family Households (families)	4,462
With own children under 18 yr.	1,806
Husband-wife family	3,647
With own children under 18 yr.	1,265
Female householder, no husband present	560
With own children under 18 yr.	382
Non-family households	2,424
Householder living alone	2,145
Householder 65 years and over	2,234
Total	6,886

Source: *U.S. Census, 2010*

The 2005-2009 American Community Survey showed a total of 7,451 housing units constructed in Floyd County. Nearly 37% of the housing units in Floyd County were built before 1939. A total of 696 housing units, or 9.2% of the total housing in the county was built during the last twenty years. The table on the following page shows the age of housing units by household in Floyd County.

TABLE 5 - Age of Housing

	Number of Households	Percent of Households
2005 or later	63	0.8%
2000 to 2004	227	3.0%
1990 to 1999	406	5.4%
1980 to 1989	252	3.4%
1970 to 1979	1,017	13.6%
1960 to 1969	1,072	14.4%
1940 to 1959	1,609	21.6%
1939 or earlier	2,805	37.6%
Total	7,451	100%

Source: 2005-2009 American Community Survey

The majority of housing in Floyd County is considered single family units, which have slightly increased in number over the past twenty years. Duplexes in the region have increased by 38 units during the same time period. The following table lists the number of housing structures in Floyd County between 1980 and 2005-2009.

TABLE 6 - Type of Housing Structure

	1980	1990	2000	2005-2009*
Single Unit	-	6,163	6,204	6,284
Duplex (2 units)	-	181	129	219
Multi-plex (3 or more units)	-	662	769	837
Mobile Home, other	-	227	215	111
Total	7,587	7,233	7,317	7,451

Source: U.S. Census, 1990; 2000, *2005-2009 American Community Survey Estimates

Income

According to the 2005-2009 American Community Survey, the median household income in Floyd County was \$38,673. This means that one-half of the households in the county earned above \$38,673 a year, and one-half of the households earned below \$38,673 a year. This amount was comparatively less than the median household income for Iowa, which was \$48,052. Also, the median family income, which excludes single person and non-related households, was \$52,753. The per capita income for Floyd County in the year 2009 was \$21,296, which compares to \$25,060 statewide.

The 2005-2009 American Community Survey shows that 61.2% of the households in Floyd County earn less than \$50,000 a year, compared to only 51.9% at the state level. The following table shows the number of households and the proportion of total households in each income range for Floyd County and Iowa.

TABLE 7 - Household Income

	Floyd County Households		State of Iowa Households	
Under \$10,000	632	9.5%	78,921	6.5%
\$10,000 to \$14,999	547	8.2%	73,103	6.0%
\$15,000 to \$24,999	1,097	16.5%	142,553	11.7%
\$25,000 to \$34,999	670	10.1%	140,586	11.6%
\$35,000 to \$49,999	1,122	16.9%	196,063	16.1%
\$50,000 to \$74,999	1,380	20.8%	253,784	20.9%
\$75,000 to \$99,999	661	10.0%	154,623	12.7%
\$100,000 to \$149,999	316	4.8%	119,205	9.8%
\$150,000 and \$199,999	123	1.9%	30,281	2.5%
\$200,000 or more	94	1.4%	26,851	2.2%
Totals	6,642	100%	1,215,970	100%

Source: 2005-2009 American Community Survey

Employment

According to the 2005-2009 American Community Survey, 65.2% of the labor force, 16 years of age or older, are employed. The unemployment rate for this same population is 5.4%, while 34.8% of county residents are not in the labor force. To get to work, 86.8% of the population commuted by car, truck, or van and 6.5% by other modes and 6.5% of the population worked from home. The mean travel time to work was 19.5 minutes. According to Iowa Workforce Development the unemployment rate as of September 2011 stood at 5.7% for Floyd County.

TABLE 8 - Employment by Industry Comparison

	Floyd County		State of Iowa	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting, mining	524	6.7%	61,725	4.0%
Construction	514	6.6%	98,447	6.4%
Manufacturing	1,841	23.5%	236,718	15.3%
Wholesale trade	395	5.0%	52,129	3.4%
Retail trade	989	12.6%	181,074	11.7%
Transportation, warehousing, utilities	269	3.4%	75,473	4.9%
Information Technology	96	1.2%	33,559	2.2%
Finance, insurance, real estate, rental, leasing	281	3.6%	117,705	7.6%
Professional, science, management, administrative	314	4.0%	99,658	6.4%
Educational, health, social services	1,591	20.3%	359,787	23.3%
Arts, entertainment, recreation, accommodation	430	5.5%	113,661	7.4%
Other services (except public administration)	344	4.4%	65,865	4.3%
Public administration	258	3.2%	49,897	3.2%
Total	7,846	100%	1,545,698	100%

Source: 2005-2009 American Community Survey

The table above indicates that the majority of the labor force of Floyd County is employed in the manufacturing and education, health and social service fields. This is slightly different statewide, where manufacturing is the second largest employer to education.

ECONOMIC PROFILE**Local Government Finances**

A comparison of the Floyd County budget from FY 2007/2008 through FY 2009/2010 is presented in the table below. The county receives revenue from a variety of sources. Taxes levied on properties and intergovernmental funding are the two largest revenue sources. Similarly, there are several needs in the county for which funds are allocated. The largest dollar expenditures for the county as a service provider were for roads and transportation, public safety, and legal services.

TABLE 9 - Floyd County Budget Summary

Revenues & Other Sources	Budget 2009/2010	Re-estimated 2008/2009	Actual 2007/2008
Taxes Levied on Property	\$5,253,580	\$5,400,438	\$5,307,406
Less: Uncollected Delinquent Taxes - Levy Year	\$0	\$0	\$0
Less: Credits to Taxpayers	\$275,428	\$300,347	\$300,347
Net Current Property Taxes	\$4,978,152	\$5,100,091	\$5,007,059
Delinquent Property Tax Revenue	\$0	\$0	\$12,076
Penalties, Interest, and Costs on Taxes	\$10,500	\$10,500	\$47,228
Other County Taxes / TIF Tax Revenues	\$807,844	\$663,590	\$802,137
Intergovernmental	\$5,745,036	\$6,266,337	\$5,415,829
Licenses & Permits	\$19,050	\$20,050	\$48,130
Charges for Services	\$455,280	\$448,545	\$501,472
Use of Money & Property	\$321,600	\$441,600	\$411,951
Miscellaneous	\$162,864	\$153,064	\$435,520
Subtotal Revenues:	\$12,500,326	\$13,103,777	\$12,681,402

Source: *Floyd County Budget Summary, 2007-2010*

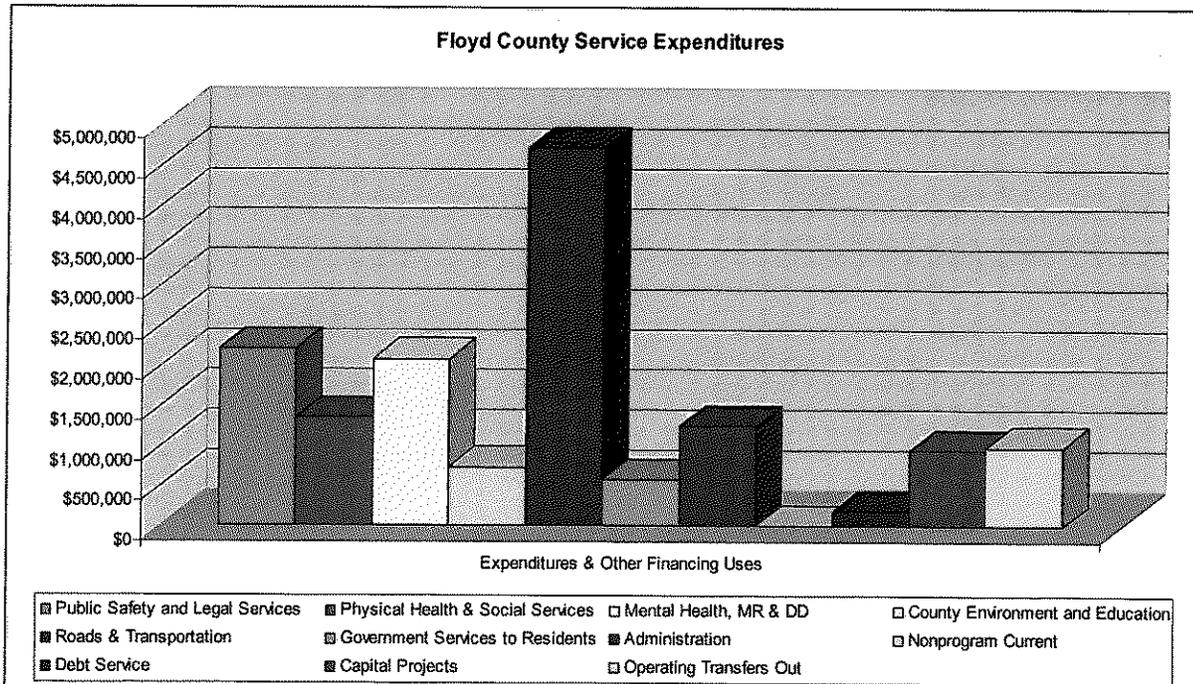
Other Financing Sources	Budget 2009/2010	Re-estimated 2008/2009	Actual 2007/2008
General Long-Term Debt Proceeds	\$0	\$0	\$0
Operating Transfers In	\$986,712	\$899,148	\$856,711
Proceeds of Fixed Asset Sales	\$0	\$0	\$0
Total Revenues & Other Sources:	\$13,487,038	\$14,002,925	\$13,538,113

Expenditures & Other Financing Uses		Budget 2009/2010	Re-estimated 2008/2009	Actual 2007/2008
Operating:	Public Safety and Legal Services	\$2,208,720	\$2,202,329	\$1,962,015
	Physical Health & Social Services	\$1,348,887	\$1,313,058	\$1,196,204
	Mental Health, MR & DD	\$2,081,547	\$2,145,302	\$1,976,096
	County Environment and Education	\$737,392	\$714,402	\$598,161
	Roads & Transportation	\$4,713,795	\$5,320,344	\$4,000,507
	Government Services to Residents	\$572,934	\$643,617	\$514,195
	Administration	\$1,244,656	\$1,208,725	\$1,015,134
	Non-program Current	\$0	\$0	\$0
	Debt Service	\$185,041	\$177,911	\$179,439
	Capital Projects	\$943,000	\$2,043,347	\$778,282
Other Financing Uses:	Operating Transfers Out	\$986,712	\$899,418	\$856,711
Total Expenditures & Other Uses:		\$15,022,684	\$16,668,453	\$13,076,744
Excess of Revenues & Other Sources over/(under) Expenditures & Other Uses:		(\$1,535,646)	(\$2,665,528)	\$461,369

Source: Floyd County Budget Summary, 2007-2010

FIGURE 6 - Floyd County Services Expenditures, FY 2009/2010

The lowest expenditure in the budget besides the Non-program current is the county debt service at \$185,041, which makes up 1% of the expenditure budget.



