

A photograph of a wooden gazebo on a golf course green with trees in the background. The gazebo is a two-tiered structure with a brown roof and wooden railings. It is situated on a well-maintained green lawn. In the background, there are several trees, including a prominent white-barked tree. To the left, a black lamppost stands on a path. The overall scene is bright and sunny.

## **Fairbank, Iowa Comprehensive Land Use Plan**

**Public Hearing Held and Recommendation for Adoption  
by the  
Planning and Zoning Commission on:  
July 18, 2006**

**Public Hearing and Adoption by the  
City Council on:  
August 14, 2006**

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## **PURPOSE OF COMPREHENSIVE PLANNING**

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

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

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

The State of Iowa, in the Code of Iowa, has provided the basis for planning in Chapter 414. This Chapter is commonly referred to as the State’s zoning enabling legislation because it empowers local units of government to plan and regulate their physical development. Although the Code subsection pertaining to comprehensive plans is brief, it implies that a comprehensive plan be the basis of zoning regulations. Specifically, it states that regulations are to be in “accordance with a comprehensive plan”. Furthermore, the Code also, in the Chapters governing platting and subdivision of land (Chapter 354) and urban renewal (Chapter 403), requires that these activities be consistent with a community’s comprehensive or general plan. This plan is intended to satisfy the requirements established in Chapters 414, 354, and 403 for both comprehensive and general plans.

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

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

The Plan has the following Sections: the above stated Purpose and Intent; the History of the Community; Physical Characteristics of the Community; Statistical Profile; Public Facilities; Public Utilities; Circulation and Transportation; Land Use; Implementation; and Amendment Procedures.

## **HISTORY OF THE COMMUNITY**

Albert Clarke acquired 43.51 acres of land from the government on November 5, 1852 and Rufus Conable Jr. acquired 86.9 acres on August 27, 1853. These two pieces of land, on either side of the Little Wapsipinicon River, in the northwest corner of Buchanan County, comprised the beginning of the City of Fairbank.

F. J. Evertt and C. W. Bacon came here, from New York, acquired land and built a sawmill on the river. In 1854, they laid out a village that they named Fairbank, which was Mr. Bacon's grandmother's name. It was organized as a separate town on March 5, 1855.

The first store was built in 1855 with lumber from Everett and Bacon's saw mill.

The first post office was established in 1854, in the little log cabin built by Everett and Bacon. C. W. Bacon was appointed the first postmaster. The first mail carrier went once a week from Fairbank to Independence.

The first school was a one-room brick structure. In 1855, a larger 3 room wooden structure was built on the west side of the river. This was used until the present brick school was built in 1917.

The first dam was a log dam. The water was used to power a grist and feed mill, which stood on the east side of the river from 1863 to 1943, when it burned. The dam was rebuilt and repaired over the years. The present dam was built in 1989.

The first bridge across the river was an arch bridge, which was built too low and was washed out by floodwaters. A second steel bridge was built, with a higher abatement in 1896. The present bridge was built in 1954 and widened later.

Residents of Fairbank voted to incorporate on April 23, 1891 and the first town elections were held on May 5, 1891. J. C. Myers was the first mayor. The first council meeting was held on Monday evening, June 29, 1891.

Early settlers were mainly of German or Irish descent, with various religious backgrounds. There were always four or five churches.

At one time, there were two parochial schools, one through 8<sup>th</sup> Grade and the other through 12<sup>th</sup> Grade, along with the public school.

Main Street, east of the bridge was hard surfaced in 1947 and Main Street, from the bridge west to Walnut Street was surfaced in 1955. Concrete sidewalks were installed from the bridge to 4<sup>th</sup> Street in 1948.

The present City Hall, which was originally a grocery store, was purchased in 1990. The scrolling sign was installed in 2001.

The Senior Housing Units on the east side of town were built in 1973 and those on the west side were built in 1983. An Assisted Living Complex was built in 2003.

For many years, the population stayed around 650. Then, in the 1960s, new home construction began and steadily continues. The 2000 Census sets the population at 1,041.

## **PHYSICAL CHARACTERISTICS OF THE COMMUNITY**

### **Location**

The City of Fairbank is located in extreme northwestern corner of Buchanan County and southwestern corner of Fayette County in Iowa, as is shown in Figure 1.

### **Topography**

Figure 2 shows that the topography of the community is influenced by the Little Wapsipinicon River, which divides the community roughly in half from north to south. At the lowest point on either side of the river, 960 feet above mean sea level, the topography rises to nearly 1,000 feet on both the eastern and western edges of the community.

### **Soils**

The soils in the community are generally comprised of buildable soil types that will support development. As Figure 3 shows, the only exception to this statement is the areas of the community near the river where the soil types have been influenced by the river itself.

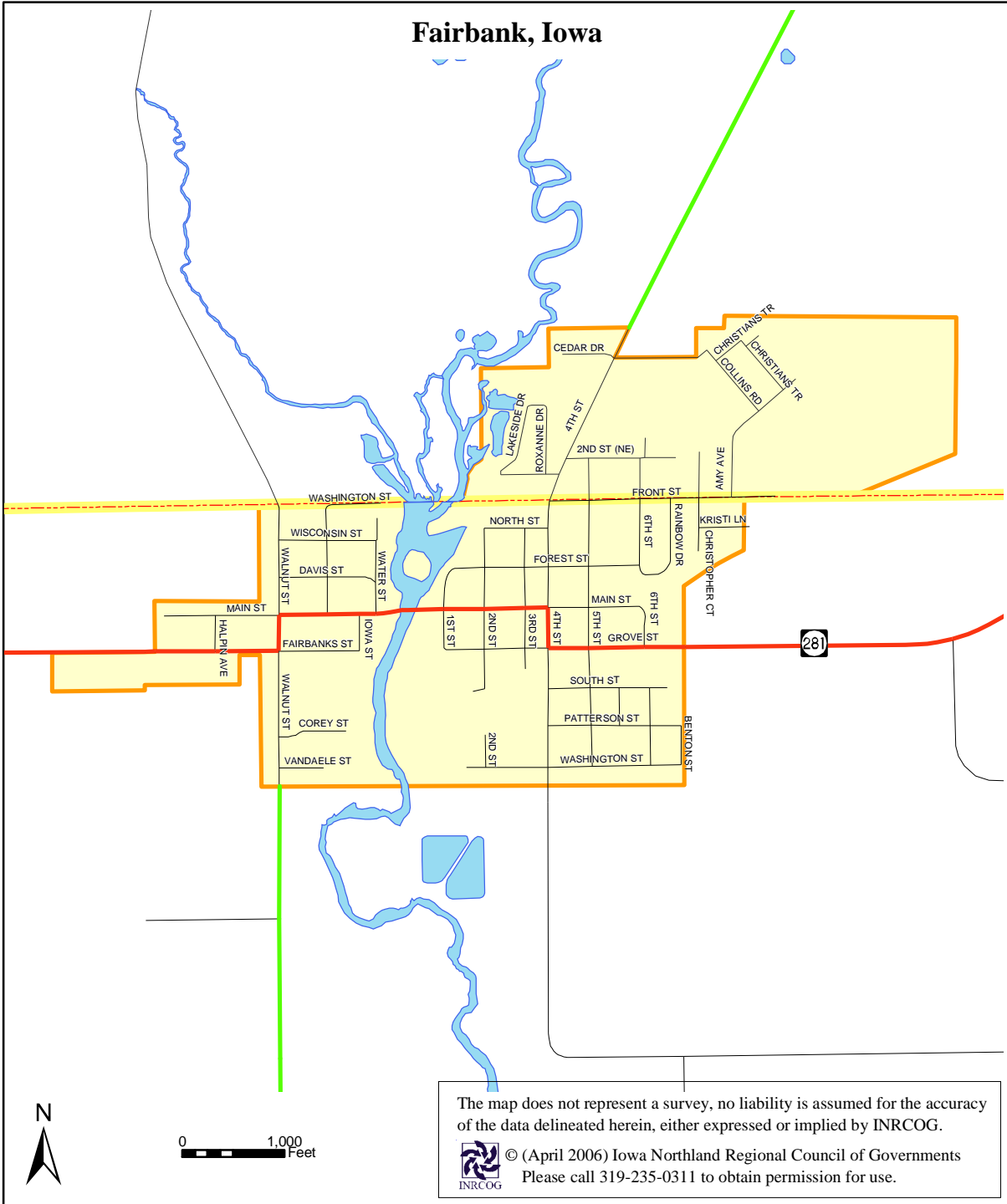
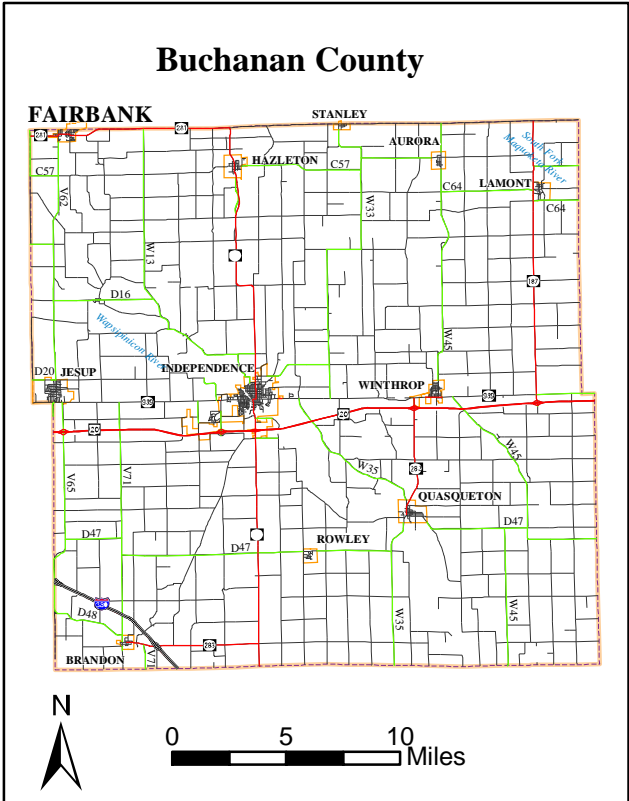
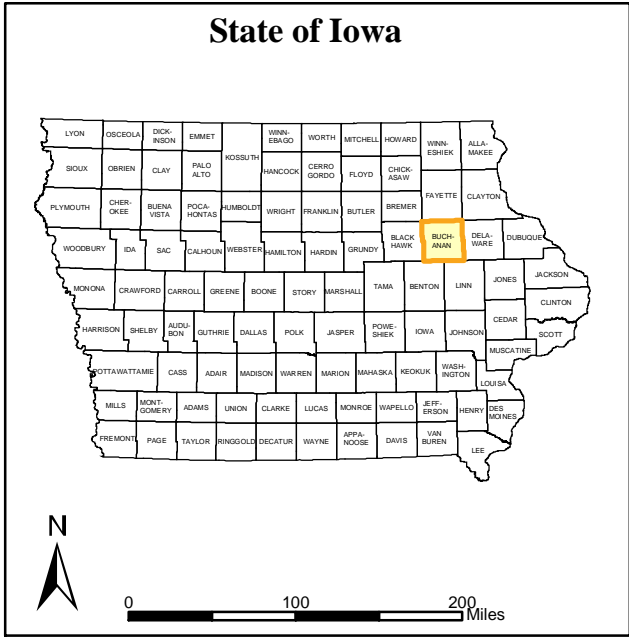
### **Climate**

