

City of Waverly Comprehensive Plan Update (2017 Review)



Prepared By Iowa Northland Regional
Council of Governments (INRCOG)
Adopted by City Council
XXXXXXXXX, XX, 2017

THE BEGINNING

In the summer of 2010, the City of Waverly embarked on a 12-month journey to update their 2003 Comprehensive Land Use Plan with a newer, more concise, user friendly and visionary plan (**2011 Plan Update**) that the Council, Planning and Zoning Commission, Board of Adjustment, and City Staff can use to help the community make educated land use decisions.

After conducting a thorough request for qualifications, the City selected Iowa Northland Regional Council of Governments (INRCOG) to complete the task. INRCOG utilized available Census 2010 data and recent planning and construction activities, as well current flood recovery projects and plans; held numerous meetings with the public, task force committee, Planning and Zoning Commission, civic associations, and City Council to develop a clear vision, goals, objectives, and action strategies to guide the community into the type of community everyone knows and believes Waverly can be in 15 to 20 years in the future.

WAVERLY'S VISION: To create a community that embraces its assets, improves upon its weaknesses, strives to provide an environment that is sustainable, and is forward thinking, while maintaining consistency with the financial capability of the community.

In 2016, the City requested assistance reviewing and updating the goals, objectives, and actions contained in the 2011 Plan. Included in the review, the City asked that the Future Land Use Map be updated as well. Said review process included the Planning and Zoning Commission, Board of Adjustment members, staff, and interested individuals.

GUIDING PRINCIPLES

The **2011 Plan Update and 2017 review** were guided by Iowa's new Smart Growth and Sustainable Principles, *Iowa Code 18B.1 and 18B.2*. These ten principles are as follow and discussed in great detail in Chapter 1.

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

COMMUNITY GOALS

This Plan is truly comprehensive and sets out 25 goals, ~~more than 94~~ objectives, and 211 action strategies to be achieved. While all are important ~~to mention again~~, below are just the community goals.

Agricultural & Natural Resources

- The City of Waverly shall protect, preserve, and/or restore environmentally sensitive or natural features in the community, whenever possible.

Hazards

- Reduce the change of and impact of flooding in the community.
- Take measures to minimize the occurrence of injuries and loss of life due to hazards.
- Take Measures to Minimize or Eliminate Damages that May Occur as a Result of Hazards.
- Increase the City's Ability to Respond to Natural Disasters and Man-Made Hazards.
- Return the Community to Similar or Improved Pre-Event Conditions as Quickly as Possible Following a Disaster Event.
- Incorporate the City's Single-Jurisdictional Hazard Mitigation Plan (HMP) into the Proposed Bremer County Multi-Jurisdictional Plan.
- Continually Re-Assess and Re-Evaluate the HMP and Mitigation Activities.
- ~~➤ Support Hazard Mitigation and River Use Commission.~~
- ~~➤ Investigate Development in the 500-Year Floodplain.~~

Community Character

- The City of Waverly will maintain and improve, whenever possible, the quality of life or sense of place that the residents of the community value and enjoy.

Community Facilities

- Continue to Work to Provide Quality Public Services and Offer Efficient Community Facilities to Waverly's Residents.

Public Infrastructure & Utilities

- Improve Stormwater Management Throughout the Community.
- Improve the Quality of Public Infrastructure and Services.

Housing

- Provide Diversity in the Type, Density, and Location of Housing within Waverly while Protecting Public Health, Safety, and Quality of Life.
- Improving the appearance and vitality of Waverly's existing neighborhoods.
- Provide Decent and Affordable Housing for Present and Future Populations while Preserving Existing Residential Areas.

Economic Development

- Provide Diversity in the Type, Density, and Location of Businesses in Waverly.
- Promoting and Marketing Waverly's Strengths.
- Retain, Expand, and Attract Businesses and Industries.

Transportation

- Plan and Develop a Safe, Efficient Transportation System that Allows for Timely Flow of Traffic in the Community.

Land Use

- Promote orderly growth in the community, while minimizing urban sprawl and discouraging leapfrog development whenever possible.
- Develop a Livable Downtown.
- Establish a development review process to ensure consistency with the Comprehensive Land Use Plan and Future Land Use Map.

Collaboration

- The City of Waverly shall continue to work collaboratively and communicate effectively with other levels of government and agencies in order to benefit its residents as well as those in the region.
- The City of Waverly shall continue to work collaboratively and communicate effectively with entities that have large impacts on land use in the community (i.e. major employers, non-profit entities, and agencies).

IMPLEMENTATION PRIORITIES

As noted above, this Plan sets out ~~211~~ numerous action strategies for Waverly to implement. Since that can be an overwhelming number for some and may discourage the City in accomplishing any of them, implementation priorities were identified based on their recurring presence at all citizen, stakeholders, and commission meetings. Chapter 3 outlines the entity responsible and the timeframe for initiating the key action strategies. The priority action items include:

- **Amending the City's Zoning Ordinance and Subdivision Regulations.** This has been partially completed, specifically the zoning ordinance has seen several revisions since the Plan was adopted in 2011.
- **Developing Best Management Practices (BMPs) and Standards**
- **Creating Community-Wide Sustainable Design Standards**
- **Continuing Flood Mitigation efforts along Cedar River and Dry Run Creek.** Although several large flood mitigation projects have been completed, these efforts will be ongoing.
- **Creating a Housing Task Force.** This has been completed. However, work will be ongoing, as part of the City's economic development efforts.

- **Develop a Downtown Master Plan**
- **Creating a Multi-Modal Transportation (Complete Streets) Network.** This is an ongoing priority for the City. Since the Plan was originally adopted, several transportation improvements have been completed.
- **Implementing the Waverly Park and Open Space Master Plan.** Several elements of this particular plan have been completed. As an aside, the City is planning to update this document.
- **Continue Waverly's Economic Development Efforts.** Since this Plan was adopted, the City has worked diligently to continue, as well as grow, its economic development efforts within the community.

CHAPTER 2: SMART PLANNING ELEMENTS

Agricultural & Natural Resources Goals, Objectives & Actions

A & NR GOAL 1: THE CITY OF WAVERLY SHALL PROTECT, PRESERVE, AND/OR RESTORE ENVIRONMENTALLY SENSITIVE OR NATURAL FEATURES IN THE COMMUNITY, WHENEVER POSSIBLE.

Objective 1.1: Protect environmental sensitive areas including floodplains, wetlands, woodlands, watersheds, poor soils, areas with steep slopes, and other areas that are not conducive for development.