Secondary Road Construction Program

The largest portion of Floyd County's services budget is spent on roads and transportation, which funds the Secondary Roads Administration & Engineering Program, Roadway Maintenance Program, and the General Roadway Expenditures Program. The 4.713 million dollars budgeted for transportation in FY2009/2010 is over 30% of the total county expenditures. This should not be surprising, considering the rising costs of roadway construction and maintenance. Roadways are important to Floyd County farmers, businesses, and industries that must ship raw materials and products to markets outside of the county. The Floyd County supervisors budget reflects the importance of maintaining a strong transportation network. The following table lists the projects scheduled through 2015.

TABLE 10 - Future Secondary Road Construction Projects

Location	Length	Type of Work	Fiscal Year	Project Total
BR 153921 T94:R16:S17	150 ft.	Bridge Replacement	2011	\$450,000
BR 154240 T94:R18:S15	150 ft.	Bridge Replacement	2011	\$450,000
BR 156020 T97:R17:S25	65 ft.	Bridge Replacement	2011	\$75,000
L-URFY 11-05 240 th Street	4 miles	Paving	2011	\$1,800,000
L-URFY 11-06 T38, Lancer Ave.	5 miles	Shouldering	2011	\$1,800,000
L-URFY 11-07 B60, 270 th Street	6 miles	Shouldering	2011	\$1,800,000
BR 155230 T96:R15:S23	200 ft.	Bridge Replacement	2012	\$800,000
B57/ 210 th , 220 th Underwood Ave.	6 miles	Road Resurfacing	2012	\$2,100,000
BR 154960 T95:R18:S27	150 ft.	Bridge Replacement	2013	\$450,000
BR 154670 T95:R17:S9	160 ft.	Bridge Replacement	2014	\$500,000
BR 155530 T96:R17:S32	150 ft.	Bridge Replacement	2015	\$450,000

Source: *Floyd County Engineer, FY 2010*

Industry Listing

The following tables list the industries located near several cities in the rural unincorporated portions of Floyd County.

Charles City

Second Hand Store	Beauty Parlor
Anthony Bill Trucking	Greenhouse
Computer sales	Cedar River Parochial School
Cedar Ridge Golf Course	Farmers Feed & Grain Company
Farner Bocken Company	Vet Clinic
Auto Body Repair	Red Roof Auctions
Sandblasting	Beauty Parlor
Nail Salon	Hawkeye Mold & Design
Hoelscher Ag Distributors INC.	Auto Recycler/Rebuilder
Greenhouse	Body Repair shop
Allied Quarry/Sand Pit	Greenfield Mobile Home Park
Flea Market	Western Wear Shop
Paintless Dent Repair	Nail Salon
C&D Gun Shop	Bait Shop
Charles City Animal Clinic	Ag product distribution
Used Car Sales	Pogemiller's County Chiropractic
Craft Shop	Wilson Transport
Don's Repair	Carpet Business
Body Repair Shop	Nail Salon
Pet Grooming & Boarding	Swartzrock Implement
Car sales, body shop and garage	Valero Renewable Fuels Company
Used car sales	Auto acreage
Custom bridal & embroidery design	Auto Mechanic & Restoration
Red Cedar Lodge	

Floyd

Junk yard	Woodcarving
Gilbert's sale yard	Hangar One L.C.
Harley-Davidson Inc. of Mason City	Croell Redi Mix Quarry
Sweet C's Craft Store	Use car sale/ body & repair

Allied Quarry/ Sand pit	Lenocon Enterprises Inc.
Collector Cars	Riverside Metal Roofing & Nolt's Sew & Vac
MFT-Midwest Firearm Taxidermy	Flat Grain Storage

Greene

Farmer's Cooperative/NAPA	Greene Ag Services INC
Petroleum Division	Freeze Frame LLC
Croell Redi Mix Company	Schroeder Concrete

Ionia

Sandblasting	
--------------	--

Marble Rock

Auto Repair	Sand Mining
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Nashua

North Iowa Diesel	
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Nora Springs

Western Wear Shop	Engine & Power equipment sales and service
Custom Quilting	Boarding & Kennel
Agvantage FS, INC	

Orchard

Greenhouse	Repair Shop
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Rockford

Allied Manatts Group, LLC	Croell Redi Mix
Rockford Golf & County Club	Mike's Welding Shop
Farmer's Cooperative Exchange	Petroleum Division
Utility Truck Sales	Mikes's Wrecker & Welding
Used Auto Sales	Rockford Independent School District
North Iowa Fabrication	Used Auto Display Lot & Office

Rudd

Auto Repair	Crafts & Antiques
Auto/Recycle/Travel Trailer	Allied Quarry/Sand Pit
Rottinghaus Farms, INC	

Source: Floyd County Planning Committee, 2010

Labor Shed Analysis

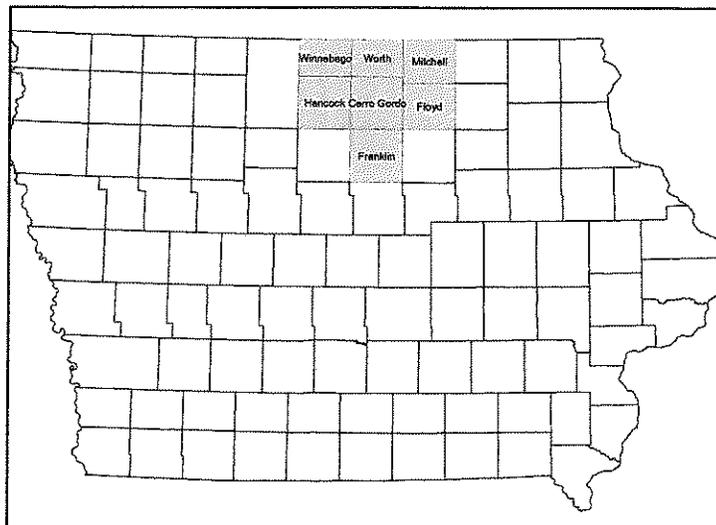
A labor shed is a region from which an employment center draws its commuting workers regardless of natural or political boundaries. Iowa Workforce Development (IWD) released a labor shed study of the North Central Iowa Alliance Region, shown in Figure 7 below, including Floyd County, in December 2009. The study was developed by analyzing specialized surveys, collected data, and existing information. Its purpose is to assist communities in highlighting their locations as places to expand business, operate a business, and to live. The following are important highlights from the information collected from the study.

- Floyd County residents commute to other regional centers to find employment.
- Those who are willing to change or accept employment in the North Central Iowa Alliance Region are willing to commute an average of 18 miles one way for employment opportunities.
- As predicted, the City of Charles City draws the majority of its labor force from Floyd County.
- Over one-tenth (13.7%) of the North Central Iowa Region’s individuals have skills and experiences that are useful in biotechnology industries. Nearly one-fifth (16.1%) of the regions workforce have skills that are useful in advanced manufacturing industries. These jobs often require high levels of skill and education. Less than one-tenth (6.4%) of the current labor force can transfer skills into the information solutions industries.

Quick Facts: Employed-willing to change employment.

- 15.7% are working multiple jobs;
- Currently working an average of 40 hours per week;
- Average age is 45 years old;
- 30.5% currently working in the production, construction, & material handling occupational category followed by; 20.5% in the professional, paraprofessional, & technical occupational category.

FIGURE 7 – North Central Iowa Alliance Region



Industry Cluster Analysis

The State of Iowa has undergone three State of Iowa commissioned studies to provide Iowa communities and regions a way to help identify industries or clusters of industries that would provide a solid return on investments through economic growth. The current analysis by Iowa Workforce Development uses the latest approach and methodology, and provides the North Central Iowa Alliance region a foundation from developing targeted industry clusters to increase the wealth of the North Central Iowa region.

This analysis shows there is high potential for growth in motor driven products, heavy machinery manufacturing, construction materials, chemical production, and plastics as industrial bases. The north central Iowa region, which includes Floyd County, also has great potential for more buyer and supplier industries to support the base industries. These support industries not only supply goods and services to the region, but also purchase goods and services from the industries of the region, which provide additional opportunities and regional growth.

For new base industries or clusters to grow and prosper, physical structures and written regulations must be in place prior to initializing any development efforts. These include buildings, building sites, updated planning and zoning requirements, transportation networks such as air, rail, roads, and waterways, educational opportunities, and other local amenities.

Economic Development

The economic development organization in Floyd County is the Charles City Area Development Corporation:

Charles City Area Development Corporation

401 North Main Street

Charles City, Iowa 50616-2021

Phone: 641.228.3020

800.640.2936

FAX: 641.228.4744

Email: ccadc@charlescityia.com

The mission of the Charles City Area Development Corporation is to create income and growth in the community through the development and retention of quality jobs.

Retail Sales and Trade

The relative strength of retail sales in Floyd County can be measured by calculating the pull factor. A pull factor is produced by dividing the county per capita retail sales by state per capita retail sales. Pull factors greater than one represents retail sector strength and a pull factor less than one shows a weaker retail sector. The table below shows that the retail sector in Floyd County has lost 49 retail firms since 1997. The pull factor has also been slowly increasing during the same time period.