Temperature: The lowest monthly average is set in January at 15 degrees, while the highest monthly average is in July at 73 degrees.

Precipitation in the form of rainfall: August has the highest monthly average with five (5) inches.

Wind: April is typically the windiest month and the wind-speed averages 13 miles per hour.

Snowfall: January is the snowiest month in that the city typically experiences between 10 and 11 inches of snow.



The map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by INRCOG.

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Figure 1: Location of the City







## STATISTICAL PROFILE – HISTORICAL TRENDS AND FORECASTS

### Population

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

The following table provides, by decade, an historical overview of the population within Fairbank and Buchanan County. As is evident, the city population grew noticeably since 1900. Conversely, the county's population has remained fairly stable between 1900 and 2000.

**Table 1. Historical Population Trends for the City of Fairbank and Buchanan County**

Year	Fairbank		Buchanan County	
	Number	Percent Change	Number	Percent Change
1900	644	--	21,427	--
1910	618	-4.0	19,748	-7.8
1920	657	6.3	19,890	0.7
1930	629	-4.3	19,550	-1.7
1940	631	0.3	20,991	7.4
1950	653	3.5	21,927	4.4
1960	650	-0.5	22,293	1.6
1970	810	24.6	21,762	-2.3
1980	980	21.0	22,900	4.9
1990	1,018	3.9	20,844	-9.0
2000	1,041	2.3	21,093	1.2

Source: U.S. Census Bureau

Table 2 illustrates population figures for all of the incorporated communities in Buchanan County, as well as those for the county itself and the State of Iowa. Note that Fairbank was the only community in the county to gain population in all four decades shown.

**Table 2. Recent Population Trends of Selected Communities**

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

Source: U.S. Census Bureau

Table 3 focuses on the population cohorts that were reported in the 1990 and 2000 Censuses of the city. In general, this table shows that persons over the age of 35 increased, while persons under the age of 35 decreased in number. Incidentally, this trend mirrors what is happening elsewhere in Iowa.

**Table 3. Age Cohorts for the City of Fairbank**

Age Cohort	1990		2000		% Change
	Number	% of Total	Number	% of Total	
Less than 5	81	8.0	66	6.3	-18.5
5-9	85	8.3	91	8.7	7.1
10-14	99	9.7	87	8.4	-12.1
15-19	80	7.9	68	6.5	-15.0
20-24	48	4.7	53	5.1	10.4
25-34	180	17.7	124	11.9	-31.1
35-44	134	13.2	171	16.4	27.6
45-54	83	8.2	141	13.5	69.9
55-64	89	8.7	86	8.3	-3.3
65-74	78	7.7	84	8.1	7.7
75-84	46	4.5	55	5.3	19.6
85+	15	1.5	15	1.4	0.0
<b>Total</b>	<b>1,018</b>	<b>100.0</b>	<b>1,041</b>	<b>100.0</b>	<b>2.3</b>

Source: U.S. Census Bureau

In an attempt to predict how change in certain age cohorts may affect the future need for services in the community, Table 4 has been developed. Specifically, it analyzes trends for persons under the age of 18 and over the age of 64 for the two decades shown. It is important to realize that the city's figures in this table show a decrease in the number and percentage of persons under 18 years of age, and an increase in number and percentage for persons 65 and older.

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

Community	1990				2000			
	<18	%	>64	%	<18	%	>64	%
Fairbank	322	31.6	139	13.7	293	28.1	154	14.8
Buchanan County	6,421	30.8	3,244	15.6	6,031	28.6	3,056	14.5
State of Iowa	718,880	25.9	426,106	15.3	733,638	25.1	436,213	14.9

Source: U.S. Census Bureau

Further review of Census Bureau information, regarding race and sex of the city's population, is shown in Table 5. While not reported as "race" category by the Census Bureau, Fairbank had eight person of Hispanic origin in 1990 and ten persons in 2000.

**Table 5. Race and Sex of Fairbank Residents**

	Total Population	White or Caucasian	Black or African American	Am. Indian, Eskimo, Aleut	Asian or Pacific Islander	Other Race/ 2+ Races
Male (1990)	509	505	0	4	0	0
Female (1990)	515	506	0	2	2	5
<b>Total (1990)</b>	<b>1,024</b>	<b>1,011</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>5</b>
Male (2000)	508	504	0	1	1	2
Female (2000)	533	531	1	0	0	1
<b>Total (2000)</b>	<b>1,041</b>	<b>1,035</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>

Source: U.S. Census Bureau

The following table shows 20-year population projections for the city of Fairbank. It should be noted that all of the projections use historical information as their basis. An explanation of each type follows.

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

The third type of projection looked specifically at how the city relates to Buchanan County in terms of percentage. This study looked at what percent of the county’s total population resided within the city of Fairbank during four different time periods. The reason that four time periods were analyzed, as opposed to just the two time periods used in the other projections, was because the city’s population became a higher percentage of the county’s total population in 1990 and 2000. We should underscore that if the city had only used the 1900 to 2000 and 1940 to 2000 time frames for this study, the projections would have been noticeably lower than the other projections. This is shown in Table 6.

Table 6 provides a summary of the projection results for the years 2010 and 2020. By way of comparison, the city had a 1990 population of 1,018 persons and a 2000 population of 1,041. Finally, it is important to remember that the information shown in Table 6 is merely a projection of the city’s future population calculated using historical data rather than an exact number of persons who will actually be living in the community at that time.

**Table 6. Population Projections for the City of Fairbank**

Type of Projection	2010	2020
Linear		
1900-2000	1,081	1,120
1940-2000	1,100	1,159
Geometric		
1900-2000	1,125	1,216
1940-2000	1,159	1,290
Percent of County		
1990 (Census)	1,021	1,031
2000 (Census)	1,031	1,042
<i>Mean or Average</i>	<i>1,086</i>	<i>1,143</i>

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

## Housing

In addition to studying population statistics, a Comprehensive Plan should review pertinent housing data. As is the case for many Iowa communities, the predominant type of housing in Fairbank is the single-family home. In addition, the average number of persons living in each unit is less than three persons and the vacancy rate is a very small percentage. A summary of general housing information is shown in Table 7.

**Table 7. General Housing Information for the City of Fairbank**

Statistic	1980	1990	2000
Total Persons	980	1,018	1,041
Total Housing Units	362	408	436
Occupied	348	377	418
Vacant	14	31	18
Persons Per Housing Unit	2.71	2.50	2.39
Number of Households	348	377	418
Number of Families	258	274	290

Source: U.S. Census Bureau

Table 8 shows the number of housing units reported, by selected communities, in the 1980, 1990, and 2000 Censuses. Note that the City of Fairbank, Buchanan County, and the State of Iowa all gained housing units for each Census between 1980 and 2000.

**Table 8. Number of Housing Units in Selected Communities**

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

Source: U.S. Census Bureau

As for the age of the housing stock in Fairbank, Table 9 provides a breakdown by specified years. As a means of comparison, the Table shows how the city's percentage relates to those of the county and state. Note that nearly 50 percent of Fairbank's housing stock was built between 1970 and 2000, which is relatively recent when compared to the age of units county and statewide.

