

Adams County & the City of Corning **COMPREHENSIVE PLAN**

DRAFT JULY 2025



City of Corning, Iowa

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Chapter 1:

Introduction

Overview

Comprehensive Plans help guide decisions and policies for growth and development within a community. A Comprehensive Plan reflects a community's values and presents a vision for the community to preserve and promote those values, while also guiding development and growth. The current Comprehensive Plan for Adams County was last updated in 1966, and for Corning, 1999.

Now, the City of Corning and Adams County have combined efforts to create a joint Comprehensive Plan which will serve as a road map to the region's overall vision for the next 20-years, with goals and policies relating to land-use, housing, transportation, parks, recreation and culture. This framework is built to accommodate for growth and development through 2045.

Decision-Making Tool

A Comprehensive Plan can be utilized as a decision-making tool by city/county leadership and officials, by outlining long-term goals for the community's future, as well as guiding policies. The Plan should be utilized by elected officials to evaluate changes to existing land uses, as well as make overall funding and budget decisions.

Future Land Use Plan

The Future Land Use Plan should be consulted when making decisions regarding proposed development, annexation, and rezoning requests. It is also common for recommendations in the Comprehensive Plan to lead to additional projects or programs within a community. Overall, this document can be utilized as a point of reference and guidance for routine operations of government within the City of Corning and Adams County.

Introduction

LEGAL BASIS

Legal Basis for Zoning

A Comprehensive Plan is a legal document and serves as a basis for determining appropriate zoning within the City of Corning and unincorporated Adams County. Zoning regulations, according to Chapter 414 of the Iowa Code for Cities and Chapter 335 for Counties, must "... be made in accordance with a Comprehensive Plan."

The Comprehensive Plan should be consulted whenever the City of Corning or Adams County amends a zoning code regulation, or when a property is rezoned to ensure that the change is consistent with the recommendations and land use designations of this Plan.



Introduction

IOWA SMART PLANNING PRINCIPLES

Iowa Smart Planning Principles

The State of Iowa enacted on April 26, 2010 a set of principles intended to enhance economic opportunity, environmental integrity, public health outcomes, and safeguard the quality of life in Iowa. These principles must be considered and may be applied when deliberating on land use/zoning, development, and resource management. These principles are threaded throughout the Comprehensive Plan. The Iowa Smart Planning Principles are laid out in Iowa Code 18B.1. and include the following set of principles:

1. Collaboration

Governmental, community, and individual stakeholders, including those outside of the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions.

2. Efficiency, Transparency, and Consistency

Plans should aim to provide efficiency, transparent, and consistent outcomes.

3. Clean, Renewable, and Efficient Energy

Plans should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational Diversity

Plans should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities and promote the establishment of businesses in locations near existing housing, infrastructure and transportation.

5. Revitalization

Plans should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protect historic resources, promotes pedestrian accessibility and integrates different uses of property. Remediation and reuse of existing sites, structures and infrastructure is preferred over new construction in undeveloped areas.

Introduction

IOWA SMART PLANNING PRINCIPLES

6. Housing Diversity

Plans should encourage diversity in the types of available housing, support the rehabilitation of existing housing and promote the location of housing near public transportation and employment centers.

7. Community Character

Plans should promote activities and development that is consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. Natural Resources and Agricultural Protection

Plans should emphasize protection, preservation and restoration of natural resources, agricultural land and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. Sustainable Design

Plans should promote developments, buildings and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

10. Transportation Diversity

Plans should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

Introduction

LONG-RANGE PLANS AND STUDIES

Previous Long-Range Plans and Studies

Adams County and the City of Corning have conducted numerous long-range plans and studies to help guide development and growth within the communities. These plans and studies focus in on specific areas within the communities and provide additional context to the overall Comprehensive Plan.

Adams County Long-Range Plans/Studies

Adams County's long-range plans include the Adams County Rural Reconnaissance Survey completed in 2021 by the Adams County Historic Preservation Commission. This plan took inventory of rural churches, schools, and cemeteries located in the county and other architectural/archaeological significant sites.

City of Corning Long-Range Plans/Studies

The following are long-range plans and studies associated with the City of Corning, as an individual community.

- Iowa Living Roadways Community Vision Plan (2018)
- Urban Forest Management Plan (2020)
- First Impressions Tourism & Community Assessment Report (2024)

Final Report and Feasibility Study Corning, Iowa



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Chapter 2:

Public Input

Overview

Public participation is an integral component during the development of a Comprehensive Plan, as public input and feedback collected helps to develop a vision for the future of a community. This process also ensures that the feedback accurately reflects the collective vision of the community as a whole, by identifying key findings through common themes.

Throughout the development of the Adams County and the City of Corning's Comprehensive Plan, members of the community and public were invited to engage and provide feedback throughout a variety of engagement methods. This included traditional, in-person Public Input Workshops, as well as through community member interviews and an interactive online engagement website.



Public Input

PUBLIC INPUT WORKSHOP # 1

Overview

The first Public Input Workshop was hosted on September 25, 2024. The event was advertised online through social media channels, as well as through press release. Twenty (20) members of the community joined for the event. The event included a presentation with an overview of the project, as well as a series of visioning questions. A summary of the visioning exercise and the responses will be provided herein this report.

Following the presentation, several interactive engagement activities were provided at the workshop, including the following:

- Visioning Exercise
- Puzzle Mapping Activity
- Image Preference Survey
- Priority Ranking and Preference Scale
- Quadrant Voting

These activities and their results will be summarized over the next following pages.



Public Input

PUBLIC INPUT WORKSHOP # 1

Visioning Exercises

Attendees provided responses to a series of visioning questions. A total of seven questions were asked in this exercise.

Q1 - Why did you decide to live in Adams County or Corning?

- Family
- Employment
- By Circumstances/Chance
- The Size and Quality of the School District
- Farming Opportunity and Affordability
- Quality of Life
- Proximity to Hospital
- Environment and Natural Amenities
- Centrally located (Des Moines, Kansas City, and Omaha)

Q2 - What do you think are Adams County's and Corning's biggest advantages?

- Volunteerism and Community Activism
- Strong Downtown and Retail/Trade Draw
- Philanthropy
- Lake Icaria
- Recreational Opportunities
- Tourism
- Racetrack
- Icarian Colony
- Adams Community Aquatic Center
- Safe Community
- Industrial Park
- CHI Health Wellness Center
- The Corning Hotel
- Ethanol Production
- Strong Agricultural Base
- Corning Main Street Iowa Designation
- Strong Bank System and Participation
- Fiber, in certain locations
- Proximity to Major Highway and Railroad
- Central Location

Q3 - What challenges do we face today and in the future?

- Infrastructure Cost for New Development
- Availability of Developable Lots
- Availability of Housing, of all Types (Apartments, Duplex, Townhomes, and Executive)
- Availability of Senior Housing or Retirement Housing
- Maintenance of Roads
- Location to Major Cities (Des Moines, Kansas City, and Omaha)
- Aging Population
- Job Opportunities
- Population Growth and Retention
- Cost of New Housing
- Fiber Investment and Affordability

Q4 - What are the housing needs for Adams County and Corning?

- Marketing of Available Developable Land and Existing Housing Stock
- Balance between Agricultural and Residential Uses (Minimizing Conflicts)
- Inventory and Condition Assessment of Vacant Houses
- "Move-in Ready" Housing
- Inventory of Available, Developable Land

Public Input

PUBLIC INPUT WORKSHOP # 1

Visioning Exercises

Attendees provided responses to a series of visioning questions. A total of seven questions were asked in this exercise.

Q5 - What has been the best change you have seen in Adams County and Corning in the last 5 years?

- New Elementary School
- Replacement of 20% of Sewer Lines
- Cottage Development near Lake Icaria
- Corning Main Street Iowa Designation and Awards
- Economic Impact of Main Street Iowa along perimeter of Designated Area
- City Ownership and Abatement of Vacant and Nuisance Properties
- Downtown Businesses
- Awarded \$1.75 Million from the Comprehensive Neighborhood Revitalization Grant - Iowa Economic Development Authority
- County TIF Projects
- New Hull Street Bridge
- Updated Infrastructure (Water Mains and Hydrants)
- Sidewalk Improvements
- New Playground Equipment at Grove Park

Q6 - What would you like to see more of in Adams County and Corning?

- Businesses
- Jobs
- Recreational Opportunities
- Bike Trails
- Recreational and Special Events
- Leadership
- Incorporating other Cities and Communities within Adams County
- Promotional Marketing
- Retail

Q7 - What is the next big thing for Adams County and Corning?

- Rehabilitation and Revitalization of the Widener Building on Main Street Corning
- Lake Icaria and Nature Center Expansion
- Lake Binder Recreational Opportunities
- Tourism
- Downtown Revitalization Programs
- Specialty Retail

Public Input

PUBLIC INPUT WORKSHOP # 1

Puzzle Mapping Activity

Participants placed land use puzzle pieces to a map of Adams County and Corning to indicate appropriate land uses and amenities that would add to the quality of life within the community and identify potential locations for those land uses and amenities.

Future Trail and Sidewalk Connections

Participants identified opportunity areas to connect residential neighborhoods in Corning to existing recreational amenities such as Lake Icaria State Park and Lake Binder. Future trail and sidewalk connections would increase connectivity and accessibility to residents of Corning and provide a new recreational opportunity to the community.

Rich Agricultural Heritage

Adams County has rich, agricultural heritage and is evident in the multiple 'agricultural' markers were placed throughout the maps in rural areas, outside of incorporated Adams County cities. This heritage is special to the residents and farmers within the County.

Residential Development Opportunities

Residential development opportunities were marked throughout the map, showing opportunity areas at Recreational and environmental sites such as Lake Icaria, Lake Binder, and Nodaway River. Infill residential development was also marked throughout Corning for apartments and condominiums, near Main Street Corning.



Figure 2.1 / Puzzle Mapping Activity Results

Public Art Installations

Opportunity for public art was identified as a gateway into smaller rural communities, such as Nodaway, Prescott, and Corning.

Public Input

PUBLIC INPUT WORKSHOP # 1

Quadrant Voting

Respondents were asked their connection to Adams County. Respondents could indicate if they live in, work in, shop/dine in, and/or recreate in the County. Three (3) responses were recorded on this activity:

- I Live in Adams County: 1
- I Work in Adams County: 1
- I Shop/Dine in Adams County: 1

Respondents were also asked how long they have lived within the County. Four (4) responses were received, each indicating that they have lived within Adams County for over 20 years.

Imagine 2045

What do you see in Adams County and the City of Corning in 2045? Respondents answered this question by writing their vision of the future on a board. Three (3) responses were received:

- Redevelopment near Nodaway with Restaurant and Drive-through Land Uses
- Nature / Beautiful Sunsets and Sunrises
- Recruitment of a brewery in Downtown Corning Main Street



Public Input

PUBLIC INPUT WORKSHOP # 1

Image Preference Survey

A visual preference survey allows respondents to identify development patterns and features that will contribute positively towards Downtown Corning and the community's streetscape.

Downtown / Streetscape

Participants were asked to place a green dot on an amenity or feature that Corning should prioritize and a red dot for an amenity or feature that is a lower priority. Twenty-two (22) responses were noted on the board.

Respondents generally favored towards active downtown use installments, such as upper-story living/offices, permanent farmers market spaces, and street furniture. Responses also favored public art installations and branding enhancement efforts, such as downtown murals, painted crosswalks, and signage. Responses did not appear to favor plantings, including large planters, planted boulevards, and street trees.



Figure 2.2 / Visioning Exercise Top-rated Results - Downtown / Streetscape

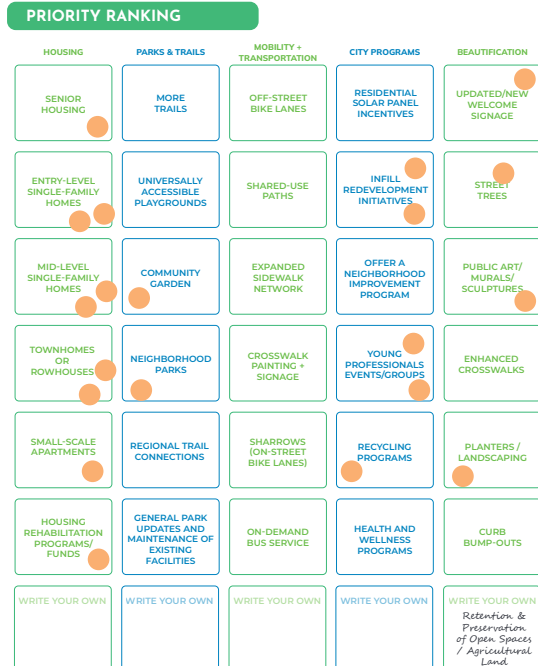
Public Input

PUBLIC INPUT WORKSHOP # 1

Priority Ranking

Five different categories, including Housing, Parks & Trails, Mobility & Transportation, City Programs, and Beautification, allowed participants to mark which features within each category were most important to them. Twenty-three (23) responses were recorded.

Generally, participants tended to support increased housing options of all types. Participants also voted in support of city programs, such as infill redevelopment initiatives, as well as beautification efforts.



Priority Ranking - Top Voted Improvements

● = Number of Votes

Housing

- Mid-Level Single-Family Homes
- Entry-Level Single-Family Homes
- Townhomes or Rowhouses
- Small-Scale Apartments
- Senior Housing
- Housing Rehabilitation Programs/Funds

Parks & Trails

- Community Garden
- Neighborhood Parks

City Programs

- Infill Redevelopment Initiatives
- Young Professionals Events/Groups
- Recycling Programs

Beautification

- Updated/New Welcome Signage
- Street Trees
- Public Art/Murals/Sculptures
- Planters/Landscaping

Public Input

PUBLIC INPUT WORKSHOP # 1

Preference Scale

Participants were asked to show on a scale of zero to ten, their feelings and preference regarding multiple topics. Twenty-five (25) responses were recorded.

Responses indicated support for various county or city economic development programs, including making infrastructure improvements, offering tax or financial incentives, and supporting infill redevelopment within the community.

Responses generally indicated that participants were not happy with the current housing options available within the community, as well as the quality of walking or biking paths today.

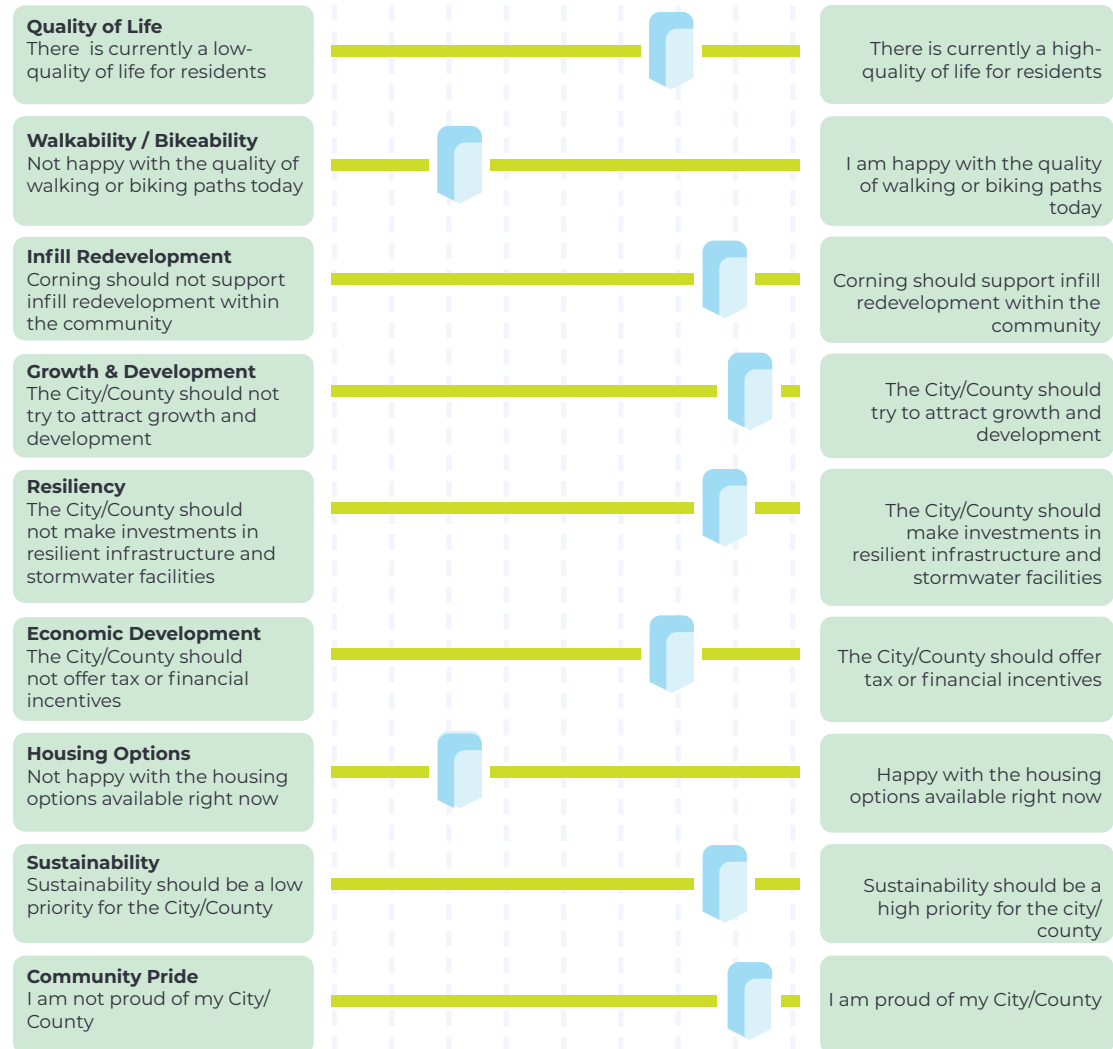


Figure 2.3 / Preference Scale Results

Public Input

STAKEHOLDER INTERVIEWS

Overview

Stakeholder interviews are a critical component towards the development of a plan and the public engagement process. Members of the consultant team met virtually with several different community leaders serving Adams County and the City of Corning.

Each interview consisted of a 50-minute, one-on-one discussion. Interviewed stakeholders were informed that feedback provided during the interview would remain confidential, with input provided being summarized through key themes and findings.

Key Themes

The following major themes were identified through the stakeholder interviews:



**Housing Choice
and Attainability**



**Business Recruitment
and Retention**



**Property Maintenance
and Rehabilitation**



**Industry and Job
Creation**



**Recreational and
Cultural Experiences**

Public Input

STAKEHOLDER INTERVIEWS

Key Themes

Strengths, weaknesses, opportunities, and threats are highlighted for each theme identified through the interviews.



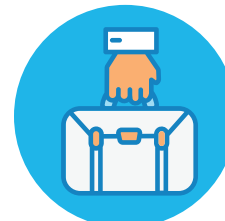
Housing Choice and Attainability

Strengths: Demand for housing of all types, including owner-occupied and rental.

Weaknesses: Lack of availability and choice of housing or buildable lots with adequate infrastructure to support housing. Aging housing stock that is in need of maintenance and repairs.

Opportunities: Development of workforce housing or senior housing. Infill residential development and partnering with non-profit housing organizations to build affordable, new housing. Rehabilitation of vulnerable or aging housing stock.

Threats: Lack of housing availability and choice and buildable lots impacting population and growth.



Business Recruitment and Retention

Strengths: Strong, entrepreneurial culture. Main Street Corning as an economic driver.

Weaknesses: Rehabilitation of older buildings in Main Street Corning, as well as ensuring appropriate land uses. Properties downtown utilized for storage rather than active residential/commercial space.

Opportunities: Business incubator hub at Main Street Corning. Incentive programs to attract new businesses in town and in the County.

Threats: Transition planning is needed to ensure business continuity within the community.

Public Input

STAKEHOLDER INTERVIEWS

Key Themes

Strengths, weaknesses, opportunities, and threats are highlighted for each theme identified through the interviews.



Property Maintenance and Rehabilitation

Strengths: Opportunities for redevelopment and investment.

Weaknesses: Aging housing stock and property.

Opportunities: Rehabilitation and revitalization of blighted properties through incentive programs and grant funding. Minimum maintenance requirements for property. Collaboration with housing non-profits to rehabilitate homes.

Threats: Loss of property valuations



Industry and Job Creation

Strengths: Precision, Pulley, & Idler Corning plant is a large employer. Proximity to highway and local municipal airport.

Weaknesses: Need for job opportunities to retain and attract population in Corning/ Adams County. Lack of fiber connectivity in parts of the County.

Opportunities: Attract industrial and manufacturing companies for job creation and growth.

Threats: Lack of high paying jobs and job opportunities impacting population.

Public Input

STAKEHOLDER INTERVIEWS

Key Themes

Strengths, weaknesses, opportunities, and threats are highlighted for each theme identified through the interviews.



Recreational and Cultural Experiences

Strengths: There are a variety of experiences, including outdoor recreational experiences at Lake Icaria State Park and Lake Binder Park, as well as cultural and historic sites such as the Icarian Colony, Corning Opera House, and Main Street Corning

Weaknesses: No regional trail system to connect to recreational or cultural sites. Additional marketing needed to attract tourism to each site.

Opportunities: Comprehensive tourism strategy, marketing recreational and cultural sites within Adams County. Regional trails to connect to each recreational and/or cultural site of interest.

Threats: Without adequate marketing and tourism initiatives, potential tourism and/or recreational dollars may be attracted outside of the County.



Public Input

PROJECT WEBSITE

Overview

An online, interactive project and engagement website acts as a one-stop-shop to information regarding the Adams County and City of Corning Comprehensive Plan update. The site provides details on upcoming events, past presentations, and interactive engagement activities.

Interactive engagement activities on the project website consists of a short survey, a mapping activity, as well as a virtual idea wall. The following pages will summarize the results received from the website.



The website had over 1,036 views from more than 464 distinct visitors.



In total, there were 82 contributions from 51 contributors.

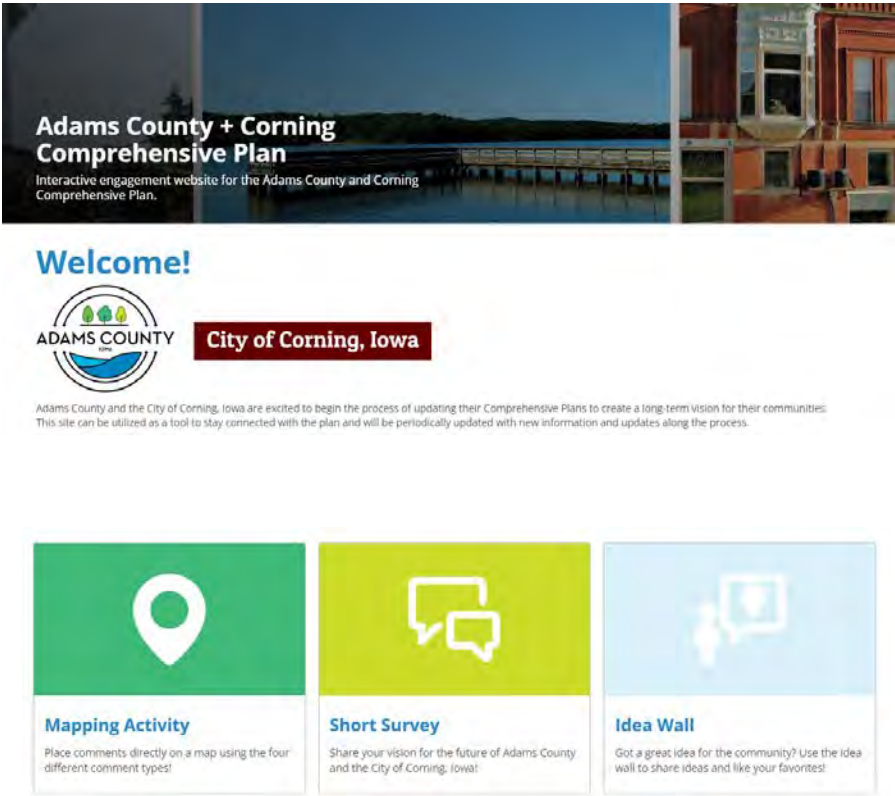


Figure 2.4 / Project Website Landing Page

Public Input

PROJECT WEBSITE

Idea Wall

The idea wall can be utilized to share ideas on ideal development styles, amenities, or facilities. Fourteen (14) contributions were submitted to the idea wall.

- The need for housing was mentioned multiple times through submissions. Ideas ranged from supporting infill housing development, supporting a range of housing choices, targeting housing types that attract younger households and retirees, as well as workforce housing investment.
- The need for industry and manufacturing growth to create new job opportunities was highlighted multiple times.
- New recreational facilities for play and entertainment, such as a splash pad site or a multi-purpose stage, were shared to the idea wall.



Public Input

PROJECT WEBSITE

Mapping Activity

An interactive mapping activity allowed participants to provide comments on a map of the study area. Participants were able to share their ideas to build a greater community within Adams County and the City of Corning, by placing markers to identify areas that they love or would like to see less of, as well as bike/pedestrian ideas, and general ideas/comments.

A total of twenty-one (21) contributions were provided on the map.