TABLE 11 - Retail Sales Profile

Year	Number of Retail Firms	Total Sales (millions)	Per Capita Sales	Pull Factor
1997	616	\$123.39	\$7,460	0.80
2002	607	\$109.85	\$6,610	0.70
2008	567	\$104.94	\$6,436	0.64

Source: Iowa State University Extension RECAP 2008

Potential sales estimate the amount of money that could be spent on retail goods and services in a community. Potential sales are calculated by multiplying the county population by the per capita sales for the state and adjusting for the county income level. A positive result or surplus means that sales are being pulled from outside the county. A negative result or leakage means that sales are being lost to other counties. Floyd County had a leakage of \$59,217,158 in 2008, which is predictable due to the county’s close proximity to Cerro Gordo County and its high pull factor.

TABLE 12 - Potential Sales

Year	Number of Firms	Potential Sales	Leakage
1980	655	\$195,020,388	-\$17,059,805
1990	625	\$154,164,387	-\$36,439,164
2000	606	\$170,092,891	-\$47,205,600
2008	567	\$164,158,182	-\$59,217,158

Source: Iowa State University Extension RECAP 2008

Agriculture

Due to the rich soils of the region, agriculture has always been an important industry in Floyd County, although changes in agriculture have made a significant impact on farmers over the past twenty years. Since the 1987 US Census of Agriculture, the number of farms in Floyd County increased from 985 to 991, although from the chart below you can see a decrease in the number of farms during the subsequent years. There were 850 farms in Floyd County in 1997. By 2007, this number had increased by 141 farms to 895. The average size of a farm in 1997 was 353 acres, while the average size in 2007 had decreased to 301 acres.

TABLE 13 - Farm Consolidation and Expansion

Year	1987	1992	1997	2002	2007
Number of farms in Floyd County	985	882	850	895	991
Number of farms in the State of Iowa	105,180	96,543	90,792	90,655	92,856

Source: U.S. Census of Agriculture, 2007

The number of farms greater than 1000 acres has increased from 72 to 84 farms between 2002 and 2007. The number of <10 acres, 10 to 49 acres, 50 to 179 acres increased in number. The 180 to 499 acres and 500 to 999 acres decreased in number. The following table displays the number farms by the size of the operation in Floyd County between 2002 and 2007.

TABLE 14 - Average Farm Size

	2002	2007	Percent Change
Total Farms	895	991	9.03%
<10 Acres	57	74	7.7%
10 to 49 Acres	181	257	7.04%
50 to 179 Acres	235	251	9.36%
180 to 499 Acres	223	211	-9.46%
500 to 999 Acres	127	114	-8.97%
1000+ Acres	72	84	8.57%
Average Acres	325	301	-9.26%

Source: U.S. Census of Agriculture, 2002

The overall decrease in farm size in Floyd County may be caused by a number of cultural, social, and economic factors. Despite these factors, the number of 10 acre to 49 acre farms increased between 2002 and 2007. This increase suggests that a certain population in the county enjoys rural living without needing to farm the land.

Almost all of the harvested farmland in Floyd County was used for grains, seed corn, or soybeans according to the 2002 Census of Agriculture. Less than 4 percent of the farmland was used for pasture, grazing land, woodland or other agricultural uses. The following table shows the agricultural usage of land in Floyd County.

TABLE 15 - Agricultural Land Uses

	2002	2007
Harvested Crop Land Acres	251,429	255,312
Pasture or Grazing Acres	2,554	3,260
Total Cropland	267,775	274,051

Source: 2007 Census of Agriculture for Floyd County

COUNTY SERVICES**Administration and Coordination**

Floyd County is a political subdivision of the State of Iowa and operates under the Home Rule provisions of the Constitution of Iowa. The County operates under the Board of Supervisors form of government. The County provides numerous services to citizens including law enforcement, health and social services, parks and cultural activities, planning and zoning, road construction and maintenance, and general administrative services. The Board of Supervisors are elected county officials and elections are on a partisan basis. Other elected officials operate independently with the Board of Supervisors. These officials are the Auditor, Treasurer, Recorder, Sheriff, and Attorney.

Law Enforcement

The protection and safety of Floyd County residents is provided by the Floyd County Sheriff's Department, Charles City Police Department, and Nora Springs Police Department. The towns of Colwell, Floyd, Marble Rock, Rockford, and Rudd use law enforcement services provided by the Floyd County Sheriff's Office. The Cities of Charles City and Nora Springs provide law enforcement for their cities, but also request the services of the county law enforcement during larger emergencies, special events, and holidays. The law enforcement priorities of the Floyd County Sheriff's Office include preventing the manufacture and distribution of methamphetamine, commonly known as meth. Labs used to produce meth are considered highly toxic and hazardous due to the battery acid, anhydrous ammonia which is common in agriculture applications, and other harmful chemicals used in the manufacturing process. These labs are often located in secluded areas, basements, and even moving vehicles. The Floyd County Sheriffs office also provides E-911 service for local residents. This service allows the dispatcher to contact the nearest emergency personnel needed during an emergency event. According to the Sheriff's office, the E-911 system seems to be working very efficiently and has had no operational problems.

Emergency Management

Emergency Medical Services (EMS) is available to all residents of Floyd County and utilizes a dispatching system that allows appropriate personnel to respond in a certain amount of time. Emergency transportation services are provided by the responding organizations. The county has non-transport emergency services that offer medical response at many different levels. There are approximately 43 trained volunteers serving Floyd County, which includes drivers, first responders, emergency response technicians, and paramedic specialists.

There are seven community fire departments in Floyd County, which offer fire protection in and around their communities and to rural residents. There are 28E agreements between communities and each township area for rural fire protection.

Certain communities and rural areas have Emergency Medical Technicians (EMT) or First Responders available in case of medical emergencies. Floyd County Emergency Management currently provides training for first responders throughout the county, and has a first responders unit in the community of Marble Rock. Future emergency management projects include obtaining hazard radios for all residents of the county, establishing GIS communications, coordinating Community Emergency Response Teams, and to construct an alternate Emergency Operations Center.

The following table gives a visual representation of the emergency services provided within Floyd County.

TABLE 16 - Emergency Services by City

Cities	Charles City	Colwell	Floyd	Marble Rock	Nora Springs	Rockford	Rudd
Ambulance	4	0	1	0	1	0	0
Level of Care	Paramedic	Paramedic	Paramedic	First Responders	EMT B	-	-
Total Staff	20	0	4	-	19	-	-
Driver/other	6	0	0	-	4	-	-
First Responder	2	0	1		8	-	-
EMT-B	10	0	0	-	7	-	-
EMT-I	2	0	1	-	0	-	-
Paramedic Specialist	5	0	0	-	0	-	-

Source: *Floyd County Emergency Management Coordinator; 2010*

Health Care and Human Services

Floyd County Public Health works with various agencies to coordinate health care and maintain independent living for residents of the county. The following table lists the programs and services that the organization provides.

TABLE 17 - Floyd County Public Health Services

<p>Skilled Nursing Care of the Sick</p> <ul style="list-style-type: none"> - All skilled nursing provided under physician's orders. - Give special treatments, change dressings, injections, catheter and colostomy care, draw blood for laboratory test. - Assess and evaluate progress following hospitalization. - Teach families about the disease process and the "how and why" of their doctor's orders. - Supervise home health aides. - Family support. - Frail elderly facilitation. - County referral and resource. - Local DECAT Case Facilitation Program.
<p>Transit Services</p> <ul style="list-style-type: none"> - Provide transit services at an affordable cost throughout Floyd County. - Transport services provided throughout the eight county NIACOG region for medical purposes. (Worth, Kossuth, Winnebago, Hancock, Cerro Gordo, Franklin, Mitchell and Floyd)
<p>Home Health Aide and Housekeeping Aide Service</p> <ul style="list-style-type: none"> - Provide personal care, baths, and shampoo. - Assist with light housekeeping. - Assist with meal planning and preparation. - Assist with exercise as needed. - Working with families and children. - Nurturing & Parenting programs assist clients with ADL's.
<p>Senior Health Clinics</p> <ul style="list-style-type: none"> - Assessments for adults 60 years and older. - Health education and teaching. - Referral resource for elderly.

Community Based Health Promotion

- Teach client responsibility.
- Flu clinics.
- Blood pressure screening.
- Diabetic screening.
- Immunization program.
- Health resource for schools.
- Community education programs.
- Maternal-child-adult-health and rehabilitation.
- Communicable disease control, prevention and follow-up.
- Referral resource for other community services, supplies and equipment.
- Breast & cervical cancer screening.
- Lead screening in homes.
- Cholesterol clinics.
- Wellness programs.
- Community assessment.
- Core public health functions.

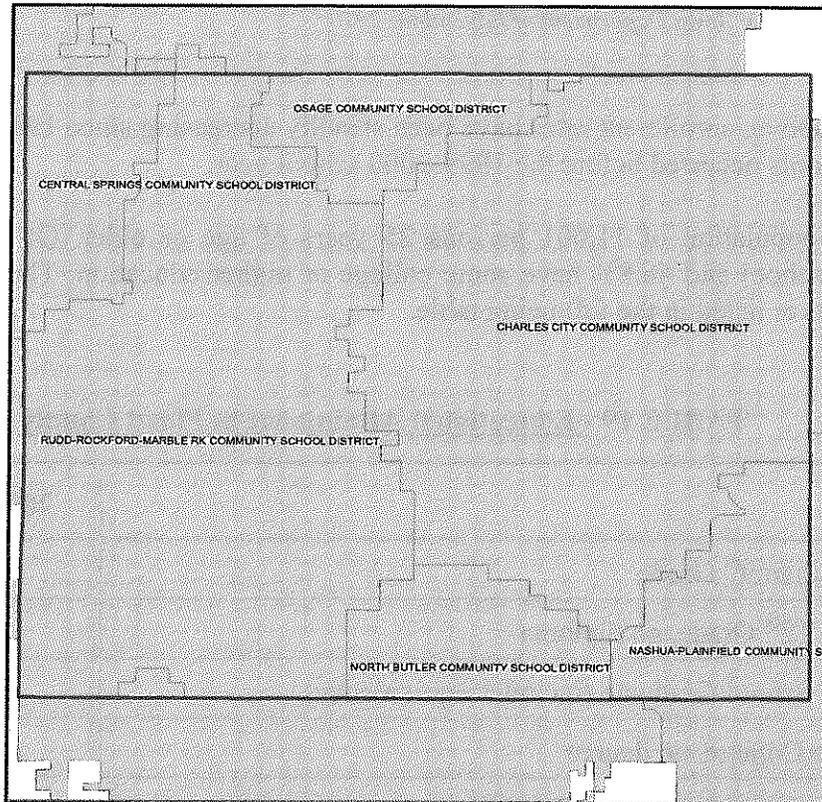
Source: Iowa Department of Public Health, 2005

According to the 2010 Floyd County Survey, over 64% of the respondents go to Mercy Medical Center in Mason City for major medical treatment. Approximately 40% go to the Mayo Clinic in Rochester, Minnesota. Most respondents would like to see the same or less money spent on medical care service over the next five years. Also, the respondents were generally satisfied with the overall health services available in Floyd County.

