



Appanoose 2026

A Vision for the Future.

Approved December 4, 2006

Prepared by the Appanoose County Comprehensive Plan Update Committee

And

Chariton Valley Planning and Development

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Chapter 1:

Introduction

Welcome

Why Plan?

Plan Purpose

How was the Plan Prepared?

County Goals, Objectives, and Strategies

Welcome

Welcome to the Appanoose County Comprehensive Plan. It is the intent of all of those who worked on this plan that it be as accessible and helpful to the citizens of Appanoose County and those who are interested in the area as possible. Many hours of staff work, public input, and open debate went into developing this plan. This is a living document and as such should be consulted often and updated as needed. The comprehensive plan is a policy guide, and users of the plan are encouraged to also consult relevant state law/county ordinances and regulations before making any development decisions.

Why Plan?

We all plan to varying degrees every day. Most of the time we don't even think about the planning that we are doing as we figure out who will pick up the kids from school or what groceries to purchase for the week. Just as we would not leave our next meal or the safety of our children purely to chance, neither should our population, environment, or economy be left to random chance. To borrow from the *Appanoose County Transportation and Land Use Study*,

“Planning is forethought in action. Effective plans guide decision-makers as they weigh competing objectives. The short-term interests of today must be balanced with the long-term considerations for the future. Private benefits must be weighed against public costs and benefits.”

A comprehensive plan is an expression of what a community is and what it wants to be. By taking this step to write and adopt an updated comprehensive plan Appanoose County is stating to its residents and to everyone else that the county is prepared to shape its own future. Although the name “comprehensive plan” implies a document that includes every possible facet of the planning process, in reality a comprehensive plan is a document that will continually evolve as the needs and wants of the county change. Therefore, this comprehensive plan is not intended to be a step by step instruction manual for positive

What is a Comprehensive Plan?

“A collection of information and materials designed to guide the future development of a city or county. Such a plan can provide a community with a firm foundation for policy and action that will allow it to function more efficiently and effectively. It can strengthen communities’ policies and legislation, and can also promote a more certain future.”

ISU Extension Land Use
Series: *The Comprehensive Plan*. February 2001.

change but rather as a guide that should be consulted and adhered to as much as possible, but also amended as necessary to be current and relevant to the needs of its stakeholders.

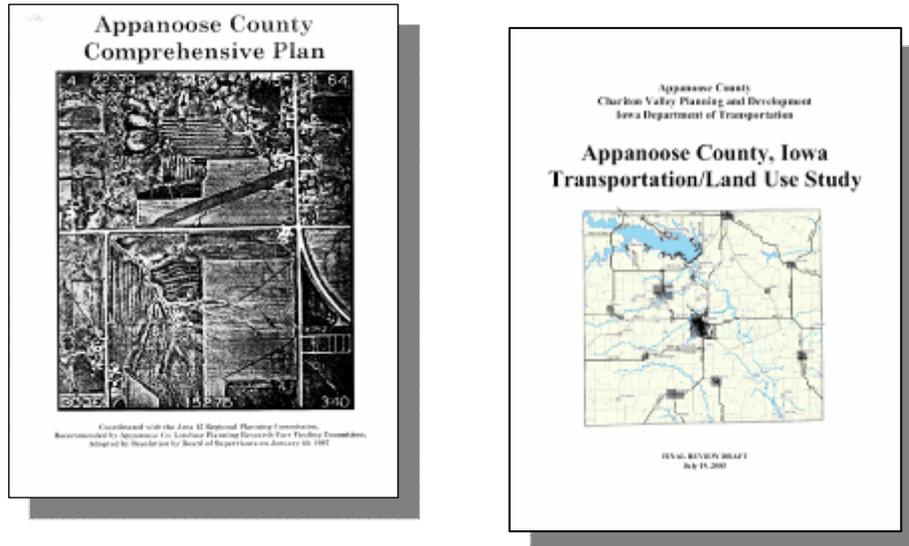
A comprehensive plan is not only a statement of vision and purpose, but a legal document as well. The *Iowa Code* gives counties and municipalities the authority to enact and use comprehensive plans. In counties with a comprehensive plan and land use regulations, such a zoning and subdivision ordinances, these regulations must be consistent with the comprehensive plan. By acting as a guide for land use regulations the comprehensive plan protects the public from unjustifiable land restrictions and other challenges to the right to own and use property. A comprehensive plan adds stability to local land use decisions. This stability and the ability to plan future development according to parameters set out in the comprehensive plan make communities with up to date comprehensive plans more attractive to industries and organizations looking to make long term investments.

A thoroughly prepared and well presented comprehensive plan is also a powerful marketing tool for the community. Although few private citizens would base their decision to move to a community purely on the quality of an area's comprehensive plan, the plan should be made available to prospective new residents and any new business or industry that has expressed an interest in the area.

Plan Purpose:

The purpose of this comprehensive plan is to update the previous *Appanoose County Comprehensive Plan*, adopted in 1997, and complement the transportation and land use study completed in 2005. Both of these documents played a strong role in shaping this comprehensive plan. In the case of the previous plan many issues that were impacting the county in 1997 are still relevant today. However, many things have changed in the subsequent nine years and it is important that this plan address those changes. Similarly, the transportation and land use study is a thoroughly prepared and highly useful document. Many of its components are reproduced in this document. However, the transportation and land use study does not necessarily cover the broad spectrum of issues typically addressed by a comprehensive plan in a way that is easily accessible to citizens as a fundamental guide for county decision making. It is recommended that this comprehensive plan be used hand in hand with the transportation and land use study. The comprehensive plan can act as an overall guide with more detailed specific information and policy suggestions can be found in the transportation and land use study.

Figure 1.1 Previous Planning Documents



How was the plan prepared?

Once the transportation and land use study was completed it was decided that the county's comprehensive plan needed to be updated. This update process involved many parties, including the county board of supervisors, a county appointed citizen's advisory committee, the zoning commission, interested members of the public, and Chariton Valley Planning and Development. The planning process involved many steps, many of which were carried out simultaneously. These steps include:

- 1.) **Research and Data Collection:** Since decisions are based on the data that is available, the more extensive and accurate the data is, the more sound the decisions will be. Sources of existing data were identified and methods of researching additional data were formulated. Background information on the following areas was analyzed, including: history, demographics, geography, topography, natural resources, housing, and the economy.
- 2.) **Analysis:** Analysis of the data is an ongoing activity and occurs as new data becomes available. Analysis involves the collection and presentation of data in written and or graphic form to establish a base of existing conditions. Once this base has been established analysis can move into the projections of future needs and trends.
- 3.) **Public Input:** Armed with the analyzed data and their own intrinsic knowledge of the planning area, local stakeholders, a term which in its

true sense includes the full range of public and private interests in the county, offered their vision for the community.

- 4.) **Goal and Objective Setting:** All of this input in turn facilitates the evolution of broad and general goals that reflect the desires of the community. A goal is that aim or end toward which efforts are to be directed. Objectives involve bringing the goals down closer to reality and establishing more specifically what accomplishments are desirable and possible to bring the area closer to realizing the established goals. These goals and objectives provide a general framework around which the plan is developed.
- 5.) **Plan Preparation:** The goals and objectives are the framework for plan preparation. The actual comprehensive plan document is prepared by the technical staff involved in the planning process working closely with county officials and the general public. Before being adopted by the County Supervisors, the plan was open to public debate and comment, and amended accordingly.
- 6.) **Adoption:** Legalization of the plan involves adoption by the local legislative body, in this case the County Board of Supervisors. The plan must also meet the approval of those in the planning area in order to function, such as the zoning administrator and the zoning commission.
- 7.) **Implementation:** Actual implementation of the plan is not carried out by any one department or board, but is out of necessity a combined effort of all government, private, and related entities.

In order to accomplish these steps and ensure public participation in the planning process a citizen's advisory committee was formed by the County Board of Supervisors. This committee was made up of citizens from throughout the county, taking into account the broad variety of viewpoints present in the different geographic areas within the county. This committee was aided in its task of preparing the update to the comprehensive plan by Chariton Valley Planning and Development, which facilitated meetings and provided the professional staff and technical expertise for the project.

The citizen's advisory group met

Citizen's Advisory Committee	
John Cosby	<i>Centerville</i>
Roy Downing	<i>Rural Moravia</i>
Connie Drake	<i>Centerville</i>
Gary Ewing	<i>Rural Cincinnati</i>
Mark Garretson	<i>Rural Seymour</i>
Barbara Haines	<i>Rural Moulton</i>
David Haines	<i>Exline</i>
Beverly Jewett	<i>Centerville</i>
Gene Paris	<i>Rural Centerville</i>
Rex Petersen	<i>Rural Plano</i>
Sharon Redinbaugh	<i>Rural Centerville</i>
Bill Ward	<i>Rural Moravia</i>

monthly to develop goals and objectives and to hear presentations from various authorities on issues impacting the county. These sessions were used to develop a list of strengths and weaknesses for the county on various topics. Public input was solicited at a number of formal and informal public meetings, including evening meetings, luncheon meetings, and a booth at the Appanoose County Fair.

Citizen's Advisory Committee Meetings at Appanoose Secondary Roads:

July 18, 2005

August 15, 2005

September 19, 2005

October 17, 2005

January 16, 2006

June 19, 2006

July 18, 2006

August 29, 2006

Appanoose County Zoning Commission Meetings:

August 8, 2006

September 12, 2006

Public Meetings at Centerville City Hall:

February 22, 2006 Attendance: 72

March 21, 2006 Attendance: 24

Public Luncheon Meetings at Manhattan's Restaurant and The Continental:

May 25, 2006 Economic Development Attendance: 18

May 31, 2006 Natural Resources Attendance: 11

June 1, 2006 Utilities and Infrastructure Attendance: 10

June 3, 2006 Housing Attendance: 9

Feedback from those meetings was incorporated into the strengths and weaknesses identified by the citizen’s advisory committee. These strengths and weaknesses, outlined below along with opportunities and threats, were used to develop the county goals, objectives, and strategies to capitalize on the county’s inherent strengths and compensate for the county’s weaknesses. In this case strengths were defined as positive attributes about the topic that were both internal and present. Weaknesses were defined as negative attributes of the topic that were both internal and present. Opportunities were external and future forces that may positively impact the topic and threats were external and future forces that may negatively impact the topic.

Natural Resources

<p>Strengths:</p> <p><i>Lake Rathbun and other public areas.</i> <i>The overall scenic beauty of the county.</i> <i>The many wetlands.</i> <i>The good environment to raise livestock, particularly cattle.</i></p>	<p>Opportunities:</p> <p><i>The cultivation of switchgrass as a non-traditional bio-renewable fuel.</i></p>
<p>Weaknesses:</p> <p><i>Some public land is excluded from the tax base.</i> <i>Growing rate of absentee landowners.</i></p>	<p>Threats:</p> <p><i>Pollution of the watershed.</i> <i>Increasing rural population.</i></p>

Utilities and Infrastructure

<p>Strengths:</p> <p><i>Utility companies including Alliant Energy, Chariton Valley REC, and Southern Iowa Electric Cooperative.</i> <i>Community owned railroad.</i> <i>Centerville waste water plant currently has excess capacity.</i> <i>Telephone service including Iowa Telecom and the Moulton Telephone Company.</i> <i>The RASWC recycling center.</i> <i>Effective E-911 system.</i> (continued on next page)</p>	<p>Opportunities:</p> <p><i>Municipalities could acquire utilities.</i> <i>3 high-speed internet providers in the Centerville area.</i> <i>A new solid waste transfer station/recycling center.</i> <i>Facilities Management Systems</i></p>
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<p>Strengths (continued)</p> <p><i>Rathbun Regional Water Association</i> <i>Small community waste systems</i></p>	
<p>Weaknesses:</p> <p><i>Wireless internet service can be spotty.</i> <i>Limited recycling opportunities in rural areas.</i> <i>The age of infrastructure, particularly water and sewer systems.</i></p>	<p>Threats:</p> <p><i>The closure of the RASWC landfill.</i> <i>Utility rate increases.</i> <i>The increasing cost of petroleum products.</i></p>

Housing

<p>Strengths:</p> <p><i>Great pride in ownership.</i> <i>Wide range of housing types.</i> <i>Comparatively affordable housing.</i> <i>IHCC building trades program.</i></p>	<p>Opportunities:</p> <p><i>Platted areas that have not yet been fully developed.</i> <i>Many historic properties.</i> <i>Many rental properties.</i></p>
<p>Weaknesses:</p> <p><i>Some lack pride in ownership—allow properties to deteriorate.</i> <i>Aging population on a fixed income that are not able to update their homes.</i> <i>Shortages of certain types of housing.</i> <i>Lack of financing opportunities for new construction and re-hab.</i> <i>A large number of small homes.</i></p>	<p>Threats:</p> <p><i>Aging housing stock.</i> <i>Few housing start-ups in incorporated areas.</i> <i>Incompatible land uses reducing housing values.</i></p>

Transportation

<p>Strengths:</p> <p><i>50 miles or less to several major four (4)lane highways.</i> <i>Rail access via the APNC.</i> <i>Transit provided by 10-15.</i> <i>Two (2) major state highways bisect the county.</i> <i>A useful municipal airport.</i> (continued on next page)</p>	<p>Opportunities:</p> <p><i>Room to expand in the local trucking industry.</i> <i>There is room to increase rail capacity.</i></p>
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<p>Strengths: (continued)</p> <p><i>120 miles of paved county roads.</i> <i>Good system of gravel roads.</i> <i>Good routes to Lake Rathbun.</i></p>	
<p>Weaknesses:</p> <p><i>Embargoed bridges.</i> <i>Lack of four (4) lane highways in the county.</i> <i>Safety issues on two (2) lane routes.</i> <i>The poor condition of Highway 2 east of Centerville.</i> <i>Limited access to public transit.</i> <i>No taxi services.</i></p>	<p>Threats:</p> <p><i>Intersection of Highway 2 and Highway 5 limits industrial/commercial expansion.</i> <i>The possible reduction in road use tax funds for rural counties would cripple the county's secondary roads department.</i></p>

Economic Development

<p>Strengths:</p> <p><i>Indian Hills Community College.</i> <i>The local school systems.</i> <i>Strong work ethic.</i> <i>Available water and utilities.</i> <i>Full time economic development director.</i> <i>Choice of service providers.</i> <i>Daily newspaper.</i> <i>Professional sheriff's office, police forces, fire protection, and emergency medical services..</i></p>	<p>Opportunities:</p> <p><i>Cottage industries/home based businesses to supplement farm income.</i> <i>Growing local companies.</i> <i>Tax abatement in the county.</i> <i>RISE grants.</i> <i>High quality of life.</i> <i>CLG for historic properties.</i></p>
<p>Weaknesses:</p> <p><i>Sewer and other infrastructure.</i> <i>Lack of information on local businesses.</i> <i>Low local salaries.</i> <i>Tax rates.</i> <i>Some quality of life issues.</i> <i>Large areas of land out of taxation.</i> <i>An underutilized county fairgrounds.</i></p>	<p>Threats:</p> <p><i>Loss of young people.</i> <i>Loss of a major employer.</i> <i>Ag land in reserve programs reducing local business such as equipment repair.</i></p>

Further feedback from the luncheon meetings raised specific concerns. Although not particularly well attended, there was a good deal of productive discussion, perhaps encouraged by the less intimidating nature of the small groups. Out of these meetings several themes emerged. Of particular interest were the opinions in opposition to elements of the plan as discussed, something that had been fairly absent from previous meetings. These points were taken very seriously by the stakeholder committee and addressed as directly as possible in the plan. These concerns included:

The need to protect non-ag related home-based business in rural areas.