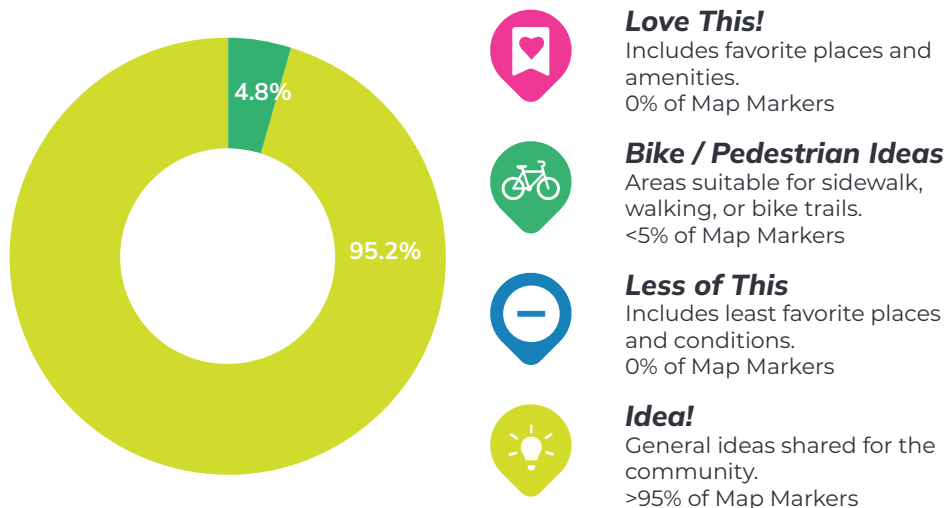


Figure 2.5 / Mapping Activity - Total Percentage of Comments by Type

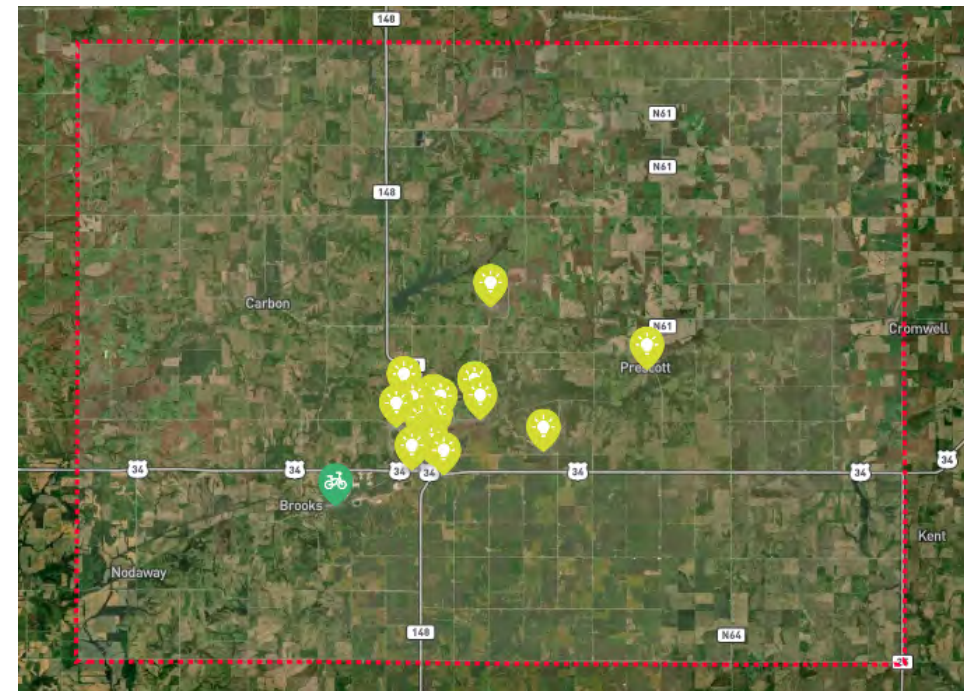


Figure 2.6 / Mapping Activity - All Comments Map

Public Input

PROJECT WEBSITE

Idea!

In total, there were twenty (20) Idea! comments. A majority of comments provided in this category are placed in Central Adams County, consisting of areas near the City of Corning and the City of Prescott. Below are a few key takeaways:

- Encourage more workforce and upper-level housing.
- The North side of Corning and around Lake Binder is an ideal location for new housing development.
- The South side of Corning, along Loomis Avenue and Blue Grass Drive, makes a great spot for housing.
- New housing developments near Lake Icaria, overlooking the lake is needed.
- Encourage infill housing development in Prescott, Nodaway, and Corning.
- Another round of Downtown Revitalization Facade Grants.
- A recreational center with indoor sporting activities such as pickleball, basketball, and volleyball.
- A community garden.
- Spring Lake Park would be an ideal location for a future dog park.
- River access for kayaking and canoeing along East Nodaway River.
- Utilize the Fairgrounds and Race Track during the Summer for a drive-in theater or picnic-style outdoor theater.
- More toddler-friendly equipment is needed at Grove Park.
- Implement more conservation practices where possible or needed.
- More trails and amenities are needed at Lake Binder.
- Invest more in Icarian Colony and make it more of an attraction.
- Beautify and improve entrances into Corning through redevelopment and landscaping along Highway 35.

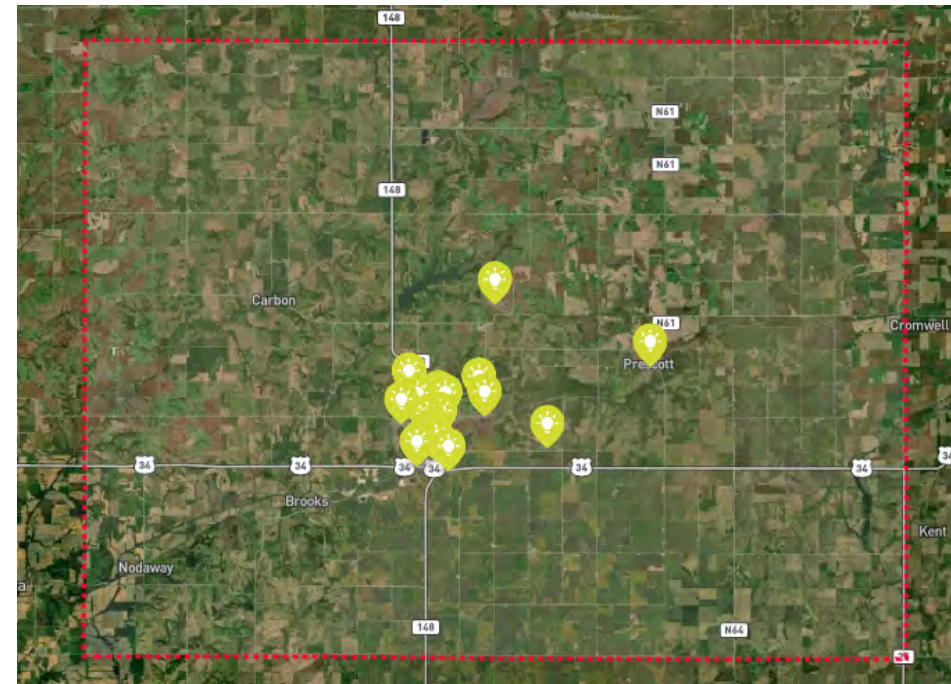


Figure 2.7 / Mapping Activity - "Idea!" Comments



Idea!

General ideas shared for the community.

>95% of Map Markers

Public Input

PROJECT WEBSITE

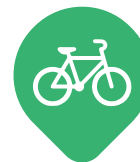
Mapping Activity

In total, there was one (1) Bike / Pedestrian Idea comments. The comment is summarized below:

- Nodaway River Trail connecting Nodaway, Brooks, and Corning.



Figure 2.8 / Mapping Activity - "Bike / Pedestrian Ideas " Comments



Bike / Pedestrian Ideas

Areas suitable for sidewalk, walking, or bike trails.
<5% of Map Markers

Public Input

SHORT SURVEY

Overview

In total, there were forty-seven (47) survey responses. Of those that took the survey, 61% reside in Corning, 34% reside in Unincorporated Adams County, and 4% reside outside of the County. Of those residing within Adams County, over 82% indicated that they have lived here for over 10 years.

Survey respondents were asked to share their relationship to Adams County and the City of Corning. A majority of respondents have some relation to the County, through the place they live, work, or the places they enjoy playing, shopping, and dining.

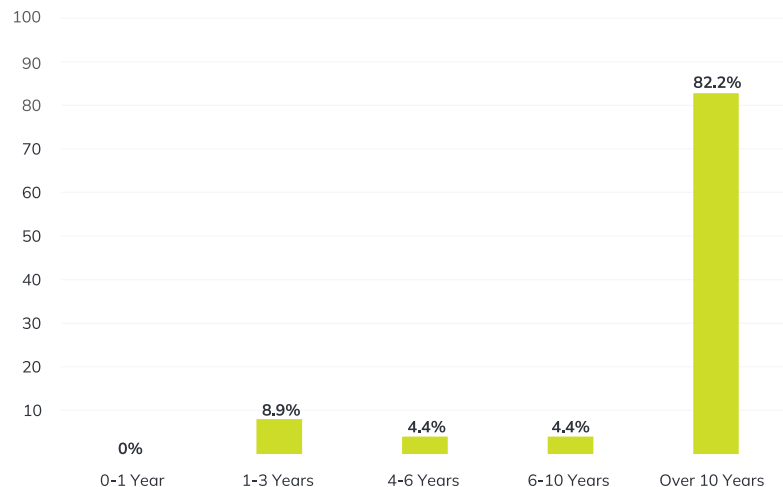


Figure 2.9 / Number of years survey respondents have lived in Adams County



70%
Shop/Dine in Adams County



93%
Live in Adams County



55%
Work in Adams County



53%
Recreate in Adams County

Figure 2.10 / Survey respondents relation to Adams County by percentage

Public Input

SHORT SURVEY

Adams County

Participants were able to provide input through a series of questions as it relates to Adams County.

Q1: What are Adams County's Biggest Strengths?

The top three results included 'Lake Icaria', 'Main Street Corning', and 'Community'. The following word cloud was generated from all results:



Q2 What are Adams County's Weaknesses?

The top three results included 'Affordable Housing', 'Housing Availability', and 'Declining Population'.



Q3 Imagine Adams County in 2045. Using Three Words, Describe what you See.

The top three results included 'Growing', 'New Businesses', and 'Thriving'.



Public Input

SHORT SURVEY

Adams County

Participants were able to provide input through a series of questions as it relates to Adams County.

Q4: What would you Like to See More of in Adams County?

Participants were asked to select out of a list the type of items that they would like to see more of in Adams County. The top three results included: (1) Sidewalk and Trails; (2) Housing; and (3) Industrial Growth and Development.

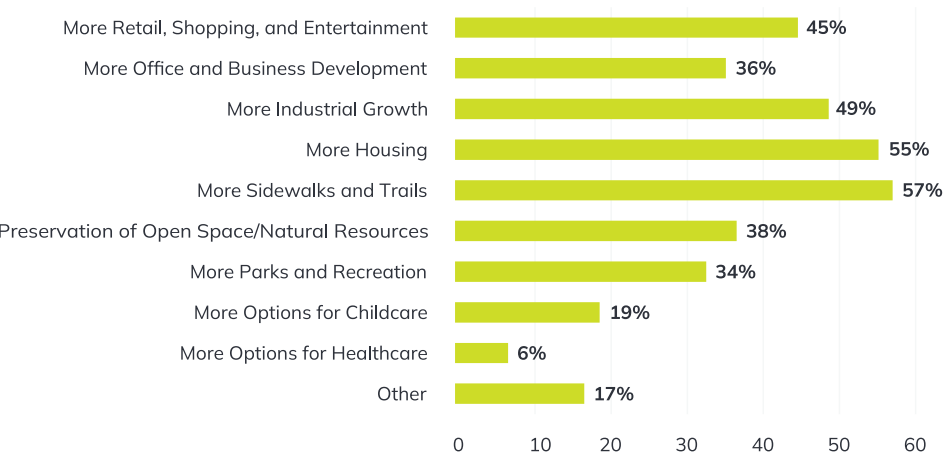


Figure 2.11 / Online Survey Results - Adams County Priorities by Percentage

Q5: Please Rank how Important you Feel Each of the Following Initiatives Should be for Adams County when Planning for the Future.

Participants were asked to rank a series of initiatives that they feel is important for Adams County. The overall collective rankings are as follows:



Public Input

SHORT SURVEY

City of Corning

Participants were able to provide input through a series of questions as it relates to the City of Corning.

Q1: What are Corning's Biggest Strengths?

The top three results included 'Lake Icaria', 'Main Street Corning', and 'Community'. The following word cloud was generated from all results:



Q2 What are Corning's Weaknesses?

The top three results included 'Affordable Housing', 'Housing Availability', and 'Declining Population'. The following word cloud was generated from all results:



Q3 Imagine Corning in 2045. Using Three Words, Describe what you See.

The top three results included 'Growing', 'New Businesses', and 'Thriving'. The following word cloud was generated from all results:



Public Input

SHORT SURVEY

City of Corning

Participants were able to provide input through a series of questions as it relates to the City of Corning.

Q4: What would you Like to See More of in Corning?

Participants were asked to select out of a list the type of items that they would like to see more of in Corning. The top three results included: (1) Housing; (2) Retail, Shopping, and Entertainment; and (3) Sidewalks and Trails.

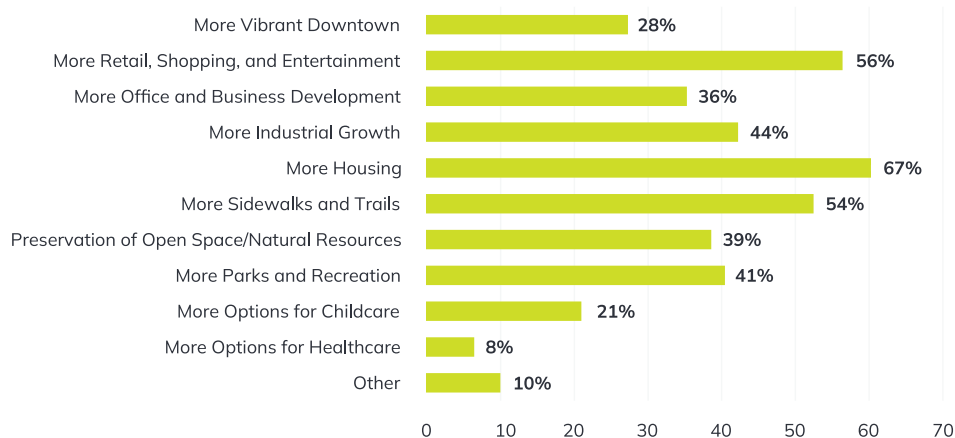


Figure 2.12 / Online Survey Results - Corning Priorities by Percentage

Q5: Please Rank how Important you Feel Each of the Following Initiatives Should be for Corning when Planning for the Future.

Participants were asked to rank a series of initiatives that they feel is important for Corning. The overall collective rankings are as follows:



Public Input

PUBLIC OPEN HOUSE

Overview

A Public Open House was hosted on May 21, 2025. The event was advertised online through social media channels and press release, as well as through yard signs placed throughout Corning and incorporated communities within Adams County. Twenty-two (22) members of the community joined for the event. The event included summaries of each Chapter included within the draft plan as well as copies of the full draft of the Comprehensive Plan.

Attendees were able to provide input to the draft plan by marking up draft chapter summaries and the Future Land Use Map for the City of Corning and Adams County, as well as provide mark-ups and redlines to the full copy of the plan. Attendees were also able to submit comments through a general comment form or by submitting comments online through the interactive website.

Responses from the event will be summarized over the next following pages.



Public Input

PUBLIC OPEN HOUSE

Key Themes

Responses from the Public Open House are compiled into general ideas and themes from the feedback and comments received during the event. A total of forty-nine (49) contributions were received.

Preserving Natural Amenities and Agricultural Land

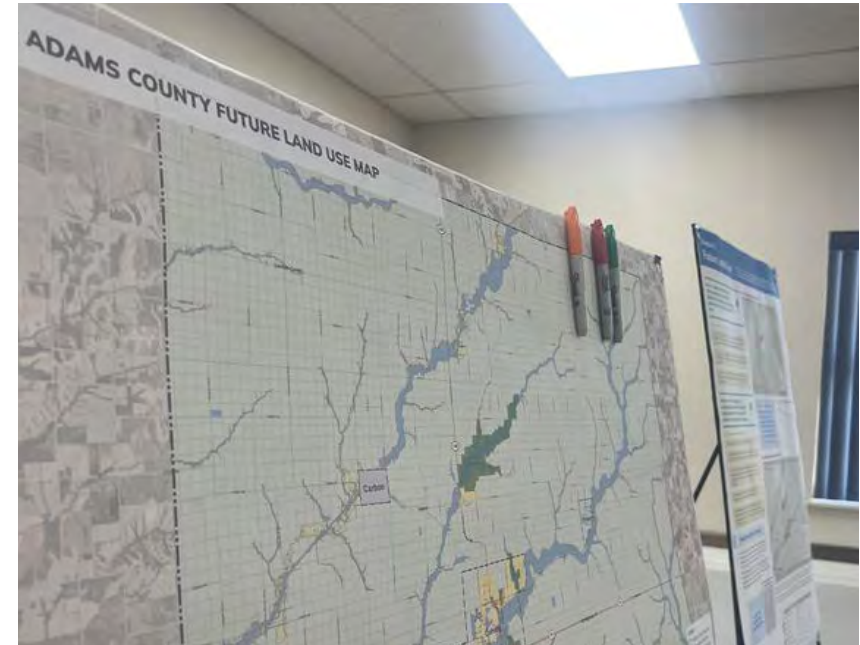
Several comment cards and input was provided in support of preserving natural amenities and features within Adams County, including water and major waterways. Comments also included the desire to preserve agricultural land.

Expanding Infill Housing Opportunities

Infill development was seen as an opportunity to increase housing supply and options, not only within and near the City of Corning, but in other incorporated communities throughout the County, including Prescott and Nodaway.

Ensure that Lodging for Visitors is Connected by Trail

Additional feedback during the event included the need to ensure that accommodations for visitors and tourists is connected by a trail network. This includes ensuring that there is a safe crossing between at U.S. Highway 34 to connect The Corning Hotel to Corning.



Public Input

OVERALL KEY THEMES AND TAKEAWAYS

Key Themes and Takeaways

The following key themes and takeaways were identified through public engagement activities and interviews.

Promote a Variety of Housing Developments

The need for housing was echoed through the survey results and interviews as a top priority for members of the community. Whether it is to support younger families, retirees looking to downsize, or young adults looking to stay close to family, housing of all types were noted as a need. In addition, lots buildable for a single-family home was noted through multiple stakeholder interviews.

Incentivize Property Improvement and Infill Development/Redevelopment

Interviews and responses indicated strong support and need for property improvement and infill development/redevelopment. Potential investment and infill opportunity areas were noted by stakeholders as being areas adjacent to Main Street Corning.

Ensure Minimum Property Maintenance Requirements

Feedback collected by stakeholders and public input activities indicated that there may be several areas with dilapidated or blighted properties that are in need of repair and minimum maintenance. This includes several properties that are currently vacant or are underutilized.

Maintain a Vibrant, Dynamic Main Street Corning

Main Street Corning serves as an economic driver for the City and County. It is seen as a big asset to the community, supporting a variety of unique, local businesses, and providing a variety of opportunities and experiences. Interviews showed the need to ensure that businesses downtown have a sound transition plan to ensure the continuity of the business, well after the original owners have retired.

Attract New Industries and Jobs to Adams County and Corning

Stakeholder interviews and survey results noted the need for new industry within the community, to provide job opportunity as well as "move-up" jobs. Promoting ag-based industries was noted as an opportunity area, due to the County's rich agricultural heritage. Similarly, the need to provide adequate infrastructure and fiber connectivity to support such development was noted.

Continue to Foster a Strong Entrepreneurial Culture

Adams County continues to be a resilient community through a locale of strong-willed entrepreneurs. This entrepreneurial culture should be maintained and grown upon, to attract new businesses, as well as retain existing. Creating business incubators and collaborating with schools was noted during interviews as an opportunity area.

Support Recreational and Cultural Experiences as a Tourism Draw

Unforgettable experiences are everywhere in Adams County, offering a variety of recreational and cultural opportunities. Natural amenities such as Lake Icaria State Park and Lake Binder Park offers outdoor recreational activities. Cultural and historic sites such as the Icarian Colony, the Corning Opera House, and Main Street Corning offers an insight into the history of the community. These amenities were highlighted as a tourism draw, as well as an opportunity to create a regional trail system connected to these sites.

Chapter 3:

Community Profile

Overview

The Community Profile section covers population and growth, household and family characteristics, and housing. This information provides a summary of conditions and trends for Adams County and the City of Corning, and helps the community plan for their future.

History of Adams County

Adams County is located in southwest Iowa and was first established in 1853 in Quincy, Iowa. Quincy, a now unincorporated village, remained the County Seat before the courthouse was relocated to Corning, Iowa in 1872. The County was settled by Bohemian and French immigrants.

The County was home to the Icarian Colony, a utopian community built by the French-Icarians. The French-Icarians departed to America from France in 1848 to develop colonies, which were organized in a communal-based environment that promoted self-sufficiency within the settlement.

The former dining hall, known as the New Icaria Dining Hall, and the schoolhouse remains as one of the very few remnants of the Iowa-French Icarian Colonies. The schoolhouse is one of the oldest, former Icarian buildings left standing in the country that is well preserved. The schoolhouse holds a historical significance, and plays a symbolic role in the Colony's 1878 political split into New Icaria and Young Icaria, as the schoolhouse was moved half-way between the two new colonies as part of a legal settlement.

Adams County today is home to 3,641 residents, and boasts miles of scenic rolling hills and a variety of economic, retail, and recreational opportunities throughout the year. Lake Icaria State Park consists of 650-acres of public recreation ground, equipped with a diverse array of amenities, including boating access and boat ramps, fishing, picnic areas, beaches, and trails. Lake Icaria is also equipped with recreational campgrounds and cottages that are available year-round. The State Park also serves as an 18-hole disc golf course.

Community Profile

OVERVIEW

History of Corning

The City of Corning, incorporated on December 13, 1871, is situated near the intersection north of U.S. Route 34 and Iowa Highway 148. The City is named after Erastus Corning, a businessman and owner of B&M Railroad, from Albany, New York.

Corning's history on the rail began in the mid-1850's, when a railway route was proposed and planned for Adams County. Corning's positioning along the railway, specifically the Chicago, Burlington, & Quincy Railroad, contributed towards significant development around the railhead, which in turn created a flourishing center for commerce and agricultural exports.

Today, Corning is home to 1,522 residents, accounting for over 41% of Adams County's overall population. The vibrant and historic small town provides an impressive array of public art and local shopping and dining businesses located at Main Street Corning, providing a charming and attractive economic center with an authentic small-town Iowan feel.



Community Profile

POPULATION

Population Change

Adams County and the City of Corning have seen a gradual population decline since 1970. According to the 2023 American Community Survey (ACS) data from the United States Census Bureau, the City of Corning is estimated to have a population of 1,522 and Adams County has a population estimated at 3,641.

The City of Corning accounts for over 41% of Adams County's estimated population.

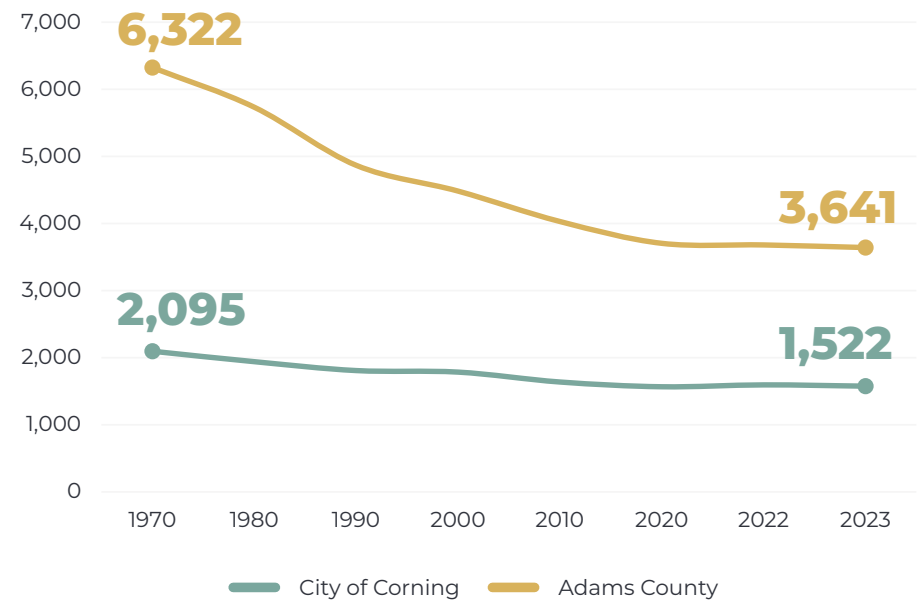


Figure 3.1 / Population Change - Adams County and City of Corning (1970-2023)
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Community Profile

POPULATION

Population by Age and Gender

Population distribution between the City and the County tends to vary from range to range. The City of Corning has more young children, under 14 years, when compared to Adams County. The County has a larger share of Younger adults, ranging between 20 to 34 years, in comparison to the City. Older populations, ranging from 40 to 69 years, tend to live within city limits. Finally, populations 75 years and older tend to differ between gender. Senior males tend to live within the County, whereas senior females are tend to live within the City.

- Median Age in Adams County: 46.3
- Median Age in Corning: 44.8

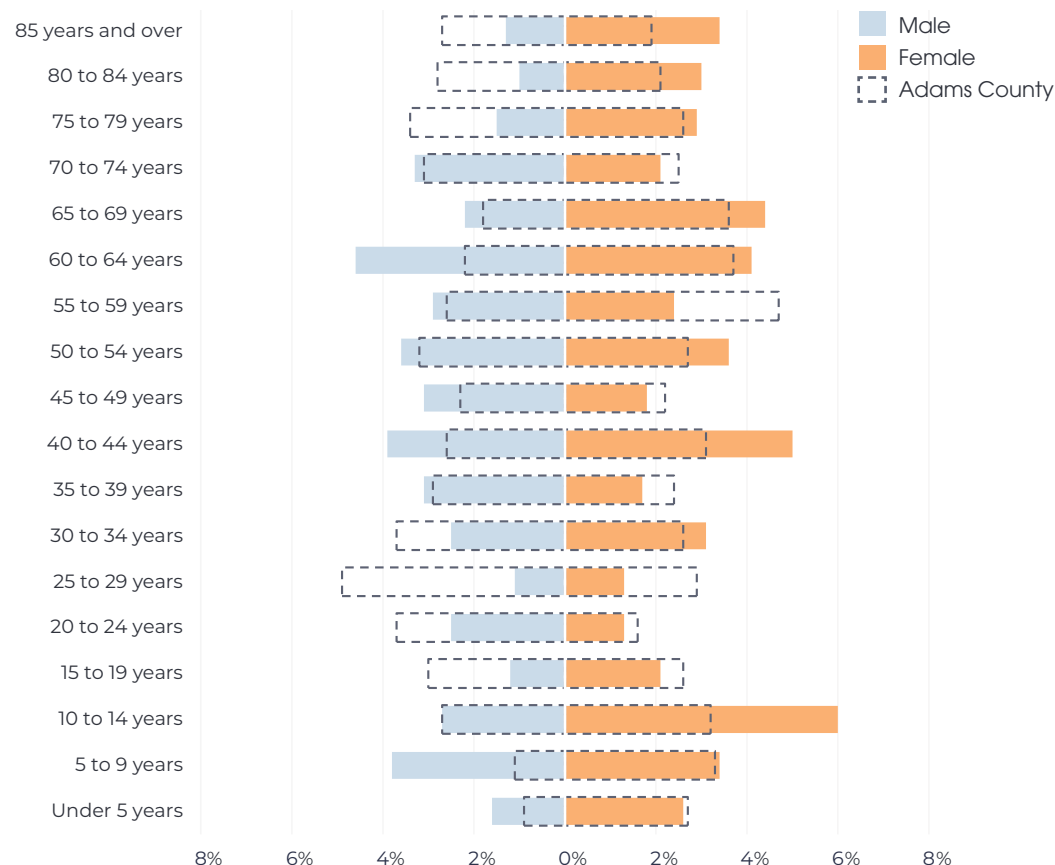


Figure 3.2 / Population Distribution - Adams County and City of Corning
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

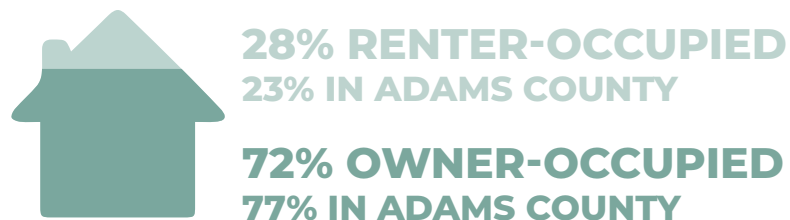
Community Profile

HOUSEHOLD CHARACTERISTICS

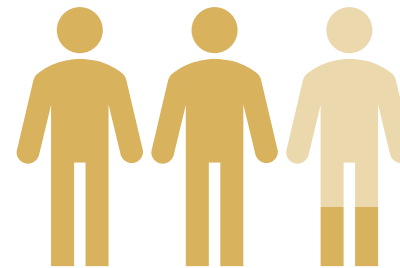
Household Composition and Tenure

A majority of households within Corning and Adams County consists of families. These households average a higher size, notably from both the City and County.