Educational Opportunities

A strong education is the foundation for success in northern Iowa. Floyd County continues to provide the state with large numbers of quality educated individuals. A high school education is important when developing human resources for professional, technical, and service oriented employment. Students in Floyd County are served by the Central Springs Community School District, Osage Community School District, Charles City Community School District, Rudd-Rockford-Marble Rock Community School District, Nashua-Plainfield Community School District and North Butler Community School District; the school districts are shown on the map below.

FIGURE 8 - Floyd County School Districts



The Charles City Community School District has two elementary schools with students' kindergarten through 5th grade, a middle school with students 6th through 8th grade, and a high school with students 9th through 12th grade all located in Charles City, Iowa. The Nashua-Plainfield Community School District has an elementary school with students kindergarten through 4th grade in Nashua, IA, a middle school with students 5th through 8th grade located in Plainfield, IA, and a high school with students 9th through 12th grade located in Nashua, IA. The Rudd-Rockford-Marble Rock Community School District has one school with students kindergarten through 12th grade all located in Rockford, IA. The Central Springs Community School District the high school students from both cities travel to Manly, IA each day to attend school, the students 5th-8th all attend school in Nora Springs and each school district has its own K-4th grade elementary school. Higher education institutions are not currently located within Floyd County.

The 2005-2009 American Community Survey reported that there was 3,631 students enrolled in educational programs in Floyd County that were 3 years of age or older (6.1% in nursery and preschool; 5.3% in kindergarten; 49.9% in elementary school grades 1-8; 25.1% in high school grades 9-12; and 13.6% in college or graduate school).

TABLE 18 - Enrollment in Floyd County Schools

	1996-1997	1999-2000	2005-2006	2009-2010
Enrollment	3,730	3,861	3,414	3,187

Source: Iowa Department of Education: 2010

As seen in the tables above, enrollment rates have been steadily decreasing since 1996 and only increased when a consolidation of schools occurred before the 1999-2000 school year.

Floyd County has a population of 11,001 persons 25 years of age or older. Of these people, 42.9% have graduated from high school and 46.8% have some college or higher education. The educational attainment of Floyd County residents is listed in the following table.

TABLE 19 - Educational Attainment in Floyd County

	2005-2009
Less than 9 th Grade	410
9 th to 12 th Grade, no diploma	731
High School Graduate (includes equivalency)	4,717
Some College, no degree	2,438
Associate Degree	1,034
Bachelors Degree	1,132
Graduate or Professional Degree	539
Available Data Totals	11,001

Source: 2005-2009 American Community Survey

The completion of high school is essential for maintaining a quality labor force. An increase in the percentage of individuals completing four or more years of a college is also beneficial for growing local businesses and industries within Floyd County. Currently, residents of Floyd County must seek higher education outside of the county. Institutions located in Mason City such as North Iowa Area Community College (NIACC), Buena Vista University, Kaplan University, and La James College, are all within driving distance for county residents.

Advances in communication technologies, like the ICN network, has also increased opportunities for residents of the county seeking to obtain higher education.

Transit Services

Transit services are available to all residents living in Floyd County. Residents can travel to and from any destination within the Region 2 area which includes Kossuth, Winnebago, Hancock, Worth, Cerro Gordo, Franklin, Mitchell, and Floyd Counties. This is a demand-response service provided by Floyd County Public Transit, and is available to the general public. The North Iowa Area Council of Governments (NIACOG) operates the regional transit service, using Floyd County Public Transit as a contract service provider. The Charles City Transit Service also provides transit services within the incorporated limits of Charles City.

TABLE 20 - Public Transit Ridership Counts

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<u>Floyd County Transit Service</u> <u>(641) 228-6846</u>	14,628	20,681	13,729	10,072	10,937
<u>Charles City Transit Service</u> <u>(641) 228-6846</u>	43,366	47,049	48,282	54,576	57,105
<u>Comprehensive Systems</u>	136,670	145,653	135,400	128,394	129,469
<u>City of Charles City Foster Grandparent Program</u>	22,540	7,747	17,388	32,495	16,007

Source: NIACOG Transit Administrator, 2010

Roadways

Floyd County is served by a network of federal, state, and county highways, as well as many smaller local roadways. US 218 travel north and south through Floyd County. US 218 and US 18 are part of the Avenue of the Saints connecting St. Paul, MN with St. Louis MO. The communities of Charles City, Floyd, Rudd and Nora Springs are located off of US 218 and US 18; US 218 continues north out of the City of Floyd and US 18 continues west to Interstate 35. State Highway 14 runs through the county and connects Charles City with Rockford and Marble Rock to State Highway 14. Other improved local roads used by residents of Floyd County include: B28, B30, B33, B45, B47, B57, B60, B65, S70, T18, T24, T26, T38, T44, T47, T64, T66. There are also many gravel roadways graded and maintained by the county road service each year.

Railways

The rail carrier operations in Floyd County are provided by the Dakota, Minnesota and Eastern (DME), the Iowa Northern (IANR) which the Union Pacific (UP) has travel rights, and Cedar River Railroad (CEDR) which is a division of Canadian National (CN) railroad companies. The following table outlines the communities in the county served by the railway operators.

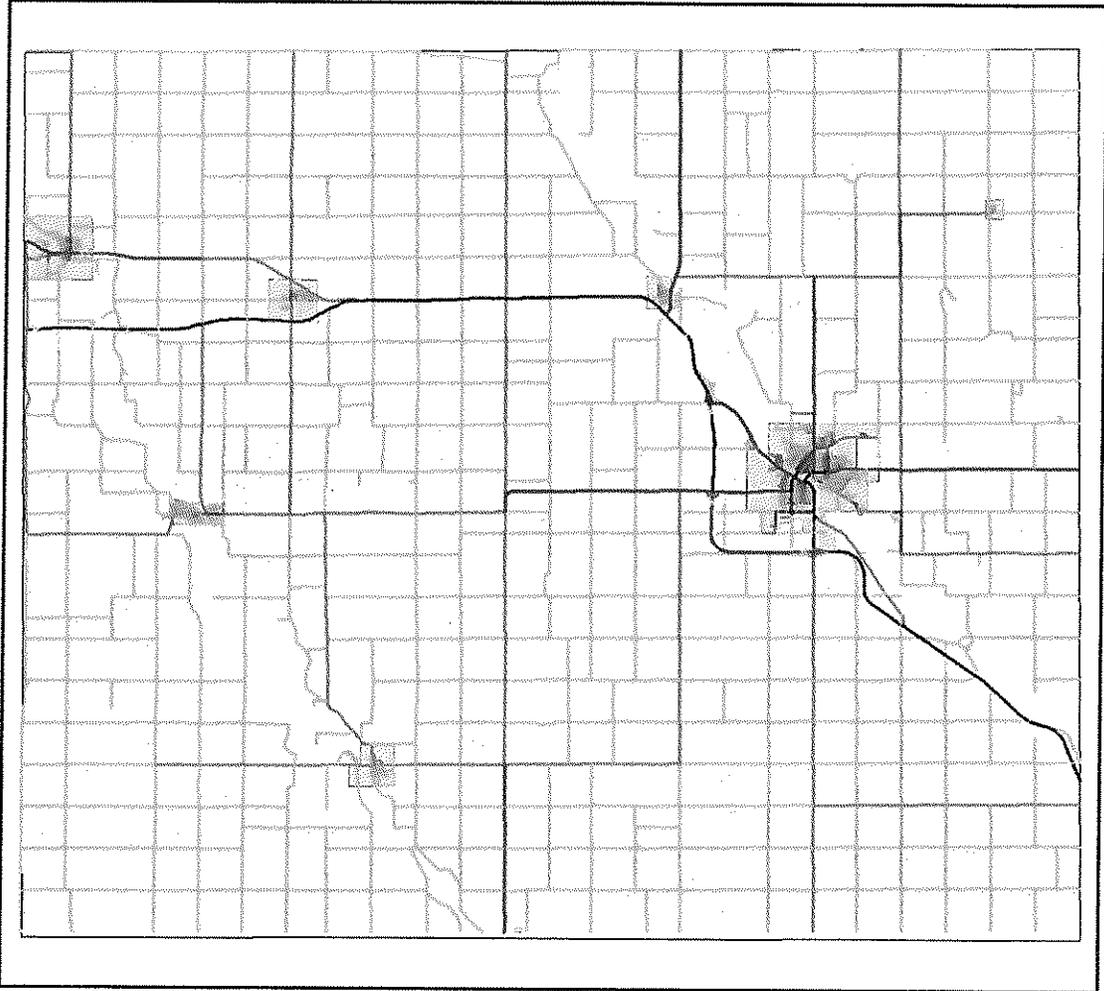
TABLE 21 - Railway Services in Floyd County

DME	Charles City, Rudd and Nora Springs
CEDR and CN	Charles City
IANR and UP	Marble Rock, Rockford and Nora Springs

Source: *IDOT Railroad Service Map, 2009*

Maps of Floyd County depicting the annual average daily traffic counts and surface transportation routes are located on the following two pages.