A primary concern on this issue is that agricultural zoning may exclude any non-ag related home business.

- ***This plan as proposed provides for home based businesses in agricultural areas and also reserves the right to set specific criteria for those businesses to ensure that the proper facilities are in place to accommodate those businesses and that the public's health, safety, and welfare are safeguarded.***

The desire to limit as much as legally possible the development of large hog confinements in the county.

There is a real concern that new hog confinements would lower the value of land in the county and diminish the quality of life, as well as threaten groundwater and air quality.

- ***Much of the county's ability to regulate agricultural operations, such as large hog confinements, is limited by the Iowa Code. This plan establishes rural agricultural and rural residential areas, as well as other land use areas, to limit the adverse impact of incompatible uses as much as possible.***

A desire to encourage alternative sources of energy in Appanoose County.

Wind and switchgrass as a fuel were popular items of discussion.

- ***Biomass, wind energy, and other sources of alternative fuels are seen as possible economic pluses for the county and are encouraged throughout this plan.***

The need to consider different cultures as a resource and implement policies to protect various ways of life.

The Amish/Mennonite community was discussed in terms of being a natural resource in need of protection.

- ***In areas adjacent to existing Amish/Mennonite settlements agricultural land uses are encouraged as much as possible by this plan.***

The county's driveway construction policy was criticized by some as being a barrier to growth.

After much discussion there seemed to be a clearer understanding by those voicing concerns about the policy and its rationale.

- ***County policy is determined by the Board of Supervisors.***

Concern that public input was not being sought for the planning process.

This issue was raised but no possible alternatives were offered for getting more public participation.

- ***Additional time was taken to allow for more input and public meetings regarding the plan.***

The plan needs to be prepared to deal with the loss of a major employer.

There was much discussion about how the loss of a major manufacturer would negatively impact the county's economy.

- ***The loss of a major employer did occur during the planning process and underscored the importance of the county being proactive in its planning for all eventualities.***

Several concerns about possible zoning arose, including:

A concern that zoning would prohibit individuals from selling their property for profit.

There was much discussion that particular types of zoning, especially ag and rural residential, would prevent individuals from selling their property for residential use.

- ***In many ways zoning would help to protect property values while at the same time maximize the use of the county's scarce resources. In some cases circumstances may arise where a parcel's land use classification may need to be changed and zoning creates a fair mechanism for allowing for that change through the adjustment process.***

A concern that zoning will constitute a "taking" of individuals' land.

There is a concern that if zoning takes place areas that will be zoned for a particular land use will be condemned by the county and taken for development against the owners' wishes.

- ***By establishing land use areas and by possibly zoning in the future, which is the recommendation of this plan, the county will not take individuals' property. Zoning may help guide private development but will not trigger condemnations by the county for private gain.***

Concern that land use classifications based on septic capabilities may be baseless because of more advanced systems.

Several individuals voiced a concern that lot size requirements for residential use should not be based on arbitrary lot sizes due to newer septic system designs that now require less land to operate effectively.

- ***The minimum lot sizes proposed by this plan take into account a number of factors, primarily densities and their impact on all types of infrastructure as well as the importance of maintaining areas for open space and agricultural uses and have not been based specifically on septic requirements.***

County Goals, Objectives, and Strategies

These strengths, weaknesses, opportunities, and threats as well as the other feedback from the public were reviewed and used to develop goals and objectives for the county, along with strategies for the accomplishment of these goals and objectives.

In this section goals, objectives, and strategies are defined as:

Goals describe desired end situations toward which planning efforts should be directed. They are a general description of what is wanted. Goals should reflect the core values of the County. They should be a blend of idealistic and realistic. They are often expressed in a single sentence and answer the question "WHY?"

Objectives describe more specific purposes that should be sought in order to move toward the overall goals. Objectives are a specific, measurable target with a deadline. Objectives answer the question "WHAT?"

Strategies describe what needs to happen to accomplish objectives. Strategies answer the question "HOW?"

Identification of Key Issues

As a result of the participatory planning process, the County looked at the long-term needs and issues facing the county. In developing the goals and objectives, participants identified the social, economic, and political factors affecting the county. Stakeholders were asked to develop goals and objectives to capitalize on the county's strengths and to minimize or address weaknesses. These areas of focus for Appanoose County resulted in the following goal statements:

- Preserve the Rural Nature of the County;
- Protect the Environment;
- Maintain Diversified Economic Activity in the County;
- Provide Safe and Affordable Housing.

GOAL: Preserve the Rural Nature of the County

Issue:

From a county-wide perspective, the unincorporated areas have been experiencing more single-family home construction than the urban areas of the county. The trend not only impacts the rural character of the County but also impacts the cost to provide government services to County residents.

Objective:

Maintain the rural-agricultural character of Appanoose County and sustain the economic viability of agriculture and the growing tourism industries.

Strategies:

1. Encourage and support non-profit groups dedicated to preserving the rural and cultural character of Appanoose County.
 - Support special or demonstration projects designed with the intent to protect the county's farmland and properties named to, or eligible for, the National Register of Historic Places.
 - Support voluntary techniques for protecting property and the rural character of the county, including nonprofit conservancies, land trusts, and conservation easements.
2. Promote the following policies as land use planning principles to guide and regulate future growth in the unincorporated areas of the county.
 - Encourage commercial and industrial development to build in urban areas.
 - Encourage new residential development to occur on land not well suited for agricultural cultivation or production.
 - Encourage new rural residential development to locate near existing town sites, subdivisions, and present rural housing clusters based on historical patterns.
 - Support and encourage a compact urban development pattern in new areas adjacent to incorporated cities.

- Consider working with municipalities that have land use plans, goals, and policies to ensure that future growth near municipalities is compatible with those plans, goals, and policies.
- 3. Work with the conservation organizations and landowners to ensure that the land best suited to agriculture remains in agriculture. Agricultural alternatives to resource intensive row crops and high intensity livestock production should be fostered where applicable to prevent soil erosion and other negative environmental impacts.
- 4. Protect the scenic values of the rural landscape of Appanoose County.
 - Support local historical groups to identify, research, and inventory buildings, landscapes, landmarks, and structures that contribute to the historic and cultural significance of rural Appanoose County.
 - Support voluntary or non-profit efforts to protect cultural and historic structures, places, and landscapes located in the unincorporated areas of the county.
 - Encourage the design of residential rural subdivisions to protect watercourses, wetlands, ponds, and woodlands.
 - Promote the use of conservation easements as a means to protect wooded areas, wetlands, and steep slopes.
 - Encourage "cluster development" as a technique to encourage a more natural and sensitive design of rural housing.
- 5. The county may wish to develop and maintain a record-keeping system on non-farm residential construction in the unincorporated areas of the county. The purpose of this program would be to document the location, rate, and amount of farmland conversion to non-agricultural activities and would best be incorporated as part of a permit process in order to streamline record-keeping.
- 6. Prepare a "Cost of Services Study" to determine the net fiscal contribution of different land uses to the county budget. The purpose of the study is to analyze the annual income to the annual expenditures for different land uses.
- 7. Encourage the Board of Supervisors to utilize the Transportation/Land Use study to address road maintenance of township roads.

Goal: Protect the environment.

Issue:

The environmental character of Appanoose County and the Rathbun Lake Watershed, which support the agricultural base of the economy, provide water to the citizens, and offer habitat to fish and wildlife is worth protecting for future generations.

Objective:

Protect water quality.

Strategies:

1. Protect the quality of the Rathbun Lake Watershed as a principal source of water for Appanoose County, a majority of southern Iowa, and portions of northern Missouri.
2. Most of the soils in Appanoose County are not well suited for septic tank absorption fields. Each site needs to be tested to determine suitability and the appropriate system design.
3. Consider increasing the minimum lot size for on-site septic systems.
4. Encourage rural residential development to locate where adverse impacts on ground and surface water quality are minimized.
5. Cooperate with the Appanoose County Natural Resource Conservation District to promote and implement Federal and coordinate State programs designed to protect the environment and promote rural conservation.
6. Foster relationships with state and national groups involved in rural conservation, such as the US Army Corps of Engineers, Iowa Department of Natural Resources, Rathbun Land and Water Alliance, Southern Iowa Development and Conservation Authority, ADLM Environmental Health, and Rathbun Regional Water Association, Soap Creek Watershed, NRCS, Appanoose County Soil Conservation District (ACSCD).

Objective:

Protect wildlife and plant species.

Strategies:

1. Work with the Iowa Department of Natural Resources and Appanoose County Conservation Board to catalogue and conserve species in the county's vast public lands' inventory.
2. Work with the Rathbun Land and Water Alliance, US Army Corps of Engineers, Iowa DNR, Southern Iowa Development and Conservation Authority to protect the wetlands associated with the Chariton Valley Greenbelt, NRCS, and ACSCD.
3. Protect floodplain and wetland areas in the county and emphasize their value as focal points of natural beauty and important habitats.
4. Support local groups to identify and inventory prime farmland and important natural features and habitats that contribute to the character and sustainability of rural Appanoose County.

Goal: Maintain Diversified Economic Activity in the County.

Issue: Appanoose County's population and economy has remained fairly stable over the past two decades and has been able to rebound from structural changes in the local and national economy. However, the employment outlook for the

agricultural sector is expected to decline and the national manufacturing sector experienced significant job losses and plant closures between 2000-2004. Accordingly, Appanoose County is experiencing an increasing reliance on service jobs and a greater reliance for employment outside of Appanoose County.

Objective: Maintain high employment through diversified job opportunities.

Strategies:

1. Promote an economic development strategy that will capitalize on the existing infrastructure and resources in Centerville's Industrial Park.
 1. Expand the inventory of industrial land in order to remain attractive for future economic/industrial growth.
 2. Encourage new business and industrial development to locate at Centerville's Industrial Park or immediately adjacent thereto.
2. Highway 2 renovations between Centerville and West Grove are viewed as an immediate-term transportation improvement needed to support the Centerville Industrial Park and the Appanoose Community Railroad.
3. Encourage study and expansion of Highway 5 between Knoxville to Moravia to facilitate travel times/tourists from Des Moines to Rathbun Lake/Appanoose County.
4. Encourage commercial development along Highway 5, provided the activity is connected to a public water and sanitary sewer line.
5. Continue to cooperate with various groups in Centerville and individuals committed to promoting economic development on a countywide strategy.
6. Encourage expansion and retention of existing businesses.
7. Encourage tourism through promotion of the Honey Creek Resort State Park at Lake Rathbun and the completion of the master plan for the adjacent Honey Creek State Park, as well as encouraging other tourism initiatives.
8. Continue to support Indian Hills Community College in providing education opportunities in the county and developing new programs that advance the region's economy.

GOAL: Provide Safe & Affordable Housing

Issue:

The availability of safe and affordable housing for all citizens is essential to the economic and social stability of the county.

Objective:

Provide a choice of urban, suburban, and rural housing options that offer a range of affordable housing opportunities.

Strategies:

1. The county should maintain housing diversity and effectively serve each type of development.
2. Encourage low-density single-family and multi-family housing to locate in the urban areas of the county where households are closer to employment centers and public services.
3. Support rural and suburban housing to locate near existing towns, housing clusters, or subdivisions as a way of reducing infrastructure construction and maintenance costs.

Chapter 2

Context for Planning

History
Natural Environment
People
Housing
Transportation/Infrastructure
Economy

History:

Appanoose County was named for Chief Appanoose of the Fox and Sac tribe, head of the peace party in opposition to Chief Black Hawk during the Indian Wars. The county seat was originally named Chaldea, but the name was changed to Senterville out of admiration for Governor Dewitt Clinton Senter of Tennessee, a staunch opponent of the Ku Klux Klan. The Iowa Legislature changed the spelling of the name to Centerville.

From the History of Iowa, Volume III,

“This county is the fourth (4th) west of the Mississippi River in the tier on the Missouri State line. In size it is 24 miles east and west and about twenty-one and a half north and south, containing 513 square miles. The principal streams are the Chariton River and its two branches running in a southeasterly direction. The supply of timber is abundant, consisting of white, black and burr oak, hickory, black walnut, hard and soft maple, ash, elm and other varieties. A large portion of the county is underlaid with coal and good building stone is found in many localities.”



Figure 2.1 Chief Appanoose



The many available natural resources drew a steady flow of early settlers, but coal mining was the chief engine of growth in the county. Coal is known to have been mined in Appanoose County since 1857, and was probably mined before that time as well. Mining was a major industry with as many as 90 mines operating at the same time. Both strip mining and underground shaft mining were used, making the area one of the chief coal producing regions

of the state. Much of the early wealth of the county was drawn from coal mining.

Figure 2.2 Coal

The coal era, however, did not last. It had peaked in 1917 when 1.6 million tons of coal were mined. Production declined from then on as the supply became more difficult to reach and the demand changed to cleaner burning types of coal. By 1960 only 37,000 tons of coal was mined in Appanoose County and the last mine, the Gladstone, closed in 1971.

1971 also happened to be the year that Rathbun Lake was dedicated by President Richard Nixon. Authorized by the Flood Control Act of 1954, Rathbun Lake marked the beginning of a new chapter in the history of Appanoose County. With the loss of the coal economy and the farm crisis of the 1980s, the people of Appanoose County have experienced significant changes that have resulted in a more diversified economy that incorporates not only agriculture but services, recreation, and manufacturing.