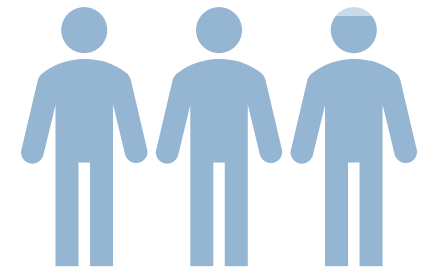
Current housing stock within Corning and Adams County primarily consists of owner-occupied units. The City of Corning has a slightly higher presence of rental units than County shares, which may be due to its more urban nature and proximity to goods and services.



Average Household Size: Adams County (2023)

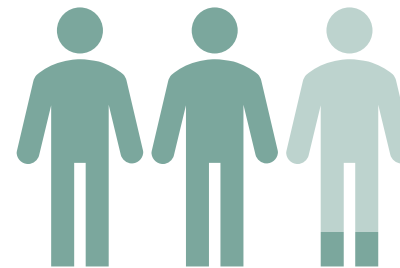


2.31 persons
Average Household Size

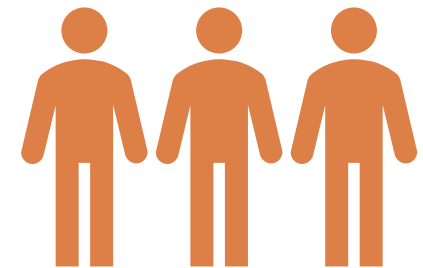


2.85 persons
Average Family Size

Average Household Size: City of Corning (2023)



2.15 persons
Average Household Size



2.86 persons
Average Family Size

Figure 3.3 / Average Household Size - Adams County and City of Corning
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Community Profile

HOUSEHOLD CHARACTERISTICS

Household Income

When comparing incomes between the City of Corning and Adams County, household incomes are slightly higher within the County, though generally, income follows similar trends.

Most households within the County earn between \$50,000-\$75,000.

- Corning Median Income: \$60,446
- Adams County Median Income: \$68,828

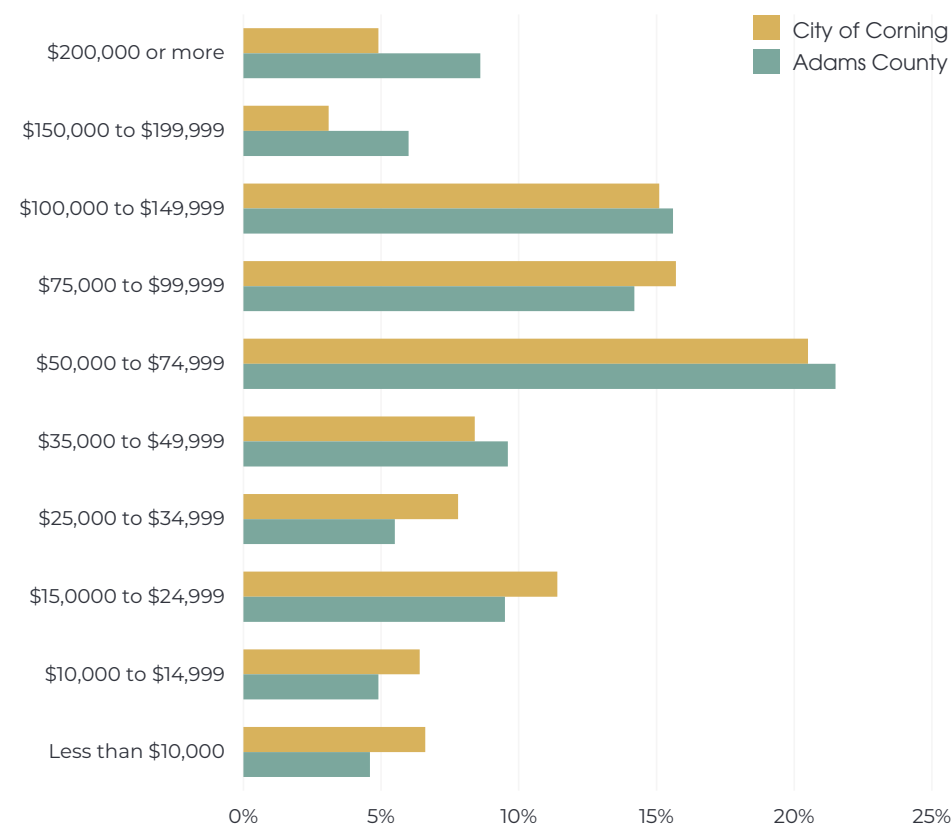


Figure 3.4 / Household Income - Adams County and City of Corning
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Community Profile

HOUSEHOLD CHARACTERISTICS

Housing Characteristics

A majority of housing structures within the County are single-family detached homes. Other housing types vary between the two jurisdictions — whereas in Corning, 2+ unit structures such as duplexes or townhomes are more common in the City as opposed to mobile homes which are more common within the County.

Most housing was built prior to the 1940s, with a slight increase in development activity in the 1980s and 2010s.

- Roughly 75% of County homes were built prior to the 1980s
- Over 75% of Corning homes were built prior to the 1980s

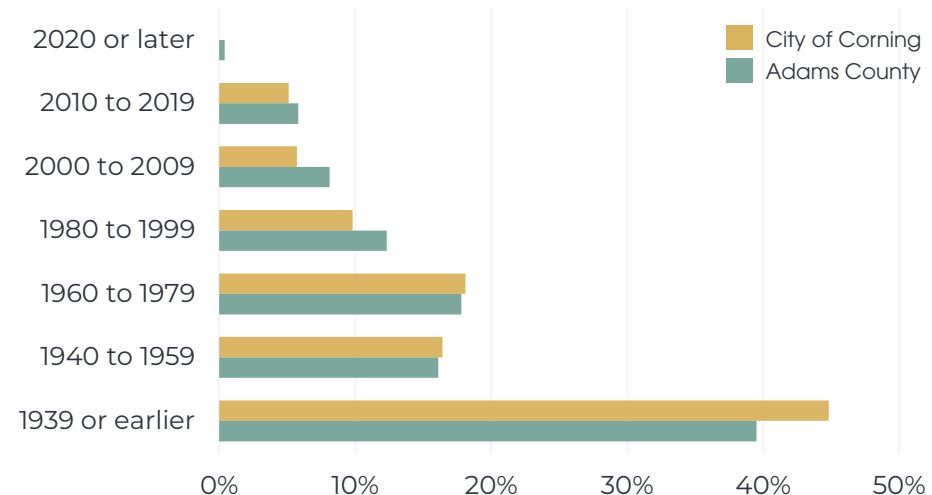


Figure 3.5 / Housing Age - Adams County and City of Corning
Source: U.S Census Bureau ACS 2023 5-Year Estimates

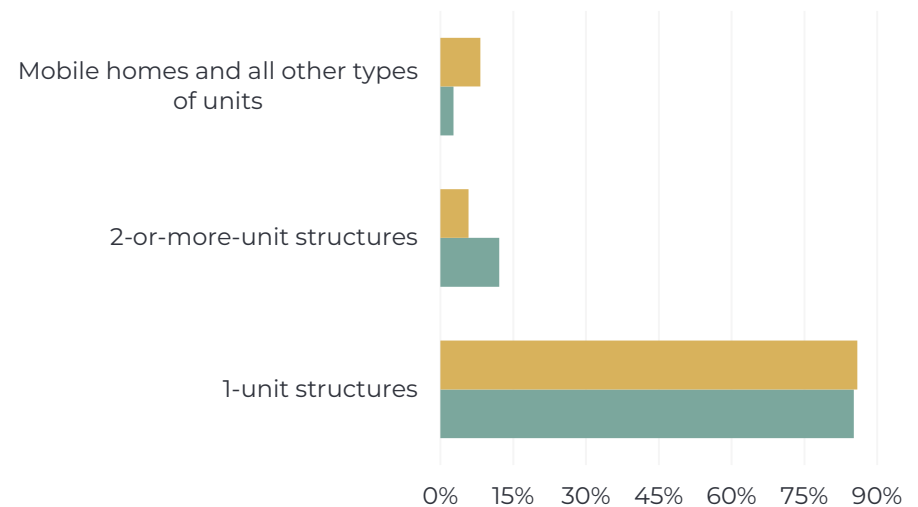


Figure 3.6 / Unit Types in Adams County and City of Corning
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Community Profile

HOUSEHOLD CHARACTERISTICS

Home Values

Home value is contributed by the characteristics of a property, including the number of rooms and bathrooms, as well as improvements on the site. Most homes within the City and the County are valued between \$50,000-\$100,000, with some County properties valued between \$300,000-\$500,000.

Home value can further be broken into households with and without mortgages. Households with a mortgage tend to have a higher median home value than those without, with values ranging between \$105,000-\$140,000. Homes without a mortgage fall within a home value of \$71,000 to \$98,000.



\$105,000 MEDIAN HOME VALUE
\$140,700 IN ADAMS COUNTY

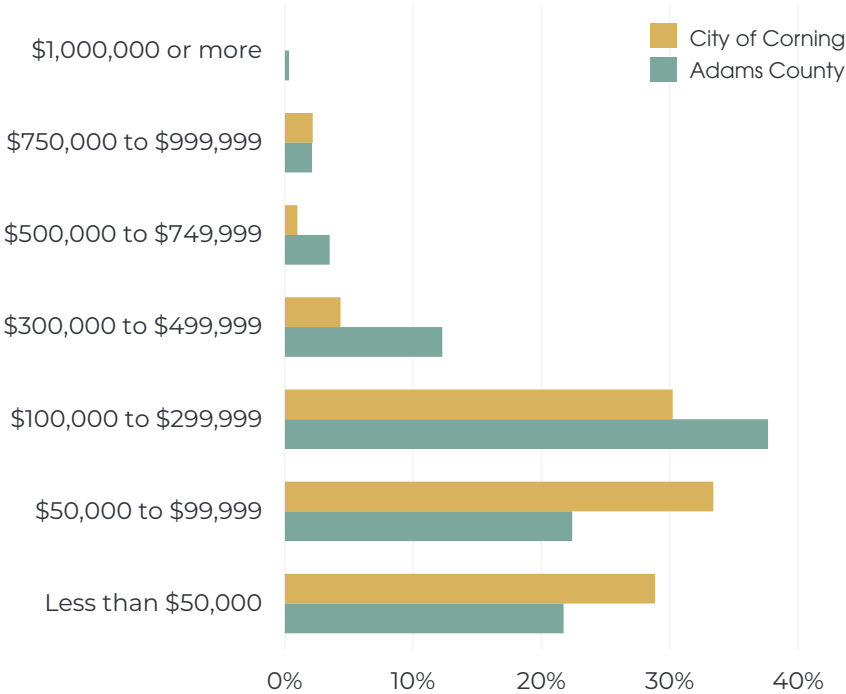


Figure 3.7 / Home Value - Adams County and City of Corning
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Chapter 4:

Physical Profile

Overview

The Physical Profile chapter provides contextual details to the physical and built environment for Adams County and the City of Corning.

The physical profile section details the physical conditions and characteristics that can be found in Adams County and Corning. This includes physical land conditions, such as floodplain, streams and water bodies, and slopes, but also includes land uses such as the existing use of the land, or archaeological and historical resources.

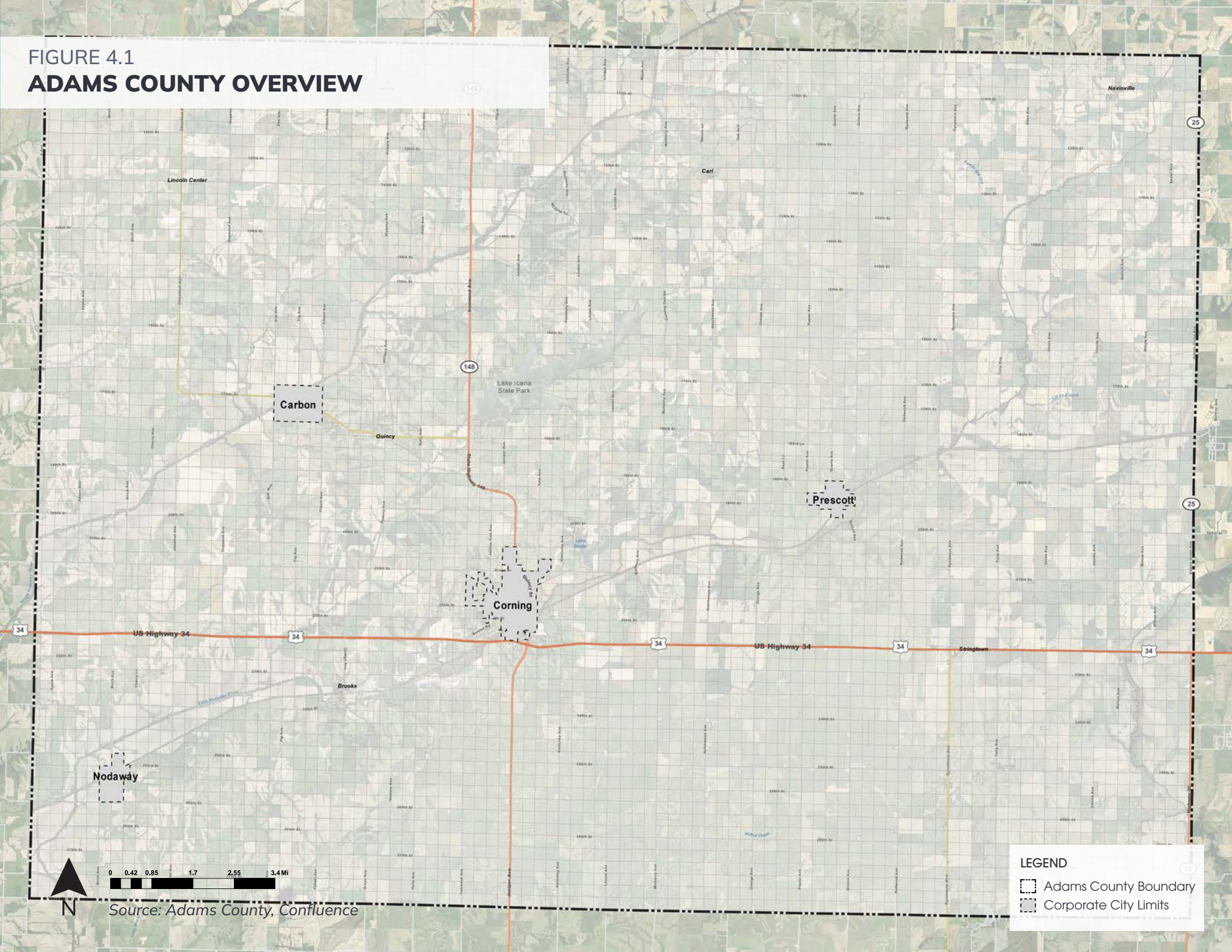
Adams County

Adams County, established in 1853, is located in Southwest Iowa and is centrally located between three major metro cities — Des Moines, Kansas City, and Omaha. There are five incorporated cities within the County, including Corning, Carbon, Nodaway, and Prescott. An overview of the County can be seen on Figure 4.1.

Corning

The City of Corning, established in 1871, currently holds the county seat for Adams County. An overview of the City can be seen on Figure 4.2.

FIGURE 4.1
ADAMS COUNTY OVERVIEW

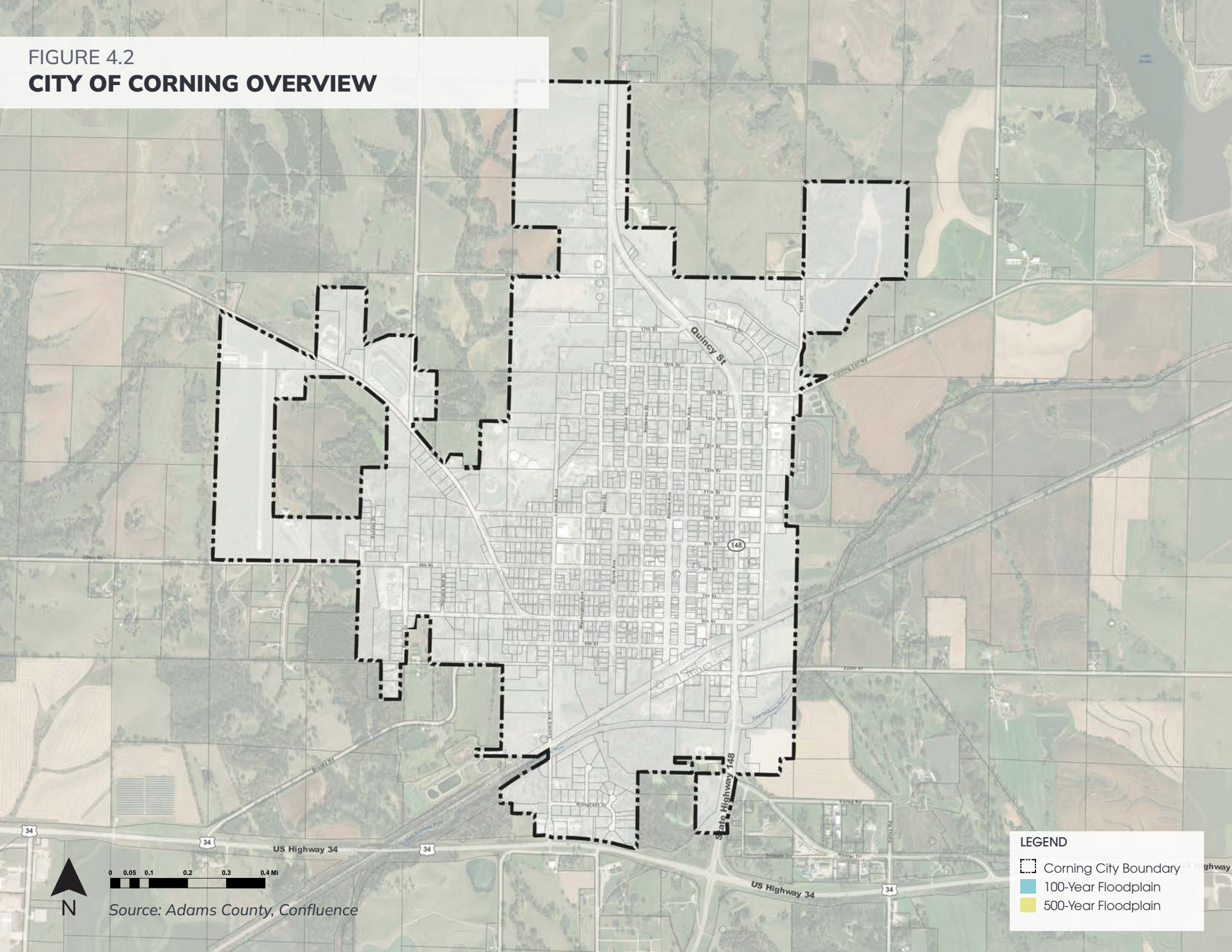


LEGEND

- Adams County Boundary
- Corporate City Limits

Source: Adams County, Confluence

FIGURE 4.2
CITY OF CORNING OVERVIEW



- LEGEND
- Corning City Boundary
 - 100-Year Floodplain
 - 500-Year Floodplain

Physical Profile

ADAMS COUNTY

Existing Land Use

A majority of unincorporated land within Adams County is considered agricultural open space, encompassing over 97% of all land within the County (256,776 acres). There are also many rural residences and estates, which may or may not accompany farm operations within the County. These rural residences account for 1% of land uses (2,613 acres).

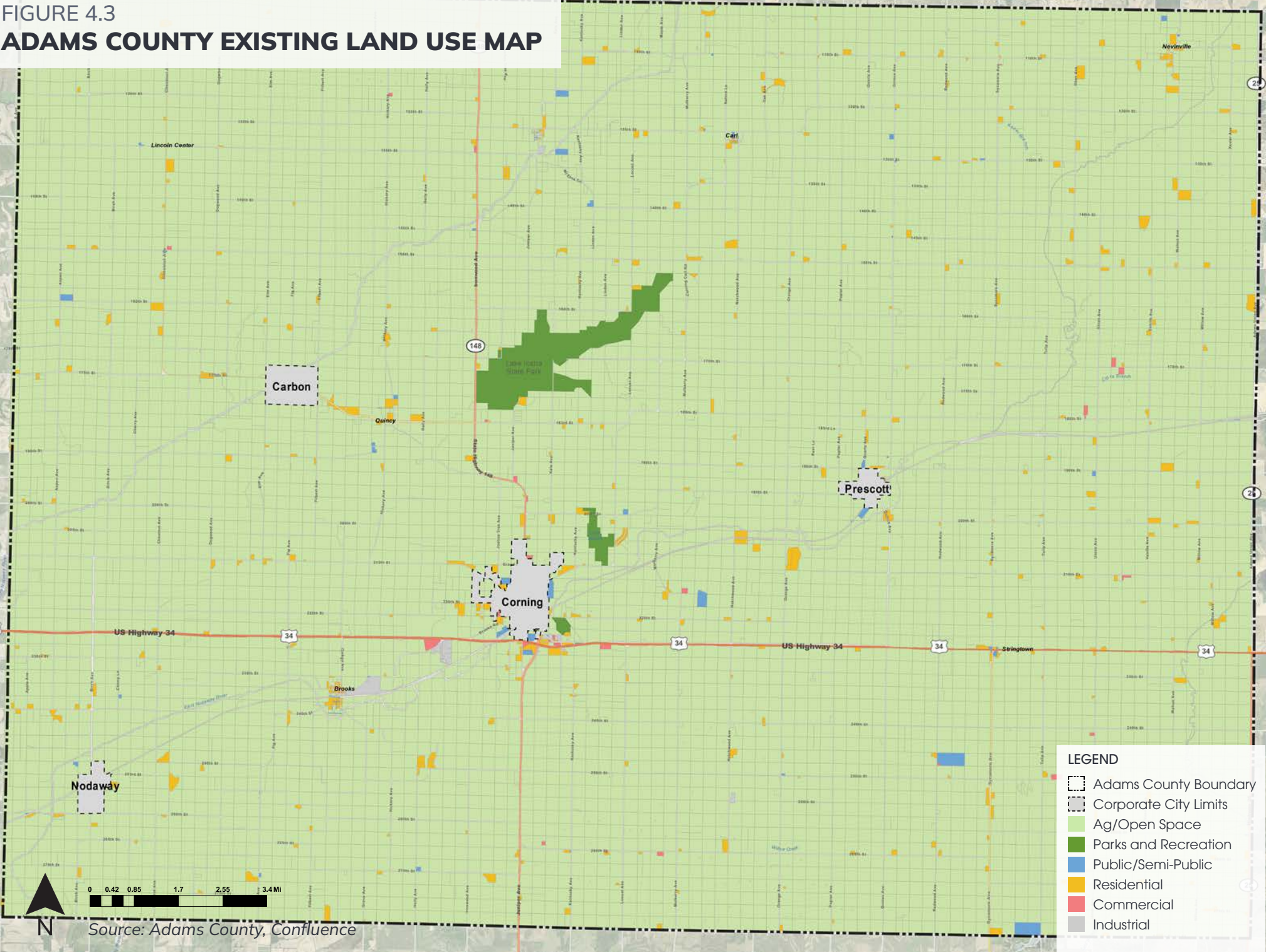
The third highest land use within the County consists of Park and Recreation land, which would include Lake Icaria State Park. This land use category consists of 0.8% of land within the County (2,128 acres).

All other uses within the County account for collectively less than 1% of land. This includes Public and Semi-Public Land, Industrial, Commercial, and Medium-High Density Residential. These types of land uses tend to be more common within the limits of an incorporated city, or concentrated near the city limits.

	Existing Land Use	Acres	Total Share (%)	Share, Ag-Excluded (%)
	Agricultural / Open Space	256,776	97.9%	-
	Residential	2,613	1.0%	47.6%
	Parks and Recreation	2,128	0.8%	38.7%
	Public / Semi-Public	373	0.1%	6.8%
	Industrial	219	0.1%	4.0%
	Commercial	162	0.1%	2.9%
	TOTAL	262,271	100%	100%

Table 4.1 / Existing Land Use - Adams County

FIGURE 4.3
ADAMS COUNTY EXISTING LAND USE MAP



Physical Profile

CORNING

Existing Land Use

The predominant land use type within the City of Corning consists of low-density residential, with 40.3% (343.60 acres) of all land uses within Corning fitting into this category.

The next highest category of land use consists of public or semi-public land. This category includes land owned by local or state government, as well as cemeteries and places of worship and consists of 20.6% (175 acres) of all incorporated land.

Agricultural and Parks & Recreation consists of the next two highest categories, with 18% (160 acres) consisting of agricultural land, and 7.7% (65 acres) consisting of parkland.

A strong commercial presence exists along key corridors, such as Quincy Street and 6th Street. Commercial consists of 7.5% (63.6 acres) of existing land uses within the City.