Figure 9 - Traffic Flow Map



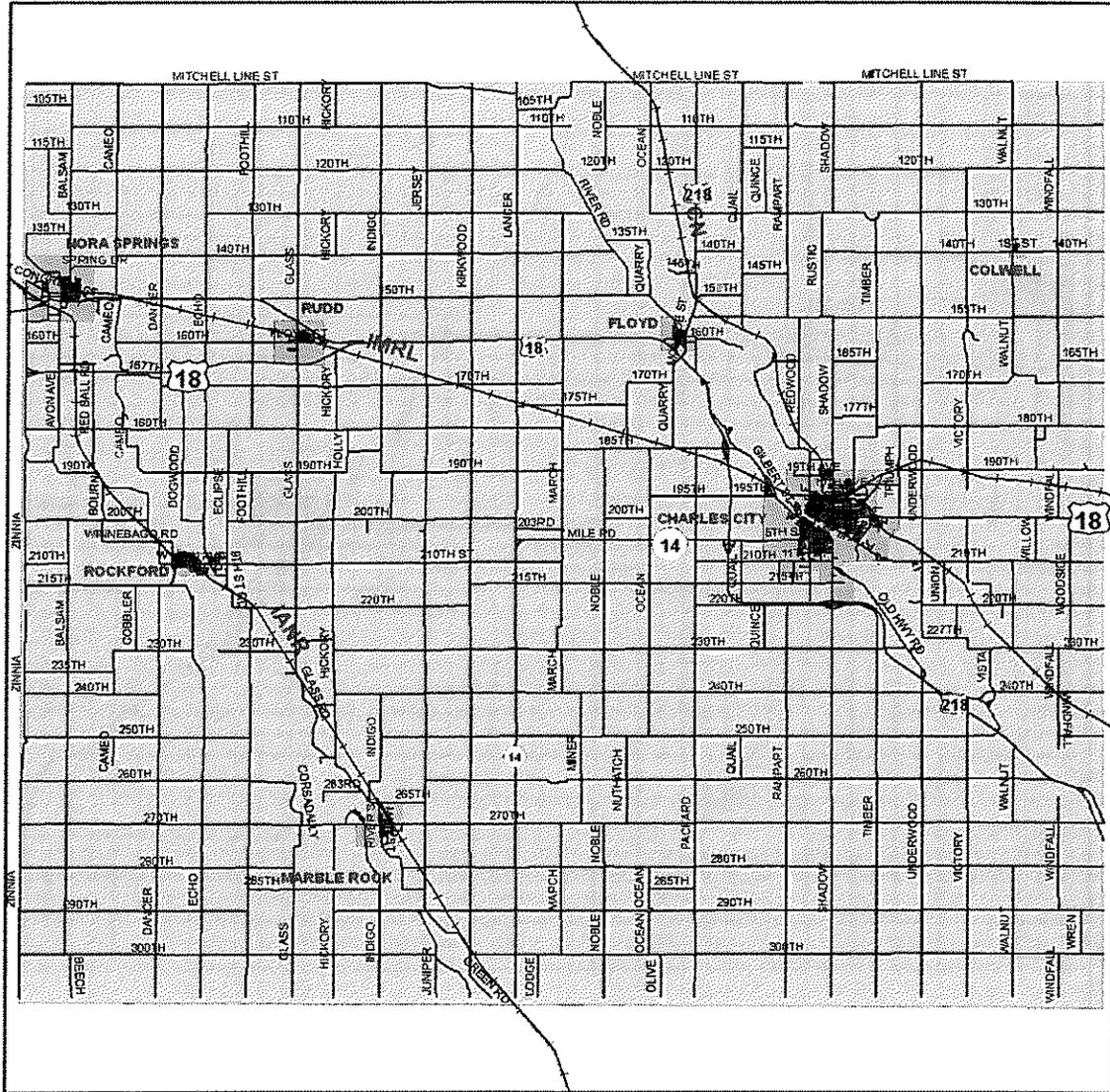
Legend

Roads	——	1211 - 2820
AAADT	——	2821 - 5800
	——	5801 - 11500
	——	0 - 395
	——	396 - 1210
	□	Floyd County
	▨	Corp_Limits

0 2 4 8 Miles

Created by: NIACOG
Date: 7/06/10

Figure 10 - Surface Transportation Map



Legend

- Roads
- +— RAILROADS
- ▨ Corp_Limits
- ▨ Floyd County

0 2 4 8 Miles

Created by: NIACOG
Date: 7/06/10

Conservation and Recreation

The principal agency dealing with outdoor recreation at the county level is the Floyd County Conservation Board. The Board, under Iowa Law, is responsible for the development and implementation of a county-wide recreation program, and the general responsibility to provide outdoor recreation facilities for Floyd County. The County Conservation Board has the authority to acquire, develop, maintain, and make available public museums, parks, preserves, parkways, playgrounds, recreation centers, forests, wildlife areas, and to preserve and promote the general welfare of the people through orderly development of the natural resources and education.

Since its inception in 1958 the Floyd County Conservation Board has carried on an aggressive land acquisition and preservation program. The Board collectively manages recreational areas, wildlife habitats, rest areas, water access, timber groves, and wetlands. Floyd County Conservation Board is active year round. The habitat program established by the board thirty years ago continues to encourage landowners to plant windbreaks, shelter-belts, odd areas, and fence rows in native cover to increase wildlife habitat and future recreation potential.

The Fossil & Prairie Park Preserve outside of Rockford is home to the Devonian Fossils. In addition to numerous fossils, the Rockford Fossil and Prairie Park includes an abandoned shale pit, historic kilns, 60 acres of native prairie, and a newly built visitors' center. Rocks exposed at the shale pit include the 375 million year old Lime Creek Formation, with three members, the Juniper Hill, the Cerro Gordo, and the Owen. The relatively soft limestones and shales of the Cerro Gordo and Owen members at the preserve yield abundant small fossils collectively known as the Lime Creek Fauna. Visitors are encouraged to collect fossils, including brachiopods (shellfish), solitary corals, colonial corals, stromatoporates (presumed sponges), bryozoans ("moss animals"), crinoids ("sealilies"), cephalopods (squidlike), and pelecypods (clams), as well as the molds of gastropods (snails) and pelecypods.

Nearly every city in Floyd County has a local park or open area. The following is a list of public areas managed by the Floyd County Conservation Board, followed by a brief description of each area.

TABLE 22 - Parks and Recreational Areas

Address	Park and Recreational Area	Acres	Amenities
2400 130th St.	Idlewild	11	
1374 Quarry Rd.	West Idlewild	132	Campground, vault toilet, canoe launch, playground
2920 Kirkwood Rd.	Gates Bridge Access	3	Primitive Camping, Boat Ramp, Picnic area
1563 Cameo Rd.	Mathers Forest	34	
1050 River Rd.	Seter's Landing	11	Canoe access
1035 HWY 218	Slough Creek	62	
3116 130th St.	Fix Wildlife	10	
1498 Quail Ave.	Wentlands Woods	38	

1129 215th St.	Laudner Wildlife Area	71	
3046 155th St.	Edna Peltz Wildlife	22	
3301 190th St.	Little Cedar Wildlife Area	158	
2264 Utopia Ave.	Winterink Woods	38	
2190 260th St.	Puhl Wildlife		
2550 HWY 14	Koebrick Wildlife	24	
2040 230th St.	Happy Acres		
1695 285th St.	Cedar Hills	158	
2503 Zinnia Ave.	Peterson Prairie		
1227 - 215th Street	Fossil & Prairie Park Preserve	94	Nature/visitor center, quarry for fossil hunting, trails, shelter house, vault toilet
215th Street	Fossil & Prairie Park Preserve	127	
215th Street	Fossil & Prairie Park Preserve	118	
Red Ball Rd./180th Street	Nagle Wildlife	221	
140th Street	Knapp Property	65	
City Limits of Charles City	River Bend Wildlife	17	
	Flora A. Ellis Cons Park	29	
Rotary Park Rd	Rotary Park Road	17	Canoe access, picnic shelter
Indigo Ave.	Ackley Creek Park	40	Electrical camping, 2 shelter houses, playground, shower/restroom facility
140th Street	Colwell Park	19	Primitive Camping, Picnic shelter, vault toilet
City Limits of Rockford	Rockford Park	5	
Clark St.	Trowbridge Wildlife Area	33	Maintenance Shed
Avenue of the Saints	Mink Creek Wildlife	87	

Source: Floyd County Planning Commission

There are currently no National Wildlife Refuges located in Floyd County. The principal waterways in Floyd County include the Shell Rock River, Flood Creek, Cedar River and Little Cedar River.

The development and use of recreational trails has grown tremendously in North Central Iowa. In the 2010 Floyd County Survey respondents requested that recreational opportunities in Floyd County are adequate and plentiful.

Solid Waste Management

The Floyd-Mitchell-Chickasaw (FMC) Solid Waste Management Agency is a regional sanitary landfill established in 1973. The service area is the Iowa counties of Floyd, Mitchell, and Chickasaw, plus the communities of Chester and Elma, Iowa. These communities entered into a 28E Agreement to belong to the FMC planning area, and are part of a Comprehensive Plan required by the Iowa Code. Iowa law requires cities and counties to develop a comprehensive solid waste reduction program in collaboration with the landfill that serves their area. Garbage haulers are not allowed to take waste from Floyd, Mitchell, or Chickasaw Counties to a different in-state landfill. Any resident in the service area may utilize the convenient small loads drop-off facility as well. Solid waste disposal agencies are a necessary, important utility like sewer, water and electricity. Unlike city dumps, the FMC Landfill is now a highly sophisticated, tightly regulated operation. Materials accepted at the landfill, as well as how they are handled, are closely controlled. State law bans the following items from all Iowa landfills: yard waste, car batteries, waste oils, scrap tires and free liquids.