Action 1: Maintain its membership in the National Flood Insurance Program (NFIP). The City shall implement this through enforcement of its NFIP floodplain development ordinance and Flood Insurance Rate Map (FIRM).

Action 2: The City shall continue to utilize the Iowa Homeland Security and Emergency Management Division (IHSEMD, Federal Emergency Management Agency (FEMA), and Community Development Block Grant (CDBG) buyout programs to remove structures from the floodplain.

Action 3: Utilize the Bremer County Soil Survey, U.S. Geological Survey Maps and Reports, and the Iowa Department of Natural Resources (IDNR) as resources in development decision-making.

Action 4: Investigate the feasibility of future development within the 500-year floodplain. City is working to have their floodplain map amended or updated, as a result of mitigation efforts to-date, including completion of the inflatable dam and Dry Run Creek projects.

Action 5: Investigate amending the Floodplain Management Ordinance modifying requirements (free board, building restrictions, etc.) for building in the 100-year floodplain. The City is investigating applying for entrance into the Community Rating System (CRS), which is a FEMA program that rewards local mitigation efforts by discounting the cost of flood insurance to property owners in a CRS-certified community.

Action 6: Investigate potential mitigation activities for Dry Run Creek. This project is complete.

Objective 1.2: Preserve the quality of natural resources within the city including noise, air quality, and water quality, as well as protect these resources from pollution and/or contamination.

Action 1: Develop, adopt, and enforce Best Management Practices (filter strips, detention and retention ponds, bio-swales, porous pavement/materials, rain gardens, rain barrels, etc.) for storm water management. The City is contemplating amendment of their Subdivision Regulations to include these types of environmentally-friendly BMPs.

Objective 1.3: Consider the Cedar River an asset to the community, and as such, protect it from building or development encroachment and potential pollution and/or contamination.

Objective 1.4: Strive to achieve a balance between development and wildlife habitat in the community.

Action 1: Consider planting prairie grasses, native plants and wildflowers in appropriate areas instead of sod.

Action 2: Continue to work with Trees Forever, Ducks Unlimited and additional environment and wildlife organizations.

Action 3: Investigate the implementation of clustered or conservation subdivisions and site developments.

Objective 1.5: Support and expand current and future recycling efforts in the community.

Action 1: Consider using renewable materials for all construction projects.

Objective 1.6: Encourage infill development on non-flood buyout vacant lots, as is allowed and is feasible. The reuse of these lots, if possible, should be done using programs specifically designed for land reclamation.

Action 1: Implement and update the *Waverly Park and Open Space Master Plan*.

Objective 1.7: Determine the best reuse of lots acquired in flood buyout process. Redevelopment will be guided by federal and state requirements.

Action 1: Implement and update the *Waverly Park and Open Space Master Plan*.

Hazards Goals, Objectives & Actions

The following hazard goals were taken from Bremer County Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was adopted by the City on June 16th, 2014. The hazard mitigation plan goals were reviewed by the Waverly Hazard Mitigation Planning Committee at their second committee meeting. The committee set as a priority the development of broad-based goals that would address a multitude of hazards and encompass a variety of mitigation activities. Below are the HMP goals (1-7) and two additional goals.

HAZARDS GOAL 1: REDUCE THE CHANGE OF AND IMPACT OF FLOODING IN THE COMMUNITY

HAZARDS GOAL 2: TAKE MEASURES TO MINIMIZE THE OCCURRENCE OF INJURIES AND LOSS OF LIFE DUE TO HAZARDS

HAZARDS GOAL 3: TAKE MEASURES TO MINIMIZE OR ELIMINATE DAMAGES THAT MAY OCCUR AS A RESULT OF HAZARDS

HAZARDS GOAL 4: INCREASE THE CITY'S ABILITY TO RESPOND TO NATURAL DISASTERS AND MAN-MADE HAZARDS

HAZARDS GOAL 5: RETURN THE COMMUNITY TO SIMILAR OR IMPROVED PRE-EVENT CONDITIONS AS QUICKLY AS POSSIBLE FOLLOWING A DISASTER EVENT

HAZARDS GOAL 6: INCORPORATE THE CITY'S SINGLE-JURISDICTIONAL HAZARD MITIGATION PLAN (HMP) INTO THE PROPOSED BREMER COUNTY MULTI-JURISDICTIONAL PLAN

HAZARDS GOAL 7: CONTINUALLY RE-ASSESS AND RE-EVALUATE THE HMP AND MITIGATION ACTIVITIES

~~**HAZARDS GOAL 8: SUPPORT HAZARD MITIGATION AND RIVER USE COMMISSION**~~

~~**HAZARDS GOAL 9: INVESTIGATE DEVELOPMENT IN THE 500-YEAR FLOODPLAIN**~~

It should be noted that the City of Waverly joined the Bremer County MJ HMP, as did the Waverly-Shell Rock Community School District, in 2014. The primary reason for the doing so was that the City and District had been utilizing a Single-Jurisdictional HMP, which expired, and further, SJ HMPs were no longer being funded or recognized by state and federal agencies. Also, both the City and District had pressing projects, after the 2008 flood, that could only be advanced in a timely fashion if these two jurisdictions used a Single-Jurisdictional HMP.

The implementation strategy for the City, including a significant list of mitigation actions and projects, can be found in the Appendix ("H") in the Bremer County MJ HMP.

Community Character Goals, Objectives & Actions

COMMUNITY CHARACTER GOAL 1: THE CITY OF WAVERLY WILL MAINTAIN AND IMPROVE, WHENEVER POSSIBLE, THE QUALITY OF LIFE OR SENSE OF PLACE THAT THE RESIDENTS OF THE COMMUNITY VALUE AND ENJOY.

Objective 1.1: Continue to work to create a “sense of community” that seeks to preserve the small town character that is Waverly.

Action 1: Preserve the distinctive, attractive character and strong sense of place of Waverly through design standards (site layout and architectural) and amending current ordinances and regulations to encourage alternative development and redevelopment opportunities; however understanding not all standards can be applied to historic buildings/districts.

Action 2: Continue to protect the community’s historic and cultural resources.

Action 3: Encourage the respect of local character in new construction and development.

Action 4: Reduce the impact of automobiles and promote multi-modal opportunities through amending current ordinances and regulations to create healthy neighborhoods.

Action 5: Develop and implement a streetscape plan. The plan would provide landscaping and aesthetics to create a cohesive environment. This particular project is moving forward in the Central Business District, specifically along the Iowa Highway 3 corridor.

Community Facilities Goals, Objectives & Actions

COMMUNITY FACILITIES GOAL 1: CONTINUE TO WORK TO PROVIDE QUALITY PUBLIC SERVICES AND OFFER EFFICIENT COMMUNITY FACILITIES TO WAVERLY'S RESIDENTS.