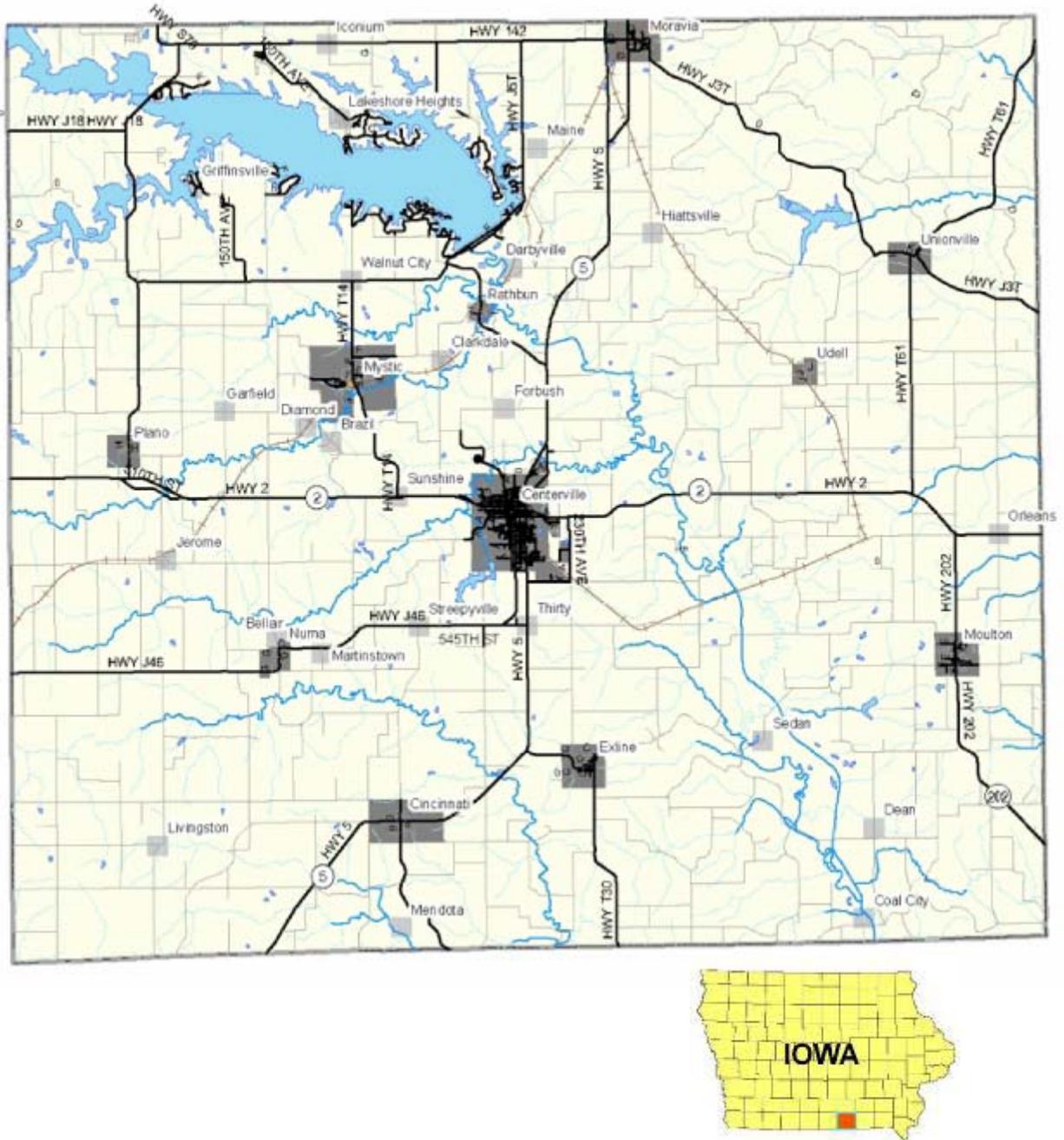
Natural Environment:

As has been mentioned Appanoose County was settled because of its compelling and productive natural environment. Although the natural environment of the county is significantly different than what was found by the first settlers in the 19th century, the natural environment plays a huge role in the character and development of the county.

Geography

Appanoose County lies along the southern tier of Iowa counties along the Iowa/Missouri border. The county is approximately 513 square miles in area and is divided into 17 townships; Independence, Chariton, Taylor, Union, Johns, Walnut, Douglas, Udell, Lincoln, Bellair, Vermillion, Sharon, Washington, Franklin, Pleasant, Caldwell, and Wells. There are 11 incorporated cities in the county; Centerville, Cincinnati, Exline, Moravia, Moulton, Mystic, Numa, Plano, Rathbun, Udell, and Unionville, as well as numerous unincorporated population centers.

Figure 2.3 Appanoose County, Iowa Map



Soils

The most productive soils in the county include the alluvial deposits found along the river bottoms. The steep topography of many areas of the county has contributed to soil erosion over the years and many hillsides are not suitable for growing row-crops. Many of the soil types are also not conducive to traditional septic tank operations and therefore septic systems often require special leech fields in order to safely operate without causing waste run-off.



Figure 2.4
Soil Corn Suitability Rating

Legend

- Arterial Roads
- Collector Roads
- Local Roads
- Intermittent stream
- Perennial stream or river
- Cities
- Water
- 71 - 90
- 51 - 70

The CSR index rates soils on a scale of 0 to 100. A rating of 100 is given to soils that have no physical limitations, occur on minimal slopes, and can be continuously row-cropped. Ratings near 0 have severe limitations for row crops and would best be left in permanent cover, such as grassland or forest. From Iowa State University website

Source: *Appanoose County Transportation and Land Use Study (2005)*

0 0.5 1 2 3 4
Miles

PLANNING WORKS

Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied.

1 inch equals 2.4 miles

Water

The majority of the drinking water needs of the county are satisfied by surface water. The 11,000 acres of water at Lake Rathbun provide an ample water source for the Rathbun Regional Water Association to provide water for its customers throughout the county. The county also sits atop the Jordan Aquifer.

The county's water resources also provide a major economic stimulus and provide notable additions to the area's quality of life. Lake Rathbun provides a wide variety of sport fishing opportunities as well as abundant water area for boating, water-skiing, and the use of personal watercraft. Lake Sundown presents opportunities for lakeside housing developments. The Centerville Reservoir provides fishing and no-wake boating opportunities.

The area's many rivers and streams, particularly the Chariton, offer canoeing and kayaking opportunities during certain times of the year when water flows are appropriate.



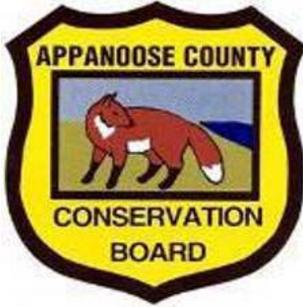
Climate

Appanoose County has a temperate climate with hot summers, pleasant falls and springs, and moderate to cold winters. The hottest month is July with an average high of 86 degrees. The coldest month is January, with an average high of 31 degrees. On average Appanoose County receives 36.7 inches of precipitation a year. The hottest temperature ever recorded in Appanoose County was 107 degrees in 1984 and the coldest temperature ever recorded was -25 degrees in 1974.

Wildlife

Appanoose County is well known for its many hunting opportunities. Whitetail deer, wild turkeys, and pheasants are abundant and popular game animals. Coyotes, foxes, raccoons, rabbits, and a wide variety of other North American mammals are common. In the winter months bald eagles may be seen at Lake Rathbun, particularly near the spillway where they fish. In recent years mountain lions have been spotted in the county as well as an upsurge in the number of bobcat sightings. Wild boars have also been spotted in the county, though these

are not known to be a native animal. Crappie, bass, walleye, pan fish, and channel catfish are popular game fish with fishing competitions being an important draw to Lake Rathbun. The hunting industry has seen an upsurge in recent years thanks to the healthy wildlife populations in the county and the large amount of huntable land.



The Appanoose County Conservation Board has been proactive in encouraging wildlife management and habitat protection. In 2006 the Appanoose County Conservation Foundation acquired 147 acres in parcels adjacent to the Lelah Bradley Park and Preserve at the Centerville Reservoir. This property will eventually be turned over to the Conservation Board for management and will provide additional hunting opportunities, as well as many other outdoor recreational activities.

People:

Appanoose County's population trends have been fairly similar to other rural counties in Iowa. The county's population is aging but is projected to show some modest growth. The county is fairly racially non-diverse and has not seen any rapid influxes of new immigrants. The county is struggling with the out-migration of many of its young people seeking further educational opportunities and employment, but has been fairly successful in attracting a number of those residents back to the county later in life to raise their families.



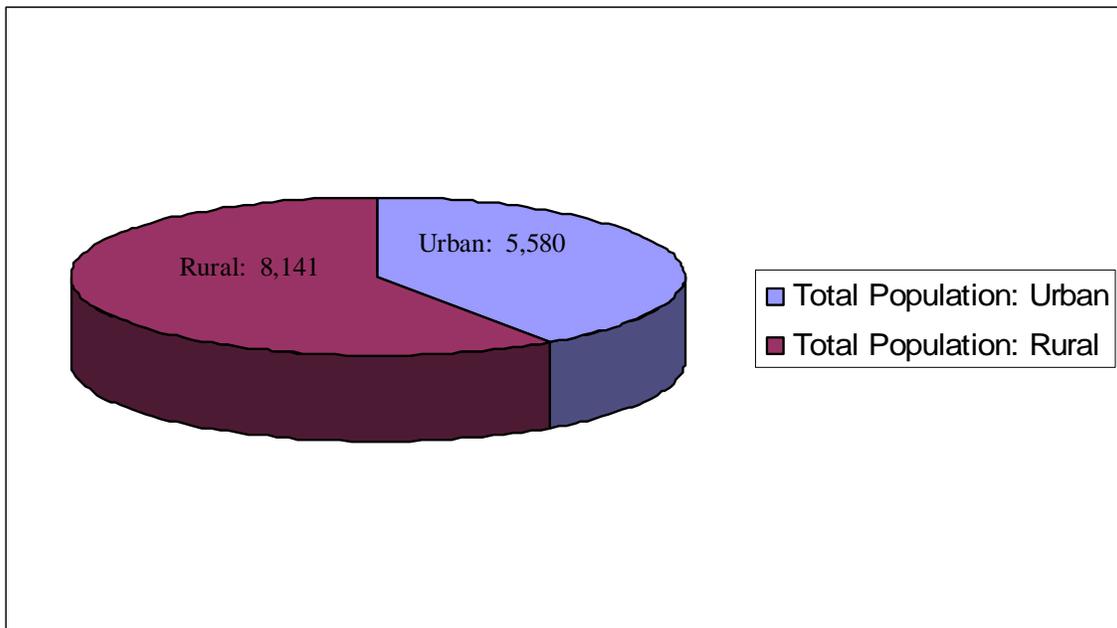


A Rural Populace

The majority of Appanoose County residents live in areas that are considered by the U.S. Census Bureau to be rural. This classification includes not only individuals who live in solitary homes in the countryside but also the residents of any small town with a population of less than 2,500, which includes every incorporated city in Appanoose County with the

exception of Centerville. However, no part of the county would be mistaken for metropolitan.

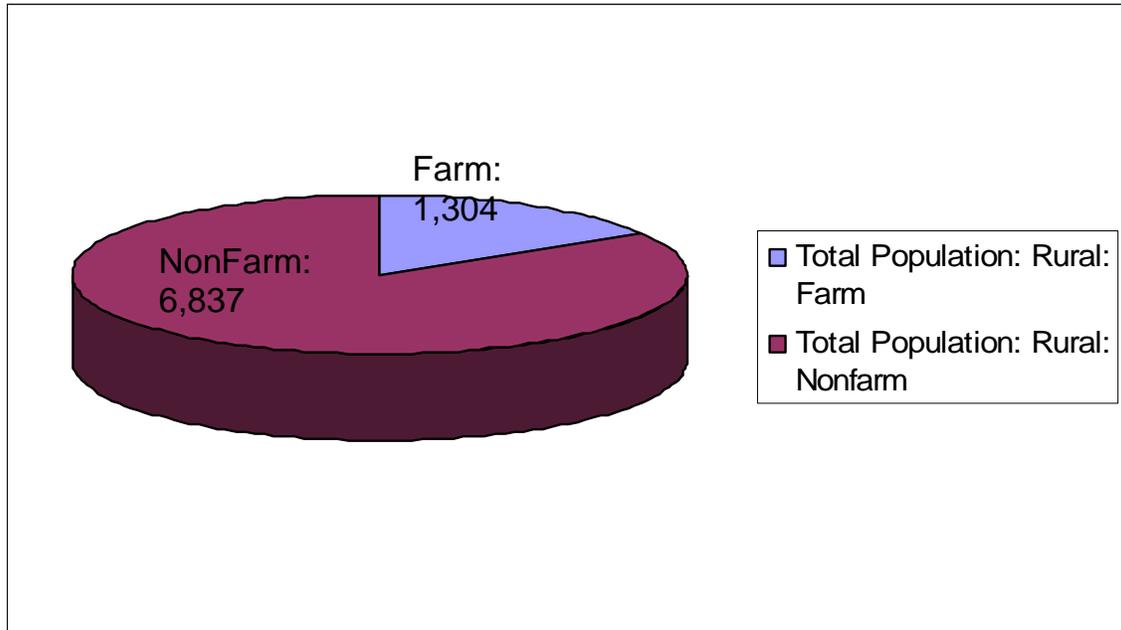
Figure 2.5 Rural/Urban Populations



Source: U.S. Census Bureau

Fifty years ago the vast majority of rural residents who lived in the country would have been farmers. However, the farm crisis of the 1980s and other economic and cultural changes have led to the fact that the vast majority of rural residents are not classified as farmers. Many do engage in agriculture on some scale, be it raising horses or keeping a small acreage, but most derive the majority of their income from non-farm employment. This demographic change has impacted the pattern of settlement in the county with new subdivisions and stand alone homes being built in areas previously utilized exclusively for farms or farm residences.

Figure 2.6 Farm/Non-Farm Rural Populations



Source: U.S. Census Bureau

Population Projections

Appanoose County is projected to grow by a modest amount over the next 25 years. According to the transportation and land use study the county will experience between a 3-5% population increase every decade. The majority of these increases are attributed to new housing and employment opportunities spurred by the development of the Honey Creek Resort State Park at Lake Rathbun.

Table 2.7 Population Projection

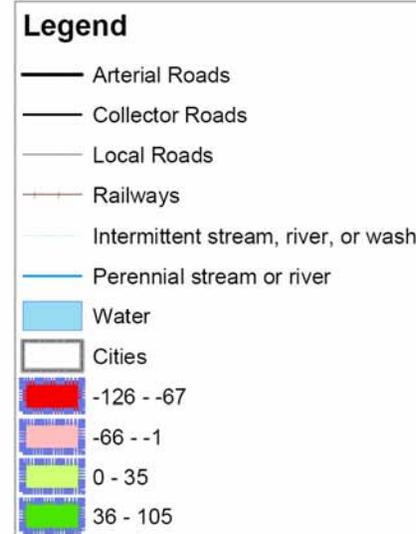
	2000	2010	2020	2025
Population	13,721	14,255	14,926	15,308
Average Annual Increase		0.38%	0.46%	0.51%
Total Increase		3.89%	4.71%	2.56%
Total Change		534	671	382

Source: *Appanoose County Transportation and Land Use Study (2005)*

This growth is not projected to occur evenly across the county. Between 1990 and 2000 the strongest population growth occurred around Lake Rathbun and in an area south and west of Centerville. This trend is anticipated to continue into the foreseeable future, with the exception that development at Lake Sundown will reverse the downward population trend in the northeast quadrant of the county.