The Floyd-Mitchell-Chickasaw Solid Waste Management Agency is a 28E Governmental Agency with a Board of Directors consisting of 27 members from three counties. FMC owns 350 acres. Currently waste only occupies approximately 52 acres of the site; the rest is rented out for cropland or is covered in ponds and wildlife refuge. The Agency is managed by a full board of 27, consisting of an elected official from each community in the service area, as well as a county supervisor from each county. This full board elects an Executive Board of 9 members responsible for daily operations. This Executive Board consists of a Supervisor from each county, a representative from the full board from the largest city in each of the three counties, and a third person elected from the full board by each county's representatives.

The Executive Board hires a Director to provide daily, on-site management and oversight. The current Director is responsible for oversight of the facilities, weighing trucks, and dealing with various agencies and officials. The Director also performs office duties, payroll, accounts payable and receivable, financial and tax reporting, supervision of employees and landfill projects. There are currently two equipment operators, one of whom also handles mechanic and maintenance duties. These operators keep the trash compacted and covered, and the landfill in compliance with DNR regulations.

CURRENT LAND USE ANALYSIS

Before setting new goals and strategies for future land use in Floyd County, it is important to inventory the existing land uses in the unincorporated areas. The following is a list of land uses that currently exist throughout the county.

The preservation of rural prime agricultural land is one of the most important goals and strategies of the comprehensive plan. In 2009, 93% of all land in Floyd County was used for agricultural production according to the Iowa State Extension Report on Floyd County Agriculture. Overall, the county is ranked fifteenth in agricultural production compared against the other ninety-nine counties in Iowa. A crop suitability ratio of 76.0 county-wide reflects the high quality of agricultural soils deposited throughout the county.

Development activities adjacent to the major roadways, which convert existing areas into commercial and industrial land uses are likely to continue. The majority of all development is occurring within the incorporated areas of the county where adequate infrastructure is available. In the unincorporated areas of the county commercial developments have begun to emerge near major intersections on US 18, particularly near Charles City.

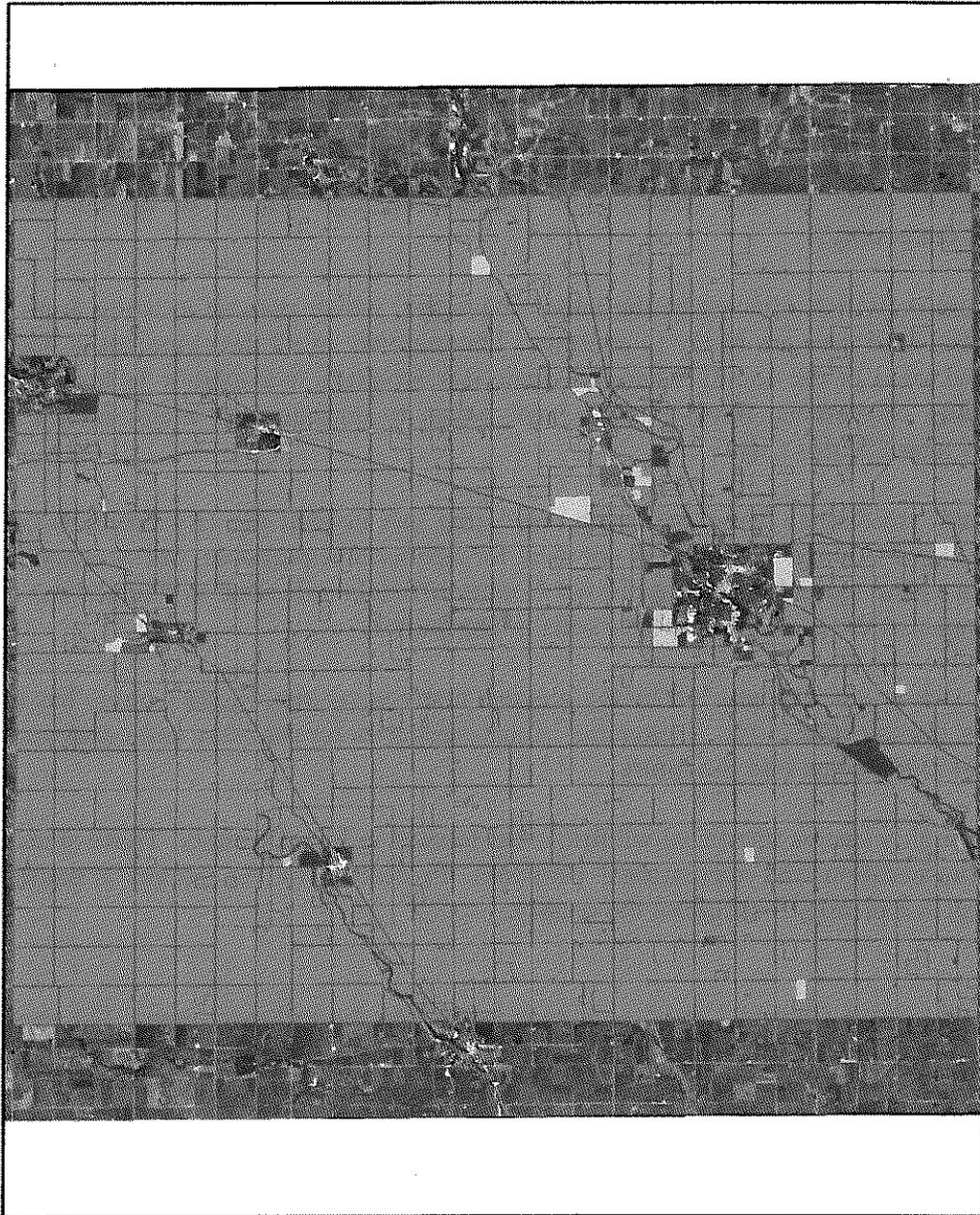
Several small residential farms are being developed just beyond the city limits in the unincorporated regions of Floyd County. The farm is not used for agricultural purposes, but as a residence that is often built within prime agricultural areas. Floyd County officials will need to balance the demand for these smaller farms and the loss of productive soils in the future.

Due to the rich gravel deposits left by the glaciers many years ago, Floyd County has become a popular location for mining operations. Excavation of these deposits for roadway and construction purposes will continue for many years into the future.

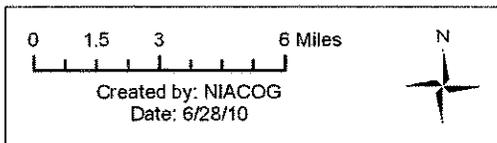
There are roughly twelve identified wildlife areas located in Floyd County. These areas were established for both preservation and recreational purposes. Protection of the county's natural resources and environment is a priority throughout the county.

A copy of the Floyd County Current Land Use Map is located on the following page. The existing land uses in the entire county were collected by using data from the Floyd County assessor's office, the Iowa Department of Natural Resources, the previous Floyd County Comprehensive Plan, various directories, and planning committee members.

Figure 11 - Floyd County Current Land Use



Legend			
Zoning	AG	R	
	C-1	R-1	
Classification	COM	R-2	
	I-1	R-P	
	A-M	I-2	RSD



FUTURE LAND USE

Primary Theme of the Comprehensive Development Plan

The primary theme of this plan is to identify and promote the most productive use of land throughout Floyd County, while assuring a high compatibility with adjacent land uses.

Many soil types throughout Floyd County are best suited for agricultural production, but other types can contain rock and gravel deposits which are suitable for mining and transportation purposes. Most commercial and industrial developments require appropriate infrastructure, while wildlife areas help protect natural resources and the environment.

Various types of land uses must be permitted for productive use of the land, but specific uses may need to be reasonably regulated and controlled in order to properly safeguard the rights of adjacent property owners and the overall benefit of the general public.

The goals and strategies identified in this plan should give guidance to all major decisions made by County Officials in the future. These major considerations may include road improvements, recreational areas, and new commercial and industrial developments. Future land use decisions throughout the county must conform to the goals and strategies established in the 2011 Floyd County Comprehensive Development Plan to derive the maximum benefit of the plan.

Vision Statement

Encourage policies and decisions that will protect prime agricultural land, provide for compatible land use and responsible growth, enhance residential development in non-productive agricultural areas while protecting the environment and natural resources, provide recreational opportunities, and expand economic development that will ensure a high quality of life in Floyd County for the future.

Use of the Plan

The goals, policies, and implementation strategies contained in this Plan are not presented in any particular order of importance. The County recognizes that there are discernible conflicts and inconsistencies between and among some goals and policies. When making decisions based on the Plan's contents, not all of the goals, policies, and implementation strategies can be met to the same degree in every instance, otherwise it would be an inflexible and unworkable document. Use of the Plan requires a balancing of its various components on a case-by-case basis, as well as the selection of those particular items and factors most pertinent to the issue at hand. In addition, it is important to realize that the written portion of the Plan text should take precedence over the Plan map, where apparent conflicts or inconsistencies may occur.

GOALS & STRATEGIES

Comprehensive Development Plan

1. Adoption of the Comprehensive Development Plan goals and strategies by County Board of Supervisors Resolution.
 - a. Adopt county zoning, subdivision, flood plain, and health regulations as needed to fully implement the goals and strategies of the adopted Floyd County Comprehensive Development Plan.
2. Establish an organized pattern of future development in Floyd County using the approved Comprehensive Development Plan.
 - a. Utilize the plan when making decisions which affect development, environment, health, safety, and the general welfare of Floyd County and its citizens.
 - b. Gain citizen input to the maximum extent reasonable in all pertinent land use decisions, or other decisions which follow this comprehensive plan and the goals and strategies set forth in this document.
 - c. Review, evaluate and amend the comprehensive development plan as needed to maintain and improve its relevancy and effectiveness as the county's planning guide for the present and the future.