Objective 1.1: Encourage the school district to provide safe, clean schools that offer an environment conducive to learning.

Objective 1.2: The City, in conjunction with the Bremer County Sheriff's office, will continue to work to prevent and reduce crime in the community through its police department, other law enforcement agencies, and through community policing techniques.

Objective 1.3: Continue to support the Waverly Health Center and health care services available to residents of the community.

Objective 1.4: Maintain and improve its library services through access to the state interlibrary loan program, and regional library network.

Objective 1.5: Preserve and enhance cultural and historical organizations and facilities in the community. Specifically, the City will continue to work together with museums, festivals, and historical societies in order ensure that these community assets are protected.

Objective 1.6: Continue to work with Wartburg College, theaters, and other provider organizations to ensure that the residents of the city have access to the art and cultural opportunities.

Objective 1.7: Continue to ensure Chamber is the main welcome center for Waverly while ensuring information is available after hours and at convenient locations.

Action 1: Provide kiosks throughout the community filled with points of interest brochures and community maps. This action has been completed.

Action 2: Develop an on-line presence with up-to-date local information. This action has been completed.

Action 3: Develop way-finding signage program to assist visitors navigate the community. This action is being addressed within the streetscape planning process being conducted in the Iowa Highway 3 corridor.

Objective 1.8: Provide a variety of recreational opportunities for its residents including access to parks, trails, swimming pools, golf courses, picnic areas, and other recreational facilities. This may also include access to the Cedar River for boating and fishing.

Action 1: Implement and update the *Waverly Park and Open Space Master Plan*.

Action 2: Review the City's Subdivision Ordinance requirements regarding open space.

Objective 1.9: Continue to support historic preservation commission activities in the community.

Objective 1.10: Continue to support the senior center (Mitchell Manor) and services for senior citizens.

Objective 1.11: Continue to work cooperatively with developers to encourage dedication of land for parks, open spaces, recreational trails, and/or greenways.

Action 1: Use the *Waverly Park and Open Space Master Plan* to assist in identifying land for priority corridors.

Objective 1.12: Strive to ensure that its residents have access to adequate public services and community facilities. The City should continue utilizing a Capital Improvements Program (CIP) and its municipal budget, together with this Plan, to prioritize development within the city.

Objective 1.13: Require that the provision of public services and community facilities occur concurrently with development.

Action 1: In consistency with the *Waverly Park and Open Space Master Plan*, implement existing park plans and consider developing regional or larger parks; continue utilizing its park equipment replacement program; and study the need for additional recreational opportunities in the northeastern part of the community.

Action 2: Weigh the costs associated with maintaining the existing swimming pool and replacing it.

Action 3: Continue to work with the Bremer County Fair Board and other interested persons, groups, and/or organizations to plan for the future of the county fairground location.

Objective 1.14: Ensure that public services and community facilities are economical, efficiently managed, in order to prevent duplication of effort.

Objective 1.15: Consider sharing public services and community facilities, when feasible.

Objective 1.16: Maintain and improve, wherever possible, public safety protection services such as police, fire, and emergency medical services.

Objective 1.17: Continue to work with the school district to identify and address future school needs of the district.

Objective 1.18: Maintain and improve, wherever possible, solid waste and recycling programs.

Objective 1.19: Consider development of additional ball diamonds.

Objective 1.20: Consider development of Performance Amphitheatre. This objective has been completed in Kohlmann Park.

Objective 1.21: Support adaptive reuse of existing Junior High School.

Objective 1.22: Support the expansion of the farmers market to provide additional opportunities for locally grown food and vendors, the first step of which is to identify a suitable, permanent location for the market.

Public Infrastructure and Utilities Goals, Objectives & Actions

PI AND U GOAL 1: IMPROVE STORMWATER MANAGEMENT THROUGHOUT THE COMMUNITY.

Objective 1.1: Design proposed storm water detention and retention areas such that they could be used for/in conjunction with parks, open spaces, and/or greenways.

Action 1: Develop Best Management Practices for alternative storm water management.

Action 2: Revise Subdivision Ordinance and Zoning Regulations to include Best Management Practices for new development.

Action 3: Consider creating a storm water utility.

Action 4: The City has joined the Upper Cedar River Watershed Management Authority. As an ongoing task, the City will participate in the organization accordingly.

Objective 1.2: Provide an adequate storm water management system so as to protect the residents of the community from loss of life and property.

Objective 1.3: Develop a system that includes intakes, lines, detention and retention ponds, and outlets that addresses storm water.

Objective 1.4: Encourage neighborhood or regional storm water management areas.

Objective 1.5: Require developers to work with the natural environment and its characteristics in order to protect the city from flooding and erosion problems.

Action 1: Identify storm water problem areas of the community, as well as engineer and implement sound storm water management solutions.

Action 2: Comply with all Federal and State storm water regulations.

Action 3: Require developers to connect to the existing storm water system. Further, the City shall require developers to develop plans and construct the means necessary for managing storm water for site(s) in question.

Objective 1.6: Address sump pump connections to sewer system.

PI AND U GOAL 2: IMPROVE THE QUALITY OF PUBLIC INFRASTRUCTURE AND SERVICES.

Objective 2.1: Continue to work to ensure that Waverly residents have access to adequate public works infrastructure. Continue to utilize a Capital Improvements Program (CIP) and its municipal budget, together with this Plan, to prioritize development within the city.

Objective 2.2: Require that the provision of public works infrastructure occur concurrently with development.

Objective 2.3: Study the need for a new, standalone public works facility. Phase 1 of this project is complete. The City should work toward completion of Phase 2 of the project.

Objective 2.4: Ensure that its residents have a safe, potable water supply and an adequate system of distribution including water towers, wells, and service lines.

Action 1: Protect the health of its residents by providing a safe water supply through treatment and regular testing of water before distribution.

Action 2: Strive to provide an adequate supply of water to support the existing community as well as any new development within the city.

Action 3: Maintain, if not improve, its fire rating, which is affected by the quality and quantity of the water service available in the community.

Action 4: Continue looping the water line system to ensure maximum service coverage at all times.

Action 5: Replace outdated and/or undersized existing water lines, as is appropriate.

Action 6: Develop and adopt a policy that allows the City to evaluate the feasibility of using a private well on a case-by-case basis. In addition, the policy should establish a procedure for the proper abandonment of an unused well.

Action 7: Collaborate with Central Iowa Rural Water.

Action 8: Study and be cognizant of any statewide water quality efforts that may be undertaken.