Figure 2.8

1990 to 2000 Population Change by Census Block Group



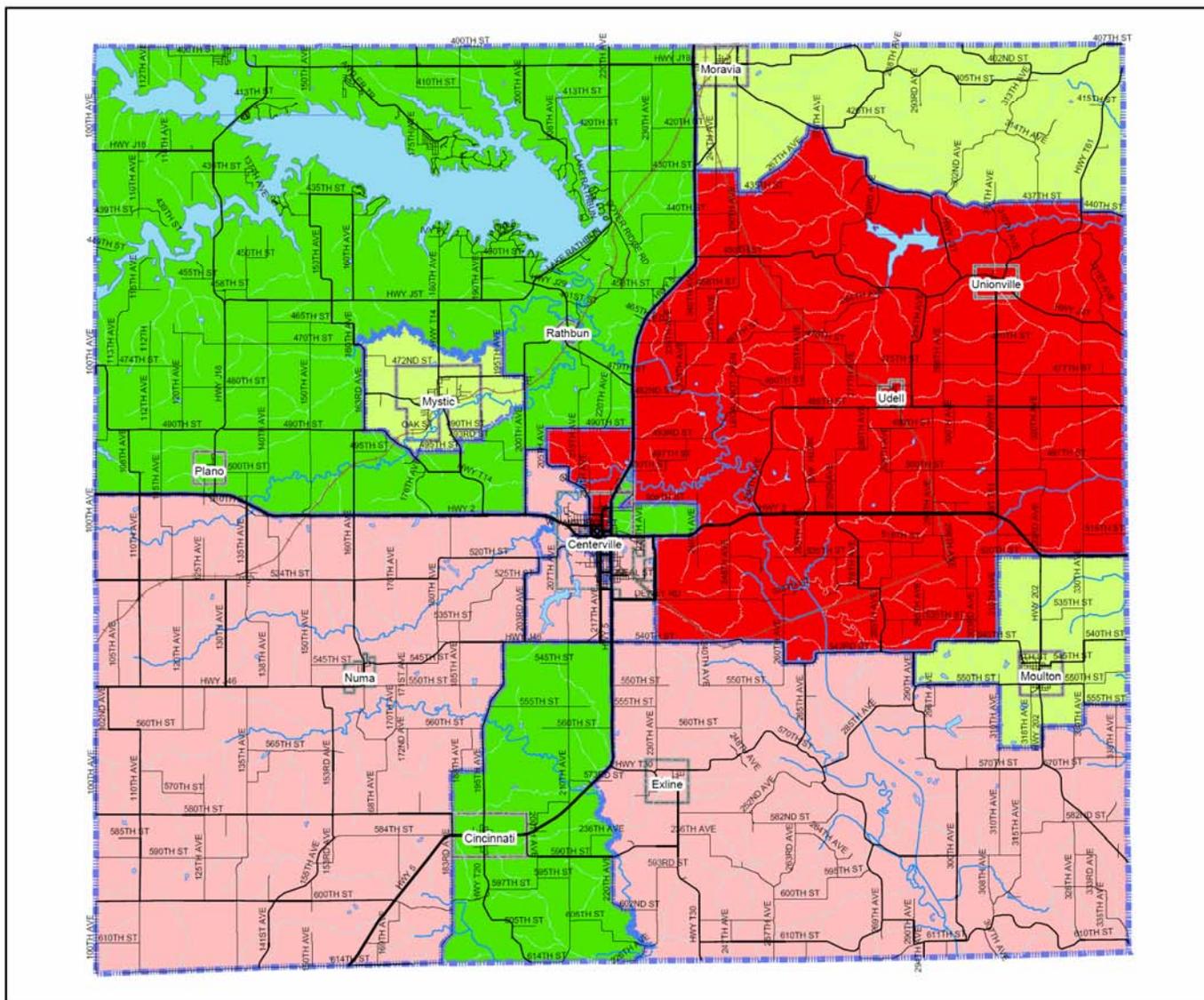
Census Data obtained from Iowa State University



Source: Appanoose County Transportation and Land Use Study (2005)

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1 inch equals 2.4 miles



Race/Ethnicity

According to the 2000 Census Appanoose County is predominantly mono-racial with one race making up the majority of the population. According to the census 98% of respondents reported themselves as being white. The second largest group identified were Hispanics and Latinos, making up 0.98% of the population.

Table 2.9 Appanoose Population By Race and Hispanic Origin

Appanoose Population By Race and Hispanic Origin	Number	Percent
Total Population	13,721	100.00
Single Race Classification: White	13,469	98.16
Single Race Classification: Black or African American	58	0.42
Single Race Classification: American Indian or Native Alaskan	23	0.17
Single Race Classification: Asian	36	0.26
Single Race Classification: Native Hawaiian or Pacific Islander	1	0.01
Single Race Classification: Other	37	0.27
Two or More Races Classified	97	0.71
Hispanic or Latino	135	0.98

Source: U.S. Census Bureau

Age

Like many Midwestern counties the population of Appanoose County is aging. According to the 2000 Census the median age in Appanoose County was 40.6, higher than the state median of 36.6. As this trend continues it will have various impacts on the county,



such as a decreased available labor pool and reduced enrollments in area schools. Discretionary spending may decline as more and more individuals retire onto a fixed income. The trend of young families moving back to the county after spending their late teen and twenty-something years away may help to balance out this natural aging of the population. However, the county may need to adjust its traditional services in order to meet the changing needs of this growing demographic.

Table 2.10 Appanoose County Population by Age Group Compared to the State of Iowa

Geographic Area	Total Population	Percent of Total Population					Median Age
		Under 18 Years	18 to 24	25 to 44	45 to 64	65 and over	
Iowa	2,926,324	25.1	10.2	27.6	22.2	14.9	36.6
Appanoose County	13,721	23.7	7.8	25.1	23.5	20	40.6

Source: U.S. Census Bureau

Migration

Between 1990 and 2000 there was a net outflow of people from Appanoose County. Likewise a large portion of the county’s population moved within the county during this time. Inflow from other parts of Iowa and the nation partially made up for this large outflow of people. International immigrants to the county accounted for only a small fraction of the total number of individuals on the move. If the population had not naturally increased during this time period through a higher birth rate than mortality rate the county would have experienced a more significant population decline.

Table 2.11 Appanoose County Migration

1990-2000	Non Movers	Moved within county	Inflow	International Inflow	Outflow
Total	7,800	3,277	1,828	45	2,746

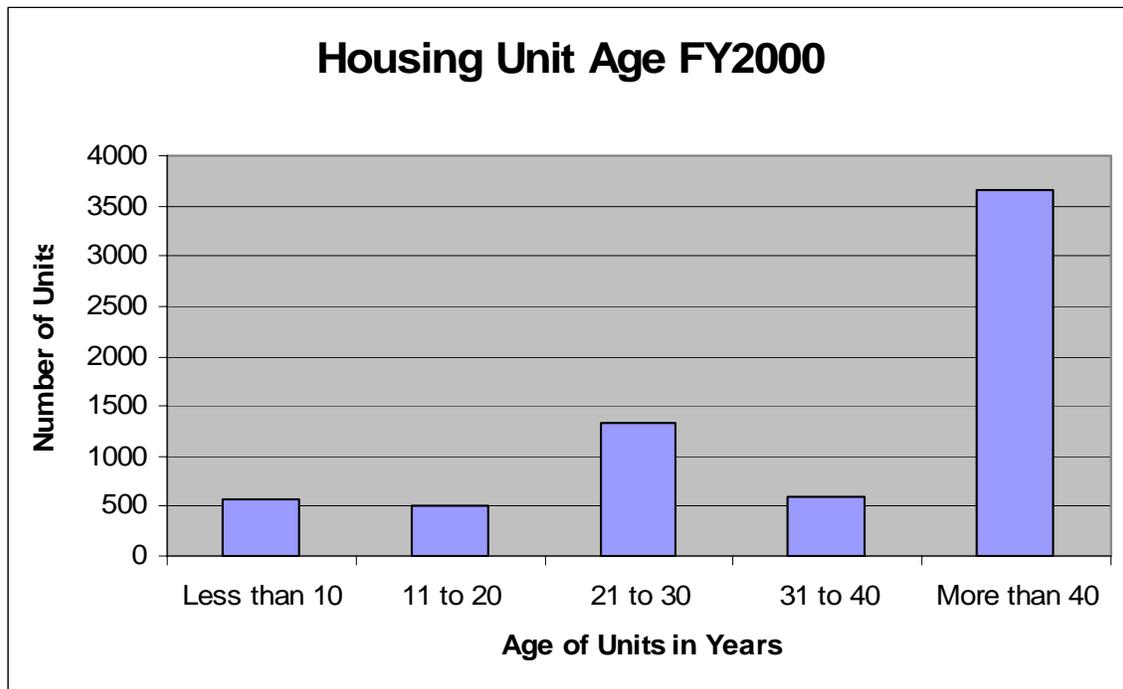
Source: U.S. Census Bureau

Housing

The housing stock in Appanoose County has been identified as both a strength and a weakness. There are a relatively large number of housing units in the county and average housing prices are considered to be affordable. However, a majority of the housing stock is more than 40 years old, with a considerable amount of housing that is over 100 years old.



Figure 2.12 Appanoose County Housing Unit Age in 2000



Source: U.S. Census Bureau

Around three quarters of all occupied dwelling units are owner occupied, while the remainder are occupied by renters. There is a substantial number of seasonal and recreational use housing units in the county, and this can be attributed to developments in the proximity of Lake Rathbun. Such housing developments for occasional use will more than likely increase as the Honey Creek Resort Park becomes operational and the number of visitors to the area increases.



There are also a significant number of vacant housing units in the county, amounting to nearly 14% of all units. These may need to be evaluated for health and safety concerns and if necessary, rehabilitated or removed from the tax base as housing units.

Table 2.13 Appanoose County Housing Statistics

Housing Occupancy (FY2000)	Number	Percent
Total Housing Units	6,697	100.0
Occupied Housing Units	5,779	86.3
Vacant Housing Units	918	13.7
For seasonal, recreational, or occasional use	219	3.3
Homeowner Vacancy Rate		3.3
Rental Vacancy Rate		9.4
Housing Tenure		
Occupied Housing Units	5,779	100.0
Owner-occupied Housing Units	4,275	74.0
Renter-occupied Housing Units	1,504	26.0
Average household size of owner-occupied unit	2.42	
Average household size of renter-occupied unit	2.11	

The Transportation and Land Use Study did project an increasing demand for new housing units. Local experience has helped validate these projections with 57 new housing permits issued in unincorporated areas of Appanoose County in 2004.

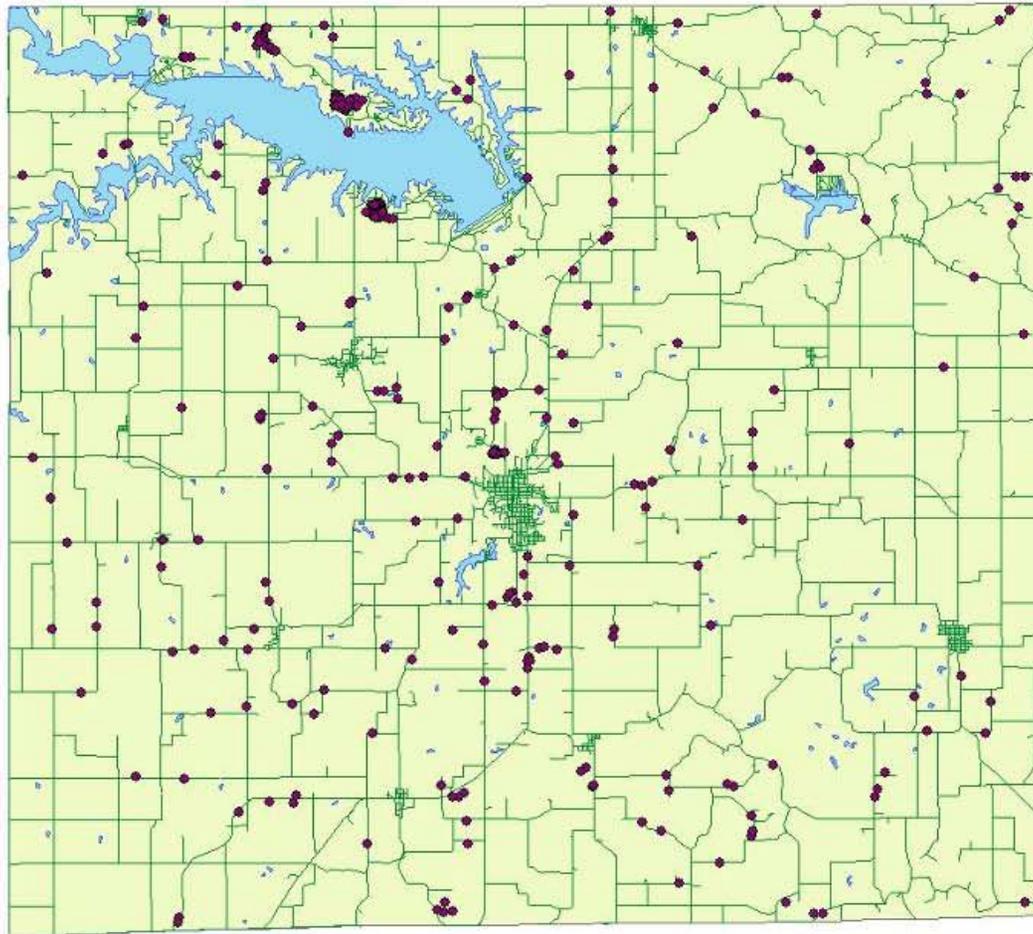
Table 2.14 Projected New Housing Demand

	2010	2020	2025
Dwelling Unit Change	228	287	163
Single Family	183	229	131
Multi Family	46	57	33

Source: U.S. Census Bureau

Housing development has occurred throughout the county, but higher densities have been recorded in certain areas, principally in subdivisions near Lake Rathbun, near paved roads, and in rural areas west and south of Centerville. Several new farm dwellings have been constructed in the Cincinnati area, whereas much of the other housing development occurring in rural areas is considered non-farm. Although the County Assessor does not keep a map record of new housing in the community, new E-911 addresses are recorded and the following map charts all of the known new E-911 addresses have been located since the introduction of E-911 addresses in Appanoose County in 2001. Addresses that were known to correspond with non-residential uses were excluded from this map.