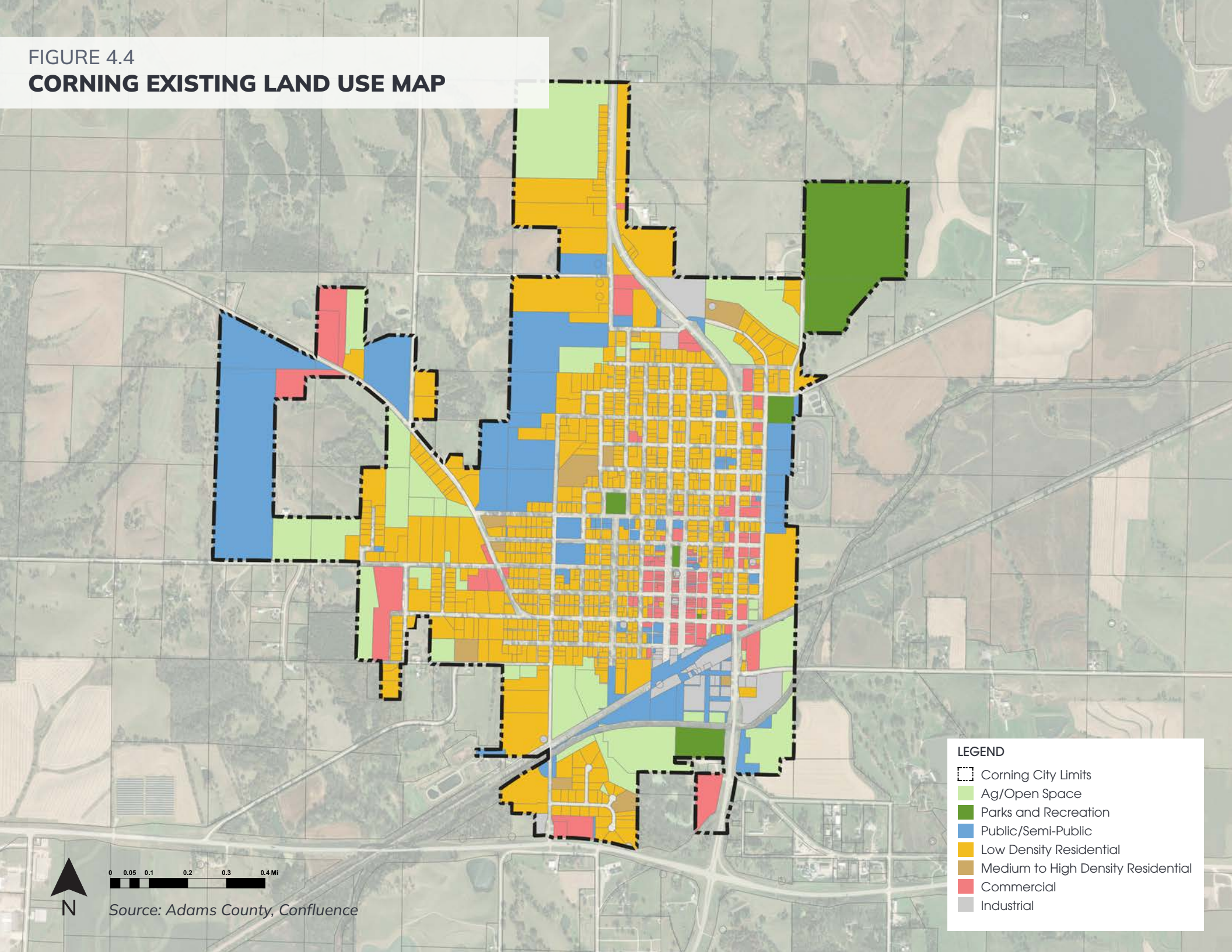
Some industrial uses exist along the railway corridor. All industrial uses within the city can be summed up to 3.3% (28.2 acres) of land.

The lowest land use category is Multi-Family Residential, consisting of 1.9% (16.3 acres) of all land uses.

	Existing Land Use	Acres	Total Share (%)
	Agricultural / Open Space	160	18.7%
	Low Density Residential	343.7	40.3%
	Medium to High Density Residential	16.3	1.9%
	Parks and Recreation	65.5	7.7%
	Public / Semi-Public	175.7	20.6%
	Industrial	28.2	3.3%
	Commercial	63.6	7.5%
	TOTAL	853	100%

Table 4.2 / Existing Land Use - City of Corning

FIGURE 4.4
CORNING EXISTING LAND USE MAP



LEGEND

- Corning City Limits
- Ag/Open Space
- Parks and Recreation
- Public/Semi-Public
- Low Density Residential
- Medium to High Density Residential
- Commercial
- Industrial

0 0.05 0.1 0.2 0.3 0.4 Mi

Source: Adams County, Confluence

Physical Profile

TOPOGRAPHY AND SLOPES

Topography and Slopes

Steep slopes consist of areas sensitive to development, and at risk for erosion, sliding, or collapsing. When improperly maintained, slopes can become hazardous to life and property. Likewise, when slopes erode, they can degrade water quality as they increase the number of dissolved solids entering a stream.

Steep slopes are generally considered those areas with a slope over 15%. Slopes over 25% are most at risk for collapsing, sliding, and/or eroding.

Generally, moderate to high slopes within Adams County and Corning, resulting in a slope of 20% or higher, occurs naturally near major waterbodies and streams within the community. Moderate slopes, ranging in 10-20% slope are also common near naturally occurring topography and terrain.



FIGURE 4.5
ADAMS COUNTY SLOPES MAP

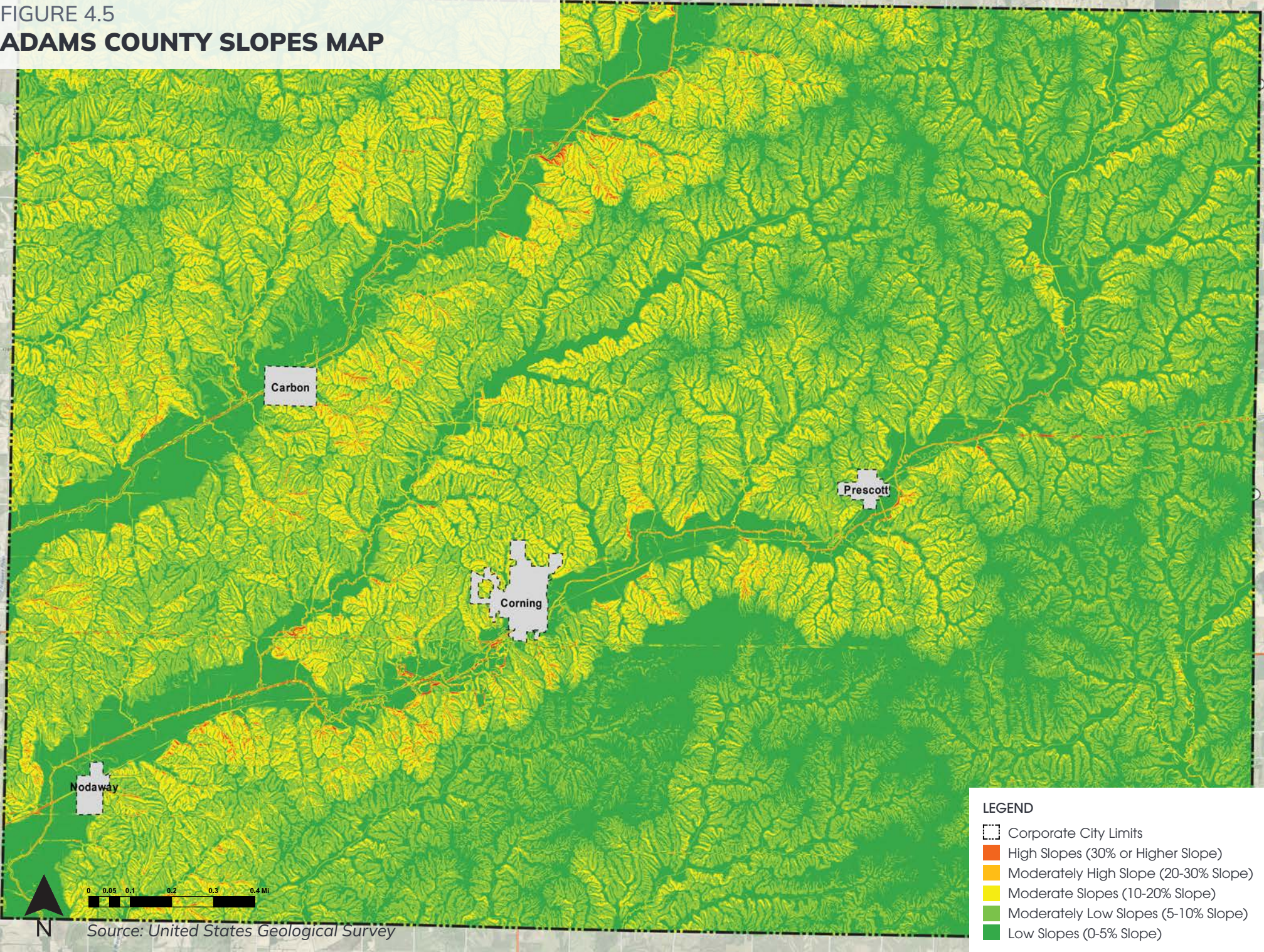
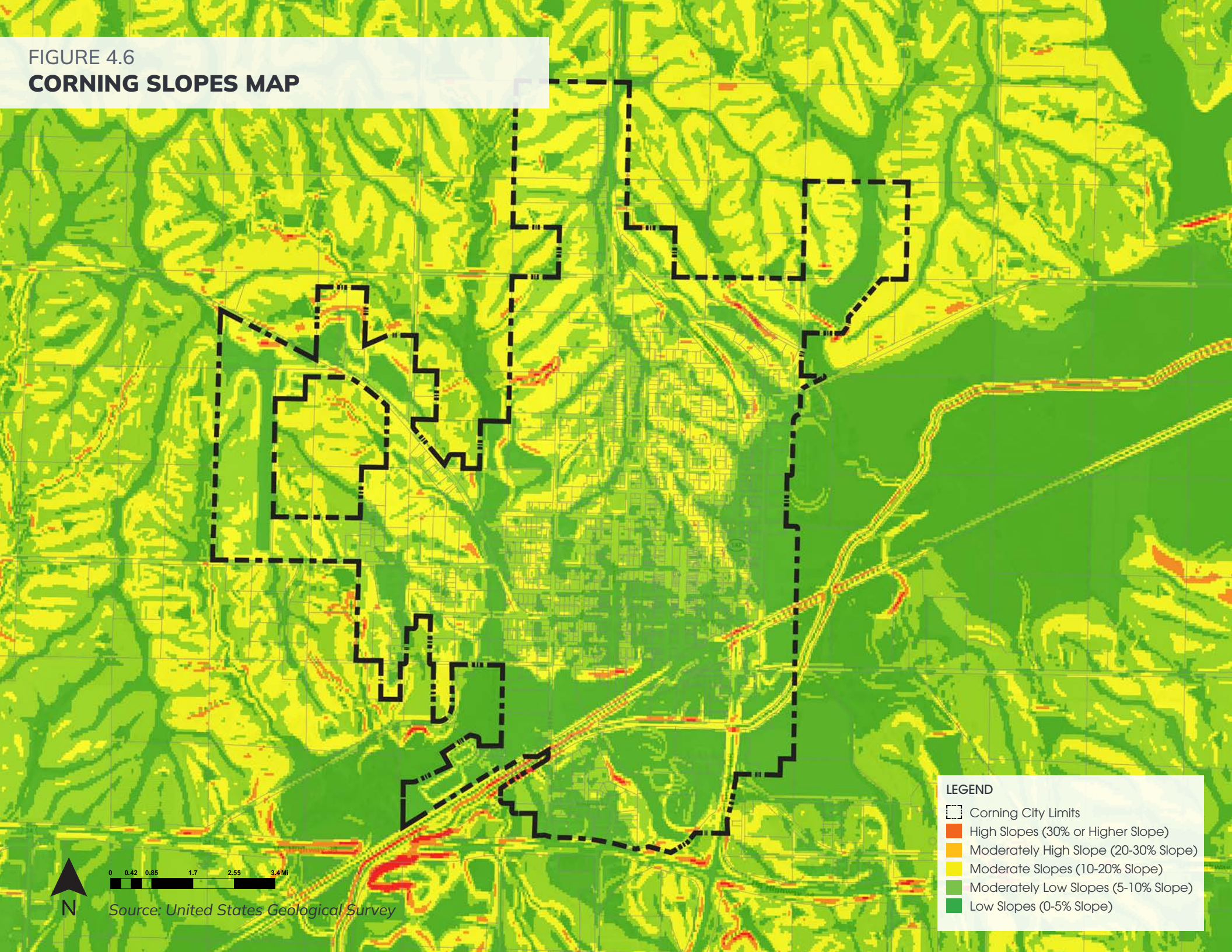


FIGURE 4.6
CORNING SLOPES MAP



Physical Profile

FLOODPLAIN

Floodplain

Figure 4.7 and Figure 4.8 shows the 100-year and 500-year floodplain boundaries within Adams County and the City of Corning. These floodplains tend to follow the stream paths of multiple rivers and creeks within the County, including East and Middle Nodaway River, West Fork 102, Kemp Creek, and Williams Creek. These floodplains may also exist in other low-lying land, adjacent to other streams and water bodies.

Typically, these areas should be left undeveloped, with minimal structures and paved surfaces to prevent unnecessary destruction of property and potential loss of life due to flooding hazards.

Adams County Floodplain Regulations

Adams County Code of Ordinances, Chapter 25 titled "Floodplain Management" outlines regulations for development and management standards within floodplain. A Floodplain Development Permit is required prior to any development within any flood hazard zones.

Corning Floodplain Regulations

The City of Corning Code of Ordinances, Chapter 160 titled "Flood Plain Regulations" outlines regulations for development and management standards within the floodplain. A Flood Plain Development Permit is required prior to any development within any flood hazard zones.

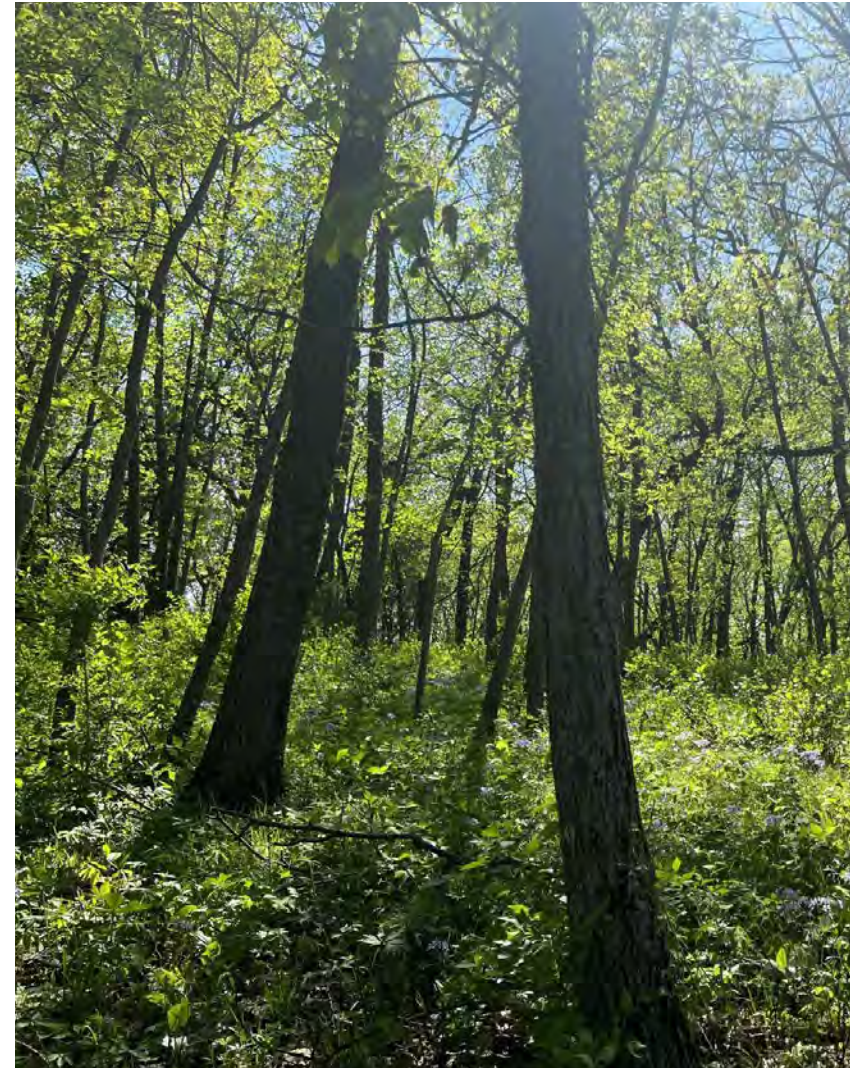
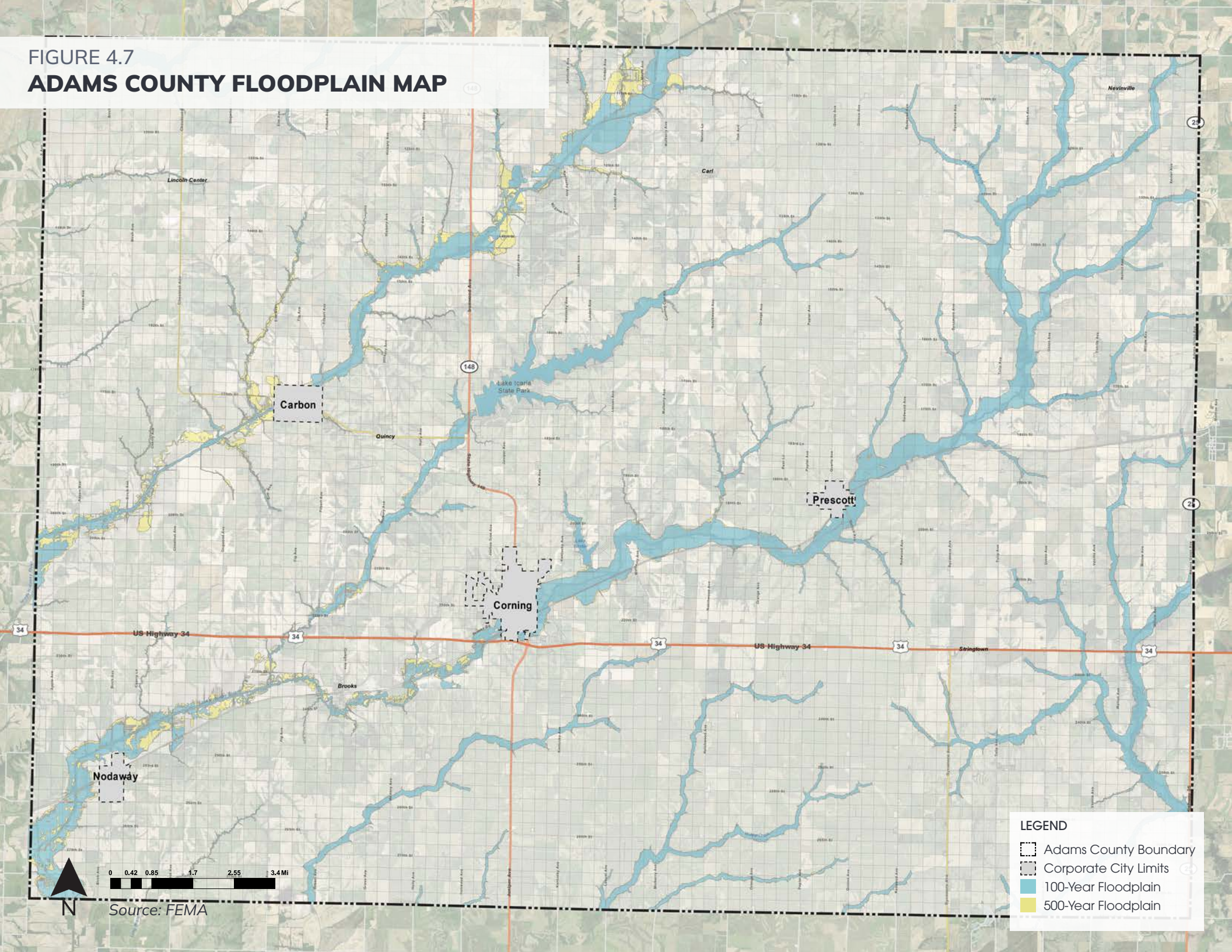


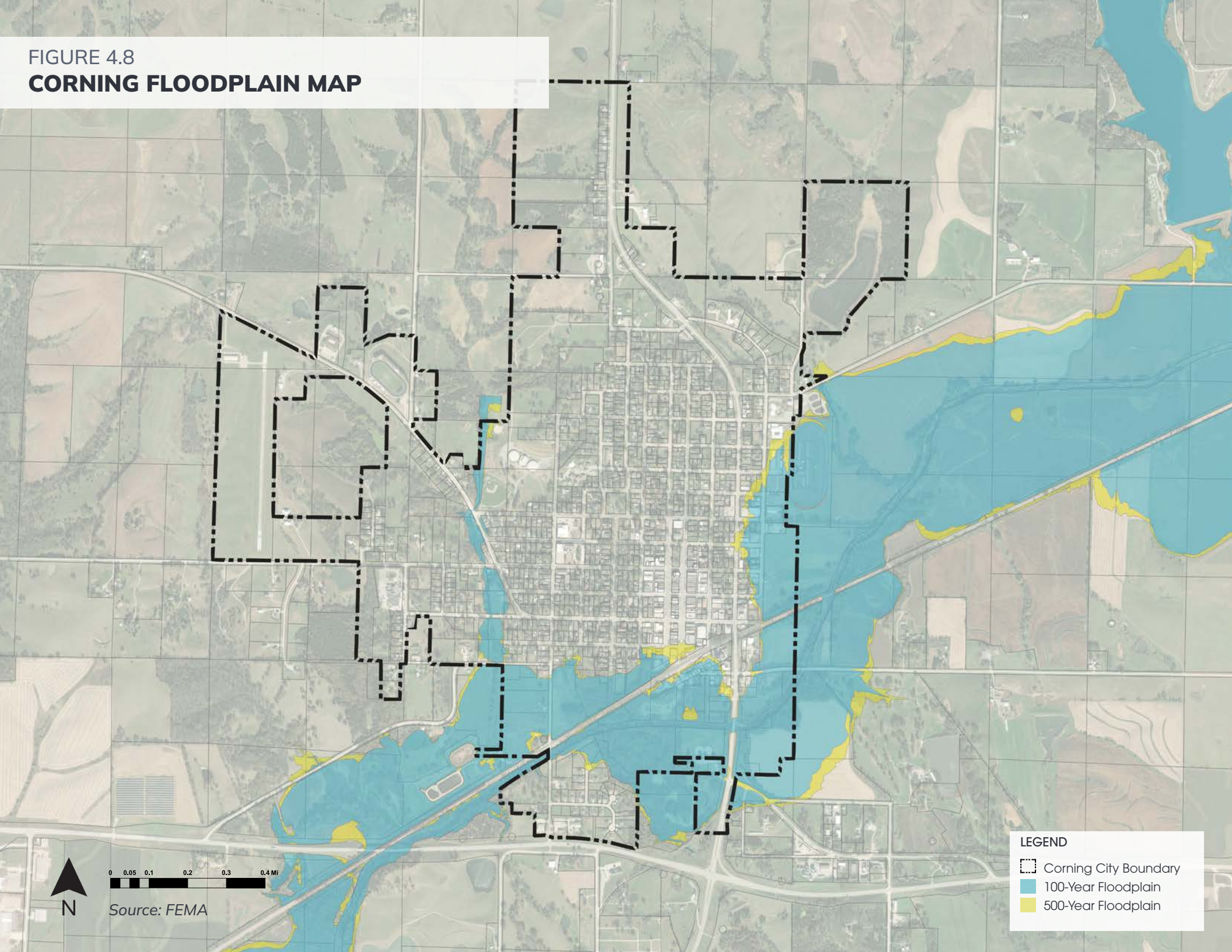
FIGURE 4.7
ADAMS COUNTY FLOODPLAIN MAP






- LEGEND**
- Adams County Boundary
 - Corporate City Limits
 - 100-Year Floodplain
 - 500-Year Floodplain

Source: FEMA

FIGURE 4.8
CORNING FLOODPLAIN MAP



LEGEND

-  Corning City Boundary
-  100-Year Floodplain
-  500-Year Floodplain

Physical Profile

WETLANDS AND WATER RESOURCES

Wetlands and Water Resources

Adams County and the City of Corning are local to many beautiful water features and resources which contributes to the natural amenities within the community, including Lake Icaria, Lake Binder, and the Nodaway River. These water resources and natural areas are supported by wetlands which play an integral role in the water cycle, as it captures and stores floodwater, as well as helps to improve water quality and wildlife habitat. These water resources can be viewed on Figure 4.9 and Figure 4.10.

These water resources are vital to the community as they help provide drinking water to the community, as well as support recreational uses. The Adams County Soil and Water Conservation District (SWCD) worked with landowners to implement best management practices through the Three Lakes Water Quality Project. This project included three main watersheds within the community, including Lake Binder, Lake Icaria, and West Lake Corning City Reservoir. Since implementing these practices in 1996, the quality of Lake Binder has significantly improved, removing it from the Iowa Department of Natural Resources (IDNR) list of impaired waters in 2012.

A watershed is defined as an area of land which drains into a reservoir, stream channel, wetland, or other type of waterbody. Adams County is located within 7 different regional HUC-10 watersheds, each of which can be further divided into a total of 21 HUC-12 sub-watersheds. The City of Corning is located in the Lake Binder – East Nodaway River watershed.