Objective 2.5: Ensure that residents have an adequate sanitary sewer system including treatment facility, lift stations, and collection systems.

Action 1: Protect the health of its residents and the Cedar River by treating sewage in accordance with Federal and State guidelines before releasing it.

Action 2: Ensure adequate capacity in the system to support the existing community as well as any new development that may be proposed.

Action 3: Develop and adopt a policy that allows the City to evaluate the feasibility of using a private septic system on a case-by-case basis. In addition, the policy should establish a procedure for the proper abandonment of an unused or abandoned system.

Action 4: Begin the planning process of updating and/or replacing the existing sanitary sewer treatment facility. The City has developed a plan for completing this project.

Action 5: Replace outdated and/or undersized existing sewer lines, as is appropriate.

Action 6: The City will use this Plan, together with the extension of sewer lines, and the zoning and subdivision ordinances to direct growth into suitable areas of the community and to prevent development in areas less suited to development such as floodplains, wetlands, and other environmentally sensitive areas.

Objective 2.6: Continue to work with utility providers, including Waverly ~~Light and Power (WLP)~~ Utilities to ensure that residents of the community have quality services.

Action 1: Continue to work cooperatively and communicate openly with utility providers regarding land use development so that services can be provided in an orderly and timely manner to meet the potential utility/energy needs.

Action 2: Encourage utility providers to explore ventures that would enhance services to their customers.

Action 3: Encourage utility providers to increase energy efficiencies and incent efficiencies, whenever feasible.

Action 4: Encourage utility providers to protect the environment by considering alternative energy sources, such as solar, geothermal, and/or wind energy.

Action 5: Encourage customers to engage in energy efficiency programs.

Action 6: Support development and use of the recently-formed Waverly Telecommunication Utility.

Housing Goals, Objectives & Actions

HOUSING GOAL 1: PROVIDE DIVERSITY IN THE TYPE, DENSITY, AND LOCATION OF HOUSING WITHIN WAVERLY WHILE PROTECTING PUBLIC HEALTH, SAFETY, AND QUALITY OF LIFE

Objective 1.1: Encourage and allow new housing developments that provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, two and three-bedroom single-family dwellings, duplexes and triplexes, and second floor apartments/lofts (in downtown).

Action 1: Develop a detailed housing assessment and inventory to evaluate the specific needs of the community. This assessment should be updated as needed. A Comprehensive Needs Analysis for Waverly was completed in August 2014, by Maxfield Research, Inc.

Action 2: Conduct building permit reviews to create a monthly report.

Action 3: Update the Zoning Ordinance and Subdivision Regulations to allow a variety of housing types and locations, as well as green, planned subdivisions or areas. The City has recently completed several amendments to its Zoning Ordinance in order to facilitate housing development.

Action 4: Establish a housing task force to develop and identify specific housing needs, programs, and potential incentives for workforce housing. The City's Economic Development Commission now includes a Housing Committee. Further, the City's Economic Development Commission should continue to develop and identify specific housing needs, programs, and potential incentives for workforce housing.

Objective 1.2: Senior housing developments that allow Waverly's population to 'age in place' are encouraged.

Action 1: Update the Zoning Ordinance to allow for a mix of housing types within new and old residential developments, within mixed-use areas, and within Downtown (2nd story apartments/lofts, etc.). The City has recently completed several amendments to its Zoning Ordinance in order to facilitate housing development.

Action 2: Identify and provide various incentives to developers that include a mix of housing types within a single development (5-Years).

HOUSING GOAL 2: IMPROVING THE APPEARANCE AND VITALITY OF WAVERLY'S EXISTING NEIGHBORHOODS

Objective 2.1: Improve substandard housing stock to provide decent and safe living conditions while improving neighborhoods.

Action 1: Adopt a minimum housing code.

Action 2: Develop and implement a rental inspection program. This has been completed.

Action 3: Remove dilapidated houses and structures, specifically those bought-out as a result of previous flood events and other structures that are dilapidated. With regard to flood-damaged homes, this action has been completed.

Action 4: Develop voluntary housing rehabilitation and preservation programs for owner-occupied and renter-occupied housing units. This action is underway.

Action 5: Apply for funding assistance for rehabilitation of substandard housing units. At this time, the City plans to develop a Community Development Block Grant application to accomplish action after the floodplain map is amended or adjusted.

Objective 2.2: Improve the safety and pride of existing and future neighborhoods.

Action 1: Encourage and promote ~~the development of~~ input from neighborhoods associations or areas of the community.

Objective 2.3: Encourage the preservation and protection of existing neighborhoods and design and plan future developments in a manner, which promotes neighborhood settings, aesthetics, and community cohesiveness.

Action 1: Update Zoning Ordinance to provide substantial vegetative buffers between residential neighborhoods and incompatible land uses (heavy commercial and industrial). This action is complete.

Action 2: Update Zoning Ordinance and Subdivision Regulations to design subdivisions, planned residential developments, multi-family units or other residential projects in a manner which encourages walkable, bikeable, livable neighborhoods. The City is currently working on this action step.

Action 3: Minimize disruption of neighborhoods when installing utilities and public facilities (e.g., power lines, etc.).

Action 4: Investigate the need for neighborhood-level or area planning.

HOUSING GOAL 3: PROVIDE DECENT AND AFFORDABLE HOUSING FOR PRESENT AND FUTURE POPULATIONS WHILE PRESERVING EXISTING RESIDENTIAL AREAS.

Objective3.1: Encourage the development of ‘starter’ homes throughout the community.

Action 1: Provide regulatory and financial incentives to encourage construction of ‘starter’ homes.

Action 2: Encourage infill of vacant properties with smaller housing units.

Action 3: Seek financial and technical assistance to develop programs.

Action 4: Encourage replacement of housing structures that were lost in previous flood events, in areas that are suitable for said development. Currently, the City is fostering the development of apartments, townhomes, as well as single-family units that could fulfill unmet housing needs from flooding events.

Economic Development Goals, Objectives & Actions

ECONOMIC DEVELOPMENT GOAL 1: PROVIDE DIVERSITY IN THE TYPE, DENSITY, AND LOCATION OF BUSINESSES IN WAVERLY

Objective 1.1: Market and provide opportunities for new development.

Action 1: Take advantage of Avenue of the Saints.

Action 2: Develop site identification alternatives (i.e., highway corridors, existing industrial and business areas, downtown, etc.).

Action 3: Accept housing as a component of Waverly's overall economic development strategy.

Action 4: Expand farmers market to provide additional opportunities for locally grown food and vendors. Currently, the City is seeking to locate a different site, possibly a park, which could be utilized for housing the farmers market.