Appanoose County New Rural Addresses Since 2001



Legend

- New Addresses
- Roads



Source: Appanoose County
Assessor's Office, 2006



Transportation and Infrastructure

The Transportation and Land Use Study that was completed in 2005 is a valuable resource for information on the Transportation and Infrastructure of Appanoose County and should be consulted when making decisions related to these topics.

Roadways

Appanoose County is responsible for the maintenance of about 763 miles of roadways, of which about 607 miles are gravel, 111 miles are paved, and the remaining 45 miles are graded, unimproved, or low maintenance roadways. The condition of these roads varies, and is detailed below based upon the functional classification developed by the Federal Highway Administration. It is important to note that 89.6% of county roadways are rated as either excellent or good.

Table 2.16 Roadway Condition by Type and Length in Miles

Surface Type	Very Poor	Poor	Fair	Good	Excellent	Total
Unimproved	45					45
Gravel	1	3	25	238	340	607
Asphalt			3	12	47	62
Concrete			2	28	19	49
Total	46	3	30	278	406	763

Source: Appanoose County Transportation and Land Use Study (2005)

Figure 2.17 Road Surface Type

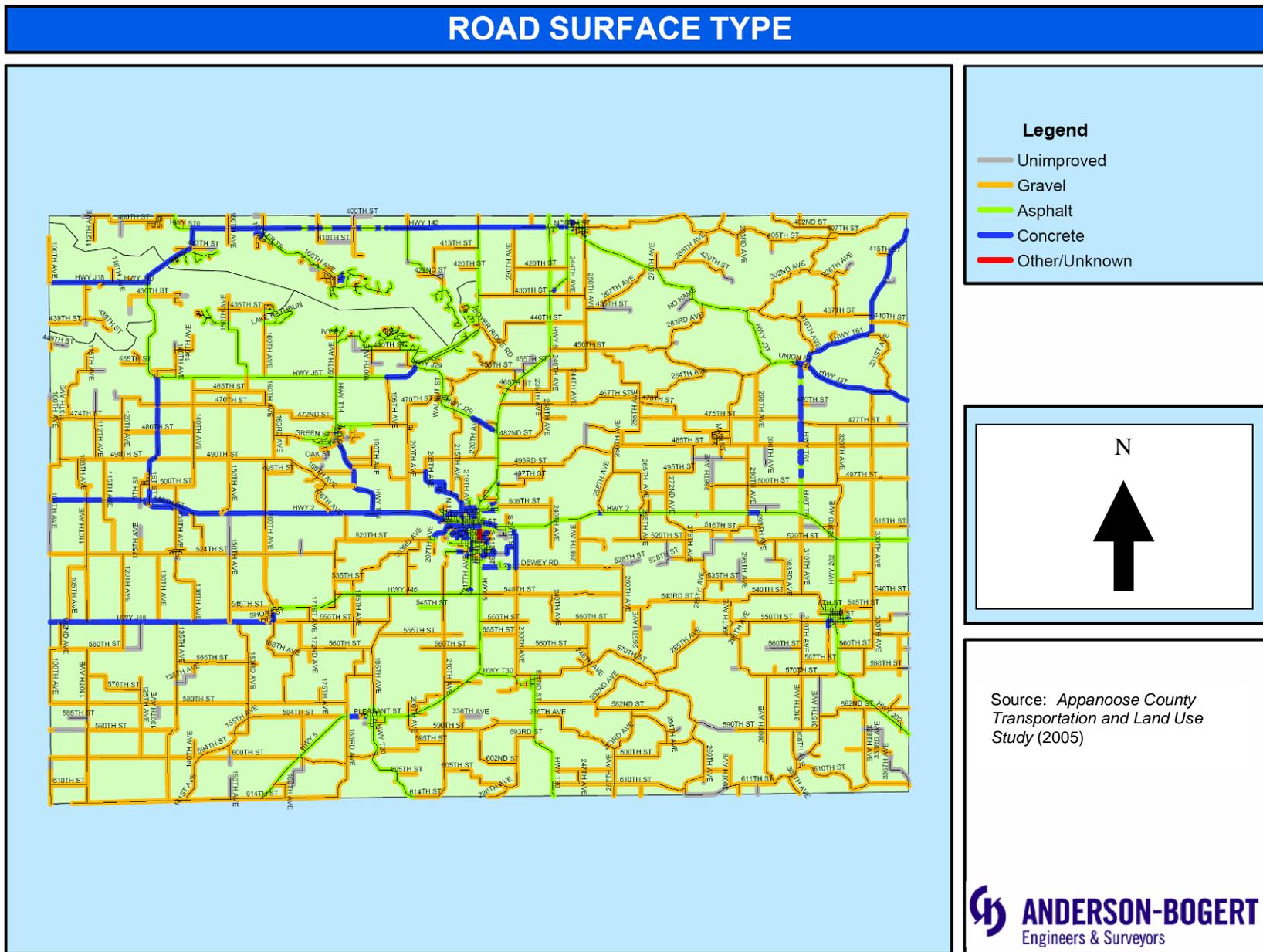


Figure 2.18 Roadway Condition Rating

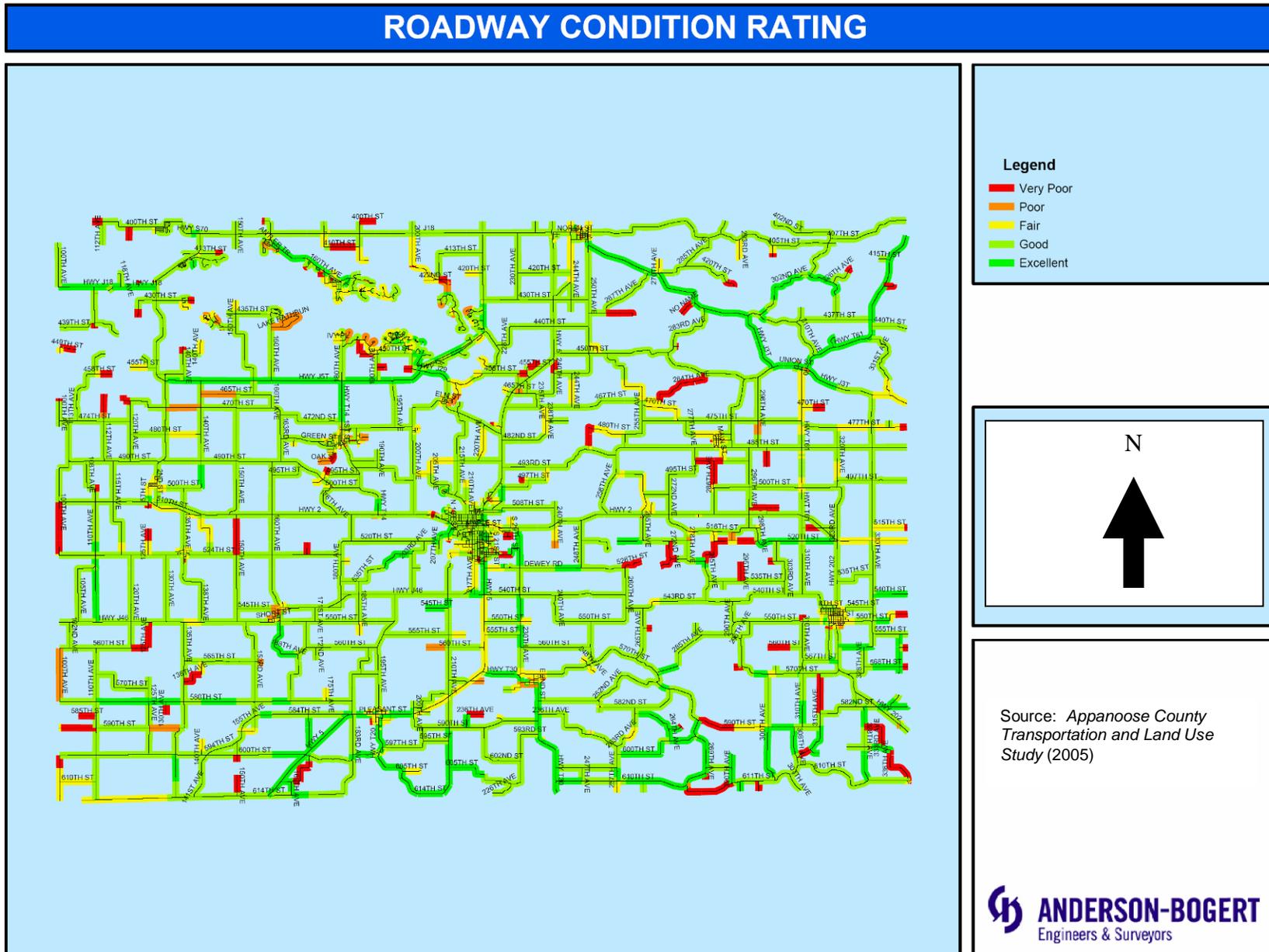
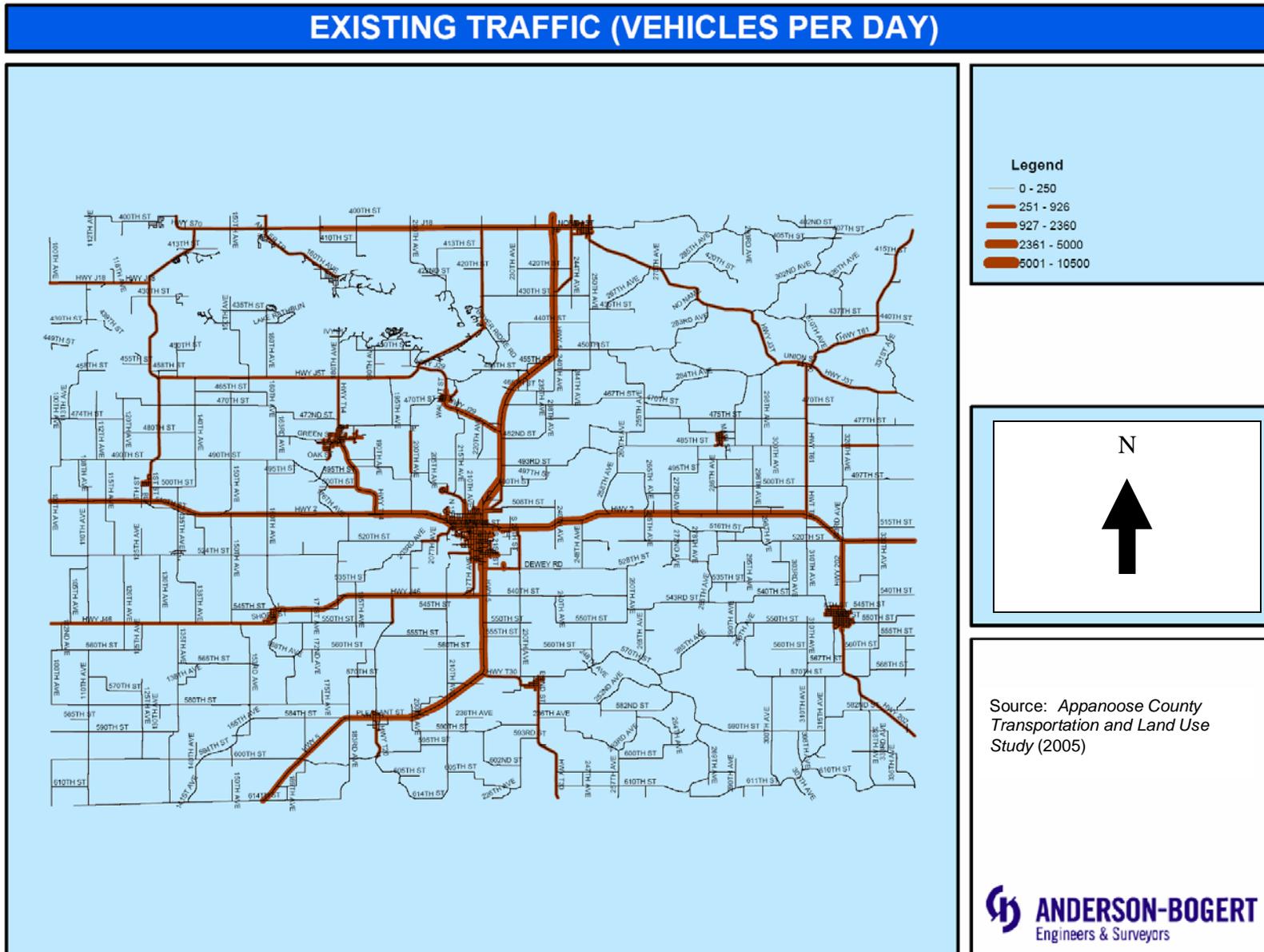


Figure 2.19 Existing Traffic (Vehicles Per Day)



Bridges

Appanoose County has about 200 bridges, a typical amount for a rural Iowa county. In this case bridges are defined as roadway structures with spans of 20 feet or more, with lesser spans being defined as culverts. All bridges are subject to inspection at least once every two years. The results of the inspections are a bridge condition sufficiency rating on a scale of 0 to 100. Bridges with a sufficiency rating of 0 to 50 are eligible for federal bridge replacement funds. Bridges with sufficiency ratings between 50 and 80 are eligible for maintenance funds, and above 80 bridge maintenance is entirely the responsibility of the county to fund. In Appanoose County about 1/3 of bridges have a sufficiency rating of 50 or less. Almost 40% have sufficiency ratings between 51 and 80. The remainder of the bridges are rated as 81 or above. The county currently receives enough funding to rebuild two (2) to three (3) bridges per year.

Furthermore, 45% of the existing bridges in the county were built between 1900 and 1954, placing almost half of the bridges at or over the 50-year design life commonly accepted for a bridge structure. The estimated average remaining life of all the bridges is about 18.5 years. At the current rate of use and without an increase in funding for bridge replacement and repair, several bridges in the county may have to be closed.

Rail

There are two railroads in Appanoose County, the Iowa Chicago & Eastern Railroad (ICE) and the Appanoose County Community Railroad (APNC). The ICE railroad is a Class II Railroad freight railroad operating 1,404 miles of track from Minneapolis to Chicago and Kansas City. It operates about 23 miles of track in Appanoose County.



The ICE has 18 railroad crossings in Appanoose County. Five of the crossings are grade separated and the remaining 13 are at-grade crossings.