**Table 9. Age of Housing Units in 2000**

Year Unit was Built	Fairbank		Buchanan County	State of Iowa
	Number	Percent	Percent	Percent
1999 to March 2000	10	2.3	1.3	1.9
1995-1998	40	9.3	4.6	5.4
1990-1994	20	4.7	5.5	5.0
1980-1989	36	8.4	7.5	8.0
1970-1979	97	22.6	18.6	16.8
1960-1969	75	17.5	12.2	11.8
1940-1959	37	8.7	15.1	19.5
1939 or earlier	114	26.6	35.1	31.6
Total	429	100.0	100.0	100.0

Source: U.S. Census Bureau

The breakdown of values for single-family homes in Fairbank is illustrated in Table 10. It shows that the number of homes under \$50,000 decreased between 1990 and 2000, while the number of homes over \$50,000 increased. Three possible explanations for the overall increasing home values may be due to property reassessment, improvements being made, and/or the effects of demand or the housing market in the community.

**Table 10. Value of Specified Owner-Occupied Units in Fairbank**

Unit Value Ranges	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	181	70.2	60	20.6
\$50-\$99,999	75	29.1	171	58.8
\$100-\$149,999	2	0.8	50	17.2
\$150-\$199,999	0	0.0	3	1.0
\$200-\$299,999	0	0.0	7	2.4
\$300-\$499,999	0	0.0	0	0.0
Total	258	100.0	291	100.0

Source: U.S. Census Bureau

As is shown in Table 11, most of the communities in Buchanan County experienced a decline in housing value between 1980 and 1990. Conversely, values increased dramatically in the communities between 1990 and 2000. The city of Fairbank reported a decrease from 1980 to 1990 of 4.8 percent and an increase from 1990 to 2000 of 103 percent.

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

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

Source: U.S. Census Bureau

Table 12 shows the number of units between reported in the 1980, 1990 and 2000 Censuses. Similar to Buchanan County and the State of Iowa, Fairbank experienced an increase in the number of rental units between 1980 and 1990, which could be partly caused by the Farm Crisis, and a decline from 1990 to 2000, which could symbolize a rebound in demand for housing in the community.

**Table 12. Number of Renter Occupied Units for Selected Communities**

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

Source: U.S. Census Bureau



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

**Table 13. Median Rent for Selected Communities**

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

Source: U.S. Census Bureau

Table 14 shows the number of housing units that would be necessary to accommodate the population projections that appear in Table 6. The figures in Table 14 were calculated by dividing the population projections from Table 6 by the 2000 persons per housing unit ratio of 2.39, which is documented in Table 7. In order to estimate the demand for future housing units in the community, it is important to remember that there were 436 housing units reported by the Census Bureau in 2000. In addition to assuming that the persons per housing unit ratio is suitable for making projections, this study also assumes that the figures in Table 14 do not include any vacant units and that all of the units are safe, habitable structures.

**Table 14. Housing Unit Projections for the City of Fairbank**

Type of Projection	2010	2020
Linear		
1900-2000	452	469
1940-2000	460	485
Geometric		
1900-2000	471	509
1940-2000	485	540
Percent of County		
1990 (Census)	427	432
2000 (Census)	432	436
<i>Mean or Average</i>	<i>454</i>	<i>478</i>

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

## Economy

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

**Table 15. Economic Base of Fairbank and Buchanan County in 2000<sup>1</sup>**

Industrial Category	Fairbank		Buchanan County	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, and Mining	12	2.4	721	7.3
Construction	23	4.5	771	7.8
Manufacturing	111	21.8	2,291	23.1
Wholesale Trade	24	4.7	307	3.1
Retail Trade	77	15.1	1,212	12.2
Transportation, Warehousing, and Utilities	28	5.5	451	4.5
Information	13	2.6	213	2.1
Finance, Insurance, Real Estate, Rental and Leasing	24	4.7	350	3.5
Professional and Scientific	22	4.3	433	4.4
Educational, health, and social services	98	19.3	2,051	20.6
Art, Entertainment, and Recreation	26	5.1	378	3.8
Other Services	33	6.5	392	3.9
Public Administration	18	3.5	369	3.7
Total Employed Persons	509	100.0	9,939	100.0

<sup>1</sup> Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

**Table 16. Occupation Classification of Persons Employed in 2000<sup>1</sup>**

Industrial Description	Fairbank		Buchanan County	
	Number	Percent	Number	Percent
Management, Professional, and Related Occupations	113	22.2	2,796	28.1
Service Occupations	75	14.7	1,396	14.0
Sales and Office Occupations	141	27.7	2,257	22.7
Farm, Fishing, and Forestry	4	0.8	154	1.5
Construction, Extractions, and Maintenance	50	9.8	1,120	11.3
Production, Transportation, and Material Moving	126	24.8	2,216	22.3
Total Employed Persons	509	100.0	9,939	100.0

<sup>1</sup> Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

Table 17 shows both the per capita and median household incomes for selected communities, including the incorporated communities in Buchanan County, the county itself, and the State of Iowa. As the Table indicates, the city of Fairbank was about in the middle of the communities when it comes to per capita and median household incomes reported for the jurisdictions shown.

**Table 17. Per Capita and Median Household Income for Selected Communities**

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

Source: U.S. Census Bureau

Unemployment trends for the county and the state are illustrated in Table 18. As is shown below, the current unemployment rates for both jurisdictions are low but increasing, which may indicate a changing economy. Note that the county's rate has been slightly higher than that of the state for the period shown. Nevertheless, both jurisdictions' rates have increased during the period of time shown.

**Table 18. Unemployment Rate Trends**

Community	2000	2001	2002	2003	2004	Through 7/2005
Buchanan County	3.1%	3.9%	4.8%	4.6%	5.0%	5.6%
State of Iowa	2.6%	3.0%	4.0%	4.4%	4.8%	4.8%

Source: Iowa Workforce Development

The following table compares the levels of education for persons within the city of Fairbank, Buchanan County, and the State of Iowa. In comparison with the county and state, the city has a higher percentage of persons who have earned a high school diploma, but a lower percentage of persons earning a degree.

**Table 19. Educational Attainment for Persons 25 Years of Age and Older in 2000**

Category	Fairbank		Buchanan County		State of Iowa
	Number	Percent	Number	Percent	Percent
Less than 9 <sup>th</sup> Grade	24	3.6	955	7.1	5.6
9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	56	8.4	1,102	8.2	8.3
High School Graduate, includes GED	347	51.9	5,839	43.6	36.1
Some College, No Degree	108	16.1	2,721	20.3	21.4
Associate Degree	49	7.3	1,070	8.0	7.4
Bachelors Degree	70	10.5	1,280	9.6	14.7
Graduate or Professional Degree	15	2.2	416	3.1	6.5
Total	669	100.0	13,383	100.0	100.0

Source: U.S. Census Bureau

Table 20 provides insight into retail trade in the county. Specifically, the Table shows a six-year trend of the number of retail tax reports and sales tax dollars received by the state. In order to estimate the number of retail businesses in either community, divide the number of quarterly reports that were filed with the state by four. For example, in 2004, it is estimated that 51 businesses (205/4) operated in the city of Fairbank and 619 (2,479/4) operated in Buchanan County.

As for analysis of Table 20, overall the county experienced increases when it comes to retail sales figures, however, the city's sales figures rose from 1999 to 2002 and then declined in 2003 and 2004. Conversely, the city and county generally experienced decreases in the number of filed reports during the same time period.

**Table 20. Retail Sales and Business Trends**

	1999		2000		2001	
	Number of Reports Filed	Sales	Number of Reports Filed	Sales	Number of Reports Filed	Sales
Fairbank	233	\$7,846,425	230	\$8,134,000	226	\$8,651,522
Buchanan County	2,867	\$101,304,517	2,753	\$106,925,379	2,690	\$107,759,878
	2002		2003		2004	
	Number of Reports Filed	Sales	Number of Reports Filed	Sales	Number of Reports Filed	Sales
Fairbank	231	\$9,243,479	214	\$8,935,462	205	\$8,769,244
Buchanan County	2,650	\$110,553,677	2,495	\$109,577,054	2,479	\$112,358,763

Source: Iowa Retail Sales and Use Tax Reports

A brief overview of retail trade industries in Buchanan County is provided in Table 21. The city of Fairbank's statistics are included in the "Balance of County" category. As is shown, both the cities and the county experienced an increase in sales receipts, payroll, and paid employees between 1992 and 1997. However, the number of establishments decreased for all of the jurisdictions during the same time period.

**Table 21. Retail Trade in Buchanan County**

1992				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Independence	60	62,585	6,707	624
Balance of County	62	37,672	3,102	325
Buchanan County	122	100,257	9,809	949
1997				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Independence	57	87,763	8,095	530
Balance of County	49	67,184	5,722	381
Buchanan County	106	154,947	13,817	911

Source: Census of Retail Trade and Economic Census

Finally, Table 22 provides economic information regarding wholesale trade in Buchanan County. Again, Fairbank statistics are included in the “Balance of County” information. The table shows that between 1992 and 1997 the number of wholesale trade establishments, payroll, and number of employees decreased in both the cities and county. On the other hand, sales receipts increased for all the jurisdictions.

**Table 22. Wholesale Trade in Buchanan County**

<b>1992</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Independence	18	D	D	100-249
Balance of County	30	D	D	250-499
Buchanan County	48	184,381	8,782	393
<b>1997</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
Independence	10	D	D	20-99
Balance of County	28	D	D	100-249
Buchanan County	38	222,743	8,370	311

D-Data Not Disclosed For Privacy Reasons

Source: Census of Wholesale Trade

## Financial

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

Table 23 shows that actual and taxable valuations fluctuated in all of the years illustrated.