Action 5: Develop a small business incubator as a potential Chamber initiative.

Objective 1.2: Continue offering commercial and industrial development incentives such as land grants, tax rebates, and tax increment financing. Further, the City shall consider new incentives, including guidelines, as they may become available. It should be noted that the City Council has adopted an updated Economic Development Strategy and will continue to use that strategy to attract business development.

Objective 1.3: Promote and encourage commercial areas of retail/service oriented businesses within a half mile of residential areas.

Action 1: Update Zoning Ordinance.

Objective 1.4: Explore creative ways to attract and promote business and manufacturing expansion.

Objective 1.5: Implement Economic Development Commission's *Strategy Business Plan*.

ECONOMIC DEVELOPMENT GOAL 2: PROMOTING AND MARKETING WAVERLY'S STRENGTHS

Objective 2.1: Promote Waverly by enhancing the community's characteristics.

Action 1: Develop and utilize a marketing/branding plan as the vehicle for identifying and updating the list of specific targeted industries and basic businesses. In addition, recognize that activities that are not reflected in the marketing plan that may qualify for the various incentives based upon recommendation of the City Council.

Objective 2.2: Embrace and improve relationship between the city and Wartburg College.

Action 1: Continue encouragement of representation by all citizens on city commissions and boards.

Objective 2.3: Identify ways to utilize the Cedar River as a destination/asset to generate additional tourism dollars.

Action 1: Market river as a recreational destination.

Objective 2.4: Continue to ensure Chamber is the main welcome center for Waverly while ensuring information is available after hours and at convenient locations.

Action 1: Provide kiosks throughout the community filled with points of interest brochures and community maps. This action has been completed.

Action 2: Develop an on-line presence with up-to-date local information. This action has been completed.

Action 3: Develop way-finding signage program to assist visitors navigate the community. This action is being addressed within the streetscape planning process being conducted in the Iowa Highway 3 corridor.

Objective 2.5: Ensure Waverly's small-town atmosphere and strengths are not negatively impacted by growth.

Action 1: Develop community design standards for businesses to follow.

Action 2: Corridor planning efforts need to be re-started for all thoroughfares in the City.

Action 3: Consider applying for a Downtown Revitalization grant from the Iowa Economic Development Authority. Said grant could be used for storefront façade improvements.

Objective 2.6: Implement Economic Development Commission's *Strategy Business Plan*.

ECONOMIC DEVELOPMENT GOAL 3: RETAIN, EXPAND, AND ATTRACT BUSINESSES AND INDUSTRIES

Objective 3.1: Focus on ~~small town~~ local businesses and services.

Action 1: ~~Amend Zoning Ordinance and other regulatory documents to allow small-scale development and expansion, setbacks and parking footprints. The City continues to evaluate and assess the parking needs in the downtown area and to establish rules and regulations on use.~~

Action 2: Amend Zoning Ordinance to allow mixed use development in downtown and within identified neighborhoods on the Future Land Use Map.

Action 3: Consider developing a succession planning service for existing businesses in the community.

Action 4: Support apprenticeships, as attached to specific trades, in the community.

Objective 3.2: City should ~~consider~~ research the various ways of providing economic development incentives to local residents in promotion of locally-owned prospective businesses, either existing or new.

Objective 3.3: City should promote and encourage development of small scale, niche, service businesses in the community, especially Downtown.

Action 1: Amend zoning ordinance to allow development of a Downtown hotel. This action has been completed.

Objective 3.4: City should assist small businesses, especially in the Downtown, to utilize new technologies to expand their market base.

Objective 3.5: Create a livable Downtown.

Action 1: Amend Zoning Ordinance to allow a mixed-use, human-scale environment.

Action 2: ~~Start studying now how to redesign the area once the Cedar River Parkway is developed.~~ Assess how completion of the Cedar River Parkway may impact the Central Business District.

Objective 3.6: Implement Economic Development Commission's *Strategy Business Plan*.

Transportation Goals, Objectives & Actions

TRANSPORTATION GOAL 1: PLAN AND DEVELOP A SAFE, EFFICIENT TRANSPORTATION SYSTEM THAT ALLOWS FOR TIMELY FLOW OF TRAFFIC IN THE COMMUNITY.

Objective 1.1: Consider all modes (highways, streets, air, rail, bus, recreational trails, and pedestrian) when planning and development is occurring.

Action 1: Understand that different land uses have different types and scales of transportation infrastructure needs.

Action 2: Capitalize on the existing highway transportation system.

Action 3: Require logical street extensions concurrent with the time of development. Street extensions and/or expansions that are conceivable during the life of this Plan include: the Cedar Valley Parkway (10th Avenue, Southeast); 7th Avenue, Northwest; 12th or 20th Streets, Northwest; 4th Street, Southwest; and preserving a north/south corridor, including an interchange, connecting “old” Highway 218 near the airport and the “new” Highway 218 Bypass southwest of the city; 29th Street extension to the east; a “new” Highway 218 extension to the east towards Highway 3 and connecting into Grand Avenue; connecting 22nd Avenue with Garden Avenue down to Highway 3; and connecting 35th Street NW south to “new” Highway 218.

Action 4: Develop a comprehensive bicycle plan. Said plan would look at existing bicycle accommodations and environment, and identify potential areas for improvements. The plan would also provide bicycle-friendly street design standards.

Action 5: Encourage bicycle-friendly street designs.

Action 6: Continue replacing seal-coated streets using pavement, namely asphalt or concrete.

Action 7: Use this Plan, extension of paved streets, and the zoning and subdivision ordinances to direct growth into suitable areas of the community and to prevent development in areas less suited to development such as floodplains, wetlands, and other environmentally sensitive areas.

Action 8: Protect existing parking area trees in conjunction with the Trees Forever Program.

Action 9: Prioritize bridge maintenance and/or replacement, including repair or replacement of the bridge across the Cedar River on 3rd Street Southeast.

Action 10: Limit development near the airport to those uses that are deemed to be compatible with the airport, specifically commercial and industrial uses, and to those concepts outlined in the *Airport Layout Plan*.

Action 11: Continue to work with the Regional Transit Commission (RTC) to identify and service persons most in need of public transportation.

Action 12: Develop and adopt a complete streets policy.

Action 13: Review existing engineering design standards for streets.

Action 14: Develop a major street master plan.

Action 15: Develop and install way-finding signage on trails and streets.

Objective 1.2: Consistent with the *Waverly Park and Open Space Master Plan*, continue working on multi-use trail system that has both internal and regional connectivity. As it established, said system will have to be well maintained.

