## School of Urban and Regional Planning, The University of Iowa

### Function Code: S347

**Abstract**

How are telecommunication demands for development? The potential assessment is a comprehensive plan for Salix, tools that help to serve as a regional model for Woodbury County and provide guidelines applicable to rural communities across the United States.

### Introduction

Small rural communities in Woodbury County, Iowa are facing potential development pressure for the first time due to recent industrial expansion in the county. Salix is facing the largest amount of this pressure because it is located adjacent to county-owned industrial land with a large nitrogen fertilizer manufacturing and distribution plant in operation. The plant is owned by CF Industries. The plant is currently undergoing a $2.1 billion expansion, the single largest private investment in the State of Iowa’s history. Townsmen recognize Salix’s industrial growth as a possible boost to the economy in light of revenues from 2018-2038. The County will capture these funds in a Tax Increment Finance (TIF) District and use them to fund infrastructure projects and property tax relief efforts.

Infrastructure projects will only be funded if the applying municipality has a comprehensive plan that:

- Provides a clear direction for development.
- Includes components of the Iowa Smart Planning Act.

### Salix’s Vision

“Using small-town Iowa values to create a family oriented, business friendly, and sustainable community for future generations.”

Salix’s Vision includes:

- Create Celebrated Spaces
- Strengthen Existing Places
- Preserve Rural Character
- Diversify transportation modes, especially for pedestrians and cyclists
- New development should be compact and contiguous to existing land uses

## Data and Objectives

**The Goals & Objectives**

- Preserve Rural Character
  - Buffer sensitive surrounding communities
  - The raw image of Salix’s rural character with its agricultural landscape
  - Land uses should complement the rural nature of Salix

- Strengthen Existing Places
  - Promote local businesses in Salix
  - Revitalize downtown Salix, particularly its Main Street

- Create Celebrated Spaces
  - A mix of living, working, social interaction, and outdoor recreation

### The Project Menu

**Benefits Maximization**

**Goal Achievement**

**Complexity**

**Equity**

**Environment**

### Acknowledgements

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- Linda Cox, Kathy Brouillette, Barb Parker, Salix City Council & Planning Commission, V&K Engineering.
- David Gleiser, Michelle Bostinelos, Kirk Lehmann, Jerry Anthony, Haifeng Qian, Charles Connerly, Sarah SanGiovanni, Haifeng Qian, Charles Connerly, Sarah SanGiovanni,

This table displays how each of the 10 projects addresses the three E’s of sustainability: Economy, Equity, and Environment.

## Example Project “Recipes”

**Green Buffer**

- **Description**: To mitigate the effects of severe storms, this project aims to create and advertise a Request For Proposals (RFP) for the creation of a green buffer around the site.

- **Map**

- **Performance Indicator**: Little to no flooding

- **Priority Scale**: Priority 4

- **Funding**: The City of Salix can apply for funding through the USDA Growth Grant Program.

- **Notes**: The city shall coordinate with the Iowa Department of Transportation and Woodbury County on having the drainage line run across the property.

- **Proposals (RFP)**: Proposals (RFP) for the creation of a green buffer around the site.

- **Benefit**: Promote local businesses in Salix

- **Timeframe**: Long-term (7 to 10 years)

- **Implementation**: The city shall create and advertise a Request For Proposals (RFP) for the creation of a green buffer around the site. The city will be responsible for mitigating the effects of severe storms. This project aims to create and advertise a Request For Proposals (RFP) for the creation of a green buffer around the site.