**Table 23. Taxable and Actual Valuations for Fairbank**

January 1,	Buchanan County Valuations		Fayette County Valuations		Municipal Total	
	Actual	Taxable	Actual	Taxable	Actual	Taxable
2000	\$19,919,559	\$9,427,390	\$6,891,029	\$1,516,163	<b>\$26,810,588</b>	<b>\$10,943,553</b>
2001	\$21,712,235	\$9,154,522	\$3,808,563	\$1,452,574	<b>\$25,520,798</b>	<b>\$10,607,096</b>
2002	\$22,205,466	\$11,453,342	\$7,664,089	\$3,619,322	<b>\$29,869,555</b>	<b>\$15,072,664</b>
2003	\$19,783,881	\$9,126,791	\$3,870,293	\$1,611,502	<b>\$23,654,174</b>	<b>\$10,738,293</b>
2004	\$20,169,334	\$9,089,954	\$5,816,050	\$1,447,014	<b>\$25,985,384</b>	<b>\$10,536,968</b>

Source: Buchanan County Auditor

Tables 24 and 25 offer further analysis of the financial conditions of the community. Table 24 provides revenue trend information from the city's annual financial reports, while Table 25 provides the city's annual expenditure trends and fund balance information. Overall, the city's revenues and expenditures, together with the fact that city has no general obligation bond or tax increment financing debt, appear to indicate that the city is financially sound and is taking steps to manage their budget.

**Table 24. Revenue Trends in the City's Annual Financial Reports**

Source	Fiscal Year 2001	Fiscal Year 2002	Fiscal Year 2003	Fiscal Year 2004	Fiscal Year 2005
Property Tax	\$86,675	\$87,381	\$106,963	\$150,315	\$108,572
Tax Increment Financing	\$124,016	\$139,373	\$172,054	\$77,151	\$212,334
Other City Taxes	\$86,303	\$69,209	\$67,592	\$56,464	\$72,420
Licenses and Permits	\$1,993	\$1,983	\$1,883	\$1,878	\$1,493
Use of Money and Property	\$30,186	\$19,427	\$17,376	\$18,437	\$13,524
Intergovernmental	\$329,735	\$360,697	\$235,986	\$249,249	\$146,005
Charges for Services	\$1,058,098	\$1,065,090	\$1,084,913	\$1,129,356	\$1,241,255
Special Assessments	\$0	\$0	\$0	\$0	\$1,037
Miscellaneous	\$42,639	\$43,504	\$71,795	\$126,122	\$81,054
Other Financing Sources			\$210,382	\$1,539,075	\$90,377
Revenue Subtotal	\$1,759,645	\$1,786,664	\$1,968,944	\$3,348,047	\$1,968,071
Transfers In	\$128,326	\$351,748			
Transfers In and Interfund Loans					
Short-Term Debt					
Proceeds on Long-Term Debt	\$0	\$390,000			
Proceeds of Fixed Asset Sales	\$0	\$0			
<b>Total</b>	<b>\$1,887,971</b>	<b>\$2,528,412</b>	<b>\$1,968,944</b>	<b>\$3,348,047</b>	<b>\$1,968,071</b>

Source: City of Fairbank Annual Reports

**Table 25. Expenditure and Fund Balance Trends in the City's Annual Financial Reports**

Expense Category	Fiscal Year 2001	Fiscal Year 2002	Expense Category	Fiscal Year 2003	Fiscal Year 2004	Fiscal Year 2005
Community Protection	\$57,355	\$131,530	Public Safety	\$91,866	\$121,971	\$96,676
Human Development	\$186,858	\$126,847	Public Works	\$98,863	\$115,922	\$106,313
Home & Community Environment	\$1,432,900	\$1,873,535	Health & Social Services	\$1,472	\$1,600	\$975
Policy and Administration	\$25,548	\$23,340	Culture & Recreation	\$177,647	\$114,772	\$262,513
Non-Program	\$0	\$0	Community & Economic Development	\$1,143	\$416,202	\$6,047
			Gen. Government	\$25,897	\$27,545	\$27,768
			Debt Service	\$67,658	\$68,187	\$275,163
			Capital Projects	\$0	\$1,071,816	\$0
			Business Type Enterprises	\$1,107,308	\$1,031,030	\$1,104,335
<b>Expenditures Subtotal</b>	<b>\$1,702,661</b>	<b>\$2,155,252</b>		<b>\$1,571,855</b>	<b>\$2,915,045</b>	<b>\$1,879,790</b>
Transfers Out	\$128,326	\$351,748		\$210,382	\$224,075	\$90,377
<b>Total Expenditures</b>	<b>\$1,830,987</b>	<b>\$2,507,000</b>		<b>\$1,782,237</b>	<b>\$3,139,120</b>	<b>\$1,970,167</b>
Revenues Over (Under) Expenditures	\$56,984	\$21,412		\$186,707	\$208,927	(\$2,096)
Beginning Fund Balance July 1 <sup>st</sup> of the Previous Year	\$543,171	\$600,155		\$621,567	\$808,274	\$1,017,201
<b>Ending Fund Balance June 30<sup>th</sup> of that Year</b>	<b>\$600,155</b>	<b>\$621,567</b>		<b>\$808,274</b>	<b>\$1,017,201</b>	<b>\$1,015,105</b>

Source: City of Fairbank Annual Reports

Finally, Table 26 provides additional information, in the form of an approximate debt analysis, regarding the community's financial status. According to Iowa Code, a municipality may debt itself up to five (5) percent of its actual value for General Obligation Bond. Currently, the city does not have any General Obligation Bond debt, however it does have a significant amount TIF indebtedness as well as revenue bond indebtedness.

**Table 26. City Debt Analysis**

<b>General Obligation Bond Indebtedness:</b>	<b>Current Balance: \$0.00</b>
Actual Assessed Valuation, Including Agricultural Land (January 2004)	\$25,985,384
General Obligation Bonding Capacity (5% of Actual Assessed Valuation)	\$1,299,269
Outstanding General Obligation Bond	\$0
<b>Tax Increment Financing (TIF) Bond Indebtedness:</b>	<b>Current Balance: \$1,148,738.93</b>
Aquatic Center	\$896,644.31
Fairbank Assisted Living	\$176,994.62
Internal Loan for Low-Income Housing	\$80,000.00
<b>Revenue Bond Indebtedness:</b>	<b>Current Balance: \$186,787.17</b>
Refinance Natural Gas System	\$179,787.17
Sewer Improvements	\$7,000.00

Source: City of Fairbank

The following table provides tax levies for the incorporated communities in Buchanan County, as well as tax levy information for that portion of Fairbank that is within Fayette County. As is shown, the City of Fairbank’s levy, whether in Buchanan or Fayette Counties, is the third lowest for the local governments illustrated in Figure 27. Only Aurora and Winthrop have lower property tax rates than Fairbank.

**Table 27. Property Tax Levies for Selected Communities**

Community	Total Property Tax Levy (Per Thousand Dollars of Valuation)
Aurora	\$29.55559
Brandon	\$34.65427
<b>Fairbank (part in Buchanan County)</b>	<b>\$32.44671</b>
<b>Fairbank (part in Fayette County)</b>	<b>\$30.66364</b>
Hazleton	\$38.11043
Independence	\$37.91467
Jesup	\$35.67581
Lamont	\$36.99715
Quasqueton	\$33.19204
Rowley	\$33.83556
Stanley	\$37.25522
Winthrop	\$29.80037

Source: Buchanan and Fayette County Auditor’s Offices



## **PUBLIC FACILITIES**

### **City Hall**

The Fairbank City Hall, including Council Chambers, City Clerk's office, and Police Department, is located at 212 Main Street.

### **Police, Fire, and Rescue Facilities**

#### Police

The Fairbank Police Department offers many valuable services to the City of Fairbank. Our Department is on call 24 hours a day 365 days out of the year. Our department features one full-time officer, 3 part-time officers and we also have 2 reserve officer positions. We offer rapid response time to call, often under five minutes. We offer vacation watch when people are gone on vacation giving extra patrol to their residence during that time. We are active in deterring crime by active vehicle patrol, foot patrol in various areas of town, and keeping lines of communication open to the public. Our officers are proud of our community and stay involved try to help make a difference.

As our city grows and more businesses come to our area the demand on the police department will grow. Being in the very north-west corner of our county prevents deputies from being in the area to often due to the limited recourses and great size of our county. In the next 3-5 years if the growth of Fairbank continues we will have to consider the need of a second full-time officer to provide to timely response and to maintain our Community Orientated Philosophy. Also in the next 4-5 years we will needing to add a new squad car to replace the current one, and the possibility of keeping our current car must be considered due to the fact we are %100 self sufficient and we can not afford to be without a squad car in the cases of mechanical problems. Also in many instances such as Fairbank Days we do have 2-3 officers on Patrol, and two cars may be needed. Also if we do choose to add more part-time help or another full-time officer one car would not fill our needs.

#### Fire and Rescue

The Fairbank Fire Department and Emergency Medical Services (EMS) is provided by a 40 volunteer members, of which approximately one-third are firefighters, one-third are Emergency Medical Technicians (EMTs) and one-third are both firefighters and EMTs. The goal of the Department is to provide life and property-saving services to residents of the community and surrounding unincorporated areas.