Action 1: Collaborate with other communities in order to create an intercity or regional trail system.

Action 2: Create an intra-city trail network, including a connection between the Centennial Oaks development, soccer complex, and future ball diamonds.

Action 3: Develop a river walk.

Action 4: Fill in incomplete trail linkages; possibility using easements to do so. Use the newly adopted *Waverly Park and Open Space Master Plan* to implement the goals and actions for trails.

Objective 1.3: Continue to work to address sidewalks, or the lack thereof, in areas of the community.

Action 1: Develop a comprehensive pedestrian plan. Said plan would look at existing pedestrian accommodations and potential areas for sidewalk improvements, extensions, filling gaps, crosswalk improvements, and the pedestrian level environment. Plan would provide pedestrian-friendly design standards.

Action 2: Create a sidewalk inventory and inspection program. The information gleaned from the program would help identify existing sidewalk gaps and where existing sidewalks need to be replaced.

Action 3: Develop a plan and program for implementing the findings of the sidewalk inventory and inspection program created above.

Action 4: Require sidewalk construction in specified areas.

Action 5: Develop a policy to maintain uniform sidewalk widths.

Objective 1.4: ~~Investigate the~~ Consider commissioning a feasibility study focused on the continuation viability of the municipal airport. The purpose of said study should support continued growth and expansion of use at the airport.

Land Use Goals, Objectives & Actions

LAND USE GOAL 1: PROMOTE ORDERLY GROWTH IN THE COMMUNITY, WHILE MINIMIZING URBAN SPRAWL AND DISCOURAGING LEAPFROG DEVELOPMENT WHENEVER POSSIBLE.

Objective 1.1: Direct growth to the degree that it offers alternative sites for development.

Objective 1.2: Service existing areas of the community as well as address any additional expansion opportunities that may arise.

Objective 1.3: Implement the Comprehensive Plan through its commissions, boards, and authorities (i.e. City Council, Planning and Zoning Commission, Board of Adjustment, Economic Development Commission, Hazard Mitigation and River Usage Commission, etc.).

Objective 1.4: Plan for a stable, manageable growth rate (population) of between 3.5 % and 7.5% during each 10-year census.

Objective 1.5: Continue to work cooperatively with developers to encourage land for parks, natural areas, open spaces, recreational trails, and/or greenways, in accordance with the *Waverly Park and Open Space Master Plan*.

Objective 1.6: Amend regulations and ordinances to allow a balanced mix of land uses and a compact development form (incorporates best management practices for storm water management).

Objective 1.7: Direct new development to existing commercial and industrial corridors and growth areas; promote infill residential and commercial development, and revitalization of the Downtown area with mixed use development.

Action 1: Amend Zoning Ordinance to allow converting existing vacant sites and buildings into mixed use developments.

Objective 1.8: Develop design standards for specific areas in the community; for instance, Downtown and commercial corridors.

Action 1: Investigate the use of overlay districts within the Zoning Ordinance.

LAND USE GOAL 2: DEVELOP A LIVABLE DOWNTOWN.

Objective 2.1: Encourage mixed-use development and redevelopment of underutilized lots and buildings in downtown, including but not limited to, vacant sites and surface parking lots.

Action 1: Amend the Zoning Ordinance to create a new 'Downtown' zoning district to regulate mixed-use development and upper floor(s) residential units.

Action 2: ~~Amend the Zoning Ordinance to reduce the amount of required off street surface parking.~~ Continue to evaluate and assess parking needs in the downtown area and to establish rules and regulations on use.

Objective 2.2: Develop a downtown master plan that provides a vision for downtown’s development or redevelopment. The master plan should look at, but not limited to, possible ways to improve the pedestrian and bicyclist environment, soften the landscape (street trees, plantings, pedestrian level lighting, street-facing building facades) and river front preservation and/or development.

Objective 2.3: Market downtown investment and development.

LAND USE GOAL 3: ESTABLISH A DEVELOPMENT REVIEW PROCESS TO ENSURE CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP.

Objective 3.1: Prior to consideration by the Planning and Zoning Commission, Board of Adjustment, or the City Council, City staff shall review all development proposals using the following guidelines. However, staff review is not limited exclusively to the guidelines listed below.

Action 1: The goals, objectives, policies and Future Land Use Map, which are included in this Plan

Action 2: Compatibility with neighboring/surrounding land uses.

Action 3: Compliance with the City zoning, subdivision ordinances, and construction and/or building codes.

Action 4: Consideration for the potential, credible impact on adjacent property.

Action 5: Appropriateness of the density of the proposed use.

Action 6: Impact of the proposed development on traffic generation and flow in the area.

Action 7: The ability/inability of the City to provide adequate public works and services to the proposed development.

Action 8: The potential impact of the proposal on the environment and environmentally sensitive areas.

Action 9: Adherence to other landscaping (natural resources), aesthetic, and design requirements of the City.

Action 10: Other factors affecting general intent and purpose of this Plan, including the need for green space or parkland development. In addition, the City is developing Best Management Practices for both the Public Services and Community Development Departments. Also, the Community Development Department is developing a downtown master plan.

Collaboration Goals, Objectives & Actions

COLLABORATION GOAL 1: THE CITY OF WAVERLY SHALL CONTINUE TO WORK COLLABORATIVELY AND COMMUNICATE EFFECTIVELY WITH OTHER LEVELS OF GOVERNMENT AND AGENCIES IN ORDER TO BENEFIT ITS RESIDENTS AS WELL AS THOSE IN THE REGION.

- Objective 1.1:** Continue to work with the Federal government to positively affect land use and development, by tracking legislation and participating in various programs. Federal funding that affects land use through regulations and funding programs including, but not limited to, Transportation funding; Community Development Block Grant (CDBG); and the Federal Emergency Management Agency (FEMA).
- Objective 1.2:** Continue to work with the State government to positively influence land use and development, by participating in legislation development and program implementation. The state affects land use through regulations and funding programs. The state granted local governments the power to plan and implement policies through enabling legislation in the Code of Iowa. Further, the state provides funding to the city that affect land use through several programs including, but not limited to, the Community Economic Betterment Account (CEBA); Economic Development Set Aside (EDSA); Revitalize Iowa's Sound Economy (RISE); Resource Enhancement and Protection (REAP); and Land, Air, and Water Conservation Fund (LAWCON).
- Objective 1.3:** Continue to cooperate with Bremer County, specifically in the fringe areas where these two jurisdictions meet. As the city develops near its edges, it affects neighboring land uses in the county. Conversely, if the County allows development immediately outside of the city, it affects land use within the city and may place annexation and service pressures on the city. The City should maintain, and update when necessary, its intergovernmental agreement (28E of the Code) with the county establishing land use policies, including annexation and servicing, in the areas adjacent to the city.
- Objective 1.4:** Continue to work cooperatively with various Bremer County departments or agencies that may share enforcement responsibilities with the City, such as the Sheriff, Planning and Zoning Commission and staff, Conservation Board, and the Board of Health.
- Objective 1.5:** Continue to work cooperatively with the other municipalities that are in close proximity to Waverly, namely the cities of Janesville and Shell Rock. From a land management perspective, this can be done by considering the development of a 28E agreement with Janesville and implementing and updating the existing 28E agreement with Shell Rock, whenever feasible. While this Plan focuses on land use issues, the City should also continue to work with the communities on transportation and recreational trail planning as well as consider sharing services as well.
- Objective 1.6:** Continue to work cooperatively with the school district that serves Waverly. City land use plans have an impact on schools, including placement of schools and their facilities as well as their transportation facilities.