The town of Centerville, using the abandoned sections of the Burlington Northern, Rock Island and Norfolk Southern railroads, formed the Appanoose County Community Railroad as a non-profit railroad in 1983.

The APNC is a Class III Railroad and operates 35 miles of rail from Centerville to Albia. The line connects with the Burlington Northern Santa Fe and the Norfolk Southern at Albia. The APNC currently employs 5 workers. The main commodity handled by the APNC is plastic products and there is excess capacity on the line for new rail customers.

The APNC has 2 locomotives, each built in 1953, 2 maintenance cars, and a ballast car. The APNC moves about 1 million ton-miles of freight annually, receiving and forwarding about 300 cars per year.

The APNC has 28 rail crossings in Appanoose County. Four of the crossing are grade separated, with the remaining 24 being at-grade crossings.

One of the biggest challenges facing the APNC is the disposition of the existing railroad bridge over Iowa Highway 2 east of Centerville. This bridge replacement is estimated to cost between \$1.5 million and \$2 million, whereas the operating budget of the APNC is less than \$1 million annually. Another major challenge to the railroad is the heavy reliance on one customer, Newell-Rubbermaid, for around 80% its commercial traffic. With the announced closure of the Newell-Rubbermaid plant in Centerville new rail customers will be necessary to keep the APNC financially secure.

Aviation

The Centerville Municipal Airport, located 3 miles southwest of Centerville, averages about 113 aircraft operations per week. The facility has a 4,100' long by 75' wide concrete runway and is centrally located in the county. At the time of the Transportation and Land Use Study there were 12 aircraft based at the Centerville Municipal Airport. There are currently about 4,500 operations (arrivals or departures) at the airport annually.

The existing runway capacity is approximately 150,000 operations (arrivals or departures) which is more than sufficient for existing and foreseeable demand. However, the runway length has been an issue with the ability to land local, private aircraft for larger businesses. Some corporations have expressed a concern that the runway length should be extended to 5,000' for their insurance to cover company aircraft operations at the airport.

Trails

Appanoose County has approximately six (6) miles of existing pedestrian/bicycle trails. Three (3) miles are located in Sharon Bluffs Park, and three (3) miles are located on Corps of Engineers property surrounding Lake Rathbun. A further two (2) miles of trails are located within the city limits of Centerville. A study was completed in early 2000 that identified desired trail corridors in the seven county region surrounding and including Appanoose County.

The first level of preference from the public involvement process was a trail system around Lake Rathbun and the Rathbun recreation areas.

In general, the secondary corridors included:

- Around Lake Rathbun
- Lake Rathbun, through the City of Rathbun, south to Centerville
- From Seymour (Wayne County) east through Numa to the Sedan Bottoms
- West from Moravia and south to Rathbun Lake
- From Unionville through Stephens State Forest and Lake Wapello State Park

The above second order of public preference corridors represent about 45 – 50 miles of new trail (not counting a circumferential trail around Lake Rathbun).

Budgetary Needs. The existing trails fall under the jurisdictions of Corps of Engineers and Iowa Department of Natural Resources. Therefore, no County funds are currently allocated for existing trail maintenance. New trail construction (10' wide granular surfaced trail) can range from \$70,000/mile to \$150,000/mile depending on the amount of grading, bridges/drainage structures, etc. Right-of-way and easement acquisition is over and above the initial construction costs. Annual maintenance can be estimated at \$1,500/mile to \$2,000/mile, which includes:

- Tree/brush clearing
- Mowing
- Map/signage updates
- Trash removal/litter clean-up
- Repair flood damage: silt clean-up, culvert clean-out, etc.
- Patching, minor regrading, or surface repair
- Snow grooming and/or plowing for winter-use trails
- Planting, pruning, and general beautification
- Installation and removal of seasonal signage

From the existing planned improvements, the second order preference corridors are estimated at \$5.5 Million initial construction cost, and \$100,000 annual maintenance cost for all 50 miles.

Economy

The economy of Appanoose County has traditionally had its base in strong agricultural and manufacturing sectors. Livestock production, particularly cattle, hay, and row crops and the many services necessary for their production have been the cornerstones of the agricultural economy. The manufacturing sector of the economy has seen a number of various types of manufacturing over the years, including metal fabrication and plastic molding.

Over the course of the last decade Appanoose County has also experienced an increase in its importance as a regional destination for goods and services. In particular, Centerville has emerged as a primary destination for individuals from throughout the region needed medical care with the continuing high level of care available at the Mercy Medical Center as well as the new Cline Family Dialysis Center. Retail trade in the county is fairly strong and benefits from a strong local demand for goods. A healthy mix of larger retailers and specialty shops provide a wide selection of items and reduce the necessity of out of county trips for retail purchases.

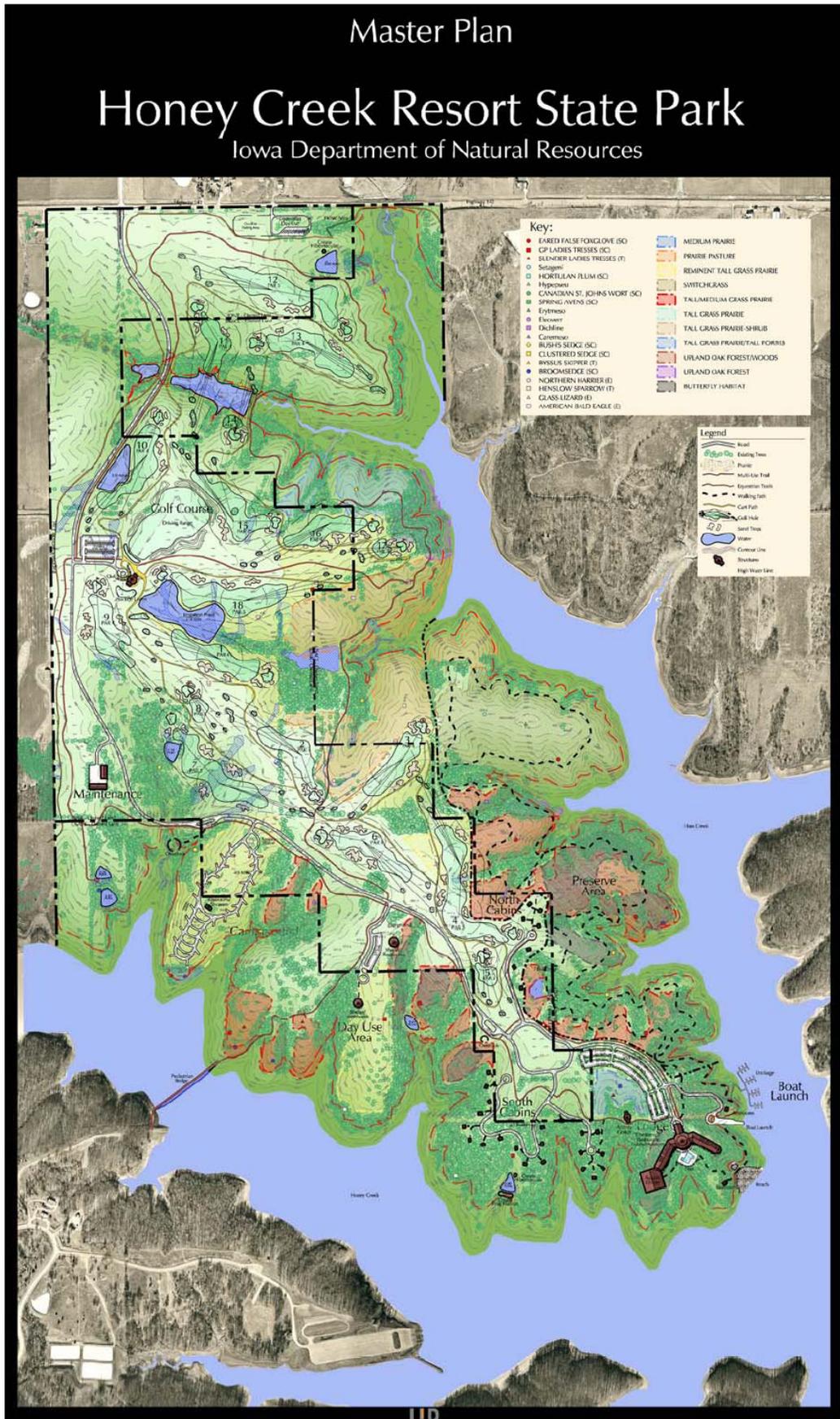
The many small businesses benefit from not only the strong local demand but also from the many tourist who visit the county each year. Lake Rathbun and its surrounding parks draw many visitors to Appanoose County and their patronage supports numerous hotels, gift shops, and other services catering to visitors. In 2004 Appanoose County ranked 54th out of 99 counties in terms of tourism expenditures. The \$11.54 million generated in tourism expenditures in Appanoose County was higher than any surrounding Iowa county's total, with the exception of Wapello County. Tourism numbers and revenue are anticipated to grow in Appanoose County with the completion in the near future of Iowa's premier destination resort state park, the Honey Creek Resort State Park at Lake Rathbun. This resort development will incorporate a lodge, conference center, water park, cabins, golf course, and trails and will attract visitors from a wide area, particularly from Midwest urban centers such as Kansas City, Des Moines, and St. Louis.

Figure 2.20 Renditions of the lodge at Honey Creek Resort State Park



Photo Source: Iowa Department of Natural Resources (Pages 42 and 43)

Figure 2.21 Master Plan of the Honey Creek Resort State Park



Aside from agriculture, manufacturing, services, and tourism, the Appanoose County economy shows tremendous potential in the emerging field of bio-fuels. Corn based ethanol production would benefit from the county's ability to conveniently use the byproducts from ethanol production at local livestock feeding operations. Also, there are suitable development sites for an ethanol or bio-diesel plant along the route of the Appanoose County Community Railroad. Perhaps the most promise for future development is switchgrass based energy, which has been pioneered in Appanoose County. Switchgrass has been grown in the county and used as a co-fire fuel at Alliant Energy's coal fired power plant in Chillicothe, Iowa. Switchgrass can be grown on marginal lands and has been shown to be a more efficient source of ethanol than corn based ethanol production methods.

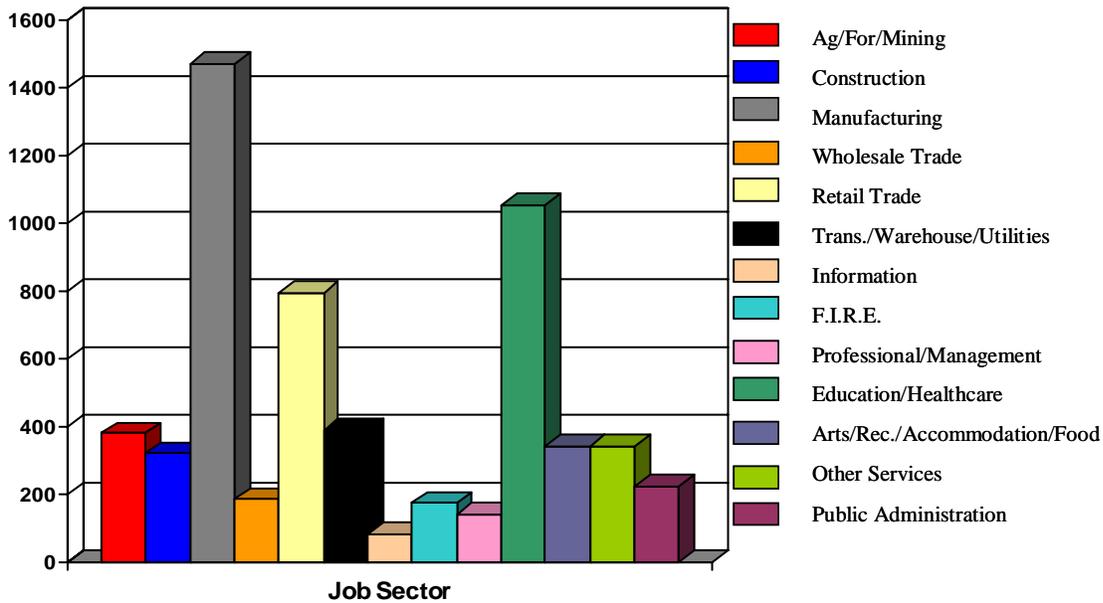
Figure 2.22 Switchgrass being loaded for co-firing at the Chillicothe, Iowa Alliant Energy Power Plant.



Employment

Employment in Appanoose County is fairly diverse with concentration in the manufacturing, retail trade, and education and healthcare sectors. The information, finance/insurance/real estate, professional/management sectors are the smallest employers. The median household income in Appanoose County was estimated by the US Census Bureau in 2003 to be \$30,186. This is lower than the statewide estimated median household income of \$42,278.

Figure 2.23 Appanoose County Employment Distribution



Source: U.S. Census Bureau

Table 2.24 Appanoose County Employment Projections

	2000	2010	2020	2025
Employment	5,897	6,230	6,582	6,766
Average Annual Increase		0.55%	0.55%	0.55%
Total Increase		5.65%	5.65%	2.79%
Change (employees)		333	353	183
Office		88	93	49
Retail		123	130	68
Industrial		122	129	67

Source: Appanoose County Transportation and Land Use Study (2005)

Taxes

The majority of the taxable property value in Appanoose County is derived from residential property. Table 2.25 below outlines the valuation of property types in the county before state roll-back. Industrial and commercial properties make up a small portion of the total and increasing such properties in the tax base would be in the best interest of the county.

Table 2.25 Appanoose County Property Tax Valuations before Roll-Back

Property Type	100% valuation (in millions)
Residential	\$255.9
Ag Land	\$83.3
Ag Buildings	\$11.4
Commercial	\$47.5
Industrial	\$20.8
Other	\$10.8
Less: Military Exempt	\$2.0
100% Valuation w/o gas	\$427.7

Source: Iowa Department of Economic Development

Chapter 3

Future Land Use and Growth Policies

Issues/Needs
Future Land Uses
Future Land Use Map

Issues/Needs

While it is generally agreed by County residents that distinctions between urban, suburban and rural/agricultural areas should be maintained and encouraged, development in the growth areas must be coordinated with the provision of public facilities and services (roads, water, sewers, public safety, etc.) as necessary and required. Detailed plans for public facilities and services must be developed, at appropriate levels of service, and an equitable financing mechanism must be identified. Residents are concerned about the long-term impact of growth on agricultural operations, family farms and the overall quality of life for Appanoose County as the population increases and demands for land and public facilities and services change the character of once rural areas.