The Department is hosting a Firefighter 1 Class beginning in January 2006 that will conclude in March, whereby the Department hopes to have all of its firefighters trained to this level. In addition, future needs of the Department include replacement of the fire station roof, which is original to the building that was built in 1986, and replacement of two outdated vehicles (1952 and 1972 model years) with a new or used pumper/rescue truck.

### **Parks and Recreation**

#### Parks

The City of Fairbank maintains a number of parks for recreational use.

Island Park is situated in the Little Wapispinicon River. Access to the park is via a swinging pedestrian bridge. The park contains a picnic shelter, picnic tables, grills and playground equipment. A canoe ramp and handicapped accessible modern bathrooms are also available. Decorative lights have been placed around the perimeter of the island by individuals each purchasing a light.

West Bentley Park is located on the west side of the river. It has an 1/8 mile asphalt surface recreational trail, picnic shelter, picnic tables, grill and playground equipment.

East Bentley Park overlooks the river and has benches to sit and enjoy the scenery.

Veteran's Park is located in the northeast corner of town. This park has a statue honoring the civil war soldiers. There is a picnic shelter, picnic tables and playground equipment.

The largest park is the ball diamond complex on the southwest edge of town. This area has two softball/baseball diamonds and three sand volleyball courts for the sports-minded individuals. There is a large shelter with electrical outlets, picnic tables and a large variety of playground equipment which was installed in 2002. This is a popular spot for family reunions and family get-togethers. There are modern handicapped accessible bathrooms and running water available.

Riverside Park is the city's newest park. It was created when several houses were removed in a flood buyout in 1999. With help from REAP funding, a 1/4 mile asphalt recreational trail was built, all electric utilities were put underground and a gazebo was added. There is also a butterfly garden and an ice rink is available during the winter. This park has become a very popular place for weddings in the gazebo. Decorative lighting was placed in the park by individuals purchasing the light as a memorial for a loved one or as a family donation. Benches have also been added as memorials.

#### Aquatic Center

The Fairbank Aquatic Center, which includes a number of amenities, was constructed in 2003 and opened in June 2004. Specifically, the 5,605 square-foot Center can serve 290 persons and has: zero-depth entry, flume and small slide, teacup and snake play features, water geysers, diving board, lap lanes, lap lanes, and basketball hoops. Also, the facility has a 1,428 square-foot bathhouse that includes a concession stand. Financing for the project came from: the Community Action and Tourism (CAT) Program; a McElroy Trust Foundation Grant; Buchanan County; Tax Increment Financing through the City; and from private donations and fundraisers. In 2005, there were 7,307 season pass users and 12,467 daily ticket users of the facility.

#### **Schools**

The Wapsi Valley Community School District, which covers northwestern Buchanan County as well as students from the surrounding area, serves the residents of Fairbank. Fifty-four teachers work in the District and the current enrollment is 720 students. At this time, the District projects a slight decline in its enrollment the next five years. The District's facilities include elementary schools in Readlyn and Fairbank, a junior/senior high school building located in rural Bremer County, four rural school sites that serve primarily Amish families, and the Community Lutheran schools.

#### **Library**

The Fairbank Public Library offers many services to the Fairbank community. Our materials include regular print books, large print books, audio books on cassette and CD. Customers are listening to books while they drive to work, exercise or go on vacation. Older customers are requesting large print books or audio books.

The EBSCO magazine service is available to customers. Since it is impossible for us to take a lot of magazines, this service allows us to find articles from magazines for our customers.

The library can borrow books from other libraries in Iowa. If a customer would like to read a book we do not have, we can use the Interlibrary Loan service from the State Library.

Computer usage is also another service the library offers. Three computers are available for customers to use the Internet. Customers are charged .15 for copies they print from the computers. There has been a definite increase in the use of computers the past couple of years.

The card catalogue is now on the computer, so customers can use the computer to see what is available in the library. We also use the computer for check out in the new automation system.

The Fairbank Library has movies on VCR and DVD's. New titles may be checked out for 2 days. Older titles may be checked out for 2 weeks.

A copy machine is available at the library. Copies are .15 each.

Faxes can also be sent from the library for a charge of \$2.00 for the first page and \$1.00 for additional pages.

Children's programming is offered after school during the school year. Story time, for preschoolers, is offered at 10:00 am on Wednesday mornings. A book club meets on the second Tuesday of the month.

The Library has two employees that staff the library for 25 hours a week-Monday 2:30-6:30 p.m., Tuesday 1-5 p.m., Wednesday 9-11 a.m. and 2:30-6:30 p.m., Thursday 1-5 p.m., Friday 1-5 p.m., and Saturday 10:00 a.m. -1:00 p.m.

The library may be changing in the future. Computers will become even more a part of customer's lives.

A fence might be added to the south side of our building in the future. The library will also make any repairs to the furnace or building structure that are needed.

### **Medical Services**

Medical services are available in the community through the Covenant Clinic, which is part of the Covenant Health System. The offices of the Clinic are in the Waterloo-Cedar Falls metropolitan area, and Fairbank is one of 11 rural communities in Northeast Iowa. At this time, the Clinic in Fairbank employs a physician's assistant.

**PUBLIC UTILITIES**

**Water**

The city water supply comes from two (2) active wells:

Well #3:

- A. 1,292 feet deep
- B. Pumps 105 Gallons Per Minute (GPM)
- C. Not susceptible to contaminant sources.
- D. Gets water from the Cambrian-Ordovician Aquifer.

Well #4:

- A. 200 feet deep.
- B. Pumps 100 Gallons Per Minute (GPM)
- C. Susceptible to contaminants.
- D. Gets water from the Silurian-Devonian Aquifer.

The current water tower was constructed in 2000 and has a capacity of 200,000 gallons. The average pressure in the water system is 74 to 82 pounds per square inch (PSI). Average water consumption is 80,000 to 100,000 gallons per day. The City’s wells can pump 288,000 gallons in a twenty-four hour period. The peak water consumption is 130,000 per day. Currently, the city has 465 water customers.

Future Needs

- A. Replace four-inch water mains with larger mains.
- B. Replace fire hydrants at the same time the mains are replaced.

**Sanitary Sewer**

The City of Fairbank has three (3) lift stations with stand by power at each. The city also has three (3) cell-aerated lagoons.

Cell #1	6.780 M.G.
Cell #2	6.490 M.G.
Cell #3	0.584 M.G.

Facility Design

This is a continuous discharge lagoon system. Average load is 121 pounds per day (PPD). Peak load is 181 PPD, and the design load is 189 PPD. The average dry weather flow is 0.103 gallons per day, and the average wet weather flow is 0.127 gallons per day. Maximum wet weather flow is 0.197 gallons per day, and the average daily flow is 0.115 gallons per day.

Future Needs

- A. Lagoon system is at or near capacity and may need more capacity in the future.
- B. We are in the process of obtaining a new NPDES discharge from the Iowa Department of Natural Resources.

**Electricity, Natural Gas, Telephone**

Alliant Energy is the current wholesale supplier of electricity to the City of Fairbank.

Northern Natural Gas is the current wholesale supplier of natural gas to the City of Fairbank.

Iowa Telecom is the local provider of telephone service for the City of Fairbank.

**Solid Waste**

The City of Fairbank is currently beginning its third year in a five-year contract with Black Hawk Waste Disposal for collection of solid waste from residential customers. Commercial businesses contract individually with the hauler of their choice.

## **CIRCULATION AND TRANSPORTATION**

### **Roads and Streets**

The city currently maintains approximately 83.9 acres of street and alley right-of-way, all of which either paved, seal-coated streets, or gravel.

### **Air**

Air service is offered to residents of Fairbank through the Eastern Iowa Airport in Cedar Rapids, Waterloo Municipal Airport, Dubuque Airport, Des Moines International Airport, Rochester International Airport, and the Minneapolis/St. Paul International Airport.

### **Rail**

The city of Fairbank is served by the Iowa Northern Railroad (formerly the Dakota and Western Railroad), which bisects the community across the southeastern corner. This particular rail line connects Oelwein and Waterloo.

### **Transit**

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

## EXISTING LAND USE OF THE COMMUNITY

### Existing Land Use Patterns

The existing land use pattern of the city of Fairbank, as of November 2005, is shown in Figure 4. As is evident, the community is predominantly residential uses, which is shown in Table 28. Also, it is evident that the Little Wapsipinicon River has influenced how the city has developed. In order to provide further analysis of the existing land use mosaic, this Plan subdivides the community into five (5) broad land use categories. The following text attempts to provide a brief explanation for each of the land uses categories shown in Figure 4.

#### Agricultural/Vacant/Open Space Uses

Currently, the land area used for agriculture and open space is located along the Little Wapsipinicon River and in the northern fringe of the community. In addition to the actual waterway and adjacent flood-prone area, uses in this category include row crops, pasture, wooded areas, and open grassland.

#### Residential (Low and Moderate Density) Uses

The primary existing land use category in Fairbank is residential, specifically single-family residential uses. Generally, this use occupies the vast majority of subdivided parcels in the community with the exception of the Main Street corridor. As was noted, residential uses consist primarily of single-family units. However, there are a limited number of multiple family units and areas with moderate to high-density housing in the community, and they are shown on Figure 4.