Objective 1.7: Continue economic development efforts, through local and regional economic development groups and commissions (Main Street, Chamber of Commerce, INREDC).

Objective 1.8: Continue to work with regional development partnerships (Cedar Valley ~~Marketing~~ Regional Region Partnership).

Objective 1.9: Continue to work cooperatively with neighborhood associations.

Objective 1.10: Use better and multiple avenues to communicate with general public (i.e., newspapers, website, social media, cable broadcasting, printed media, community newsletter, etc.).

Objective 1.11: Continue to work with local commissions and businesses to provide a link to the City's website on their pages to provide comprehensive information.

Objective 1.12: Continue to communicate with jurisdictions upstream/river.

COLLABORATION GOAL 2: THE CITY OF WAVERLY SHALL CONTINUE TO WORK COLLABORATIVELY AND COMMUNICATE EFFECTIVELY WITH ENTITIES THAT HAVE LARGE IMPACTS ON LAND USE IN THE COMMUNITY (I.E. MAJOR EMPLOYERS, NON-PROFIT ENTITIES, AND AGENCIES).

Objective 2.1: As is the case with the other adjacent governmental jurisdictions highlighted in the previous goal, the City and several entities impact each other from a land use perspective and there needs to be a continued effort to maintain a solid working relationship. The City will:

- Share land use plans.
- Encourage these entities to share their plans with the City.
- Assist the neighborhood near these entities to regulate land use in those areas.
- Continue to work with Wartburg College to determine the student needs for housing.
- Study, plan, and implement tools that will establish lines of communication between neighboring residents, these entities, and the City.
- Monitor land use conversion and enforce regulations that conform to City plans in the areas near these entities.
- Include the needs of these entities in city planning efforts.
- Continue to work with these entities to ensure that there is adequate transportation and minimal traffic flow problems as well as minimal parking problems.
- Involve staff and students from these entities in city decision-making processes.
- Support positive growth initiatives that enhance these entities in the community.

CHAPTER 3: PLAN IMPLEMENTATION

Smart Planning Principles: All 10 principles apply – Collaboration; Efficiency, Transparency, and Consistency; Clean, Renewable, and Efficient Energy; Occupational Diversity; Revitalization; Housing Diversity; Housing Diversity; Community Character; Natural Resources and Agricultural Protection; Sustainable Design; and Transportation Diversity.

Smart Planning Element M – Implementation: A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps or subdivision ordinances.

SECTION 1: ACTION PLAN

The **2011 Plan Update and 2017 Review** includes 214 action strategies for the City of Waverly to address. While each of these action strategies is important to achieve the Waverly’s vision, it is critical to set priorities among the strategies. These priorities will lay the foundation for developing future capital improvement plans and annual departmental work plans for the City, and will help with organizing and prioritizing future implementation efforts. The Action Plan provides a means for working through a variety of immediate, short- and long-range issues with other agencies, jurisdictions, and stakeholders by articulating a concept, premise or position to start constructive discussion and completion.

Implementation Priorities

Throughout the course of developing the **2011 Plan Update and 2017 Review** and past efforts, community input focused on creating a more sustainable community that manages growth, revitalizes the Central Business District, improves community facilities, diversifies and expand economic development and housing, embracing its natural resources, while maintaining and enhancing the small-town atmosphere of Waverly – not a small task. Listed below are the major categories of implementation efforts to obtain the type of community stakeholders and citizens’ desire and want.

Amending Zoning Ordinance and Subdivision Regulations

This effort was discussed at length numerous times during the planning process and is mentioned repeatedly in this Plan as an action strategy. Amendments to the Waverly Zoning and Subdivision Regulations will encourage, promote, and allow sustainable, walkable, livable development, while preserving and protecting Waverly’s environmentally sensitive areas.

- Who: Waverly Planning and Zoning Commission
- When: ~~Upon adoption~~ During the life of the **2011 Plan Update**

Developing Best Management Practices (BMPs) and Standards

In order to lessen the impact of storm water runoff Waverly needs to develop and implement standards to improve the capturing and handling of storm water runoff before it reaches the Cedar River and Dry Run Creek.

- Who: Waverly Engineering Division
- When: ~~Within the first year after adoption~~ During the life of the **2011 Plan Update**

Creating Community-Wide Sustainable Design Standards

In order to preserve and improve Waverly's small town atmosphere and to encourage future developments to contribute to this atmosphere design standards should be created and adopted. These standards would also continue the beautification and enhancement projects currently underway in the community by Main Street.

- Who: Waverly Planning and Zoning Commission along with a task force with representation from the Historic Preservation Commission and the Chamber/Main Street, Trees Forever.
- When: ~~Within the first and or second year after adoption~~ During the life of the **2011 Plan Update**

Continuing Flood Mitigation efforts along Cedar River and Dry Run Creek

Waverly has taken great strides in recovery from the 2008 floods; however there is more that can be done. The City should continue buying out and relocating citizens from the floodplain, develop storm water solutions, and looking at regional solutions to flood mitigation.

- Who: City Council, ~~Hazard Mitigation and River Use Commission~~
- When: Ongoing

Creating a Housing Task Force

The City should establish a separate housing task force to focus on the housing needs of Waverly. Their mission should include conducting a Housing Needs Assessment to determine the condition of the existing housing stock, what types of housing is still needed (in all price ranges), and how to obtain the necessary housing needed.

- Who: City Council
- When: Within the first and year after adoption of the **2011 Plan Update**. This task is complete.

Developing a Downtown Master Plan

Waverly's downtown area is an untapped asset for mix use development and economic and cultural activity. Therefore, the City should start thinking, brainstorming, and visioning how to make downtown an attractive, livable area.