Land Use Planning

1. Guide the basic land use patterns and the incremental land use decisions made for the county.
 - a. Encourage a balance of land uses from land preservation and environmental protection, to residential, commercial, and industrial, which generate revenue for essential services and natural resource protection.
2. Protect individual property rights that don't abridge other property owner rights, are detrimental to the county as a whole, or conflict with county policies.
 - a. Encourage all communities within Floyd County to develop and utilize comprehensive plans and appropriate implementation strategies.
3. Protect, promote, and enhance the use of land in the highest and best manner and preserve its continued use for future generations.
 - a. Encourage county and local officials to establish mutual agreements to plan, facilitate, coordinate, and resolve possible conflicts of proposed development within the rural municipal fringe areas.
4. Provide that all land use considerations shall be made with the consideration of the fiscal impacts on local government.
 - a. Encourage communities to include only those lands within their corporate boundaries, which they are capable of serving with municipal utilities and necessary for the orderly growth of the community.
 - b. Review municipal comprehensive plans to ensure land use decisions are consistent where development occurs within 2 miles of a municipality.
5. Encourage the adoption of a new county-wide zoning ordinance.
 - a. Encourage consistency with the Iowa Smart Planning Principles.

Agricultural and Farming

1. Preserve prime agricultural land and agricultural uses.
 - a. Recognize agricultural land as a principal natural resource of Floyd County and preserve soils that are considered most suitable for agricultural production.
2. Retain productive agricultural lands for agricultural purposes to the maximum extent possible. Other uses shall be made of agricultural lands only when no other alternative locations are suitable and the use will be of benefit to the county as a whole.
 - a. Discourage the placement of agribusiness activities near residential areas or upon productive agricultural land.
 - b. Allow agribusinesses to locate in the county after a determination of the impact upon a designated site has been declared in regards to the impact on adjacent land uses, residents, and quality of life.
 - c. Encourage the development of agricultural service businesses in the unincorporated towns of the county, provided sufficient precautions are taken to protect the environment, adjacent land owners, and provisions for water, sewer, energy, police and fire protection are made.
3. Preserve and protect farming operations as a viable economic entity.
 - a. Encourage and protect farm operations. Land use regulations shall be developed to accommodate residences for family members upon the farms they operate.
 - b. Farms will not be subject to land use regulation except to the extent they become an adjudicated nuisance to other farmers or endanger the health, safety, or general welfare of the public.
4. Encourage the adoption of soil management techniques.
 - a. Encourage and support land conservation farm practices.
 - b. Protect both the quantity and quality of surface and groundwater resources.

Residential Development

1. Provide rural residential living that is in conformance with county housing strategies.
 - a. Discourage non-agricultural residential development on agricultural land in rural areas of the county with a high Corn Suitability Rating (CSR).
2. Develop reasonable and planned growth strategies for the communities within Floyd County.
 - a. Encourage annexation where sufficient provisions are made for community infrastructure utilities (sewer and water) and such development is adjacent to an existing developed residential area.
3. Create living areas that are compact and identifiable, near public transportation and employment centers, offering overall security and affording freedom of choice for types of residential dwellings, social opportunities, and creative individual living.
 - a. Allow single family residential uses in unincorporated towns of the county where it is shown safe and proper provisions are made for septic tanks and water supplies.
4. Utilize existing farmsteads and encourage preservation of prime agricultural land.
 - a. Permit farm related residences in rural areas of the county, provided that their conversion to a non-agricultural related residential use is limited.
 - b. Encourage the use and reuse of farmsteads throughout the county.
5. Encourage the creation of a financial assistance program to assist in the development of new housing that conforms to the goals and strategies of this plan.

- a. Encourage and support restoration and preservation of residential structures and farmsteads with historical significance or importance to the history of the county.

Commercial Development

1. Provide commercial development that is necessary to support the agricultural economy outside the incorporated areas of the county.
 - a. Encourage commercial development within incorporated communities where infrastructure and city services can be provided.
2. Allow commercial development outside unincorporated areas to sites adequately served by State or Federal highway systems or on existing railways.
 - a. Allow commercial development at intersections of State and Federal highways and railroad right-of-ways as long as they satisfy the following requirements:
 - Protect the rural character of the area
 - Assured visual compatibility of rural development with the surrounding rural area
 - Reduces the inappropriate conversion of undeveloped land into sprawling , low-density development in the rural area
 - Protects critical areas of surface water and groundwater resources
 - Protects against conflicts with the use of agricultural lands
 - Must be principally designed to serve the existing and projected rural population
 - Provide for commercial uses in rural areas that serve the needs of rural residents and are consistent with maintaining rural character
3. Utilize existing abandoned sites and brownfields rather than prime agricultural land.
 - a. Discourage strip commercial development along federal, state, county, or local roadways within the county.

Industrial Development

1. Ensure development in unincorporated areas is limited to uses that rely on agricultural inputs or market outputs for agricultural production or has unique infrastructure that is subject to policies identified in this plan.
 - a. Restrict industrial and commercial uses unrelated to agriculture or services to rural areas in the unincorporated towns in the county.
2. Identify railroad corridors as a likely area for industrial development.
 - a. Ensure that proposed industrial development is appropriate for and will be compatible with its surroundings, and will have access to appropriate transportation by targeting railroad corridors and high traffic roadways.
3. Utilize existing abandoned sites and brown fields rather than prime agricultural land.
 - a. Support the efforts of the various industrial development corporations developing industrial parks by guiding new industry to these locations.
 - b. Encourage and support the development and expansion of industry within the county that doesn't cause a nuisance or interfere with the existing quality of life for surrounding neighbors and property owners, where safe and proper provisions can be made for individual on-site septic systems and water supply.
 - c. Provide for industrial uses in rural areas that serve the needs of rural residents and are consistent with maintaining rural character.

Transportation

1. Provide transportation systems that are safe, efficient, and meet the needs of the residential population, businesses, industries, and agricultural community.
 - a. Support and promote the proper maintenance of all transportation routes as specified in the Floyd County Road Construction Program.
 - b. Support those modes of transportation which represent the most efficient and cost effective means of transportation.
 - c. Support the public transit system.
2. Provide and maintain a transportation system which is planned, located, and designed to enhance the efficiency of movement both for people and goods in a cost effective way. This precluding infrastructure support for uses better served in urban settings.
 - a. Plan, develop, and maintain a safe and efficient transportation system to meet the present and future mobility needs of the county.

Natural Resources and Environment

1. Provide planning and land use management which recognizes the advantages and limitations of natural systems. Encourage protection of the land and wise use of its resources.
 - a. Preserve the natural character of Floyd County by protecting its individual components including the topography, waterways, scenic views, natural vegetation, and tree cover.
2. Protect the environment and its natural resources. This shall include the encouragement of appropriate soil management techniques.
 - a. Encourage the preservation of wooded areas throughout the county.
 - b. Protect air and water quality throughout the county.
 - c. Encourage the planting of buffer strips adjacent to all streams and waterways to effectively mitigate the movement of sediment, nutrients, and pesticides within farm fields and from farm fields into said streams and waterways.
3. Remove and prohibit the development or filling of floodplain lands within the county.
 - a. Protect floodplains from filling and other encroachment.
4. Protect environmentally sensitive areas and watershed resources.
 - a. Protect all existing natural wetlands and encourage the development or regeneration of new wetlands as a means of watershed protection.
5. Recognize the importance of the county's river system and develop a river management program to protect and enhance river basins and associated watersheds.
 - a. Protect waterways from septic system pollution.

Public Facilities and Services

1. Provide public facilities and services to develop a desirable quality of life for current and future residents and taxpayers.
 - a. Allow the placement of transmission lines and pipelines through the county, provided they in part serve the county and pose no safety hazards to residences.
 - b. Allow limited placement of energy fuel storage facilities provided sufficient precautions are taken to protect the environment and nearby residents.
 - c. Encourage environmentally safe disposal of all wastes.

- d. Allow placement of sanitary landfills serving county residents, provided proper precautions are taken to protect the environment and nearby residents and provisions are made for the eventual reclamation of the site.
 - e. Encourage the development and use of clean and renewable energy use and increased energy efficiency.
2. Make available facilities and services which are necessary for the public well-being. Develop and expand current facilities and services that are of sustainable design.
 - a. Require transmission line and pipeline construction activities to return agricultural lands to prior productive conditions.
 - b. Prohibit the disposal of hazardous wastes within the county, unless taken to an approved disposal location.
 - c. Encourage county-wide recycling efforts and allow facilities to locate and operate whose business is recycling, provided adequate precautions are taken to insure the operation will not be detrimental or injurious to the use and enjoyment of other property in the immediate area.
 3. Provide fast and efficient Emergency Medical Services to all residents of Floyd County.
 - a. New development shall pay the full costs of public improvements required to serve it. Generally, the cost of public services and improvements shall be born by those who receive benefits according to the benefit derived.

Conservation and Recreation

1. Provide the citizens with choices for the types and amount of recreational activities. Coordinate with County, State, and Federal programs to utilize both public and private funds.
 - a. Support the development of recreational opportunities in the county through a system of open space areas, parks, and game management areas.
 - b. Provide parkland and recreational facilities which meet the needs of all citizens of the county and ensure that future demands are met through development of new facilities and services along with the upgrading and reconstruction of existing facilities.
 - c. Designate low volume and wide shouldered roads as bikeways to enhance recreational opportunities throughout the county.
 - d. Encourage the development of river trails and water resource management.
2. Provide a network of trails connecting existing and future development areas, recreation facilities, and other major features. These trails should serve both transportation and recreational purposes and create loops that provide accessibility and flexibility in trip length.
 - a. Encourage the development of trail corridors as recreational opportunities with maximum effort to maintain the land in its natural state.
3. Encourage the acquisition of land for habitat restoration in support of outdoor recreation activities including hunting, fishing, camping, etc.
 - a. Support the establishment and preservation of wildlife habitat reserves. In some instances, marginally productive lands should be returned to their natural state for this purpose.
 - b. Encourage private property owners to maintain non-tilled lands such as wildlife habitat areas and to establish new habitat areas.
 - c. Encourage the acquisition and development of parkland which provides for recreational opportunities.