#### Commercial Uses

The Main Street corridor, which bisects the community from east to west, is where the vast majority of commercial uses are located. Commercial uses currently include service and retail businesses such as restaurants, banks, antiques, and automobile sales.

#### Industrial or Manufacturing Uses

At this time, there no industrial uses operating in the community. While not heavy industrial uses, in terms of intensity, these uses do involve use of heavy equipment and require significant storage area.

#### Public and Semi-Public Uses

Public uses in Fairbank include government-owned buildings, parks, as well as cemeteries, schools, swimming pool, and the post office. Semi-public uses, such as churches and parking lots are delineated on Figure 4 as well. These uses, while not significant in area, are an important part of the community.

**Table 28. Existing Land Use Ratios**

Land Use Classification	Existing Acres in City	Percent of City
Residential	151.43	32.3
Commercial	20.55	4.4
Industrial	0.00	0.0
Public and Semi-Public	31.97	6.8
<b>Non-Agricultural Subtotal</b>	<b>203.95</b>	<b>43.5</b>
<b>Right-of-Way (road, rail, alley)</b>	<b>89.38</b>	<b>19.1</b>
<b>Agricultural and Water</b>	<b>175.09</b>	<b>37.4</b>
<b>Total</b>	<b>468.42</b>	<b>100.0%</b>

Sources: City of Fairbank, November 2005





## IMPLEMENTATION

### Land Use Goals, Objectives, and Policies

The Fairbank Planning and Zoning Commission members developed the land use goals, objectives, and policies described on the following pages. These statements are intended to be guides for local officials in their efforts to make rational, well thought out, and informed decisions regarding any land use decisions that could potentially affect the city of Fairbank.

The goal statements are general in nature, while the accompanying objectives and policies are more specific. By adhering to these objectives, it is more likely that future development in and around the city will be consistent with the goals of the community.

As the title of this section implies, this portion of the plan will identify goals of the city of Fairbank that are relevant to the Comprehensive Land Use Plan. It is critical that these goals are accurate statements that are consistent with the true intent and wishes of the city of Fairbank and its leaders.

**Goal 1.** *The City of Fairbank will make every effort to maintain and improve the quality of life that the residents of the community now enjoy.*

- a. The City shall maintain a viable and effective police protection in order to uphold the laws of the community and maintain order.
- b. The City shall work to ensure that all roadways in the community are well maintained so as to encourage the safe and efficient flow of traffic.
- c. The City shall work to ensure that information concerning local government, public services, and community events is readily available and easily accessible to the public.
- d. The City shall support the library, specifically that it contain effective educational materials is kept in an orderly, easy to use fashion, and remains open to the public.
- e. The City shall actively support local hospitals, clinics, and other health care providers in Fairbank in order to preserve the health of the community, as well as those that are in Waterloo, Cedar Rapids, Oelwein, and Independence.
- f. The City should work to ensure that necessary and desired services are available to all age groups, including youth and seniors.
- g. The City should encourage would be developers and citizens with public interest to dedicate greenspace and/or parklands when there are no such facilities in close proximity. Greenspace is generally considered land or area left undeveloped that serves as a buffer between incompatible uses or between a more intensive use and an environmentally sensitive area. Greenspace may also encompass and protect an environmentally sensitive area such floodplain, intermittent stream, poor soils, steep slopes, and wetlands.
- h. The City shall work to identify potential risks to the community that can occur as a result of natural disasters, and shall work to mitigate the identified risks.
- i. The City shall consider budgeting high priority projects and services by considering the development of a Capital Improvements Plan.
- j. The City shall work with local enterprise groups, current and prospective businesses, and the local educational institutions in order to provide a willing and able work force.
- k. The City shall strive to maintain existing businesses, as well as attract new businesses, including light industry for purposes of providing employment to the citizens of Fairbank and the surrounding area.
- l. The City shall make every effort to provide efficient administrative services to its residents.
- m. The City of Fairbank will maintain a positive relationship with private, semi-private, and public educational institutions in and around the City in order to ensure that the optimum educational opportunities are available to residents of all ages.
  - i. The City shall support, in any way possible, the Head Start, preschool, elementary, middle school, and high school programs offered to the community.
  - ii. In addition to the educational benefits provided by the local school system, the City shall recognize the schools as an important cultural and entertainment attraction.

- iii. The City shall maintain a positive relationship with Northeast Iowa and Hawkeye Community Colleges so that postsecondary educational opportunities are locally available to the citizens of Fairbank.
- iv. The City shall encourage and support education and outreach programs, which are administered locally through Iowa State University Extension, University of Iowa Institute for Public Affairs, and the University of Northern Iowa's Institute for Decision Making.
- v. The City shall support educational programs, which allow individuals to obtain general equivalency diplomas (GED) in the event they did not obtain a high school degree.

**Goal 2. *The City of Fairbank will work to provide adequate public utility infrastructure, utility service, and other public services to its residents.***

- a. The City shall consider, in its budget process, necessary maintenance and regular service can be provided to any new and existing infrastructure (i.e. water system, sanitary sewer lines, etc.).
- b. When necessary and financially feasible, the City may provide new infrastructure to areas of new development or areas, which are outdated, and can no longer provide adequate service.
- c. The City shall maintain an effective sanitary sewage treatment facility that meets all applicable State and Federal guidelines prior to discharge. It is noted that the current sewage lagoon system is at or near its capacity, and as such the community will have to upgrade it.
- d. The City shall improve their stormwater management in order to protect the community from the loss of property and to ensure the safety of its residents.
- e. The City shall work to provide superior electric service to the businesses, residences, and public entities in the community.
- f. The City shall strive to maintain a clean supply of drinking water, consistent with, or exceeding the requirements of State and Federal guidelines, as well as maintaining fire protection.
- g. The City shall encourage businesses that provide utility services in the City limits to provide as modern as service as is available (i.e. internet access, telephone options, cable, etc.).
- h. The City will work to offer pickup and proper disposal of solid waste in the community.
- i. The City will work with the contracted recycling service businesses in order to provide opportunities for businesses and individuals to recycle (i.e. glass, aluminum, paper, plastic, Styrofoam, cardboard, etc.).
- j. The City shall strongly encourage businesses and individuals throughout the community to recycle all applicable waste.

**Goal 3. *The City of Fairbank will work to ensure that transportation routes (highway, rail, street, pedestrian, runways, etc.) are maintained and improved to provide the safest, most efficient flow of traffic possible.***

- a. The City shall maintain/develop its existing road maintenance program in order to continue to improve the roadways of Fairbank.
- b. The City shall consider, if appropriate, development of a sidewalk repair program in order to provide safe areas for community pedestrians.
- c. The City may utilize the nearby airports, chiefly those in Cedar Rapids, Dubuque, Des Moines, Waterloo, and Minneapolis.
- d. The City shall monitor traffic signage in the community in order to ensure that it conveys all necessary information in an easy to interpret manner.
- e. The City shall annually prioritize road construction needs, as is financially feasible, in order to effectively plan and budget for necessary repairs.

**Goal 4. *The City of Fairbank will work to actively pursue and retain businesses, while concurrently working to promote and attract new businesses, with quality jobs to the community.***

- a. The City shall continue to support the economic development activities, which currently includes the Buchanan and Fayette County Economic Development offices, in order to establish and maintain positive relationships between the City, existing businesses, and prospective business owners, both in and outside of the community.

- b. The City may want to continue providing financial incentives in the form of Tax Increment Financing (TIF) programs, as well as consider other programs and land incentives to prospective businesses when it is in the best interest of the community.
- c. The City shall continue to participate in community development grant programs that assist local businesses.

**Goal 5. *The City of Fairbank will work to maintain and improve existing and future recreational facilities within and around the community.***

- a. The City shall continue to finance the maintenance and improvement of existing and future parklands in the community.
- b. The City shall work with interested groups and individuals in order to offer a variety of enjoyable recreational activities in which members of all age groups and physical abilities can participate.
- c. The City shall cooperate and share resources, as is possible, with the local schools in order to expand the number of recreational and educational opportunities available to the youth in the community.
- d. The City shall work with developers in order to encourage them to donate land for future recreational purposes in the community.

**Goal 6. *The City of Fairbank will work to ensure the safety of its residents by adequately funding and cooperating with the local law enforcement, fire department, and other public safety personnel.***

- a. The City shall budget in order to adequately fund an outstanding team of first responders as well as police, fire, and emergency medical personnel.
- b. The City shall budget and pursue outside funding assistance in order to provide the best available equipment to law enforcement, fire, emergency and first responders in the community.
- c. The City shall encourage volunteerism in the first responder field, in order to ensure that there are a sufficient number of responders to any particular event.
- d. The City shall work to ensure that proper training is provided to first responders who serve the community.
- e. The City shall effectively plan, in order to identify the needs of its first responder groups, any criminal or naturally occurring threats, and in order to prepare for any changes in the first responder field.
- f. The City shall cooperate with Federal, State, and local officials in the identification of and preparation for any potential threats and/or disasters.
- g. The City will seek out and pursue alternative funding sources (i.e. FEMA Fire Grant, Department of Justice Grant) in order to improve on any identified deficiencies.