- Who: City of Waverly, Chamber of Commerce/Main Street, Economic Development, Planning and Zoning Commission, Historic Preservation Commission, Trees Forever Commission.
- When: Within the third year after adoption of the **2011 Plan Update**. This task is underway.

Creating a Multi-Modal Transportation (Complete Streets) Network

Waverly should continue their efforts to improve existing and identified street corridors for multi-modal transportation. One step in this direction is to create a Comprehensive Pedestrian & Bicycle Plan to identify areas for improved pedestrian and bicycle accommodations.

- Who: Waverly Public Works
- When: Ongoing

Implementing and Updating the Waverly Park and Open Space Master Plan

A great deal of work has gone into the newly adopted Waverly Park and Open Space Master Plan and all recommendations would benefit the community in numerous ways – not just recreational, but economically.

- Who: Leisure Services Department, Leisure Services Commission, Public Works
- When: Ongoing

Continue Waverly's Economic Development Efforts

As identified throughout this planning process, Waverly has many strengths and opportunities to improve their economy. As the largest community in Bremer County, home to Wartburg College and proximity to the Avenue of the Saints/Highway 218, Waverly has the elements to retain, expand, and attract new business to the community.

- Who: Economic Development Commission, Chamber of Commerce, City staff
- When: Ongoing

Financing

Many of the identified goals, objectives, and action strategies will only be met through the expenditure of public funds. Achieving the components of the Action Plan should lead to more efficient use of both public and private resources. Each project should be viewed with the full range of funding alternatives and technical assistance available to it before action is taken. These sources must not only provide sufficient funds to accomplish the goals and action strategies intended, but they should be tapped in ways that are as equitable as possible in balancing costs against benefits received.

Another method for implementing the elements of the **2011 Plan Update** could be developed through a system of incentives and compensation. The benefits and costs involved in the achievement of public objectives should be considered; which are equitable to the individual and to the general public. Specific steps should be taken to enable progress to be made in each area of the plan.

Education, Continued Participation, and Leadership

Broad public support and involvement are required as a prerequisite to the development and use of virtually any implementation policy or program. If adequate support is to be developed, a vigorous and continuing program of discussion, education, and participation must be carried on. Moreover, people who are in a position to understand the needs of the City and ways of meeting those must take the initiative to stimulate the interest and the understanding that must be involved to assure that support and action is developed.

To produce the levels of consensus required, vigorous and continuing public involvement will be required in such areas as:

1. Detailing of plans and proposals to clarify their impact on specific areas, groups, and individuals;

2. Developing of specified implementation activities and organization arrangements; and
3. Continuing monitoring and interpretation of the Plan.

SECTION 2: KEEPING PLAN CURRENT & HOW IT RELATES TO ONGOING DECISION MAKING

The **2011 Plan Update** is designed to be a working document. Its adoption by the City Council is not the end of the community's long-range planning effort, but rather the means by which the city will see growth occur. City staff, citizens, and the private sector will use the **2011 Plan Update** as a dynamic tool to manage growth over the next ten to fifteen years to protect the high quality of life and foster a healthy economy for Waverly.

A relevant, up-to-date plan is a critical element to ongoing planning success. To maintain public and private sector confidence, evaluation and modifications based on sound judgments should be made to the planning document as necessary. The Plan must be current. Therefore, City Council of Waverly may, from time-to-time, want to consider amendments or updates to this Plan, including any and/or all of the maps, tables, and/or illustrations.

Since adoption of the **2011 Plan Update**, the City should be commended on achieving a number of large accomplishments that were outlined in the original plan. Most notably, the following projects were successfully completed or implemented:

- Hazard Mitigation. Specifically, completion of the Inflatable dam and Dry Run Creek projects, along with developing emergency planning and procedures related to flooding for the community.
- Economic Development Focus. The community has redirected energy to economic development on several fronts, most prominently on business retention and development of housing in the community.
- Regulatory Updates and Revisions. The City has diligently been studying their existing regulations, in light of the goals outlined in the **2011 Plan**, and has chosen to redraft ordinance provisions and policies in order to better implement elements of said Plan, as well as better serve the residents of the community.
- Transportation Studies and Enhancement Projects. As a community, the City of Waverly has been addressing a number of major transportation issues, specifically, the redesign and studying of Iowa Highway 3, 3rd Street Bridge repair or reconstruction, moving toward completion of the Cedar River Parkway, and other street connectivity projects. In addition, other modes of transportation have also been at the forefront since 2011 including the airport, trail development, transit service, downtown parking, and pedestrian access.

With that said, there are a number of other challenges that the City will likely face during the remaining life of this Plan, specific to implementation and community impacts. To that end, in addition to maintaining a timely and current plan, the City of Waverly will have to be prepared to address the following emerging land use topics, including, but not limited to the following general areas.

- Regional approaches to land use planning;
- Attending to water quality concerns;

- Addressing large capital projects such as: sanitary sewer system and treatment facility compliance and upgrades; downtown projects; transportation improvements such as the reconstruction of Iowa Highway 3 and addressing the 3rd Street Bridge; Fairgrounds relocation; recreational improvements; as well as an addition to the hospital;
- Planning, related to flooding impact minimization, will likely occur at a watershed level, including future stormwater management projects;
- Transportation planning and project implementation may take on a multi-modal fashion and/or complete streets mindset when it comes to corridor planning;
- Re-doubling efforts to consider hazard mitigation and risk assessment approaches to land use decision-making;
- Considering alternative housing types, prices, and developments, as part of a larger economic development strategy;
- Continuing to focus economic development efforts toward existing business retention and expansion;
- Mixing of land uses, as is deemed appropriate; and
- Sharing services and assets with other governments and entities.

Amendment Process

In order to consider an amendment or update to this plan, first the Planning and Zoning Commission shall consider the proposed amendment and conduct a properly noticed hearing, notice of which shall be published once, not less than seven (7) nor more than twenty (20) days before the date of the hearing, in a newspaper with local circulation. The Commission shall make a recommendation on the proposed amendment or update, after the public hearing. Said recommendation of the Commission shall be carried by an affirmative vote of a simple majority of its members. The Commission shall send its recommendation, either for approval or denial of the proposed amendment or update, to the City Council for consideration.

After receiving the recommendation from the Planning and Zoning Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. The notice shall follow the same publication guidelines as those prescribed for the Commission above. The City Council is authorized to make the final decision, including alterations to the amendment or update prior to adoption. Adoption shall require an affirmative vote of a simple majority of the membership of the Council.