In order to maintain this balance between growth, existing land uses, and infrastructure, the transportation and land use study identified certain needs that must be addressed. These include:

- **The need to prepare for long-term growth.** The relatively low capital costs associated with rural and suburban subdivisions (no sidewalks, curb, gutters, limited fire flow, etc.) create an incentive for low intensity development. Physically, the costs of extending urban facilities through rural areas can be very costly. Politically, residents who feel that they live in a rural environment are likely to protest urban type development. The County can help ensure that rural development in Growth Areas is configured to anticipate future development. Suburban cluster development can be used to allow some interim development while protecting large lot development by clustering low density lots together.
- **The need to respond effectively to new growth opportunities and challenges.** As the County increases in size (population, employment, built-up areas) and complexity, demands for appropriate responses to problems create additional challenges for a County emerging as a regional influence. The creation of a more stable management structure could enhance the County's ability to respond consistently and professionally to new opportunities and challenges and more effectively build on the recent successes.
- **The need to ensure land use compatibility.** Residents are concerned that the development of additional commercial and residential uses will negatively impact agricultural operations and degrade the quality of life in their community. Residents recognize the value of developing residential units of various types and price ranges throughout the community and the value of having reasonable access to businesses. However, they want to be certain that new development will not erode their property values or create excess traffic or noise. This plan supports a heterogeneous mix of land uses, but calls for the establishment of appropriate standards to

- ensure land use and neighborhood compatibility. Residents want to preserve their extensive rural lifestyle throughout the area. They also want the benefits of adequate public safety, street and utility services.
- **The need to achieve coordinated growth strategies.** Intergovernmental coordination is essential to ensure that the County and cities will be able to provide and maintain adequate public facilities to support anticipated growth and land use compatibility. Through better coordination on growth issues, service providers can determine what levels of growth they can afford to serve and which areas are best suited for urban, suburban and rural development intensities and to avoid a sprawl pattern of development.
 - **The need to ensure adequate public facilities for residents and businesses.** The quality of life in the community is directly related to maintaining an acceptable level of these vital services. High capital costs associated with expanding utility systems typically translate into rate increases. Extension and funding policies should be consistent with growth policies to ensure that the County does not foster undesirable growth patterns. Connection and capacity availability fees should be structured so that infrastructure investment is based on need and financial responsibility.
 - **The need to establish equitable funding strategies.** Growth can help stimulate the local economy. However, growth that does not adequately fund construction of new capital facilities creates an ongoing drain on the County's budgets. If growth funds the capital costs for which it is directly responsible, then local taxes and user fees can be set at the more moderate levels required to maintain existing facilities and remedy existing deficiencies. Consequently, the County will need to explore all funding options to pay for future infrastructure needs generated by new development, which may include a percentage of fair share from new development, tax increment financing, impact fees, facilities benefit assessment and development agreements.
 - **The need to improve coordination between service providers.** As the community demands better and more cost-effective services, local governments and utility companies have been forced to search for more efficient ways to provide services. Through better coordination of capital and operations plans, the County, school districts, utilities and other providers can continue to improve local service efficiencies.
 - **The need to promote development of attainable housing and quality neighborhoods.** As new neighborhoods are developed, the County should ensure that there are adequate public facilities to promote long-term neighborhood quality. The County must ensure that its regulations do

not pose obstacles to development. This plan encourages a variety of housing types and densities to provide a full range of housing options, from town homes to large lot homes. Providing opportunities to reduce housing development costs may include providing development incentives, such as clustering, reduced lot sizes or planned developments should be considered.

- **The need for economic development strategies and incentives to ensure a balanced, vigorous economy.** Through its partnerships with the private sector and the use of alternative financing techniques, Appanoose County can successfully support commercial development at such locations to promote high quality growth. Proposed industrial, commercial and office lands are adequate to meet future demands and provide for market flexibility, which is essential to maintain competitive real estate prices and ensure that property can be assembled in the appropriate size and configuration to serve the needs of end users. Increased County revenue is dependent upon attracting quality business development to the County.
- **The need to protect natural resources and open space.** There is general agreement that Appanoose County has a positive character, based on a sense of community pride and the quality of life residents enjoy. Enhancing community character begins with ensuring land use compatibility between existing and new uses, promoting safe, friendly neighborhoods and communities and providing and encouraging a broad array of facilities and services that offer residents opportunities for healthy, rewarding lifestyles. Public and private investments have created an attractive community that is an asset to the region and a valuable economic development tool. To maintain this asset, the community needs to retain high aesthetic standards, adequate levels of service and ensure that commercial development does not threaten residential areas. Increased attention to the design of public streetscape, private landscape and signs can enhance the community's appeal to business visitors and tourists, and helps foster community pride for residents. The long term health of this area depends on maintaining a safe and attractive environment for residents and visitors. Planning for growth will enable the County to ensure that new development is adequately served, is consistent with local development standards and is compatible with existing and planned development.

Future Land Uses

Appanoose County is a unique community with an agricultural/rural character changing to include lake-centered development and recreation activities. This unique environmental amenity may continue to be celebrated with future growth by employing new land use areas and modifying the existing zoned districts to ensure the County continues to be a unique and special community. The following new land use classifications have been created to provide the County with the necessary regulatory tools to foster land use compatibility and create an improved sense of place through the establishment of development regulations and design and performance standards. The land use classifications provide a framework intended to ensure a unique community identity, mitigate potential land use conflicts and provide the tools for balancing land uses and to plan future land uses in a conceptual manner through the identification of various districts and lot sizes, based on existing zoning and land use patterns.

No code, ordinance, regulation or restriction adopted under the provisions of this comprehensive plan and future land use map shall be construed to apply to land, farm houses, farm barns, farm outbuildings or other buildings, structures or erections which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used. Agricultural buildings and land uses are not exempt from complying with any Federal, State or local regulations concerning developing, depositing, or excavating in or on any flood plains. The County reserves the right to require any person or group claiming that certain property is entitled to exemption on the basis of this section to demonstrate that the property and buildings are primarily adapted and used for agricultural purposes.

Similarly, a special exemption from regulation applies to utility companies that are regulated by the Iowa Commerce Commission. While the comprehensive plan, future land use map, and any subsequent land use ordinances and codes cannot regulate the distributing equipment of utility companies, Appanoose County encourages such companies to comply voluntarily with the goals and policies set forth in this comprehensive plan.

Future Land Use Map

The land use descriptions in this comprehensive plan should be used in conjunction with Figure 3.1 the Future Land Use Map found after the land use descriptions on page 56.

The future land use map incorporates these land use classifications into geographic locations. The future land use map is not a zoning map. It is not parcel specific but rather gives a general location for each land use classification. The future land use map is a guide to future land use decisions. Careful consideration should be made before any development is sited to ensure that it is

in keeping with the comprehensive plan and the future land use map. Variations from the future land use map will be necessary from time to time and when such circumstances arise the future land use map itself should be reviewed to determine whether or not the needs of the county have changed to the extent that the future land use map will need to be updated in order to stay relevant.

Agricultural

Agricultural areas are land set aside primarily for the practice of farming and are intended and designed to serve the agricultural community and protect prime agricultural land from the encroachment of urban land uses. As such, typical uses would consist of farms, orchards, pastures, ranches, and other commercial agriculture operations or open spaces. Livestock feeding operations are a permitted use as per the Iowa Code. Agricultural parcels will not receive urban level services such as sanitary sewer. Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental conservation purposes will be encouraged. Mining and sand/gravel operations may be permitted. Home-based businesses, which are an important part of the rural economy, may be permitted subject to specific standards, conditions, and criteria to be determined by the Board of Supervisors. Residential development may be limited to farm dwellings or other homes on parcels of 5 acres or more, with the goal of an average of no more than one dwelling per 40 acre parcel—subject to subdivision regulations—so as to not put undue pressure on the rural infrastructure or to interfere with agricultural operations.

Rural Residential

For residents who enjoy a rural lifestyle. These areas are intended to retain a rural character rather than to support new urban development. Most of the land developed in these areas would be used for rural residential, agricultural or agricultural-related purposes. Private residential land should remain in parcels of 2 or more acres. Land uses may vary among residential lots and may include low intensity agricultural operations, orchards and other small scale operations. The bulk of these parcels will receive no urban level services, though rural water supplies may be available. Clustered or attached single family units may be developed in future urban areas through the planned development process. Typical “estate” or “ranchette” style single family homes on lots of at least 2 acres may be permitted. Centralized services, such as sewer lagoons, may be needed depending on site conditions and proximity to existing services. Zoning may regulate the intensity of agricultural operations permitted on estate parcels whose primary purpose is not agricultural. Home-based businesses, which are an important part of the rural economy, may be permitted subject to specific standards, conditions, and criteria to be determined by the Board of Supervisors.

Lake Centered Residential

These areas will primarily consist of single-family detached residential development with home occupations, schools, churches and other non-profit organizations as well as some commercial development catering to lake area residents and visitors, particularly retail establishments, hotels, cabins, and convenience stores. These areas would generally be served by a public water and wastewater systems, although this may not always be the case. Clustered homes and attached single family units may be permitted in planned developments.

Urban Growth Areas

Urban growth areas are lands adjacent to existing incorporated communities that may contain a variety of growth types, including low, medium, and high density residential development as well as office/institutional uses, neighborhood commercial areas, regional commercial areas, and industrial land uses. These areas will be served by urban level services and may include the following land uses:

- **Low Density Residential (LDR).** Primarily single-family detached residential development with home occupations, schools, churches and other non-profit organizations. Lots ranging from ½ to five (5) acres. These homes are generally served by a public water and wastewater systems. Clustered homes and attached single family units may be permitted in planned developments.

- **Medium Density Residential (MDR).** Area composed of moderate-density residential development serving as a transition between commercial and low-density residential land uses. A mix of residential development types with gross densities of five (5) or less dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development.
Some low intensity multi-family development may be permitted through the planned development process where compatibility with adjacent development can be assured. Duplexes, manufactured home subdivisions and low intensity attached residential development will be integrated with town homes, and low intensity multi-family development. Larger multi-family developments and/or small neighborhood retail/service centers may be permitted through

the planned development process where compatibility with adjacent development can be assured. Mixed use residential and commercial development may occur adjacent to NC, RC and IND areas. Alternative residential development types, including single family attached, town homes, and multi-family units may be permitted in these areas through the planned development process, where compatibility with adjacent development can be assured.

- **High Density Residential (HDR).** Consists of high-density residential structures and mixed use structures with commercial and service establishments on the lower floors. HDR areas shall be located adjacent to Neighborhood Commercial and Regional Commercial centers. All types of residential development may be permitted in these areas provided that gross densities are at least 5 and no more than 10 dwelling units per acre. Higher density residential and neighborhood retail/service center development may be permitted, up to 24 dwelling units per acre, through the planned development process where compatibility with adjacent development can be assured and adequate community-wide amenities or other benefits are provided consistent with zoning standards.
- **Office / Institutional (OI).** Provides for office and professional services. If adjacent to residential uses, then to be designed in scale and integrated with those uses. Land allocated to OI uses shall have access to a thoroughfare. Includes offices (general, medical, *etc.*), public and quasi-public uses, such as schools, government facilities, cemeteries, hospitals and churches. Prior to conversion of these areas to private, non-institutional uses, a land use amendment will be required pursuant to the process established in the development code. These uses may be permitted in other categories if developed consistently with zoning regulations and compatibly with adjacent development.
- **Neighborhood Commercial (NC).** Provides small areas for limited commercial uses (*e.g.*, office, retail, service, lodging, entertainment) with no outdoor storage or operations and designed in scale with surrounding residential uses. Land allocated to NC uses shall have adequate access to a thoroughfare and be integrated with the adjacent residential uses. Mixed commercial and residential developments will be encouraged in some areas.
- **Regional Commercial (RC).** Intended for services, large-scale retail and wholesaling activities that serve the entire community and the region. RC areas should have access to a paved major

thoroughfare. Heavy Commercial, offices and light industrial uses with outdoor storage, but no outdoor operations other than sales (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing). Some yard operations may be permitted through the planned development process where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are not appropriate in RC areas.

- **Industrial (IND).** Provides sites for light industrial activities adjacent to commercial districts and major thoroughfares. IND areas will fulfill economic development strategies by providing opportunities for base employment activities. Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate in IND areas.

Centerville Growth Corridors

The Centerville Growth Corridors, paralleling Highway 5 and 2, are similar to the Urban Growth Areas but cater more to residential and regional commercial needs. Permitted uses would include low, medium, and high density residential development, office/institutional, neighborhood commercial, and regional commercial. Industrial development may be incorporated if compatible with adjacent land uses. These areas may be serviced with urban level services.

Moravia/Lake Rathbun Growth Corridors

These areas may have urban level services and will incorporate commercial and residential development particularly catered to lake area residents and visitors. Permitted uses would include low and medium density residential development, office/institutional, and neighborhood commercial land uses.