**Goal 7. *The City of Fairbank will continue to analyze problems and develop solutions to existing and potential natural hazards and man made threats.***

- a. The City of Fairbank shall regularly refer to its Hazard Mitigation Plan and any other emergency operations plans to ensure that they are up to date and applicable.
- b. The City shall cooperate with all levels of government, including the County Emergency Management office, Iowa Division of Homeland Security, and the Federal Emergency Management Agency (FEMA) in order to be aware of potential risks, and how to respond to an event should it occur.
- c. The City shall monitor any potential outside funding assistance for the completion of identified mitigation and/or recovery projects.
- d. The City shall make every effort to assist local, state, and federal organizations in undertaking precautionary measures that are continuously being identified by emergency response organizations, law enforcement agencies, and potentially the Office of Homeland Security.
- e. The City of Fairbank shall enforce policy that protects, and when possible utilizes, environmentally sensitive areas such as: floodplain, wooded areas, wetlands, soils unsuitable for construction, etc.
- f. The City will continue enforcement of a floodplain ordinance, which restricts development in the floodplain.
- g. The City will continue its membership in the National Flood Insurance Program.

- h. The City shall discourage construction in areas where soils are not conducive to construction (i.e. wetlands, areas of severe slope, etc.).
- i. The City shall encourage the developments of parkland, greenbelts, and other similar projects in areas that are considered environmentally sensitive.
- j. The City shall maintain awareness of any unique plant and/or animal wildlife that may now, or in the future, reside in the city limits and may want to make efforts to protect these assets.
- k. The City shall maintain public areas that are currently considered open space areas in order to provide a retreat for the citizens of Fairbank.

**Goal 8. *The City of Fairbank shall work collaboratively and communicate effectively with other levels of government in order to benefit its residents as well as those in the region.***

- a. The City shall cooperate with all entities of the United States Federal Government in order to maintain an orderly and effective working relationship.
- b. The City shall cooperate with all entities of the State of Iowa in order to maintain an orderly and effective working relationship.
- c. The City shall cooperate with all entities of Buchanan and Fayette Counties in order to maintain an orderly and effective working relationship.
- d. The City shall cooperate with surrounding communities in order to maintain an orderly and effective working relationship (i.e. emergency mutual aid agreements).
- e. The City shall cooperate with the local school district in order to maintain an orderly and effective working relationship.
- f. The City shall cooperate with the local and surrounding townships in order to maintain an orderly and effective working relationship.

**Goal 9. *The City of Fairbank will use proven planning concepts when planning and implementing future development in and around the city limits to ensure compatibility and appropriateness of any such development.***

- a. The City shall make every effort to consider, adopt, update and implement their Comprehensive Land Use Plan, including the goals and action steps contained therein.
- b. The City shall develop, adopt, and maintain a Zoning Ordinance in order to promote orderly and attractive growth in the community.
- c. The City shall continue to maintain and enforce its Subdivision Ordinance in order to promote orderly and attractive growth in the community.
- d. The City shall continue enforcing its floodplain ordinance in order to ensure the safety of its residents and preserve environmentally sensitive areas in the community.
- e. The City shall continue implementing urban renewal (TIF) programs in order to encourage growth and structural improvements to buildings in the city.
- f. The City will coordinate separate planning efforts in an effort to ensure that separate plans defining the policy of the City do not conflict.
- g. The City will rely upon the following arms of government, organizations, and other entities in order to ensure that the aforementioned plans are properly administered:
  - i. Mayor and City Council
  - ii. Planning and Zoning Commission
  - iii. Board of Adjustment
  - iv. City Staff
  - v. Other applicable boards and commissions
  - vi. Community Organizations
  - vii. Citizens
- h. Maintain orderly growth in the community in order to ensure that the land is used in the safest, most advantageous way possible.
- i. The City shall implement sound planning principles in order to encourage compatible development patterns.
- j. The City shall discourage “leapfrog” development.
- k. The City should thoroughly investigate and strongly discourage construction in areas where the environment is not conducive to such activity (i.e. floodways, poor soils, green spaces).
- l. The City should discourage large expanses of undeveloped open space.

- m. The City shall encourage development in areas where services are already available, or easily extendable and serviceable.

**Goal 10. *The City of Fairbank shall identify the residential needs of the community and work to ensure that a wide variety of housing is available for new and existing residents of the community.***

- a. The City will consider residential development a form of economic development, and may wish to focus its efforts on housing.
- b. The City will work to ensure that all necessary utility services are available to development within the City of Fairbank, as is feasible.
- c. The City will encourage developers to offer a variety of structures in order to provide consumers with a wide range of choices (i.e. single family, multiple family, duplex, condominium, architectural individuality).
- d. The City will encourage development plats to provide a variety of lot sizes, in different areas of the community in order to provide consumers with a range of sizes to choose from.
- e. The City will encourage developers to provide housing for a range of incomes levels.
- f. The City will encourage developers to take into account the physical capabilities of those likely to purchase houses when considering ease of entry to and functionality of a structure.
- g. The City shall follow its Code of Ordinances with regard to all new residential development within the City limits being connected to city water and sewer service lines, thus prohibiting the establishment of new septic systems and private wells, as well as other public utilities.
- h. The City shall encourage development in areas of the City where public and private utilities (i.e. water, sewer, cable, electricity, telephone, solid waste removal, gas, internet, etc.) are available, or will available concurrent with development, to the developer and/or any future residents.
- i. The City shall also encourage development to occur in areas where utilities are willing to offer their services (i.e. water, sewer, cable, telephone, etc.).
- j. The City shall encourage infill development whenever it is a viable option.
- k. The City will work to ensure that differing uses are adequately buffered from one another, in order to provide a less intrusive atmosphere.
- l. The City will encourage attractive design, including the building or structure, signage, and landscaping, when considering potential development projects.
- m. The City shall seek out and consider residential construction assistance programs from Federal and State government, and private lending institutions.
- n. The City shall work with developers in order to encourage them to donate land for future recreational purposes in the community.

**Goal 11. *The City of Fairbank shall provide adequate opportunities for commercial developments that meet the predicted needs of the community, while concurrently offering a safe, secure, and attractive environment.***

- a. The City will work to ensure that all necessary utility services are available to commercial development within the City of Fairbank.
- b. The City shall encourage developers to provide adequate room around businesses to allow for future expansion.
- c. The City shall require that adequate parking be made available for employees and customers of any business in the community.
- d. The City shall direct growth of businesses that require easy access to major transportation routes to areas where that service can be provided.
- e. The City shall be cognizant of surrounding uses when considering any potential development, and shall discourage the establishment of incompatible uses in close proximity to one another.
- f. The City will encourage the development of a variety of businesses to include a range from light commercial (i.e. convenience stores) to more intense commercial uses (i.e. department stores with high traffic associations).
- g. The City may want to provide economic incentives in order to assist existing businesses to expand and new businesses to locate within the City of Fairbank. These incentives can include Tax Increment Financing and land grants.
- h. City Council and staff should work hand in hand with the Buchanan and Fayette County Economic Development offices to support the local economic development committee.

- i. Any new development should be constructed as to allow for the easy access of emergency vehicles and service vehicles onto the premises.
- j. The City shall follow its Code of Ordinances with regard to all new commercial development within the City limits being connected to city water and sewer service lines, thus prohibiting the establishment of new septic systems and private wells.
- k. The City should continue to support, maintain, and expand commercial areas as necessary for the continued growth of community.
- l. The City shall strive to provide a variety of locations within the city where prospective developments could occur.
- m. The City will encourage businesses that require substantial visibility in order to be successful to locate in areas adjacent to major thoroughfares or other easily identifiable areas.
- n. The City shall make all necessary efforts in order to maintain a thriving downtown commercial district.
- o. The City will encourage attractive design, including the building or structure, signage, and landscaping, when considering potential development projects.
- p. The City will consider the effect on traffic in the community when considering potential development projects.
- q. The City shall seek out and consider assistance from State and Federal agencies, which assist in the development of businesses.
- r. The City shall also encourage development to occur in areas where utilities will be willing to offer their services (i.e. water, sewer, cable, telephone, etc.).
- s. The City shall encourage infill development, where services are already available and the use is appropriate.

**Goal 12. *The City of Fairbank shall provide adequate opportunities for industrial developments that meet the predicted needs of the community, while concurrently offering a safe, secure, and attractive environment.***

- a. The City will work to ensure that all necessary utility services are available to industrial development within the City of Fairbank.
- b. The City shall encourage developers to provide adequate room around businesses to allow for future expansion.
- c. The City shall require that adequate parking be made available for employees and customers of any business in the community.
- d. The City shall direct growth of businesses that require easy access to major transportation routes to areas where that service can be provided.
- e. The City shall be cognizant of surrounding uses when considering any potential development, and shall discourage the establishment of incompatible uses in close proximity to one another.
- f. The City will encourage the development of a variety of businesses, focusing primarily on light industrial.
- g. The City shall consider providing economic incentives in order to assist current businesses to expand and new businesses to locate within the City of Fairbank. These incentives can include Tax Increment Financing and land grants.
- h. City Council and staff should work hand in hand to form an Economic Development committee in order to reach mutual goals.
- i. Any new development should be constructed as to allow for the easy access of emergency vehicles and service vehicles onto the premises.
- j. The City shall follow its Code of Ordinances with regard to all new industrial development within the City limits being connected to city water and sewer service lines, thus prohibiting the establishment of new septic systems and private wells.
- k. The City should continue to support, maintain, and expand industrial areas as necessary for the continued growth of the community.
- l. The City shall strive to identify a variety of locations within the city where prospective developments could occur.
- m. The City will encourage businesses that require substantial visibility in order to be successful to locate in areas adjacent to major thoroughfares or other easily identifiable areas.