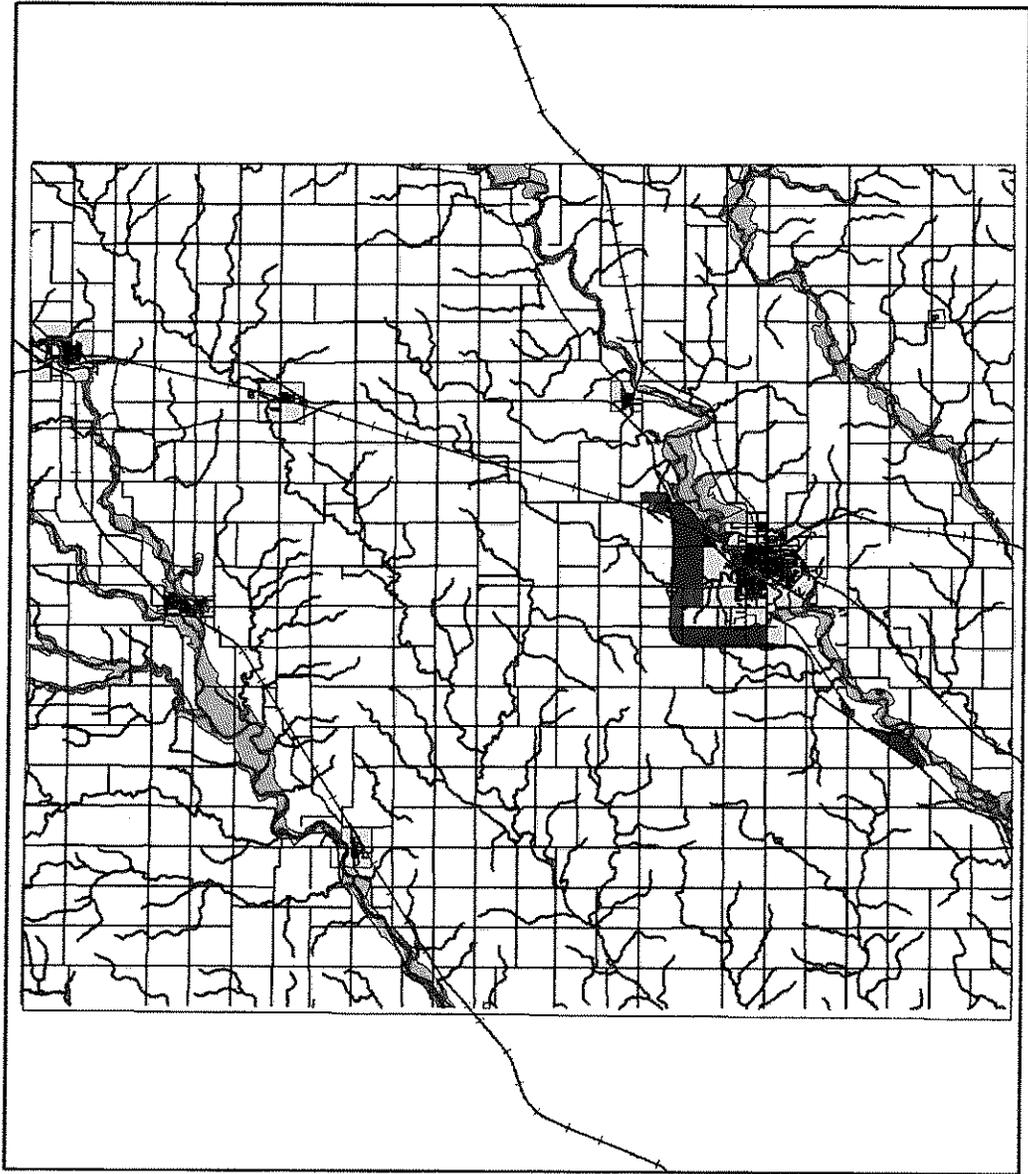
Historical and Cultural Resources

1. Implement a Conservation and Preservation Ordinance that discourages the demolition of historically or architecturally important buildings, provides guidelines for the modifications of these buildings, and provides flexibility to encourage the rehabilitation and reuse of these structures.
 - a. Support and encourage the protection of historic, cultural, and archaeological sites and restoration of historic structures by individuals or groups throughout the county.
 - b. Preserve the character of existing historic, cultural, and archaeological sites in the unincorporated areas of the county by buffering nearby future development.

TABLE 23 – SMART PLANNING PRINCIPLE MATRIX

Planning Principle	Goals and Strategies			
1. Collaboration	Land Use Planning #4			
2. Efficiency, transparency, and consistency.	Comprehensive Development Plan #2	Land Use Planning #2 and #4		
3. Clean, renewable, and efficient energy.	Public Facilities and Services #1e	Public Facilities and Services #2		
4. Occupational diversity	Agricultural and Farming #2 and #3	Commercial Development #1, #2, and #3	Industrial Development #1, #2, and #3	
5. Revitalization	Residential Development #3	Commercial Development #3	Industrial Development 33	Historical and Cultural Resources #1
6. Housing diversity	Residential Development #1, #3, #4, and #5			
7. Community Character				
8. Natural resources and agricultural protection				
9. Sustainable design				
10. Transportation diversity				

Figure 12 - Floyd County Future Land Use



Legend

- Rivers
- +— RAILROADS
- Roads
- ▨ Conservation District
- Commercial Land Use
- Industrial Land Use
- Residential Land Use
- ▨ Corp Limits
- Ag

0 1.5 3 6 Miles

Created by: NIACOG
Date: 6/28/10

PLAN ADOPTION AND AMENDMENT

The process for adopting a Comprehensive Plan Update for a county is set forth in the Code of Iowa. The County Planning and Zoning Commission will hold a properly noticed public hearing where the proposed Comprehensive Plan is presented and discussed with any interested parties, and then the Planning and Zoning Commission can make their recommendation to the County Board of Supervisors.

The County Board of Supervisors also holds a properly noticed public hearing on the proposed Comprehensive Plan and then acts to approve or modify the proposed Plan, or they can refer it back to the Planning and Zoning Commission for further study and a new recommendation. An action to approve the Comprehensive Plan by the County Board of Supervisors is by a Resolution of Adoption.

There is a difference between approving a Resolution and an Ordinance. A Resolution is a policy action and the approved Comprehensive Plan is to serve as a policy plan or approved guidance plan for the considerations and actions by decision makers regarding the future land uses and development activities in the County. An Ordinance is a law and the decision-makers must follow the procedures and requirements provided in an ordinance, or must amend or change the ordinance if some other procedure or requirements are to be followed.

The procedure for amending the Comprehensive Plan is basically the same as the procedure for adopting the Plan. An amendment to the Plan can be initiated by the Planning and Zoning Commission or by the Board of Supervisors on their own determination that an amendment is needed, or following the request or suggestion for an amendment by a citizen of the County. Citizens of the County may also petition the Planning and Zoning Commission or the Board of Supervisors for an amendment to the County Comprehensive Development Plan, as provided for in the Code of Iowa.

Examples of reasons for an amendment to a comprehensive plan are major changes in land uses, transportation systems, or in development activity that has been approved in the county. The updated Floyd County Comprehensive Development Plan anticipates some additional development activities that may happen as a result of recent land use changes.

Therefore, the Floyd County Comprehensive Development Plan goals and strategies shall be adopted by the County Board of Supervisor's resolution, and the Planning and Zoning Commission will review the plan annually, and recommend necessary revisions, additions, or deletions to the Floyd County Board of Supervisors.

FLOYD COUNTY, IOWA

RESOLUTION NO. _____

**RESOLUTION OF ADOPTION
2011 COMPREHENSIVE DEVELOPMENT PLAN**

WHEREAS, the Code of Iowa states that counties shall base subdivision and zoning regulations upon an adopted land use plan; and

WHEREAS, the Floyd County Board of Supervisors may exert subdivision and zoning control powers by ordinance; and

WHEREAS, the Floyd County Planning and Zoning Commission has prepared this plan with the assistance of the North Iowa Area Council of Governments; and

WHEREAS, the Floyd County Planning and Zoning Commission, recommended its adoption by the Board of Supervisors of Floyd County, Iowa;

NOW, THEREFORE IT IS HEREBY RESOLVED by the Board of Supervisors of Floyd County, Iowa, after duly holding a public hearing, to adopt said Comprehensive Plan as the official future planning document of Floyd County, Iowa.

IT IS FURTHER RESOLVED that said plan shall be placed on file in appropriate places and provided to appropriate county officials for reference purposes for the deliberation of land use issues and enforcement of land use ordinances as hereafter may be adopted by the Board of Supervisors of Floyd County, Iowa.

PASSED AND APPROVED this _____ day of _____, 2011.

SIGNED:

Chair, Board of Supervisors
Floyd County, Iowa

ATTEST:

Auditor
Floyd County, Iowa



FLOYD COUNTY, IOWA

RESOLUTION NO. 34-11

RESOLUTION OF ADOPTION
2011 COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, the Code of Iowa states that counties shall base subdivision and zoning regulations upon an adopted land use plan; and

WHEREAS, the Floyd County Board of Supervisors may exert subdivision and zoning control powers by ordinance; and

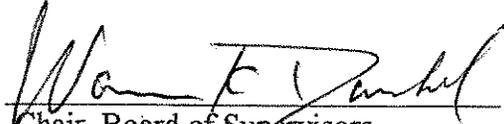
WHEREAS, the Floyd County Planning and Zoning Commission has prepared this plan with the assistance of the North Iowa Area Council of Governments; and

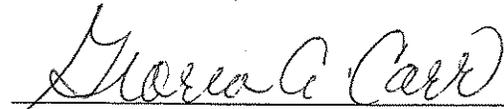
WHEREAS, the Floyd County Planning and Zoning Commission, recommended its adoption by the Board of Supervisors of Floyd County, Iowa;

NOW, THEREFORE IT IS HEREBY RESOLVED by the Board of Supervisors of Floyd County, Iowa, after duly holding a public hearing, to adopt said Comprehensive Plan as the official future planning document of Floyd County, Iowa.

IT IS FURTHER RESOLVED that said plan shall be placed on file in appropriate places and provided to appropriate county officials for reference purposes for the deliberation of land use issues and enforcement of land use ordinances as hereafter may be adopted by the Board of Supervisors of Floyd County, Iowa.

PASSED AND APPROVED this 8th day of November, 2011.

SIGNED: 
Chair, Board of Supervisors
Floyd County, Iowa

ATTEST: 
Auditor
Floyd County, Iowa