FIGURE 4.9
ADAMS COUNTY WETLANDS AND WATER RESOURCES MAP

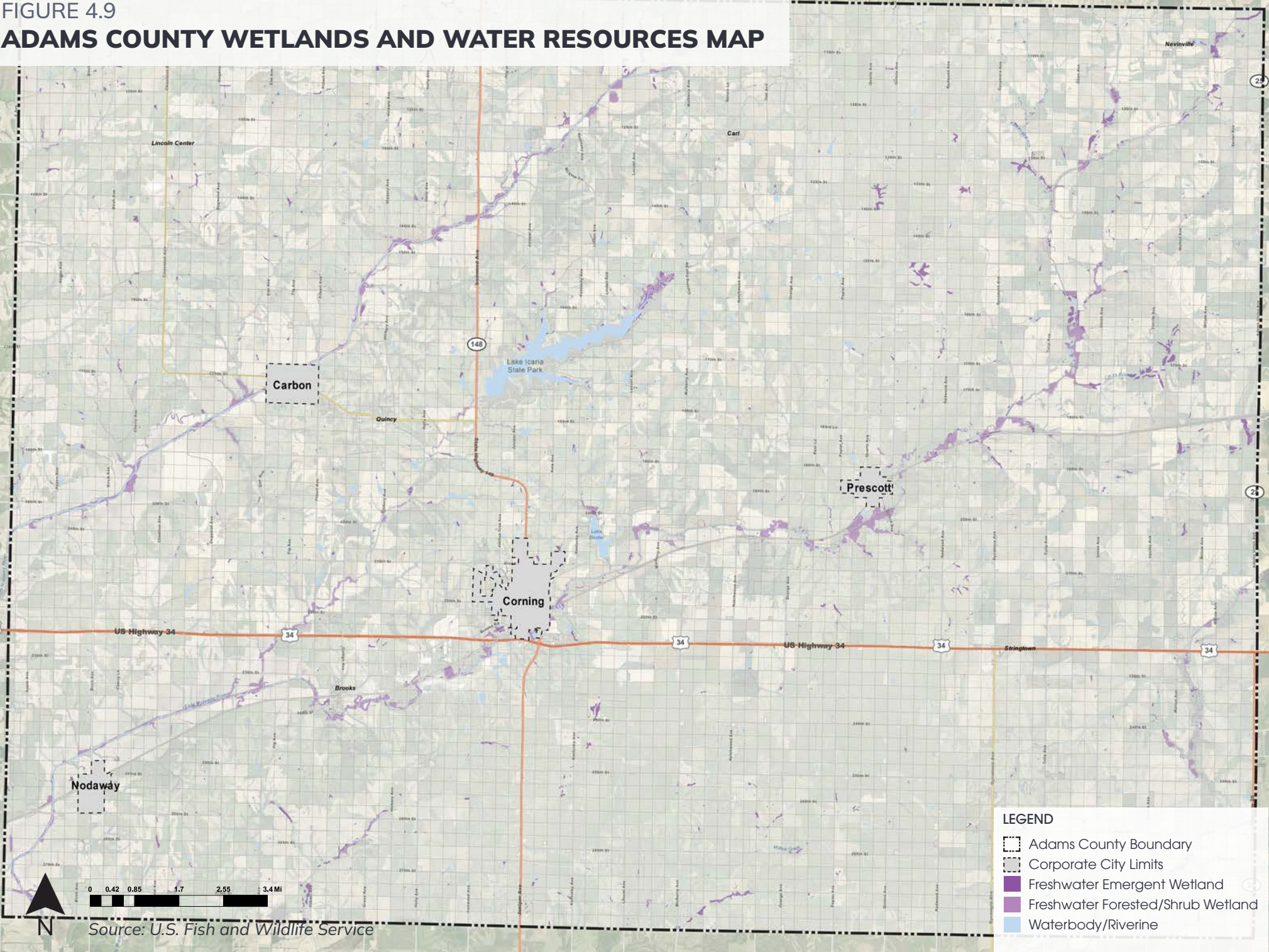
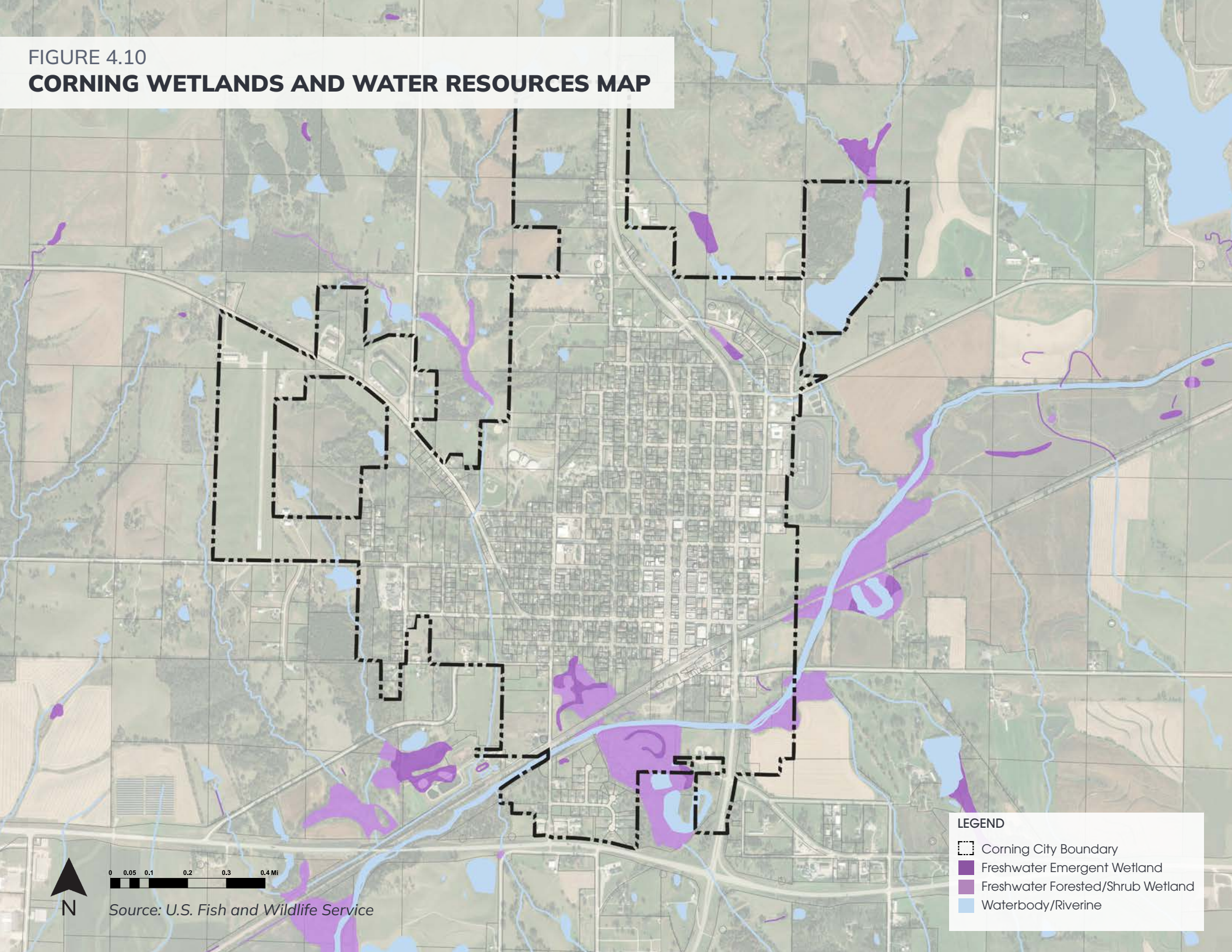


FIGURE 4.10
CORNING WETLANDS AND WATER RESOURCES MAP



LEGEND

- Corning City Boundary
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Waterbody/Riverine

Source: U.S. Fish and Wildlife Service

Physical Profile

CORN SUITABILITY AND PRODUCTION

Corn Suitability Rating Index (CSR2)

Iowa's Corn Suitability Rating Index (CSR2) provides a measurement of potential row-crop productivity based on soil types, including the soil properties and average climate. Areas with high corn suitability are considered to be the most fertile for growing row-crop. Other factors which may impact productivity and yield includes the lands susceptibility and frequency to flooding, steep slopes, and the presence of waterbodies.

Corn Suitability Rating Average Yields

- Areas with a CSR higher than 83 are considered to be the most productive soils, generating a higher average yield of 193 bushels per acre (bu/ac). 31.93% of productive land in Adams County consists of highly productive soils.
- Areas with a CSR between 66 to 82 are considered to have productive soils, but may have some properties which limits yield. The average yield within this category is 188 bu/ac. 16.57% of productive land in Adams County consists of medium productive soils.
- Areas with a CSR below 65 are considered to be productive soils which contain properties that limit yields below the excellent ones, generating a lower average yield of 176 bu/ac. 51.49% of productive land in Adams County consists of low productive soils.

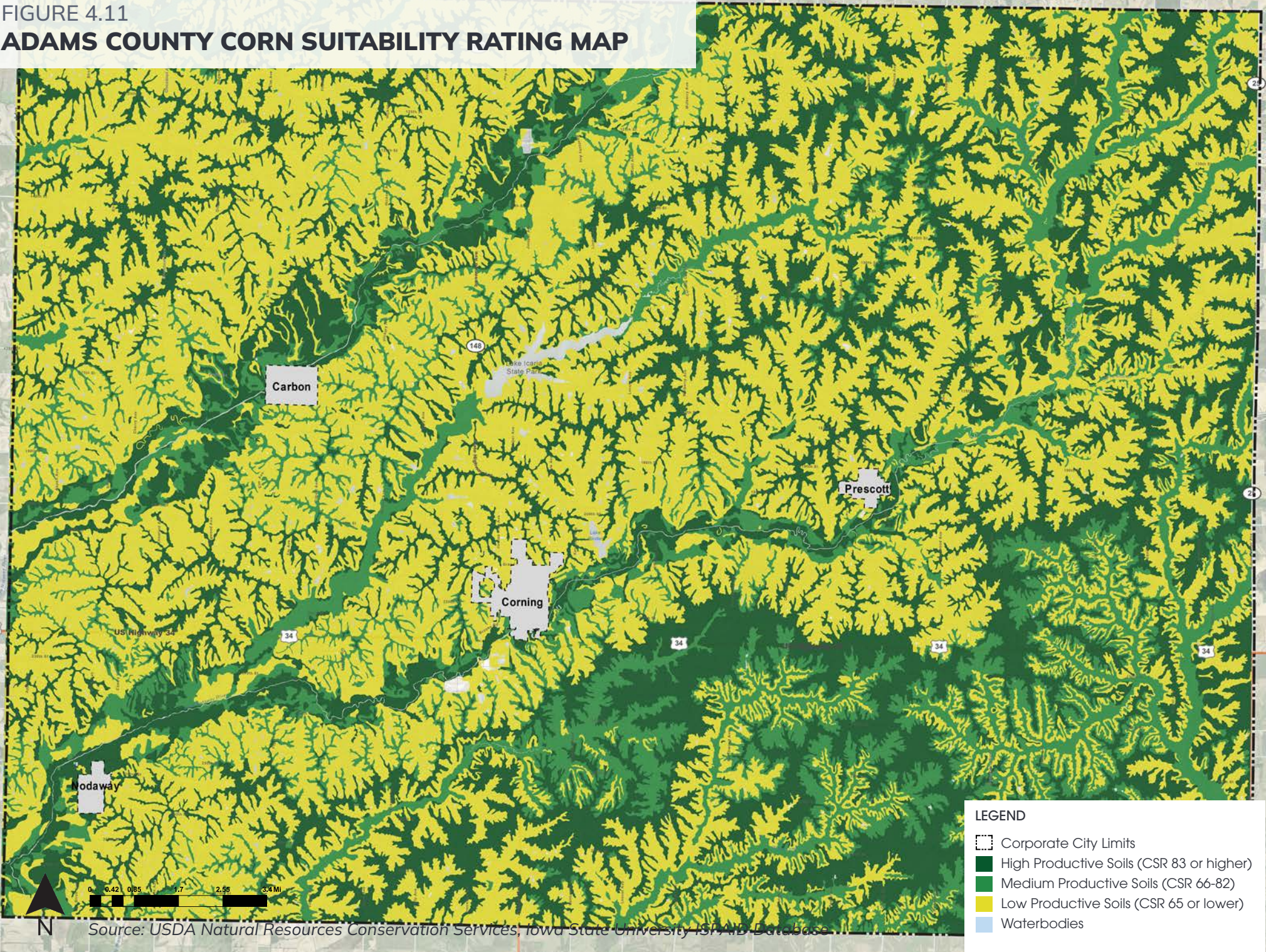
Adams County Corn Suitability Rating and Average Yields

Adams County has a share of productive soils which generate medium to high yields of corn. According to the USDA Risk Management Agency, Adams County's yield amounts in 2023 resulted in 209.3 bu/ac (non-irrigated). The average yield between 2017 and 2023 is 181.4 bu/ac.

Year	Yield (bu/ac)
2017	169.3
2018	167.2
2019	168.5
2020	184.1
2021	213.5
2022	157.6
2023	209.3
AVERAGE	181.4

Table 4.3 / Yield Amounts and Average Corn Yields - Adams County
Source: USDA Risk Management Agency Yield Reports (2017-2023)

FIGURE 4.11
ADAMS COUNTY CORN SUITABILITY RATING MAP



Physical Profile

CORNING

Vacant Lots and Undeveloped Land

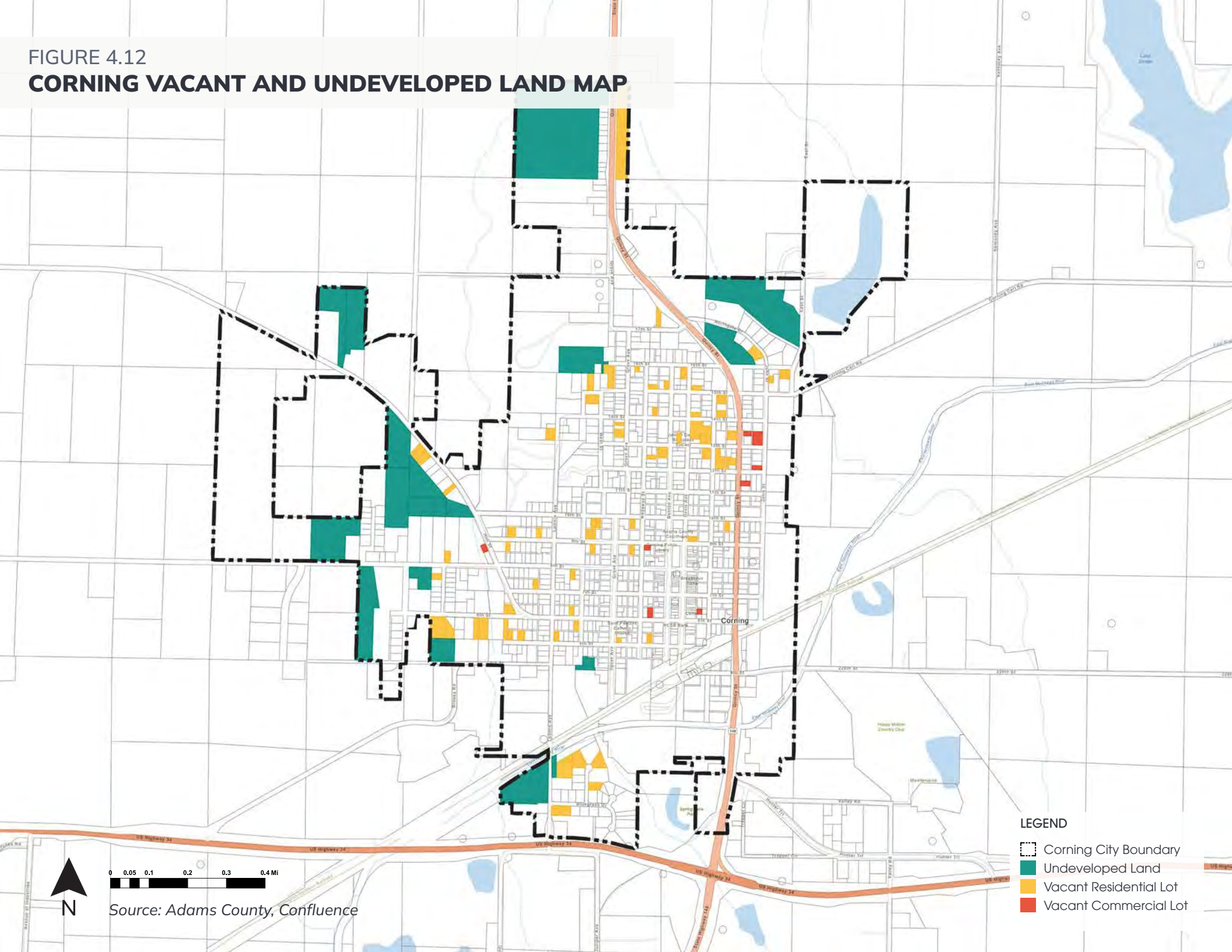
This analysis includes vacant or undeveloped land that is potentially developable for infill or new development. Vacant lots are lots that either have not been developed, have previously been developed but have since had their building(s) demolished, or only contain accessory structures, such as a detached shed or garage. **The analysis does not include structures or buildings that are currently vacant.** Within city limits, there are over 36-acres of developable land for infill residential development. Additional analysis will be required by the city to determine any infrastructure needs or incentives to promote infill development within currently vacant lots.

Data is available from the Census Bureau through the American Community Survey (ACS) 5-year Estimates, which shows that the City of Corning has a total estimated residential vacancy rate of 22.8%. This estimate does not include commercial or industrial properties. A further analysis by the City may be appropriate to meet local housing needs and minimum property maintenance requirements. This data could be pulled and inventoried utilizing utility usage rates.

	Lot Type	Acres	Total Share (%)
	Undeveloped Lots	109	78.6%
	Vacant Lots, Residential	28	20.2%
	Vacant Lots, Commercial	1.6	1.2%
	TOTAL	138.6	100%

Table 4.4 / Vacant and Undeveloped Land - City of Corning

FIGURE 4.12
CORNING VACANT AND UNDEVELOPED LAND MAP



Physical Profile

ADAMS COUNTY

Historical and Archaeological Resources

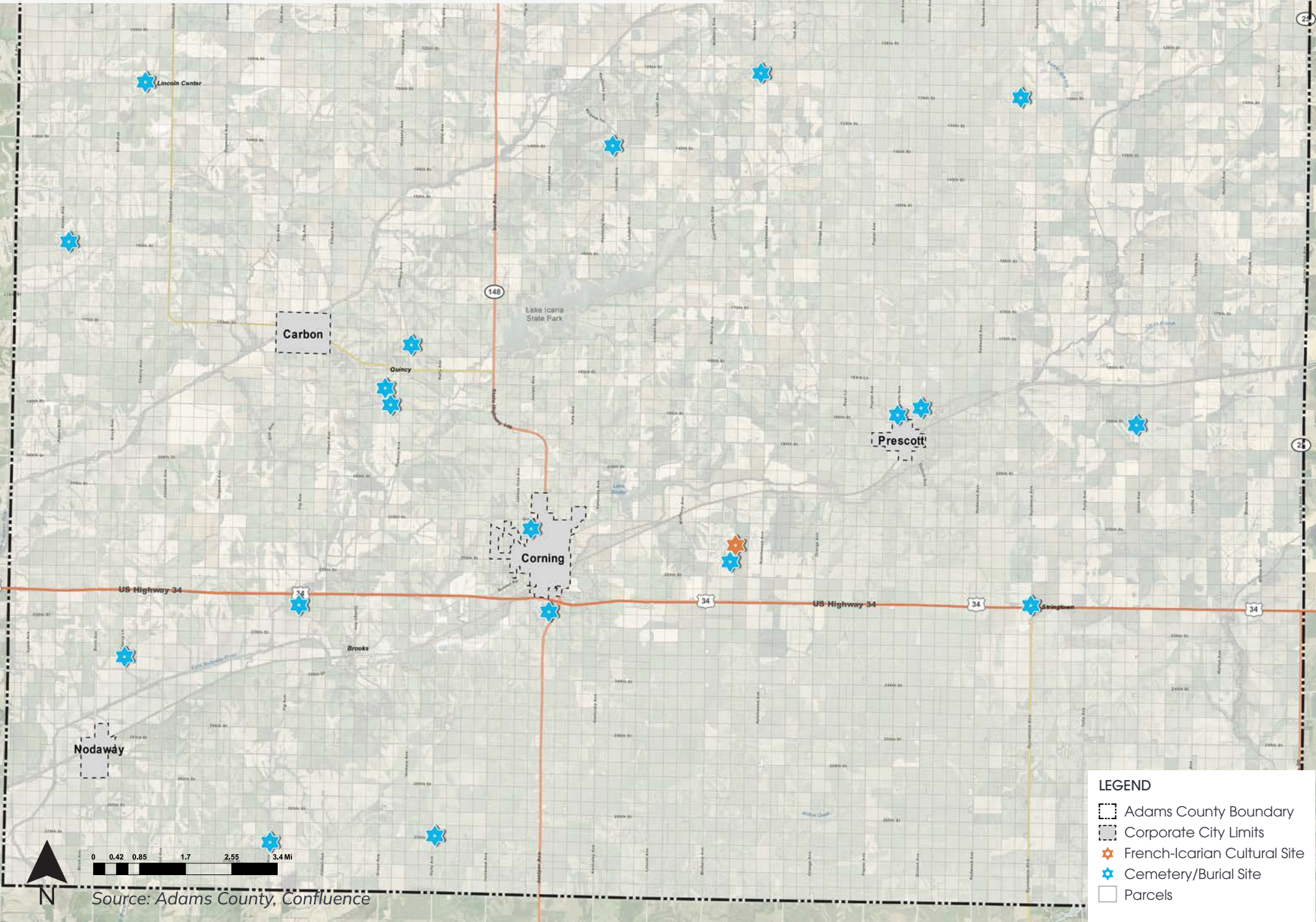
Adams County is enamored by local history unique to it's region, ranging from historic downtown buildings that continue to stand today to former settlements and colonies that comprised the past's community. Many of these historic details can be found throughout Adams County.

The French-Icarians, who had previously left France in the late 1840's came to the United States to develop the colonies, which were communal-based settlements. The former dining hall, known as the New Icaria Dining Hall, the Schoolhouse, and the Icarian Cemetery remains one of the oldest reminders of Adams County's past, that may be visited today.

Other archaeological resources within the County may include historic burial sites from previous settlements and colonies. Known burial sites and cemeteries are shown on **Figure 4.13**. There are twenty cemeteries/burial sites within Adams County. These areas should not be developed nor should they be disturbed to comply with State requirements relating to the protection of cemeteries and burial sites.



FIGURE 4.13
ADAMS COUNTY ARCHAEOLOGICAL RESOURCES



Chapter 5:

Future Land Use

Overview

The Future Land Use Chapter serves to guide decisions regarding the growth and development within the City of Corning and Adams County. The Future Land Use Map takes the following factors into consideration:

- Existing land use composition
- Natural features and elements
- Land serviceability through available infrastructure
- Proposed alignment of future streets
- Desired character of the community

The Future Land Use Map sets out a vision for the City of Corning and Adams County for the next 20 years, through 2045.



Future Land Use

UTILIZING A FUTURE LAND USE MAP

Future Land Use Planning

The Future Land Use Map serves to guide decisions regarding the growth and development within the City of Corning and Adams County. The map lays out preferred development patterns for the community's future growth. Accompanying the map is a series of Future Land Use category definitions, defining the types of land uses and density for each category.

Relationship to Zoning

The Future Land Use Map serves as the basis for determining the appropriate zoning and improvements for property being developed, rezoned, or annexed into a community. Chapter 414 of the Code of Iowa grants local governments the authority to enact local zoning regulations. Further, State code requires that zoning decisions be made in accordance with a comprehensive plan.

Prior to considering zoning decisions, such as a rezoning request or zoning code amendment, the City of Corning and Adams County should be consulted to ensure that the decision and action is consistent with both the goals and policies outlined within the plan, as well as the land use categories outlined in the Future Land use Map.

Included within this chapter is a Zoning Compatibility Matrix to provide guidance on zoning districts that are compatible or partially compatible with each Future Land Use category.

Amending the Comprehensive Plan

The Future Land Use Map for the City of Corning and Adams County visions the future for the community through it's ideal future land use layout. However, this does not mean that there will not be circumstances where the Future Land Use Map should be updated or changed. When circumstances change and reveals a conflicting land use, the Future Land Map should be amended to appropriately reflect the updated conditions of the community.

If either the City of Corning or Adams County finds it justified and appropriate to rezone or develop a property in a manner that is not consistent with the Future Land Use Map or any related policies, the Future Land Use Map and Comprehensive Plan should be amended as part of such action to ensure consistency with the Comprehensive Plan. In addition, the City of Corning and Adams County should carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

Future Land Use

KEY CONSIDERATIONS

Overview

When developing the Comprehensive Plan and the Future Land Use Map for the City of Corning and Adams County, there are several factors which are considered to develop the plan. This includes community characteristics and amenities, which have been detailed in [Chapter 3: Community Profile](#) and [Chapter 4: Physical Profile](#). Other factors which play a key role in the development of the comprehensive plan includes projecting future needs and demands, which may be done through an expected population projection.

These considerations and factors allow for the community to adequately plan for future demand and populations.



Future Land Use

KEY CONSIDERATIONS

Population Projections

Population projections allow for a snapshot of what the future population of a community may look like, analyzing current trends. Both the City of Corning and Adams County have seen a gradual decline in population since the 1990s. Two calculations are utilized to determine future population projection scenarios into the year 2050, as can be seen in **Figure 5.1**. The first takes the average annual change between the years 2010 and 2023, utilizing population estimates from ACS 5-year estimates. The second takes the annual actual change using Decennial data from the Census Bureau.

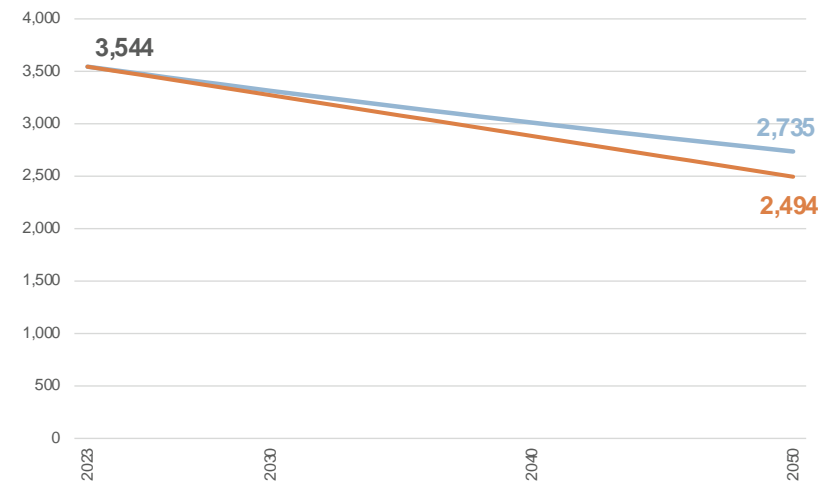
Adams County

Adams County is expected to reach a population between 2,494 and 2,735 in the year 2050 based off of population trend data for the County.

City of Corning

The City of Corning is expected to reach a population between 1,395 and 1,277 in the year 2050 based off of population trend data for the City.

Adams County Population Projections (2023-2050)



City of Corning Population Projections (2023-2050)

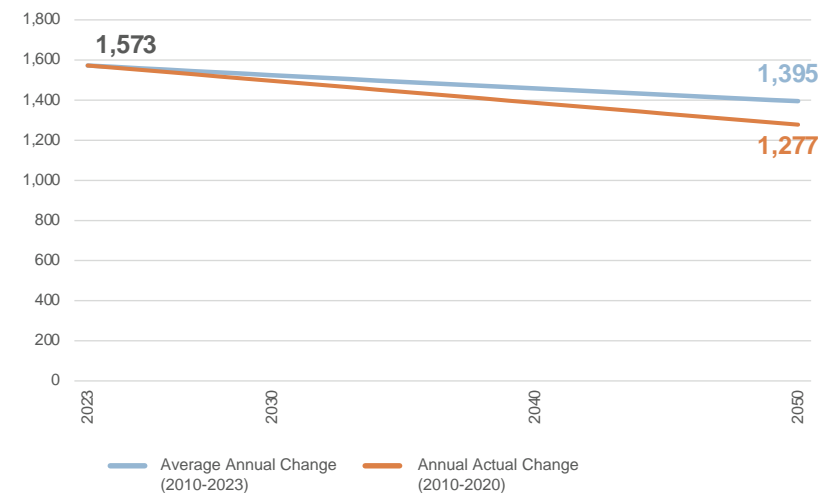


Figure 5.1 / Population Projections - Adams County and City of Corning

Future Land Use

FUTURE LAND USE CATEGORIES

Overview

There are several Future Land Use categories which delineates the types of land uses and desired scale and density within unincorporated Adams County and the City of Corning. Some land use designations overlap between the City and the County, where other definitions will be unique to the jurisdiction due to the urban or rural nature of the jurisdictional area.