- n. The City will encourage attractive design, including the building or structure, signage, and landscaping, when considering potential development projects.
- o. The City will consider the effect on traffic in the community when considering potential development projects.
- p. The City shall seek out and consider assistance from State and Federal agencies, which assist in the development of industries.
- q. The City shall also encourage development to occur in areas where utilities will be willing to offer their services (i.e. water, sewer, cable, telephone, etc.).
- r. The City shall encourage infill development, where services are already available and the use is appropriate.

**Goal 13. *The City of Fairbank shall consider the appropriateness of future annexation opportunities.***

- a. The City should consider annexation opportunities in any area around the community that would benefit the long-range goals of the city.
- b. When considering area for potential annexation the City shall contemplate the practicality of providing services to the area.

**Goal 14. *The City of Fairbank shall maintain its development authority over any potential expansion within a two-mile radius of the city limits.***

- a. The City shall maintain its Subdivision Ordinance review authority within the two-mile radius of the city limits, as authorized per City ordinance and Iowa Code (Chapter 354).



## **Future Growth and Development**

For the purposes of developing a future land use map for the city of Fairbank, several types of classifications have been utilized to define community land use categories. These categories illustrated below, together with Figure 5, do not constitute, justify, or necessarily insure specific site plan, zoning, subdivision, and/or permit approval. Rather, this information is meant to provide a general understanding of the growth and development that is anticipated and desired in the city. Questions regarding specific ordinance definitions and regulations should be directed to the appropriate section of the municipal code. This policy, however, should provide developers with some level of predictability in the municipal planning process. It must be underscored that the future land use classifications were determined through numerous open-to-the-public Planning and Zoning Commission work-sessions. The proposed future land use categories are described below.

### Infill, Land Reuse and Redevelopment

While not shown on the map represented as Figure 5, the city hopes to encourage infill development as a priority in the community. Infill development is defined as either use of existing vacant or open lots for a use similar those uses that surround the lot in question. Infill development may also include reuse or recycling of land or buildings by a use that is similar to those that surround it. The benefits of infill development include: utilizing existing streets and services such as water, sewer, electric, and other utilities; fostering neighborhood pride; encouraging surrounding property improvement; improving overall community aesthetics; and reusing or recycling land.

### Agricultural and Open Spaces Uses

Area shown in Figure 5 as future agricultural and open space uses are primarily in the northeastern part of the community. Specific land uses include agricultural land and flood-prone areas around the river as well as row cropland, pasture, wooded areas, animal husbandry, environmentally sensitive areas and grasslands. It is important to understand that while land in this classification may largely be undeveloped at this time, it would not be unexpected for this land to change from being classified as agricultural land to that of a more urbanized classification, such residential, commercial, or industrial uses.

### Residential Uses

Areas designated for residential uses are projected to dominate, by land area, the future land use map of Fairbank. Specific residential land uses may include single-family homes, duplexes, apartment complexes, assisted living communities, townhouses and condominiums, and manufactured housing communities. Figure 5 divides residential uses into two categories, low and moderate density, however for the purposes of this plan residential uses of all types shall be considered compatible with each other.

### Commercial Uses

Commercial uses anticipated in Fairbank include retail and service businesses, most of which will develop along the Main Street corridor. However, it would not be unexpected for commercial development to occur in limited fashion along Fourth Street and along Walnut Street.

### Manufacturing and Industrial Uses

Area designated on Figure 5 for future industrial use is currently located outside of the city, however annexation of this property is likely. At this time, it is anticipated that any industrial uses that do develop will be considered light or non-intensive businesses that will have minimal impacts on surrounding properties and community services. It is not anticipated that intensive or heavy manufacturing uses will develop in the community.

### Public and Semi-Public uses

Generally, public uses include churches, parks, cemeteries, swimming pools, schools, and government-owned buildings and facilities. It also includes alley, street, and rail rights-of-way. This Plan projects that future public uses in Fairbank will remain similar to those that currently exist.

### Potential Annexation Area

Figure 5 also includes area that has the potential to be annexed by the city of Fairbank. This area, which is shown east of the current city limits, is classified in Figure 5 as industrial property. It is to be noted that this area represents future growth potential for the community based on the fact that this area could be serviced at a reasonable cost, access is available, and there would appear to be minimal negative environmental impacts or concerns.

### **Summary**

Comparing the future land use of a community to national averages is a popular means of measuring a city's development potential. As a means of comparison, this Plan includes data regarding community land use ratios. The ratios in Table 28 represent future land use percentages from the city of Fairbank and the responses to a city land use survey conducted in the United States by the Planners Advisory Service (PAS). In comparison to the PAS Report, Table 28 appears to indicate that Fairbank has a higher percentage, when it comes to public uses, than those surveyed communities, and slightly lower percentages in the commercial and industrial land use classifications than those reported in the PAS Report. Residential uses, both in Fairbank and in the survey, are roughly equivalent. It is also important to note that a significant portion of the land area in Fairbank (25%) is projected to remain in agricultural or vacant uses during the life of this Plan, and as such we have reported that land area in Table 28 as well. Some of this agricultural area could be viewed as having the potential for supporting future development in the community. The PAS Report did not illustrate percentages of agricultural land in each of its surveyed communities, and therefore cannot be compared directly to Fairbank.

It should go without saying that every community is different, and the information provided in the PAS Report averages data from many communities. And as such, appropriate ratios for the city of Fairbank should ultimately be determined by the community itself rather than be taken from a survey. The figures presented in the PAS Report are not intended to be land use models, and Fairbank should view them only as comparable percentages.

**Table 29. Future Land Use Ratios**

Land Use Classification	Future Acres in City	Percent of City	1992 PAS Report Survey Averages
Residential	192.3	52%	52%
Commercial	30.4	8%	10%
Industrial (includes potential annexation area)	16.8	5%	7%
Public and Semi-Public (includes right-of-way)	128.4	35%	31% <sup>1</sup>
<b>Non-Agricultural Subtotal</b>	<b>367.9</b>	<b>100% of Developed Area</b>	<b>100.0%</b>
<b>Agricultural</b>	<b>122.0</b>	<b>25%</b>	<b>Excluded</b>
<b>Total</b>	<b>489.9</b>	<b>100% City Total</b>	<b>100.0%</b>

N/A-Not Applicable

<sup>1</sup> Includes: institutional (schools, hospitals, colleges), police, fire, city hall, churches, parks and recreational, transportation, and utility land uses

Sources: City of Fairbank and Bringing Land-Use Ratios Into the 90s; Christopher Harris; Planners Advisory Service (PAS) Report, August 1992

### **Land Use Compatibility with Buchanan County**

Buchanan County in its 1981 Comprehensive Plan espouses to preserve prime agricultural land, which includes a majority of land area in the county, for continued food and fiber production. Further, the Plan recognizes the rural character of Buchanan County and seeks to maintain these values. The County Plan has five overriding land use goals and eight areas of objective and policy development. Areas that were given consideration when the goals were being developed include:

1. Agricultural land uses.
2. Rural residential land uses.
3. Suburban and urban residential land uses.
4. Commercial and industrial land uses.
5. Transportation land uses.
6. Protection of critical natural resource areas.
7. Preservation of private property rights.
8. Environmental quality.

The following is a generalized summary of the objectives and policies defined within the County Plan.

1. Utilizing the county soil survey to preserve highly productive agricultural soils by protecting them from development. In addition, large lot zoning is to be used to discourage development in the unincorporated areas of the County.
2. Protecting environmentally sensitive areas such as the Wapsipinicon River, wooded areas, wetlands, floodplains, greenbelts, areas of steep slopes, and sites having poor soils.
3. Separating incompatible land uses, primarily agricultural and residential uses.
4. Encouraging urban and suburban uses to develop within the incorporated cities of the County where services are more readily available.
5. Providing a variety of housing types in the County, particularly in existing subdivisions.
6. Maintaining, improving, and taking advantage of existing transportation corridors.
7. Recognizing the significance of private property rights.
8. Considering the importance of air, land, and water quality in land use decision-making processes in order to protect public health, safety, and welfare of the County's residents.

As written, the Buchanan County Comprehensive Plan appears to work with municipal plans, including this update to the Fairbank Comprehensive Plan, to direct growth and development to areas that are capable of supporting it. The County Plan attempts to steer proposed urban uses to areas within the incorporated cities as a means of protecting the County's valuable agricultural soils. The County Plan also seeks to have urban uses develop in the cities because of their need for services and potential conflict with agricultural uses, which predominate the unincorporated areas of Buchanan County.



**AMENDMENT OF THE PLAN**

The City Council of Fairbank may, from time-to-time, want to amend this Plan, including any and/or all maps and illustrations. In order to do so, first the Fairbank Planning and Zoning Commission shall consider the proposed amendment and conduct a properly noticed public hearing. The Planning and Zoning Commission shall make a recommendation on the proposed amendment, after the public hearing, and send it to the City Council for consideration. The Planning and Zoning Commission is free to make suggestions pertaining to the proposed amendment to the City Council. After receiving recommendation from the Planning and Zoning Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. After their public hearing, the City Council is free to make the final decision, including alterations to the amendment, prior to adoption of any amendment. The City Council shall adopt amendments to this Plan by resolution after a simple majority vote of the Council.