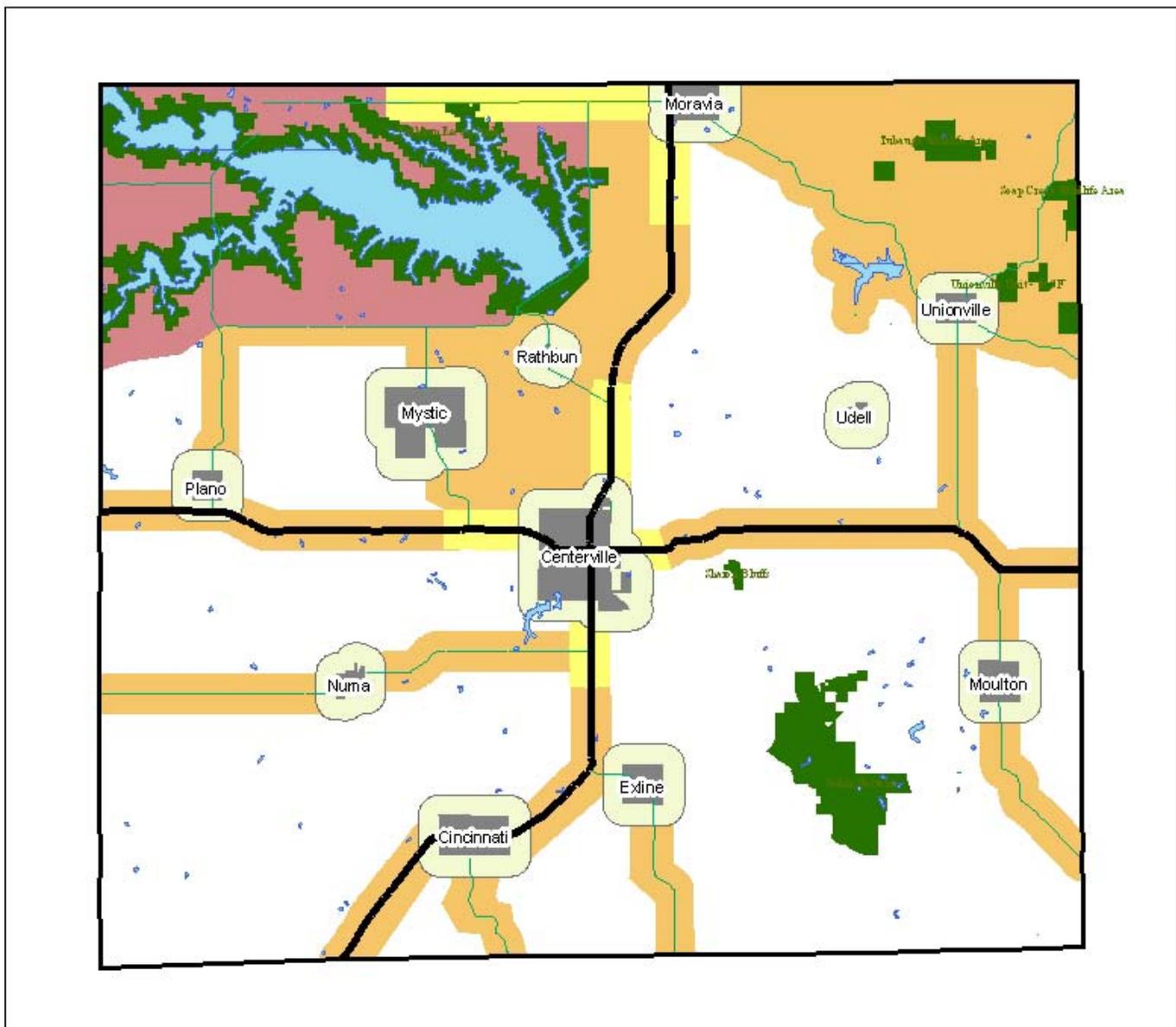


Figure 3.1
Future Land Use Map

- Legend**
- Agricultural Land Uses
 - state highways
 - county paved roads
 - Urban Land Use Area
 - Moravia/Lake Rathbun Growth Corridor
 - Lake Residential
 - Centerville Regional Growth Corridor
 - Rural Residential
 - Park Land/DNR/ACOE
 - Incorporated Area



10.5 0 1 Miles



Chapter 4

Implementation

Plan Implementation
Amendment Procedures

Plan Implementation

The comprehensive plan serves many functions in the development of a community. It is meant to reinforce the importance of developing a sound, rational planning program, which has as its primary goals the stability of the community, fair and equitable distribution of services, maintaining and enhancing the quality of life, and promoting economic development. The plan represents a periodic bringing together of the activities of planning. The plan is a statement of policy, an expression of community intentions and aspirations. However, the plan is not an end unto itself, it must also be understood as part of a broader growth management process. A comprehensive plan is a supporting legal document and a key aspect of any plan is how it is carried out after it is adopted.

County Action Plan

Although broad strategies for achieving the county's goals are outlined in this comprehensive plan, more specific strategies will need to be identified in order to meet the immediate and future needs of the community. It is impossible and foolhardy to assume that a plan of action developed today will be completely relevant 20 years from now. Therefore the county will need to be prepared to set short term goals and be flexible in its approach to achieving these goals.

The County Action Plan will identify the actions, responsible parties or county departments, and priority or timing for achieving the goals of the comprehensive plan. The county will administratively update the County Action Plan on a periodic basis as needed, and at a minimum will review it every year.

Types of Actions

The County Board of Supervisors will implement the comprehensive plan and the County Action Plan using several different approaches. These include; policy decisions, regulatory reforms, programs, intergovernmental agreements, and capital improvements planning.

Policy Decisions: The county will carry out most of the policies and recommendations in the comprehensive plan through normal day to day operations of its boards and departments, such as the board of supervisors, the planning and zoning commission, and the county engineer's office.

Regulatory Reform: The county will need to make its development regulations consistent with the goals and policies of the Comprehensive Plan following adoption. The county will review its development regulations and standards, (including zoning, subdivision regulations, and

other ordinances) for consistency. County-wide zoning will allow the county to implement the policies and goals outlined in this comprehensive plan and will ensure the consistent application of land use regulations across the county.

Programs: The comprehensive plan establishes a foundation for new programs to meet the needs of the community. Examples of these new programs may include new government/private partnerships for economic development.

Intergovernmental Agreements: A number of the comprehensive plan goals will best be achieved through intergovernmental agreements between the county and other governmental entities, such as neighboring counties, the regional transportation planning affiliation, and other special districts.

Infrastructure Assessment: In some cases, the goals of the plan will require that the county take proactive steps to assess current and future needs and plan for expansion and improvement to services and facilities.

Amendment Procedures

The county will conduct revisions to the plan according to two distinct and different procedures, namely plan updates and plan amendments. A plan update should occur at intervals of approximately every five years. The purpose of the plan update is to re-evaluate the goals, policies, and strategies contained within this plan, and will identify those to change and to remove. It will also develop new policies if necessary to ensure that the plan is being effective. The plan amendment process should be done on an as needed basis. Plan amendments may include revisions to one or more sections of the comprehensive plan as a result of policy changes or changes to the planning environment, such as a natural disaster or some other event with a major impact on the characteristics of the community. Plan amendments may include amendments to the land use map. Some amendments may be as small as correcting typographical errors or errors on mapping.

Plan Update Process

It is intended that an update of the comprehensive plan should take place at least every five years, unless otherwise directed by the county board of supervisors. The county's prime consideration in making a determination of when an update should be initiated should include what changes have occurred since the plan was last updated. A Plan Update will include a thorough reevaluation of the vision, goals, and policies contained within the plan, noting those that should be changed and those that should be removed, and develop new policies if

necessary, to make sure that the plan is effective. A plan update will also include a thorough review of the validity of all information contained within the plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, county staff, and other impacted interests.

Plan Amendment Process

All Plan Amendments shall be considered by the Planning and Zoning Commission and County Supervisors pursuant to their respective powers. Based on its consideration of the recommendations from staff, boards and commissions, and evidence from public hearings, the Planning and Zoning Commission could then adopt a Plan Update (with or without further revisions) or reject it. Any adoption of a Plan Update by the Planning and Zoning Commission would be followed by County Supervisor action including, if applicable, its ratification and approval of the Plan Update. When considering a plan amendment, the county should consider whether:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
6. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

December 4, 2006

Appanoose County Board of Supervisors met in regular session December 4, 2006 at 9:00 A.M. in the Boardroom of the Courthouse. Present: Dean Kaster, Chairman and John Arnold and Jody McDanel, Boardmembers. Absent: None. McDanel moved to approve the agenda as presented. Seconded by Arnold. All voted aye. Arnold moved to approve the minutes from the November 20, 2006 meeting. Seconded by McDanel. All ayes.

Ad-Express & Daily Iowegian	Official Pub.& Legal Not.	248.90
Alliant Energy	Utilities	215.95
Appanoose Co Fair Board c/o Ma	Contrib. & Purchase Serv	10000.00
Appanoose Co Service Agency c/	Off. Supplies & Forms	502.00
C-D Supply LLC	Custodial Supplies	62.00
Centerville Medical Clinic Uni	Medical & Health Services	421.42
Chemical Maintenance Inc	Custodial Supplies	82.75
City of Centerville	Salary-Regular Employees	7463.54
Al Clark	Transportation	50.00
The Document Source	Off. Supplies & Forms	27.25
eSoft Inc	Computer & Microfilm Supp	311.00
First Bankcard Center	Educational & Train.Serv.	605.70
Gateway Inc Professional Solut	Off. Supplies & Forms	55.49
Hy-Vee Food Stores	Food Preparation Service	1888.96
Iowa Sheriffs & Deputies	ISSDA Dues & Memberships	405.00
Iowa Telecom	Telephone & Telegr.Serv.	761.35
Konica Minolta Business Soluti	Off. Equip Repair & Maint	9.03
The Landing Apartments	Rent Payments	150.00
Gary Long	Twp Clk & Trustees	10.00
Marshall Co Sheriff	Food Preparation Service	1540.00
Mercy Medical Center	Medical Supplies	73.08
Sherry Middlebrook	Contrib. & Purchase Serv	180.34
National Sheriffs Assn	Dues & Memberships	590.00
Ottumwa Courier	Contrib. & Purchase Serv	267.67
Petty Cash - App Co Sheriff	Postage & Mailing	15.05
Pitney Bowes Credit Corp	Postage & Mailing	267.00
David W. Powell	Twp Clk & Trustees	10.00
Quick Shop Foods Inc	Transportation	85.00
Quill Corporation	Computer & Microfilm Supp	688.55
James R. Robinson	Twp Clk & Trustees	10.00
Thressa L. Robinson	Twp Clk & Trustees	10.00
Treasurer, State of Iowa Legis	Postage & Mailing	19.00
Trumpets	Cash Allowances	19.95
U S Cellular	Telephone & Telegr.Serv.	547.42
U S Postmaster	Postage & Mailing	165.00
Wal-Mart Community	Law Enf. Equip & Weapons	225.02
West Payment Center	Books & Periodicals	100.49
Appanoose Co Sheriff Gary Ande	Outpatient M.H. Treatment	128.72
C-D Supply LLC	Custodial Supplies	125.79
City of Centerville	Fica County Contribution	1708.38
Hill's Sanitary Services	Garbage Serv	50.00
Iowa Division of Labor Service	Heat-Cool-Elevator-Rpr-Mn	25.00
Matt Parrott & Sons	Election Supplies	6291.18
South Iowa Area Detention Serv	Juvenile Detention & Shel	2240.00
Underwood Law Office James R.	Outpatient MH Treatment	60.00

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Wapello Co Auditor	Outpatient M.H. Treatment	692.10
Jonathan Willier	Legal Aid	216.00
10-15 Regional Transit Agency	Mental Health Exp	7.20
Ad-Express & Daily Iowegian	Official Pub.& Legal Not.	77.70
Appanoose Co Secondary Roads	Postage & Mailing	171.64
Stanley Consultants Inc	Stanle Off. Supplies & Forms	100.00
A B S Fire Equipment Co Inc	Engineering Services	294.50
Alliant Energy	Engineering Services	151.57
Appanoose Co Auditor	Courthous Off. Supplies & Forms	574.00
Central Iowa Fasteners	Engineering Services	323.33
Chariton Valley Electric	Engineering Services	6.21
City of Plano	Maintenance Contract	89.79
City of Unionville	Maintenance Contract	116.09
Computer Zone of Centerville	Off. Supplies & Forms	178.99
Eddy-Walker Equipment Co	Construction & Maint.	22907.00
eSoft Inc	Off. Supplies & Forms	311.00
Herberger Construction	Bridge & Culvert Maint.	30948.37
Ia Dept Nat Res-Storm Water Co	Engineering Services	150.00
ISU Attn: Georgia Parham	Educational & Train.Serv.	330.00
M F A Petroleum Co	Engineering Services	17663.50
Metal Culverts	Bridge & Culvert Maint.	1041.60
Moravia Union	Off. Supplies & Forms	3.80
Murphy's Tractor & Equipment	Engineering Services	239.45
The Office Center	Off. Supplies & Forms	8.67
Orschelns Conveniencecard	Engineering Services	104.88
Sidles - Mr. Automotive	Engineering Services	4025.07
Sioux City Foundry Co	Bridge & Culvert Maint.	3348.57
Snap-On-Tools Corp	Engineering Services	47.05
U S Bank VISA	Off. Supplies & Forms	184.94
U S Cellular	Off. Supplies & Forms	164.71
Wal-Mart Community	Off. Supplies & Forms	113.20
Albia Community Schools Attn:	Community Support Program	4810.00
App Co Public Health Nursing C	Community Support Program	3717.50
Davis Co Hospital Home & Commu	Community Support Program	3715.75
Iowa State Univ Extension Monr	Community Support Program	1875.00
Kid's Life Discovery Center At	Community Support Program	1185.00
Kiddie Kampus PreSchool Attn:	Community Support Program	2153.00
Lollipop Lane Preschool Attn:	Community Support Program	3290.00
Lucas Co Public Health Nursing	Community Support Program	6206.50
Monroe Co Public Hlth Nursing	Community Support Program	3639.00
Moravia Comm School Preschool	Community Support Program	1750.00
SCICAP Attn: Jim Smith	Community Support Program	19721.50
SIEDA Attn: Kathy Chamra	Community Support Program	18661.75
St. Mary's Catholic Sch Pre-K	Community Support Program	866.00
Iowa Telecom	E911 Telephone Expense	1226.57
Qwest	E911 Telephone Expense	344.84
U S Cellular	E911 Telephone Expense	166.73
Wal-Mart Community	Off. Supplies & Forms	19.97
Federal Licensing Inc	Telephone & Telegr.Serv.	214.00

Arnold moved to approve bills as listed. Seconded by Arnold. All voted aye.

Kaster stated the Concerned Citizens for Appanoose County and Citizens in Support of the Comprehensive Plan would each have 5 minutes to speak prior to the Comprehensive Plan Consideration. Randy Walker spoke for the Concerned Citizens and Nancy Bennett for Citizens in Support. Roy Downing spoke briefly as a member of the stakeholders.

Arnold moved to approve the Comprehensive Plan update with the addition on page 58 of "The goals recommended are generally applicable throughout the unincorporated areas of the County; however, they do not obligate the County to, or guarantee that, the County will adopt development regulations." and correcting any errors in punctuation, spelling and grammar. Seconded by McDanel. Votes as follows: Arnold-aye; Kaster-aye; and McDanel-aye. Nays: None.

County Engineer asked to award the contract for bridge replacement project on J29 North of Rathbun to Cohron for \$473,180.23 as low bid. Motion by Arnold and second by McDanel. All ayes.

McDanel moved to approve bond to insure against double payment for Jerry Hill in the amount of \$82.28. Seconded by Arnold. All voted aye.

Liability insurance bids were opened from Cook Insurance for \$139,095.00 and McDanel Insurance for \$143,813.00. McDanel moved to accept the bid from Cook Insurance. Seconded by Arnold. All voted aye.

McDanel moved to accept the resignation of Kathy Cridlebaugh in the Auditor's Office and hiring of her in the Recorder's office effective December 4, 2006 at \$10.50 per hour. Seconded by Arnold. All voted aye.

Arnold moved to table approval of Family Farm and Homestead Credits until December 18. Seconded by McDanel. All ayes.

McDanel moved to approve payroll report. Seconded by Arnold. All ayes.

McDanel moved to adjourn. Seconded by Arnold. All ayes.

The Board adjourned to meet at the call of the Auditor.

Appanoose County Board of Supervisors

Dean Kaster
John Arnold
Jody McDanel

Attest:

Linda Demry
Linda Demry, County Auditor