General Future Land Use Categories

The following Future Land Use categories may be found on the City of Corning and Adams County Future Land Use Map and overlap in definition and in design.

- Parks and Recreation
- Public and Semi-Public

Corning Future Land Use Categories

The following Future Land Use categories are applicable to the City of Corning jurisdictional planning boundary:

- Agricultural and Open Space
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed Use
- Retail and Commercial
- Business and Industrial Park

Adams County Future Land Use Categories

The following Future Land Use categories are applicable to the City of Corning jurisdictional planning boundary:

- Agricultural and Open Space
- Rural Residential
- Retail and Commercial
- Business Park and Industrial

Future Land Use

FUTURE LAND USE CATEGORIES

General Future Land Use Categories

The following future land use categories may be found on the City of Corning and Adams County Future Land Use Map and overlap in definition and in design.



Parks and Recreation

The Parks and Recreation land use category includes public and private recreational uses such as state and county parks, campgrounds, ball and recreational fields, trails, golf courses, and historical sites open to the public.



Public and Semi-Public

The Public and Semi-Public land use category includes land owned or operated by a public or semi-public entity including the state, the county, a city, a school district, a public or private school or university, a fire department, or similar public agency. Cemeteries, airports, and public utility facilities are also included in this category. This definition does not include Parks and Recreation land.

Future Land Use

FUTURE LAND USE CATEGORIES



Adams County Future Land Use Categories

The following future land use categories may only be found on the Adams County Future Land Use Map are not applicable to the City of Corning.



Agricultural and Open Space

The Agriculture and Open Space land use category is set aside for agricultural land, conservation land, undeveloped land, floodplain, stream corridors, greenways, and areas with significant tree cover. This land use category may include farm dwellings at a density of 1 dwelling per 40 acres of land.



Rural Residential

The Rural Residential land use category includes land reserved for single-family residential developments with lot sizes generally 1 or more acres in size, with access to paved roadways, water service, and means for on-site wastewater collection and treatment.

Future Land Use

FUTURE LAND USE CATEGORIES



Adams County Future Land Use Categories

The following future land use categories may only be found on the Adams County Future Land Use Map are not applicable to the City of Corning.



Retail and Commercial

The Retail and Commercial land use category accommodates retail and commercial business development that provides services to highway traffic, provides agricultural related retail services, and provides other services to rural residential and rural businesses.



Business Park and Industrial

The Business Park and Industrial land use category is intended to designate land that is near major highways or railways, has access to water service, and is ideally located for development with various business and industrial uses including manufacturing, shipping and distribution facilities, and other business and industrial uses, especially those uses that may be best located in a rural setting outside an urbanized area.

Future Land Use

FUTURE LAND USE CATEGORIES

Corning Future Land Use Categories

The following future land use categories may only be found on the City of Corning Future Land Use Map are not applicable to Adams County.

City of Corning, Iowa



Agricultural and Open Space

The Agriculture and Open Space land use category is set aside for existing agricultural uses, conservation land, undeveloped land, floodplain, stream corridors, greenways, and areas with significant tree cover. This land use category may include single family residential dwellings with a minimum lot size of 10 acres (maximum density of 0.1 dwelling units per acre).



Low Density Residential

The Low Density Residential land use category reserves land for single family detached residential dwellings and may include duplexes and accessory dwelling units. Densities range from 1 to 5 dwelling units per acre. This land use category may also include schools, churches, civic uses, and residential care facilities.

Future Land Use

FUTURE LAND USE CATEGORIES

Corning Future Land Use Categories

The following future land use categories may only be found on the City of Corning Future Land Use Map are not applicable to Adams County.

City of Corning, Iowa



Medium Density Residential

The Medium Density Residential land use category identifies land suitable for a mix of detached and horizontally attached single family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. Densities range from 3 to 6 dwelling units per acre. This land use category may also include schools, churches, civic uses, childcare centers, and residential care facilities.



High Density Residential

The High Density Residential land use category designates land for horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, condominiums, and senior oriented housing with a density of 6 to 16 dwelling units per acres. Uses include schools, churches, civic uses, child care centers, and residential care facilities and may include manufactured home parks, where approved.

Future Land Use

FUTURE LAND USE CATEGORIES

Corning Future Land Use Categories

The following future land use categories may only be found on the City of Corning Future Land Use Map are not applicable to Adams County.

City of Corning, Iowa



Downtown Mixed Use

The Downtown Mixed Use land use category covers the area identified as the historic Downtown and is intended to encourage development that includes a pedestrian-friendly mix of residential, office, and retail space in the form of a multi-story, mixed-use building (vertical mixed-use), but could also be a cohesive, planned development of single-use buildings (horizontal mixed-use). Uses in this category may have a residential density of up to 16 dwelling units per acre and a building floor area to land area ration (FAR) of 1.0 to 3.0. Buildings should be 2 or more stories in height with shared parking facilities located on-street, on surface lots to the rear of the buildings, or under-building or in structured parking where practical. First floor space should be exclusively retail or office uses.

Future Land Use

FUTURE LAND USE CATEGORIES

Corning Future Land Use Categories

The following future land use categories may only be found on the City of Corning Future Land Use Map are not applicable to Adams County.

City of Corning, Iowa



Retail and Commercial

The Retail and Commercial land use category accommodates retail and commercial business such as grocery and hardware stores, home goods retailers, shopping centers, offices, medical service providers, large box retailers, restaurants, drive-thru services, car dealers, gas stations, convenience stores, and other auto-oriented retail services.



Business Park and Industrial

The Business Park and Industrial land use category identified land for business and industrial uses including medical and corporate campuses, warehousing and distribution centers with semi-truck and trailer parking and fueling, and manufacturing, packaging and assembly of goods, railyards, and transload/intermodal facilities. Uses may include outdoor storage of bulk materials, goods, and equipment.

Future Land Use

ADAMS COUNTY FUTURE LAND USE MAP

Adams County Future Land Use Map

The Future Land Use Map for Adams County is shown in Table 5.1. The map shows the future land uses within Adams County, and shows the city planning boundaries for all incorporated cities. These planning boundaries are considered areas where the cities may grow in the future.

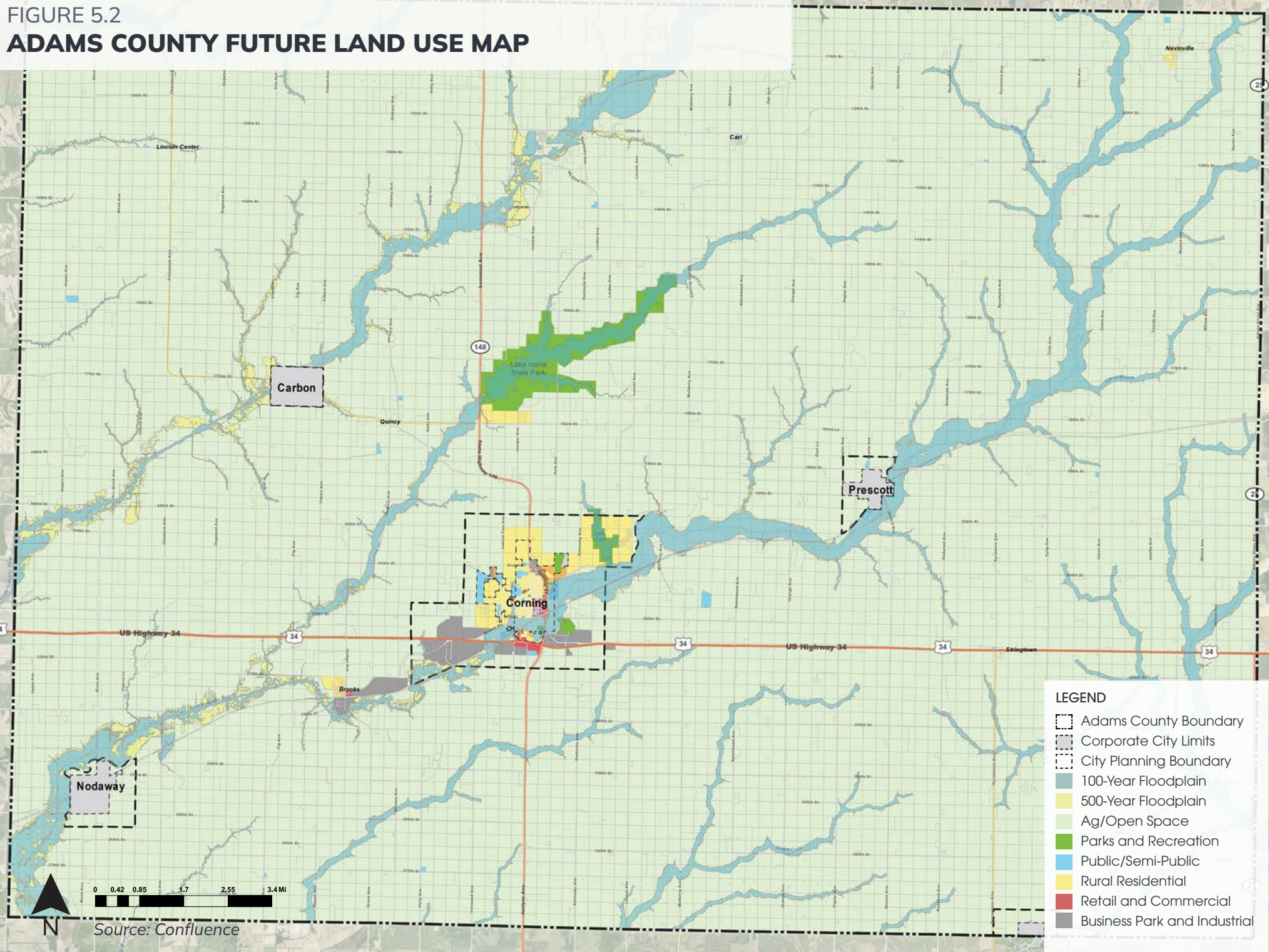
The dominant future land use is Agriculture and Open Space, consisting of agricultural land reserved for row crop production or other agricultural produce, as well as open space of floodplains or other natural amenities and features.

Adams County should encourage and focus rural residential expansion in key areas that are identified in the Future Land Use Map. This is to preserve the physical natural amenities and characteristics of Adams County that makes it an attractive place to go for recreation, as well as maintain agricultural and open space while avoiding conflicts that may arise with residential and agricultural uses.

	Future Land Use	Acres	Total Share (%)	Total, Ag-Exempt (%)
	Agricultural / Open Space	254,630	97.4%	-
	Parks and Recreation	2133.07	0.8%	31.6%
	Public / Semi-Public	3266.86	1.3%	48.4%
	Rural Residential	1,295.90	0.5%	19.2%
	Retail and Commercial	13.57	0.0%	0.2%
	Business Park and Industrial	45.95	0.01%	0.7%
	TOTAL	261,385.35	100%	100%

Table 5.1 / Future Land Use - Adams County

FIGURE 5.2
ADAMS COUNTY FUTURE LAND USE MAP



Future Land Use

CITY OF CORNING FUTURE LAND USE MAP

City of Corning Future Land Use Map

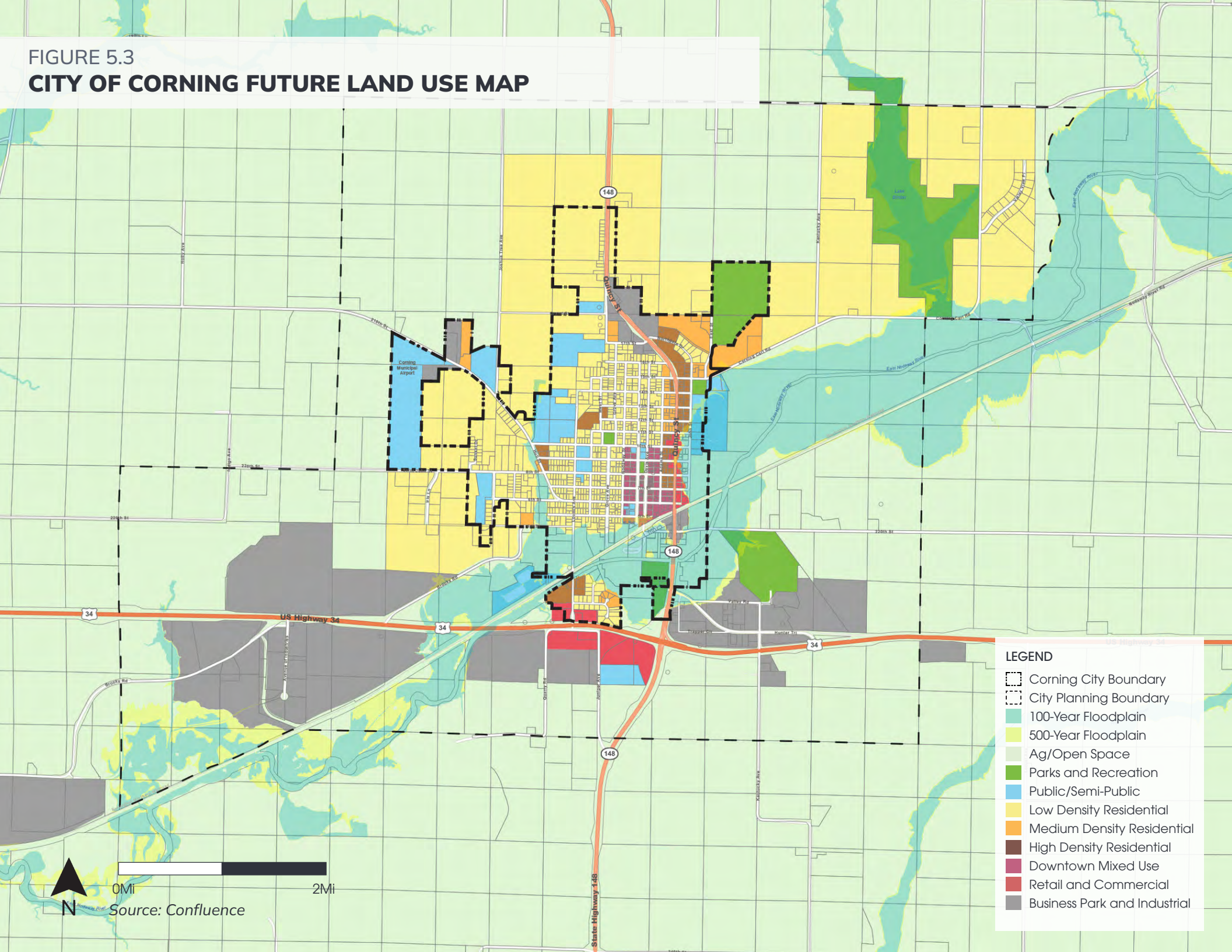
The City of Corning Future Land Use Map can be found on **Table 5.2**. The map shows future land uses within the City of Corning, as well as it's planning boundary. The planning boundary is determined by areas where Corning is likely to grow, considering natural amenities and features such as floodplain and slope which may limit growth and development.

The dominant future land use type is Low Density Residential, consisting of 47.17% of land within City Limits.

	Future Land Use	Acres, City Limits	Total Share (%)	Acres, w/ Planning Boundary	Total Share (%)
	Agricultural / Open Space	0.00	0.00%	3407.62	55.90%
	Parks and Recreation	72.33	9.85%	294.93	4.84%
	Public / Semi-Public	149.66	20.38%	199.73	3.28%
	Low Density Residential	346.41	47.17%	1353.93	22.21%
	Medium Density Residential	44.35	6.04%	64.12	1.05%
	High Density Residential	40.14	5.47%	40.14	0.66%
	Downtown Mixed Use	22.03	3.00%	22.03	0.36%
	Retail and Commercial	13.57	1.85%	51.60	0.85%
	Business Park and Industrial	45.95	6.26%	661.98	10.86%
	TOTAL	734.44	100%	6096.08	100%

Table 5.2 / Future Land Use - City of Corning

FIGURE 5.3
CITY OF CORNING FUTURE LAND USE MAP



- LEGEND**
- Corning City Boundary
 - City Planning Boundary
 - 100-Year Floodplain
 - 500-Year Floodplain
 - Ag/Open Space
 - Parks and Recreation
 - Public/Semi-Public
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Downtown Mixed Use
 - Retail and Commercial
 - Business Park and Industrial

Future Land Use

ZONING COMPATIBILITY MATRIX

Overview

The Zoning Compatibility Matrix shows the relationship between the future land use categories and the City of Corning and Adams County's existing zoning districts. Zoning districts have been listed as either compatible ("C") or partially compatible ("PC") within each of the corresponding land use categories.

This matrix should be used as the basis for determining the appropriate zoning districts for land that is either annexed into the City of Corning or for land that is being considered for rezoning with the City and County. If the zoning desired for a given property is incompatible with its land use designation, the designation on the future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix or to the Future Land Use Map may be warranted to address changes in development patterns or revisions to the City of Corning's or Adams County's Zoning Code Regulations.

Adams County

Table 5.3 shows the Zoning Compatibility Matrix for Adams County, Iowa.

		Adams County Future Land Use Categories					
		Agricultural / Open Space	Parks and Recreation	Public and Semi-Public	Rural Residential	Retail and Commercial	Business Park and Industrial
Adams County Zoning Districts	Conservation Districts (C-1)	C	C	PC			
	Agricultural Districts (A-1)	C		C	PC		
	One and Two-Family Residence Districts (R-1)				C		
	Business Districts (B-1)					C	C
	Industrial Districts (I-1)						C
	Flood Plain Districts (F-1)	C	C	C	C	C	C

C = Compatible PC = Partially Compatible

Table 5.3 / Land Use and Zoning District Compatibility / Adams County

Future Land Use

ZONING COMPATIBILITY MATRIX

City of Corning

Table 5.4 shows the Zoning Compatibility Matrix for the City of Corning, Iowa. Zoning districts within the City of Corning have been listed as either compatible ("C") or partially compatible ("PC") within each of the corresponding land use categories.

		City of Corning Future Land Use Categories							
		Agricultural / Open Space	Parks and Recreation	Public and Semi-Public	Low-Density Residential	Medium-Density Residential	High-Density Residential	Retail and Commercial	Business Park and Industrial
City of Corning Zoning Districts	Residential One and Two-Family District (R-1)	PC	PC	PC	C	PC			
	Residential Multi-Family District (R-4)				PC	C	C		
	Mobile Home District (MH)						C		
	Central Business Commercial District (B-1)						C	C	
	Arterial Commercial District (B-2)							C	C
	Industrial District (I-1)	C	C	C	C			C	C

C = Compatible PC = Partially Compatible

Table 5.4 / Land Use and Zoning District Compatibility / Adams County

Future Land Use

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Adams County should encourage and focus rural residential expansion in key areas as identified in the Future Land Use Map</i>				
		Entity	Partners	Resources
Policy LU-1.1	Promote and support new residential development in those areas identified on the Future Land Use Map and discourage rural residential subdivisions in areas that do not have paved roads and services.	Adams County	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-1.2	Maintain Agricultural and Open Space as the dominant land use type within unincorporated Adams County, outside of incorporated city planning boundaries.	Adams County	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-1.3	Preserve and protect physical amenities and characteristics of the land, including floodplains, wetlands and water resources, rich soils, and steep slopes.	Adams County	Adams County Conservation	Iowa State University Extension and Outreach

Future Land Use

GOALS, POLICIES, AND ACTION ITEMS

Goal #2 <i>The City of Corning should prioritize existing property within city limits and utilize best practices for new developments</i>				
		Entity	Partners	Resources
Policy LU-2.1	Ensure adequate connectivity when developing the Future Land Use Map by ensuring through street connections and requiring and expanding the sidewalk/trail system.	City of Corning	Adams County	Iowa State University Extension and Outreach
Policy LU-2.2	Require new development to be fully serviced by adequate public infrastructure, including paved streets, sidewalks, trails, water, and sewer.	City of Corning	Corning Municipal Utilities (CMU)	Iowa State University Extension and Outreach
Policy LU-2.3	Encourage any proposed new rural development to annex into the city and connect to city services.	City of Corning	Adams County	Iowa State University Extension and Outreach
Policy LU-2.4	Discourage the use of downtown buildings for storage-related uses.	City of Corning	Main Street Corning	Adams Community Economic Development (ACED)
Action LU-2.5	Complete a full analysis of vacant lots and buildings within the City of Corning, determining service capacity and needs, and support programing for infill development and rehabilitation	City of Corning	Corning Municipal Utilities (CMU)	Adams Community Economic Development (ACED)

Future Land Use

GOALS, POLICIES, AND ACTION ITEMS

Goal #3 <i>The City and County should support future growth and development through best practices and strategic planning</i>				
		Entity	Partners	Resources
Policy LU-3.1	Limit the use of cul-de-sacs and dead-end streets.	Adams County / City of Corning	Adams County Engineer	Iowa Department of Transportation (IDOT)
Policy LU-3.2	Reduce potential conflicts between agricultural land and residential land through homeowner education buffering, setbacks, or other strategies.	Adams County / City of Corning	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-3.3	New subdivisions should be designed to accommodate future development, including providing through street and utility connections as may be necessary to ensure the adjoining properties can be accessed and developed.	Adams County / City of Corning	Adams County Engineer / Local utility companies	-
Policy LU-3.4	Encourage future land use and development to match the transportation and utility capacity of the existing system.	Adams County / City of Corning	Adams County Engineer / Local utility companies	-
Action LU-3.5	Update the County and City Zoning Regulations to reflect the recommendations within the Future Land Use Map and complete a comprehensive review to ensure the regulations meet the needs and goals of the City and County.	Adams County / City of Corning	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach

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Chapter 6: ---

Parks, Recreation, and Culture

Overview

The Parks, Recreation, and Culture chapter provides a review and analysis of existing parkland and recreation land within Adams County and the City of Corning. The chapter also provides high-level recommendations for the management of parkland and open space within the community.

The chapter also provides an overview of cultural characteristics of Adams County and Corning, including Main Street Corning and memorable community events which contributes to high quality of life within the community.

Existing Parks

Parks within the City and County vary in their size, function, and programming, and as such are classified into the following six (6) parkland types:

- Neighborhood / Mini Park
- Community Park
- Greenway / Natural Habitat
- Special Use Park
- Destination Park
- Cultural



Parks, Recreation, and Culture

EXISTING PARKS

Park and Recreational Site Types

Parkland within Adams County and the City of Corning can be categorized into six (6) park types.



Mini Park

A mini park typically consists of parkland less than 2-acres in size, and serve as one of the most basic units within a park system, due to their size or limited service provided by the park amenities. Memorial Rock Park is considered a mini park due to it's size and function.



Community Park

The function of a community park is to service the entire community, through it's size, function, or a combination of features. A community park is over 2-acres in size and has a service area of 1-mile, depending on the amenities provided. On-site parking is typically provided. Community parks include Lake Binder.

Parks, Recreation, and Culture

EXISTING PARKS

Park and Recreational Site Types

Parkland within Adams County and the City of Corning can be categorized into six (6) park types.



Special Use Park

Special use parks have a specialized or single-purpose use or activity which takes place at the park, such as a golf course, amphitheater, sports field, or historical areas. Special use parks includes the Adams Community Aquatic Center and the John J. Harris Sports Complex.



Destination Park

Destination parks are those parks that have a regional attraction, bringing in visitors from varying counties and states. Destination parks are often characterized by their amenities that distinguish themselves. Destination parks include Lake Icaria State Park.

Future Land Use

EXISTING PARKS

Park and Recreational Site Types

Parkland within Adams County and the City of Corning can be categorized into six (6) park types.



Greenway / Natural Habitat

Greenways and natural habitats consist of preserved open space that may consist of habitat areas for natural wildlife, such as the Talty Wildlife Area, north of Lake Icaria. This category may also provide for a shared-use pathway system, connecting to local or regional trail way systems.



Cultural Site

Cultural sites include recreational facilities that are integral to Adams County and the City of Corning's community cultural assets. These sites include historical sites such as the French-Icarian Colony Village, or other notable community assets such as the Corning Opera House located in Main Street Corning.

Parks, Recreation, and Culture

EXISTING PARKS

Adams County

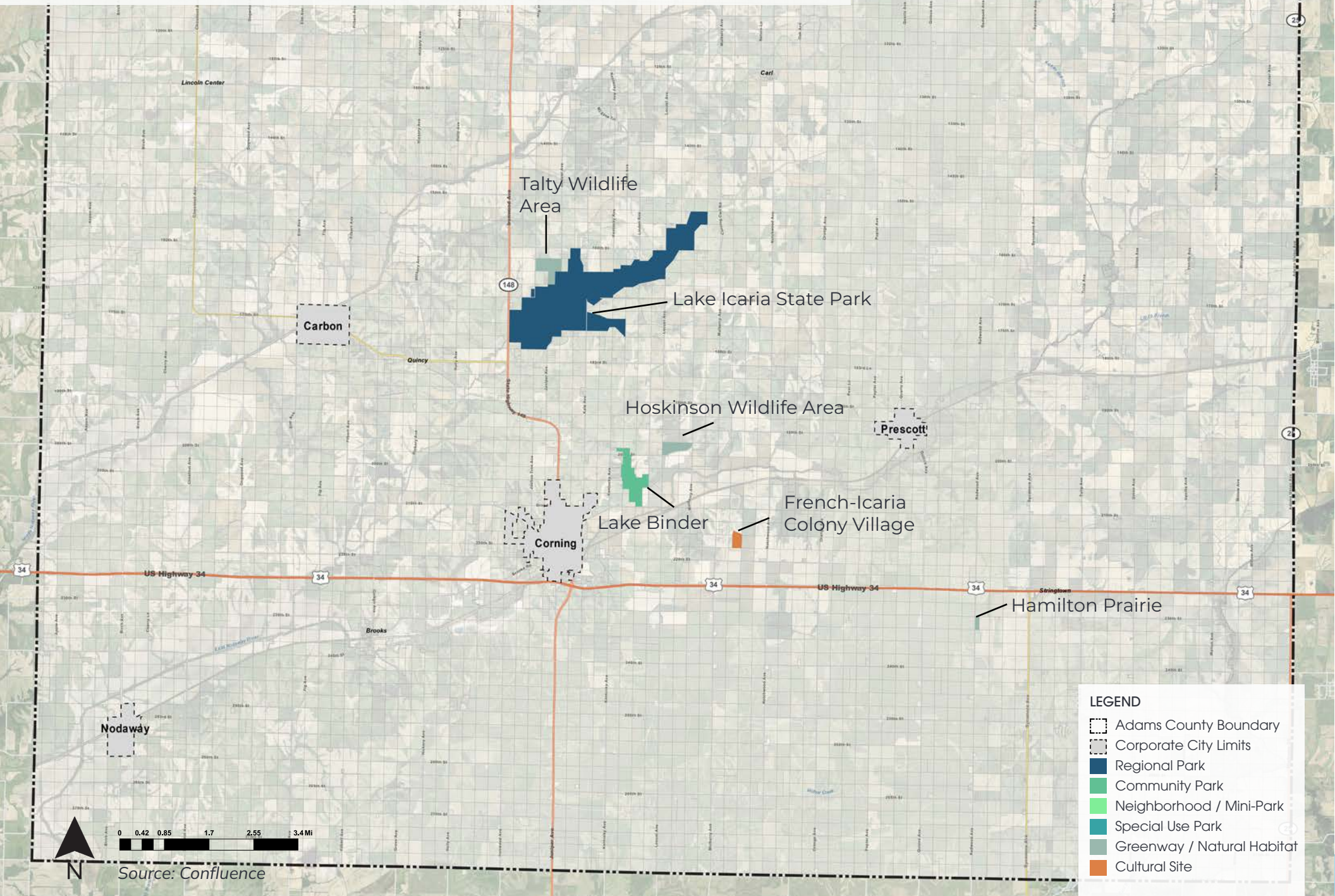
In total, Adams County has a total of six (6) parks within unincorporated Adams County. This includes over 2,200 acres of public parkland, owned by local governmental entities and the State of Iowa. Park and recreational land contributes to roughly 5% of all land within Unincorporated Adams County. The publicly available parkland provides a variety of outdoor recreational experiences and activities.

Park Name	Type	Acres
Lake Icaria State Park	Regional	1895.7
Lake Binder	Community	189.2
Talty Wildlife Area	Greenway / Natural Habitat	98.9
Hoskinson Wildlife Area	Greenway / Natural Habitat	61.9
Hamilton Prairie	Greenway / Natural Habitat	12.0
French-Icaria Colony Village	Cultural	33.7
TOTAL		2,291

Table 6.1 / Existing Park and Recreational Land / Adams County



FIGURE 6.1
ADAMS COUNTY EXISTING PARKS AND RECREATIONAL LAND



Parks, Recreation, and Culture

EXISTING PARKS

City of Corning

In total, the City of Corning has a total of eight (8) parks within City Limits. These parks combined account for a total 102-Acres. Currently, all areas within city limits are currently serviced by a local park, within a 1-mile distance.

When evaluating level of service, it is recommended by the National Recreation and Park Association that cities have 10.5 acres of parkland for every 1,000 residents. The City of Corning has a level of service of 68.5 acres of parkland for every 1,000 residents.

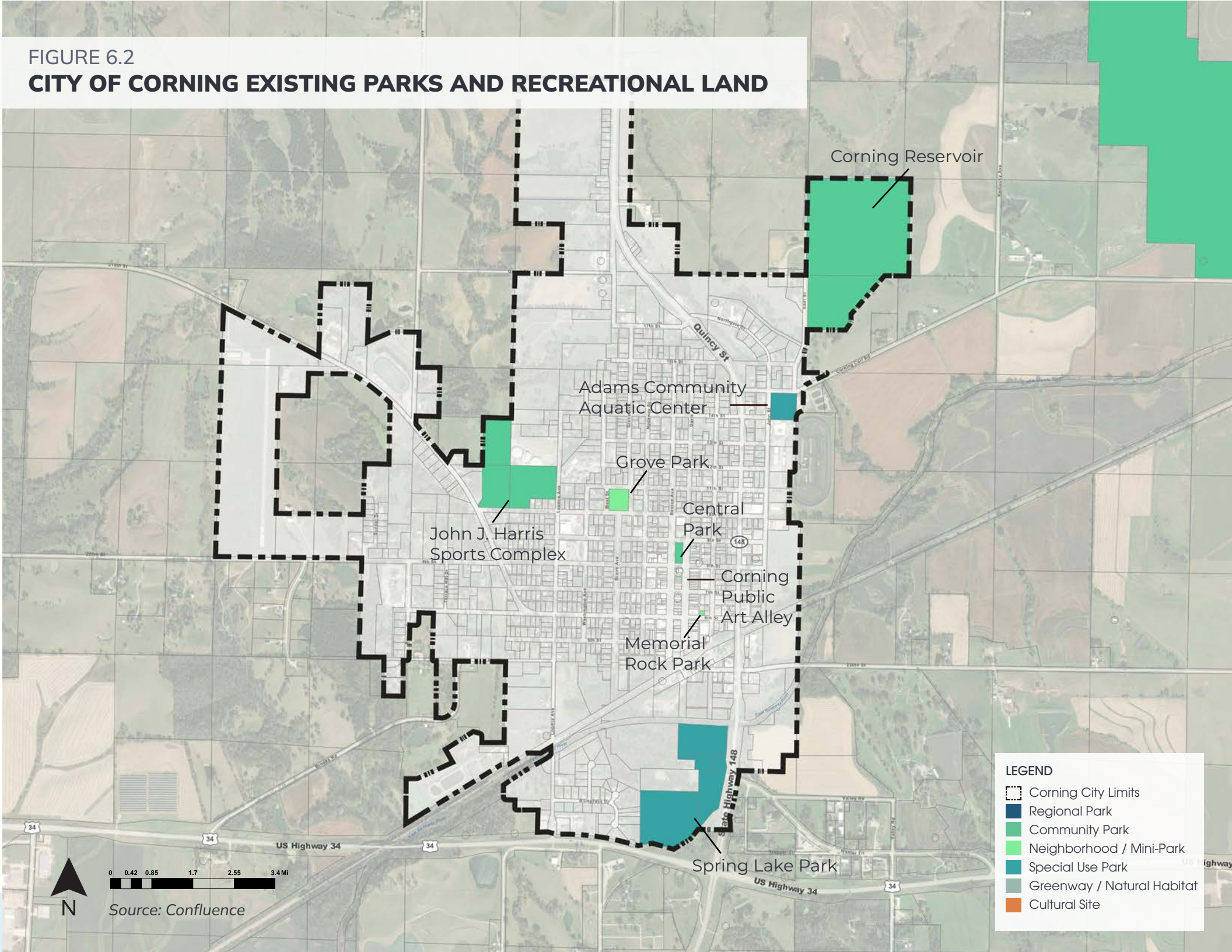


Park Name	Type	Acres
Central Park	Community	0.6
John J. Harris Sports Complex	Community	17.5
Grove Park	Neighborhood	1.7
Spring Lake Park	Special Use	25.7
Adams Community Aquatic Center	Special Use	2.8
Corning Reservoir	Greenway / Natural Habitat	54.2
Memorial Rock Park	Mini	0.1
Corning Public Art Alley	Mini	0.1

TOTAL 102.8

Table 6.2 / Existing Park and Recreational Land / City of Corning

FIGURE 6.2
CITY OF CORNING EXISTING PARKS AND RECREATIONAL LAND



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Lake Icaria State Park

Destination Park

Lake Icaria State Park is a regional attraction, bringing in visitors from varying counties and states and offering a variety of outdoor recreational experiences. The park allows for water activities such as swimming, boating, water-skiing, water tubing, and fishing and also offers camping, fishing, hunting, bird watching, and an 18-hole disc golf course. Seasonally, food trucks are also brought to the State Park, offering food and dining options.

The 650-acre lake is also the site of water quality improvements from the Adams County Soil and Water Conservation District (SWCD). More information regarding these improvements can be found in [Chapter 4: Physical Profile](#).

AMENITIES

- Handicap accessible accommodations and services
- Lakeside Cottages
- Campgrounds – 154 camping sites total, including 50 full-service
- Fire pits
- Picnic tables
- Modern bathroom and shower houses
- RV waste stations
- Water hydrants
- Walking and hiking trails
- Beach
- Fishing jetty
- Fish cleaning station
- Boat access
- Equipment rentals – boats, kayaks, canoes, and stand-up paddle boards
- Park Office
- Fishing stock
- 18-hole disc golf



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Talty Wildlife Area

Greenway / Natural Habitat

The Talty Wildlife Management Area is a greenway containing native prairie land and offering wildlife habitat. The land was donated by Richard and Opal Talty to ensure Lake Icaria would maintain clean water access, as well as provide for public recreational ground. The site is known to have water quality improvements through the 3 Lakes Water Quality Project, which is detailed in [Chapter 4: Physical Profile](#).

The site is available to the public for wildlife watching and public hunting and fishing.

AMENITIES

- Food plot
- Native prairie grasses
- Public hunting grounds
- Public fishing pond



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Lake Binder

Community Park

Lake Binder, located just outside of Corning city limits, is a public park offering additional outdoor recreational opportunity, including fishing and camping. The lake is named after Frederick Binder, a civic leader serving as an Iowa Medical Profession during the Great War and benefactor of the Corning community.

The lake is within the City of Corning's watershed protection area, as the lake helps provide clean drinking water to the community.. The lake is also home to the Queen City historical marker. Queen City is a former city of Adams County. The marker serves as a memorial to those buried in the city's former cemetery

AMENITIES

- Parking
- Campgrounds – 56 campsites total
- Boat access
- Waste stations
- Shared-use trail
- Queen City historical marker
- Queen City memorial stones
- Fishing



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Corning Reservoir

Greenway / Natural Habitat

The Corning Reservoir provides secondary water supply to the community in the event of emergency and need, and is located within the City of Corning's watershed protection area. More information regarding water quality improvements at the site improvements can be found in [Chapter 4: Physical Profile](#).

Currently, the site does not contain any improved recreational infrastructure, but may provide opportunity in the future for passive parkland.



AMENITIES

- Native prairie grasses
- Wildlife habitat
- Fishing

Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Hoskinson Wildlife Area

Greenway / Natural Habitat

The Hoskinson Wildlife Area features 63-acres, characterized by its native and reconstructed prairie grass and dense trees. The area is believed to be a previous settlement site for the French Icarians.

The site was acquired in 2006 from Susan Hoskinson and receives funding and donation through local organizations and the state. The site preserves natural environmental amenities and can be used recreationally for public hunting ground.

AMENITIES

- Native prairie grasses
- Wildlife habitat
- Public hunting grounds



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

Hamilton Prairie

Greenway / Natural Habitat

Hamilton Prairie was donated to the Adams County Conservation Board by Neil Hamilton in 2005 and provides 13-acres of restored prairie grass. The public land is utilized as public hunting ground, featuring turkeys, pheasants, and deer.

AMENITIES

- Restored prairie grasses
- Wildlife habitat
- Public hunting grounds



Parks, Recreation, and Culture

EXISTING PARKS – ADAMS COUNTY

French-Icaria Colony Village

Cultural Site

The French-Icaria Colony Village is a living history museum, telling the lives of the former French-Icarians who had previously settled the site.

The site contains historical markers from the past and hosts annual events throughout the year, including Fête du Maïs (Festival of Corn). This event used to take place at the end of each harvest season by the French-Icarians. Founders Day, another event celebrated by the Icarians, occurs annually on February 3rd and celebrates through the remembrance of the original Icarian departure and yearly elections.

AMENITIES

- Educational events
- Living history museum
- Site and cultural tours
- Home and pantry goods production
- Live re-enactments
- Historical structures and land markers
- French-Icarian Memorial and Rededication of the French Icarian Cemetery
- Community gardens
- Annual events



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Central Park

Community Park

Located in the heart of Corning and next to Main Street, Central Park provides a cozy atmosphere to host local community events and celebrate. The park provides a protected shelter, available to host outdoor concerts. The park also contains large, overstory trees providing shade and park benches to allow users the opportunity to enjoy a beautiful day outside. Picnic tables allow for community members to enjoy a nice lunch outside.



AMENITIES

- On-Street Parking
- Water fountain
- Park benches
- Picnic tables
- Walking path
- Central Park Pavilion
- Veterans memorial
- Trash receptacles
- Programming and events

Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Grove Park

Neighborhood Park

Grove Park is a neighborhood scale park offering both active play and passive lounging at the picnic shelter and bench located at the park. The park has recently undergone improvements to the site, providing new play equipment for the community.

AMENITIES

- Playground
- Picnic shelter
- Park benches
- Swinging park bench
- Walking path
- BBQ grills



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

John J. Harris Sports Complex Community Park

The John J. Harris Sports Complex provides a variety of recreational experiences and sporting activities, including basketball, tennis, softball, soccer, and baseball, and also includes a playground. The sports complex also contains open grass areas, allowing for additional recreational opportunities.

The Sports Complex is located at Corning Elementary School which is part of the Southwest Valley School District.

AMENITIES

- Parking
- Playground
- Benches
- Basketball court - 1
- Tennis court - 4
- Softball field - 1
- Baseball field - 1
- Ball fields
- Open grass areas
- Bleachers



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Spring Lake Park

Special Use Park

Spring Lake Park is located south of Corning and contains two softball diamonds. The park is also characterized by its pond and heavily wooded forestland, which provides wildlife habitat. The park is currently utilized for softball however is also used as soccer fields.

The Corning Report and Feasibility Study provides a conceptual plan for the redevelopment of Spring Lake Park and the development of River's Landing Park, to create a new outdoor recreational site at Spring Lake, and along East Nodaway River.

AMENITIES

- Gravel parking
- Softball field - 2
- Soccer field
- Bleachers
- Picnic tables
- Benches



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Adams Community Aquatic Center

Special Use Park

The Adams Community Aquatic Center allows residents and visitors to beat out the summer heat – the 6,000 square foot facility offers a dynamic array of aquatic activities and is available for private rental.

AMENITIES

- Parking
- Zero-entry swimming pool
- Open flume water slide
- Family water slide
- Toddler slide
- Diving boards - 2
- Lap lanes - 7
- Water spray features
- Swim classes
- Concession stands
- Shade feathers
- Restrooms
- Washroom



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Memorial Rock Park (Adams County Freedom Rock) Mini-Park

Memorial Rock Park is home to the Adams County Freedom Rock, a rock that honors veterans and those currently serving. The rock depicts a series of mural paintings, painted by Ray Sorenson. On one side, the rock is dedicated to three veterans who have lost their lives in service, including John Henry Thurman of Nodaway, Billy G. Cooper of Carbon, and Ronald Bunting of Corning.

On other sides of the rock mural, depicts the bald eagle, the flag of the United States of America, and the military modes of travel.

AMENITIES

- Adams County Freedom Rock Installation
- Picnic table
- Picnic shelter
- Bench
- Landscaping



Parks, Recreation, and Culture

EXISTING PARKS – CORNING

Corning Public Art Alley

Mini-Park

In downtown Corning contains a small alleyway, providing pedestrian access between Davis Avenue and Benton Avenue. The alleyway contains a public art mural installation by local Iowan artist Zack Jones and features Iowa bird species. Twelve different species are depicted in the mural. The alleyway also includes a picnic table and benches.

AMENITIES

- Public art - mural installation
- Picnic table
- Benches
- Protective bollards



Parks, Recreation, and Culture

ADDITIONAL CULTURAL AMENITIES

Community Events

In addition to the physical amenities and places which provide historical and cultural amenities to the community, local events that bring the community together and attract additional visitors in to Adams County also provide an intrinsic cultural value to the community. The following are community events which are hosted in Adams County and the City of Corning.

- Summerfest (Formerly known as 'Lazy Days')
- Friday BBQ's
- Lake Icaria 4th of July Fireworks Spectacular
- Adams County Fair
- Holiday Lighted Parade
- Annual Community Christmas Dinner
- Chamber Annual Flight Breakfast
- Main Street Trick or Treat
- Founder's Day (French-Icaria)
- Fête du Maïs - Festival of Corn (French-Icaria)



Parks, Recreation, and Culture

ADDITIONAL CULTURAL AMENITIES

Adams County and the City of Corning are home to a variety of cultural and recreational amenities that are unique to the community.

These amenities are what makes the community special and unique for tourism and recreational experiences and continue to bring in visitors. Additional sites that provide unique cultural value to the community includes the following:

Corning Opera House Cultural Center (COHCC)

The Corning Opera House Cultural Center (COHCC) was built in 1902 and served as the local opera house until 1935. The building was restored in 2012 utilizing local, state, and federal resources and funding. Today, the Center is utilized for live entertainment and theatrical performances and hosting local events such as weddings, supporting a capacity of 300. The site also provides educational experiences and historical site tours.

Adams County Speedway

Home to the NASCAR Advance Auto Parts Weekly Series, the Adams County Speedway provides dirt track racing and runs April to September each calendar year.

Kline Museum

The Kline Museum features historical artifacts, including antique machinery, automobiles, and other memorabilia.

House of History

The Adams County House of History showcases a collection of old artifacts that tell the stories of past Adams County residents. The attraction also has the original 1890's county jail cell in the basement.

Johnny Carson's Birth Place

In Corning is a restored, 1904 bungalow home, which is the birthplace to television star Johnny Carson. The star was born in the home in 1925. The home recently undergone renovations in the early 2010's to restore the condition back to the state it's 1925 state and is now open to the public for site visits and tours.



Parks, Recreation, and Culture

EXISTING AND FUTURE TRAILS

Overview

Existing trails within Adams County and the City of Corning are limited, however, if developed over time, an internal trailway system could provide one additional recreational amenity to further attract visitors into the community, as well as provide mobility between communities in Adams County and places of cultural or recreational significance.

Adams County

Trails within Adams County exist mainly within the current park systems, leaving a mobility gap within the region. Opportunity however exists to create an internal trailway system to connect each of the valuable recreational amenities and places of cultural significance to each other.

Figure 6.3 shows existing and future trail connections to provide a regional trail system.

City of Corning

Existing trails in Corning are generally internal to the current park system, with the exception of a trail connecting the John J. Harris Sports Complex to the local football stadium. Future trails are proposed to provide internal mobility and increased recreational opportunities and amenities in Corning.

Figure 6.4 shows existing and future trail connections to provide an internal trail system.

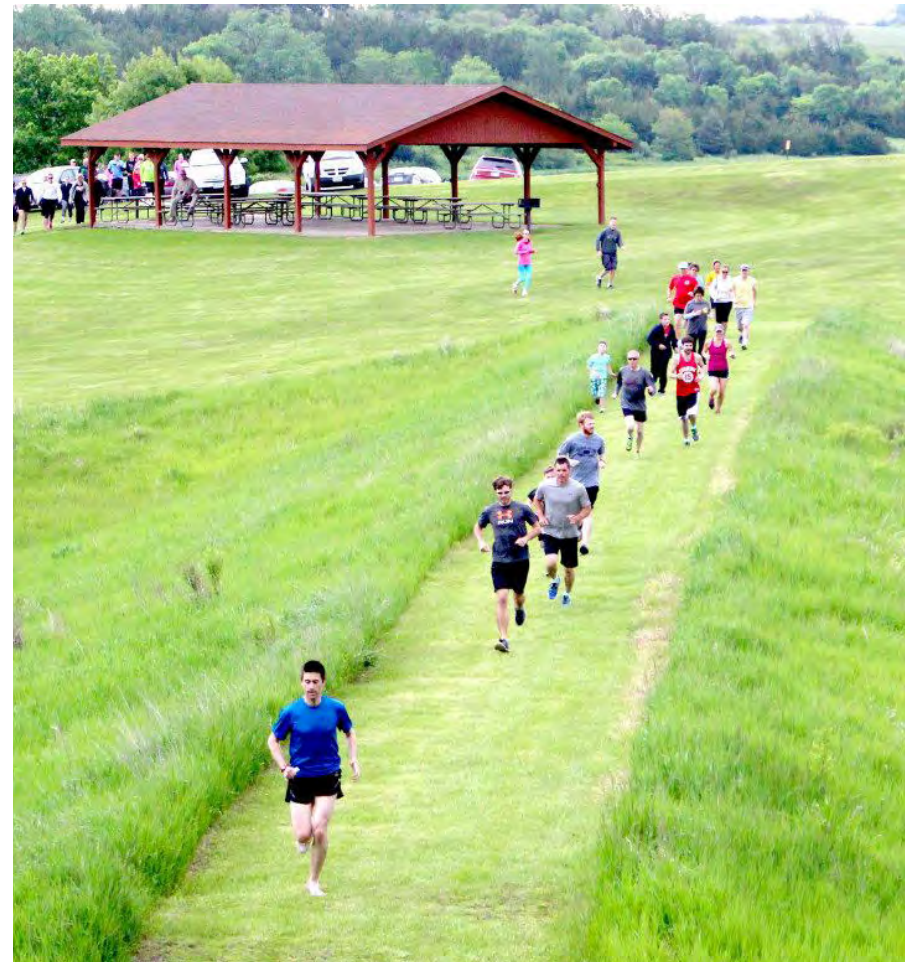


FIGURE 6.3
ADAMS COUNTY EXISTING AND FUTURE TRAILS

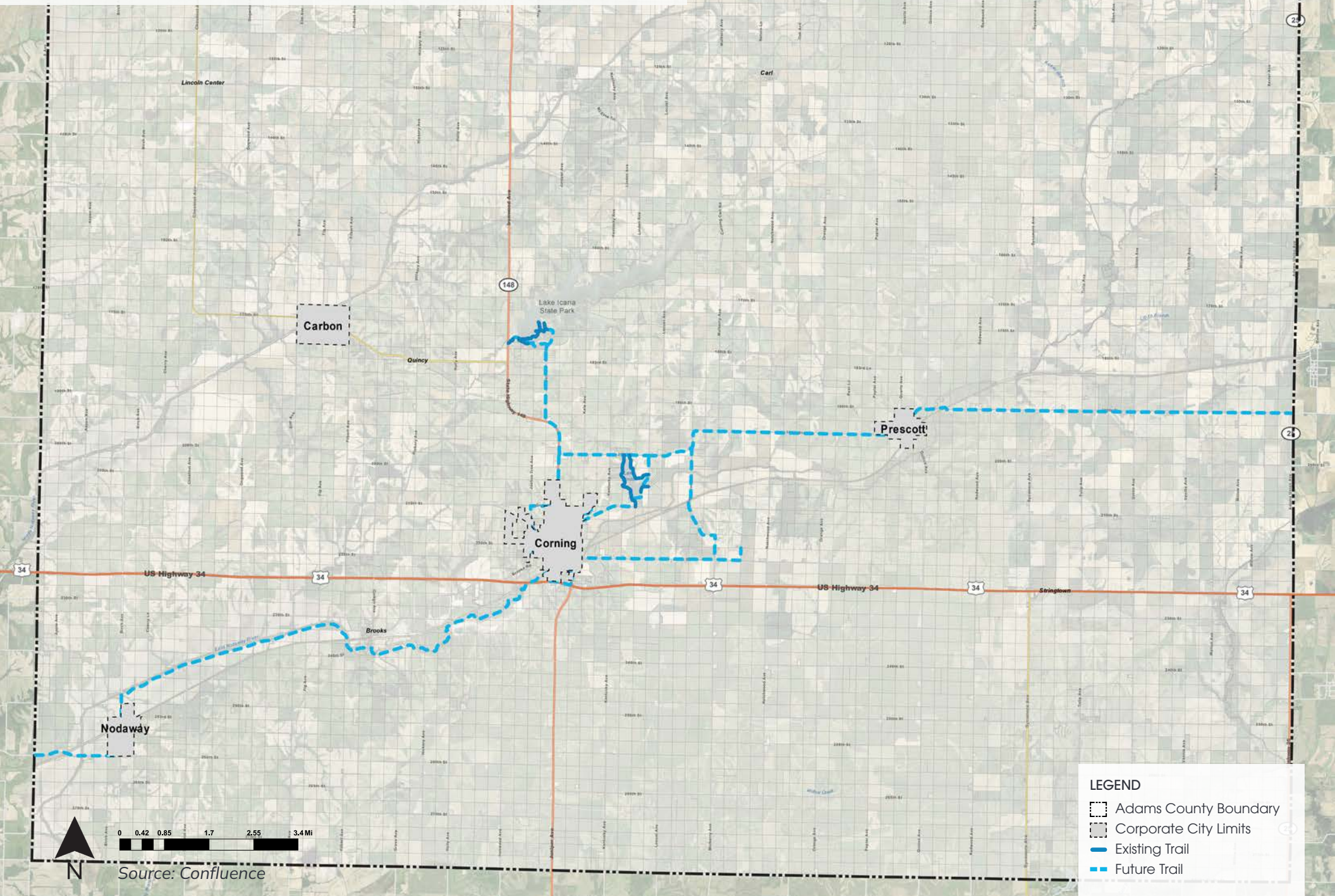
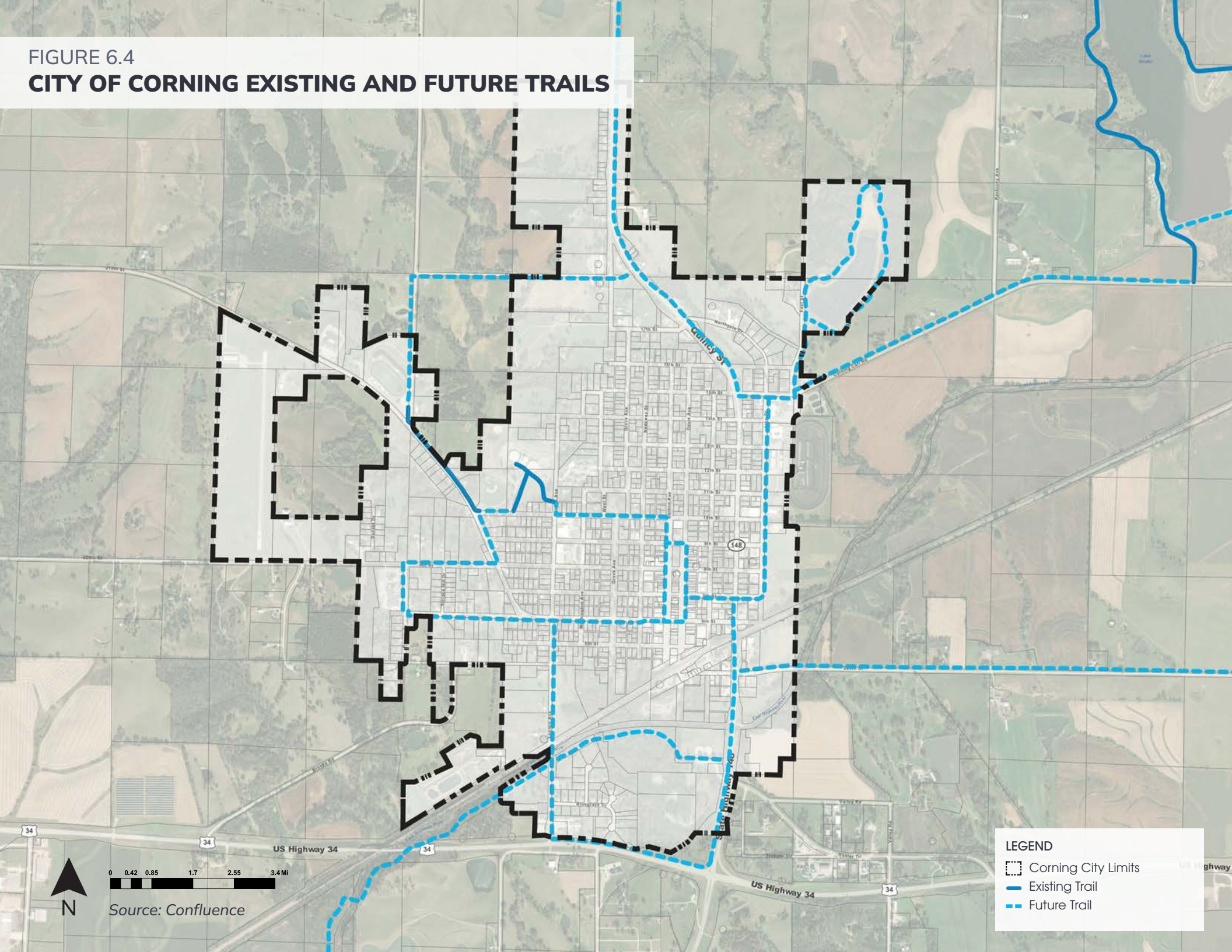


FIGURE 6.4
CITY OF CORNING EXISTING AND FUTURE TRAILS



Parks, Recreation, and Culture

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Provide a high-quality parks and trails system for existing and future residents and expand on unique cultural experiences</i>				
		Entity	Partners	Resources
Policy PC-1.1	Expand trail and sidewalk connections to connect neighborhoods, commercial development, downtown Corning, park and recreation land, and tourist destinations.	Adams County Conservation / City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Department of Transportation (IDOT)
Policy PC-1.2	Routinely inspect and perform maintenance of playgrounds, fields, courts, and other park facilities on a rotating schedule to be efficient with limited funding.	Adams County / City of Corning	-	Iowa Department of Natural Resources (IDNR)
Policy PC-1.3	Partner with the Corning School District on shared park facilities for recreational space.	City of Corning	Corning School District	-
Policy PC-1.4	Work with key partners and stakeholders to establish a regional trail connection.	Adams County Conservation	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Department of Transportation (IDOT)
Policy PC-1.5	Support the expansion of the French-Icarian village, including rebuilding historical replicas of colony buildings.	Adams County	French Icarian Colony Foundation	Iowa Finance Authority (IFA)

Parks, Recreation, and Culture

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Provide a high-quality parks and trails system for existing and future residents and expand on unique cultural experiences</i>				
		Entity	Partners	Resources
Policy PC-1.6	Identify and promote major events in Corning and Adams County that are consistent and high quality to attract residents and visitors.	Adams Community Economic Development (ACED)	City of Corning / Adams County Conservation	Main Street Iowa, Travel Iowa
Action PC-1.7	Partner with local groups and businesses to spearhead a park improvement plan at Spring Lake Park.	City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Finance Authority (IFA)
Action PC-1.8	Engage in a coordinated marketing effort with key partners and stakeholders to market recreational and cultural sites in Adams County.	Adams Community Economic Development (ACED)	Local Government, Main Street Corning	Iowa Finance Authority (IFA)
Action PC-1.9	Consider adding a walking path/trail and benches around the Corning Reservoir to support a new passive park in Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resource (IDNR)
Action PC-1.10	Consider adding educational signage at the Corning Reservoir for visitors to learn more about the Three Lakes Water Quality Project and in-lake improvement projects at the site.	City of Corning	Adams County Conservation	Iowa Department of Natural Resources (IDNR)

Chapter 7:

Housing

Overview

The Housing Chapter considers the existing residential land uses within the City of Corning and unincorporated Adams County to inform recommendations on future housing locations and density. Further consideration for desired housing types, neighborhood characteristics, potential and existing housing rehabilitation and creation programs, and housing affordability are also explored in this chapter.

Adams County

Existing rural residential land uses are presented in Figure 7.1. While the contents of this chapter will focus primarily on unincorporated Adams County and the City of Corning, it is recommended that the County conduct a Comprehensive Housing Study of the entire county to further the understanding of current housing needs within the entirety of the community.

City of Corning

Existing residential land uses within the City of Corning is presented in **Figure 7.2**. Residential patterns in Corning are largely single-family dwellings, with new residential growth growing on the south, west, and north boundaries of city limits. Areas proposed for future residential development can be viewed on the Future Land Use Map, found in [Chapter 5: Future Land Use](#).

According to the 2023 American Census Survey 5-Year Estimates, the U.S. Census Bureau estimates that there are 909 housing units in Corning and 701 households. Additional information regarding housing characteristics and composition can be found in [Chapter 3: Community Profile](#).

FIGURE 7.1
ADAMS COUNTY EXISTING RESIDENTIAL USES

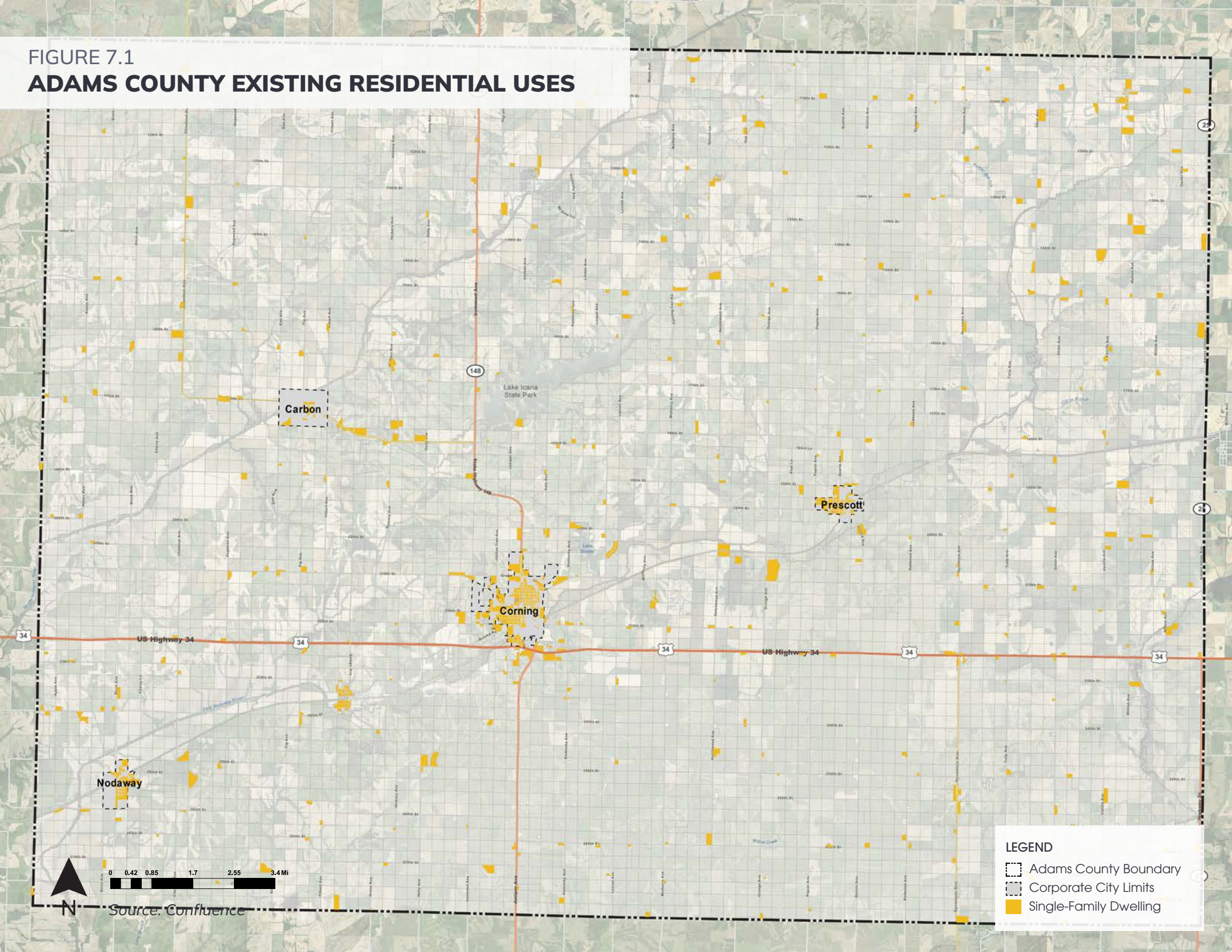
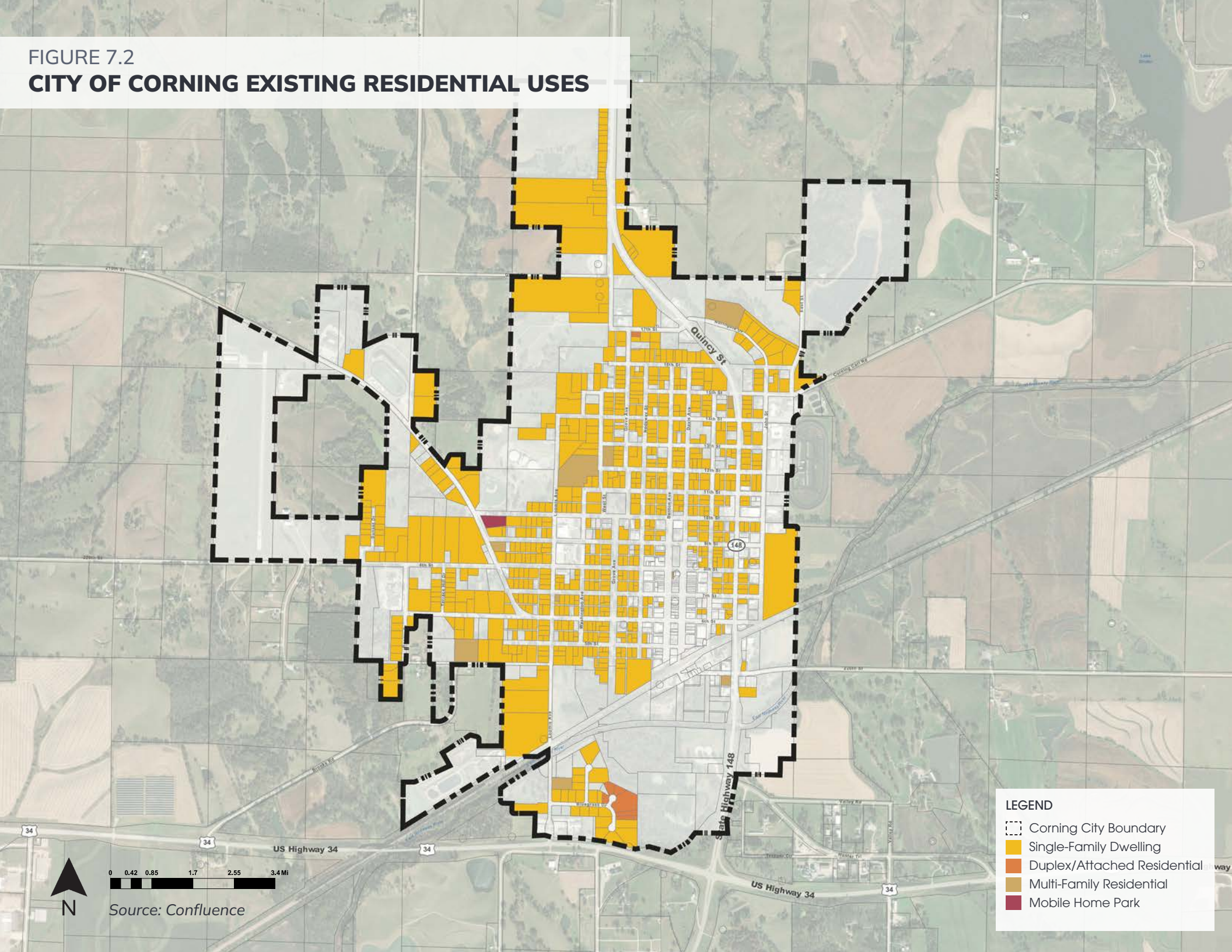


FIGURE 7.2
CITY OF CORNING EXISTING RESIDENTIAL USES



Housing

CASE STUDIES

Infill Development

Infill development allows for the development or redevelopment of a site to restore an area that had been previously removed from function, address land uses that may be incompatible with surrounding land uses, enhance neighborhood character and aesthetics, or rehabilitate buildings and structures that are currently underutilized.

Vacant lots include that had been previously developed but have since had their buildings demolished or only contain accessory structures, such as a detached shed or garage. A full analysis on vacant lots within the City of Corning is provided in [Chapter 4: Physical Profile](#). These sites tend to be ideal for infill development as the cost to develop is lower due to utility and infrastructure providing easy connection to the area.

Infill development can also include already developed sites that are currently underutilized, such as a vacant building or structures proposed for redevelopment into a higher, better use.

Case Study: Infill Housing Incentive Program Carroll, Iowa

The City of Carroll, Iowa provides a \$20,000 incentive to assist in infill residential development on vacant lots, launching the program in 2022 to encourage new residential development. This program is one of a few tools that the City utilizes to help encourage new home construction.

Other incentives include the Speculative Home Construction Loan Assistance Program, which is a collaborative loan program provided by a group of local banks, which assists developers and builders in constructing new homes, as well as tax abatement for residential construction projects and property improvements, providing an incentive to new construction and improvements to the existing housing stock.

Housing

CASE STUDIES

Neighborhood Exterior Grant Programs

Exterior grant programs can provide another opportunity for homeowners and property owners additional assistance to reinvest in their properties, improve neighborhood aesthetics, and increase added value to the community.

Exterior grant programs can be focused to address specific improvements that are needed in the community and can be tailored to properties that are in need of major rehabilitation and revitalization of slum and blight characteristics, target properties with a lower valuation (\$100,000 or lower), or properties rated in poor condition.

Case Study: Exterior Housing Rehabilitation Program

Waukon, Iowa

The City of Waukon established their Exterior Housing Rehabilitation Program utilizing Community Development Block Grant (CDBG) funding to assist homeowners with repairs, including structural repairs, window and door replacements, updating electrical and plumbing, as well as replacing old, dilapidated materials such as old siding or shingles. The program provides up to \$24,999 in assistance, with eligibility being based on household income and household size.

Case Study: Housing Incentives Program

Elkader, Iowa

The City of Elkader provides housing incentives for rehabilitation and construction of new housing within the city, utilizing a variety of tools to incentivize housing development and redevelopment. This includes offering tax abatement and incentives, reducing or offering free-rebate on utility services, as well as partnering with the local fiber service to provide for reduced rates during the first year that the home is occupied for. Other incentives include a free year pass to local attractions, such as the pool and free utility connection.

Housing

STATE AND FEDERAL ASSISTANCE

Overview of Programs and Resources

The following provides a list of potential housing opportunities and resources to help develop and implement housing initiatives in Adams County and the City of Corning:

Low-Income Housing Tax Credits	Iowa Finance Authority
Historic Tax Credits	Iowa Finance Authority
Iowa Workforce Housing Tax Credits	Iowa Finance Authority
Iowa Thriving Communities	Iowa Finance Authority
Leverages innovative methods to attract housing opportunities and support housing tax credit programs and other housing programs.	
CDBG Upper-Story Housing Grant	Iowa Finance Authority
Provides assistance in converting and rehabilitating upper-story buildings into housing units. Recommended for units that are currently underutilized and is paired well with the CDBG Downtown Revitalizations Grant.	
CDBG Comprehensive Neighborhood Revitalization Planning Fund	Iowa Finance Authority
Assistance in planning and implementation of neighborhood revitalization, with the objective of reducing slum and blight and meeting needs of low to moderate income households.	
HOME Program	HUD
Provides assistance in home ownership, home rehabilitation services, and rental assistance to support affordable housing initiatives.	

Key Partners

Identifying key partners and stakeholders in planning for and implementing housing initiatives is important to develop a multi-faceted approach. The following are local entities identified as key partners in developing initiatives and applying for funding assistance:

- Southern Iowa Regional Housing Authority (SIRHA)
- Corning Housing Authority
- Adams Community Economic Development (ACED)
- Southern Iowa Council of Governments
- Main Street Corning
- Major Employers
- Local Realtors/Developers

Housing

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Proactively preserve the existing housing stock within the City of Corning and promote strong neighborhood characteristics</i>				
		Entity	Partners	Resources
Policy HN-1.1	Support housing development and rehabilitation within the City of Corning through the implementation of incentive programs and advertise/promote programs to the local community and key housing partners.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.2	Create an infill development incentive program to promote infill residential development on vacant existing lots within the City of Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.3	Establish a property rehabilitation program to assist homeowners with repair, rehabilitation, and reconstruction of vulnerable housing stock and neighborhoods within the City of Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.4	Identify and pursue funding sources to develop new, affordable housing units.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)

Housing

GOALS, POLICIES, AND ACTION ITEMS

Goal #2 <i>Strive to achieve a balanced housing market with opportunities for all households and backgrounds</i>				
		Entity	Partners	Resources
Policy HN-2.1	Support the adaptive re-use of underutilized buildings and structures in the City of Corning and Adams County.	Adams County / City of Corning	Adams Community Economic Development (ACED)	Housing partners
Action HN-2.2	Complete a comprehensive county-wide housing needs study, partnering with local jurisdictions and key partners.	Adams County	Local municipalities and housing partners	Iowa State University Extension and Outreach
Action HN-2.3	Identify and market county, state, and federal funding opportunities for housing development, redevelopment, and infill to homeowners and developers.	Adams Community Economic Development (ACED)	Adams County / City of Corning, Realtors	Iowa Finance Authority (IFA)
Action HN-2.4	Evaluate the creation of a funding program to assist with the installation of shared fire sprinkler systems that can support the development of upper story apartments in downtown buildings.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)

Chapter 8:

Economic Development

Economic and Business Development Organizations

The following organizations assist in economic development and business recruitment, growth, and retention initiatives within Adams County and the community.

- Adams Community Economic Development (ACED)
- Adams Community Chamber of Commerce
- Main Street Corning

Economic development organizations are vital to ensuring consistent industry growth and marketing the community as a destination to attract new visitors and residents.



Local Organizations

Adams Community Economic Development (ACED)

Adams Community Economic Development provides resources to the community for business development, workforce growth, infrastructure investment, and industry sustainability and innovation.

Adams Community Chamber of Commerce

The Chamber of Commerce provides resources for local business development and advancement, as well as leadership recognition through the Annual Chamber Awards.

Main Street Corning

Designation as a Main Street Iowa community provides downtown Corning businesses with design services and resources, as well as leverage for additional grant and funding opportunities.

Economic Development

MAIN STREET CORNING

Overview

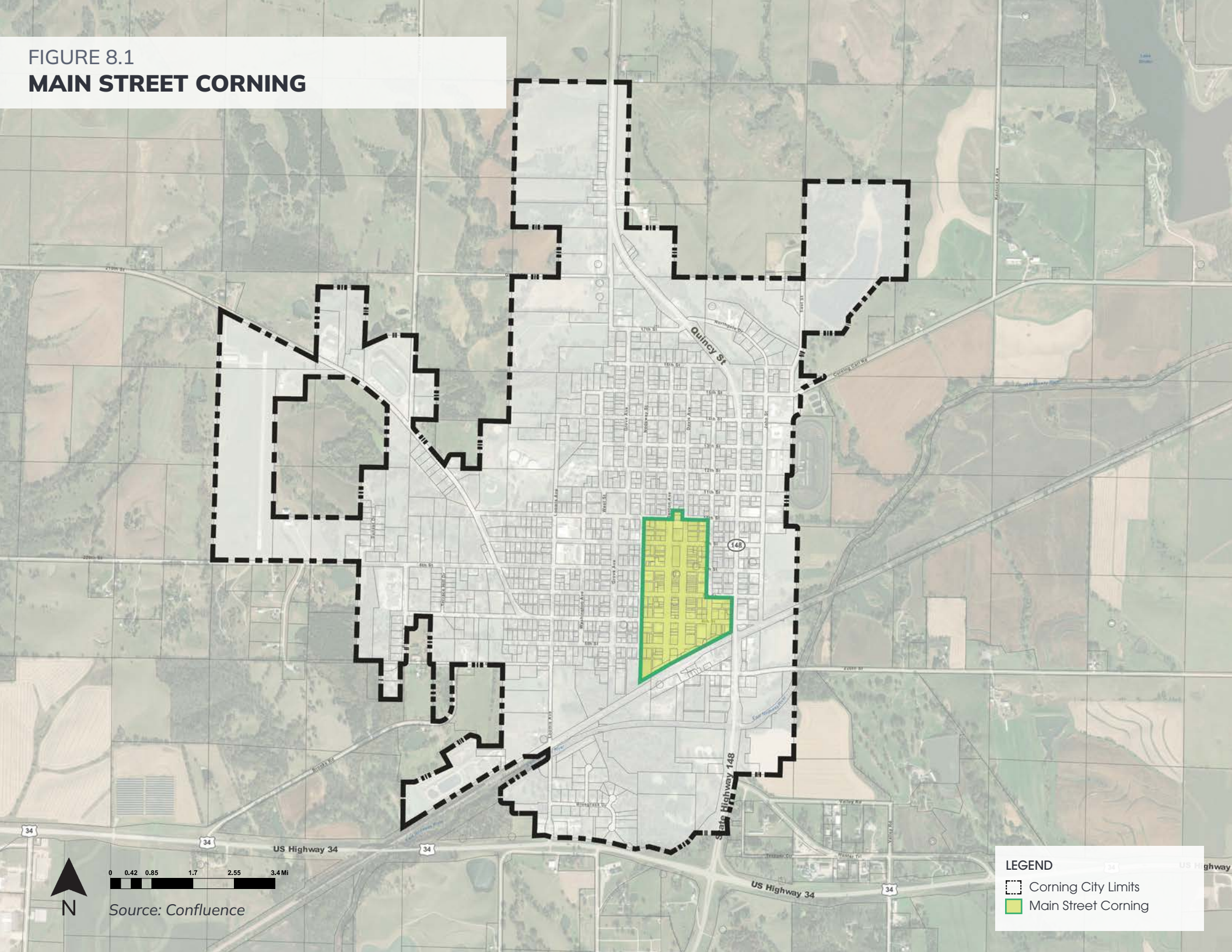
Main Street Corning consists of a linear main street, lined with historic, commercial storefronts with upper-story units, fronting along Davis Avenue and Benton Avenue. The area, shown in **Figure 8.1**, is recognized on the National Register of Historic Places, with 60 buildings contributing towards the designation.

Designation into the Main Street Iowa program provides a major resource to the business community within Corning. The economic development program offers technical assistance and resources to designated communities that are otherwise unavailable to those not within the program.

Resources and assistance includes design services, funding opportunities, as well as administrative support to further historic preservation and economic development initiatives.



FIGURE 8.1
MAIN STREET CORNING



LEGEND

- Corning City Limits
- Main Street Corning

0 0.42 0.85 1.7 2.55 3.4 MI

Source: Confluence

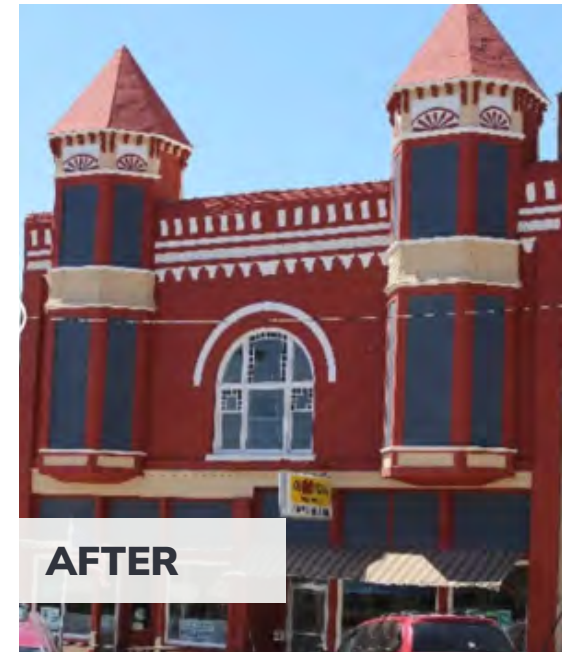
Economic Development

MAIN STREET CORNING

Downtown Facade Improvement Program

Improvement programs, specifically those that help revitalize downtown buildings, provide a short and long-term economic benefit to both the City and the County, by extending the life of the building and providing the community security when it comes to longevity and maintenance costs. Likewise, the revitalization of these buildings can increase taxable value, providing additional value to the City and County.

Main Street Corning currently provides property owners within the designated area a matching grant program of up to 40% with a funding cap of \$1,000 to support downtown revitalization and rehabilitation efforts. The program funds up to five (5) projects per year and is currently supported by donations from local businesses.



Economic Development

TOURISM AND MARKETING

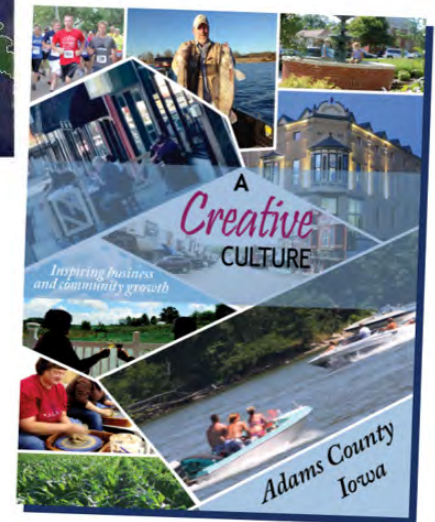
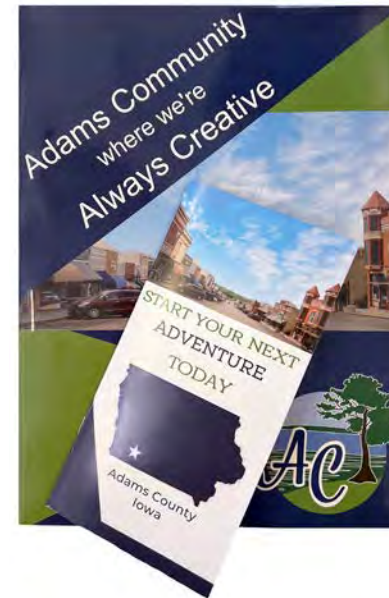
Overview

Cultural destinations and experiences in Adams County is currently marketed utilizing a variety of guides and information to boost tourism and visitors into the community. Materials such as the community guide and brochure guide visitors and new residents towards these attractions and destinations. Additionally, the Adams County Economic Development website hosts information that assists in planning a trip to the community.

Additional tourism initiatives could look like expanding and refining the materials to enhance visitor experience, as well as advertising the expansive opportunities and experiences that the community has to offer through a multi-media approach, utilizing online advertising and signage to bring more people into the community.

Regional Hub for Tourism and Recreation

One of the most valuable assets to the Adams County community that is under-leveraged is the vast amount of recreational opportunities within the County – including historical amenities, shopping districts, and outdoor recreational amenities. Growing the County into a regional hub for tourism and recreation by providing for new opportunities and enhancing existing resources, this could contribute to additional tourism growth and visitors coming into the community.



Economic Development

EMPLOYMENT AND INDUSTRIES

Commuting Trends

Commuting characteristics can be examined to see where residents and workers travel to and from. **Figure 8.2** shows that a higher share of workers are currently leaving the county for work elsewhere, outside of the County. For the City of Corning, the inflow of workers coming into the community is higher than those leaving for employment elsewhere.

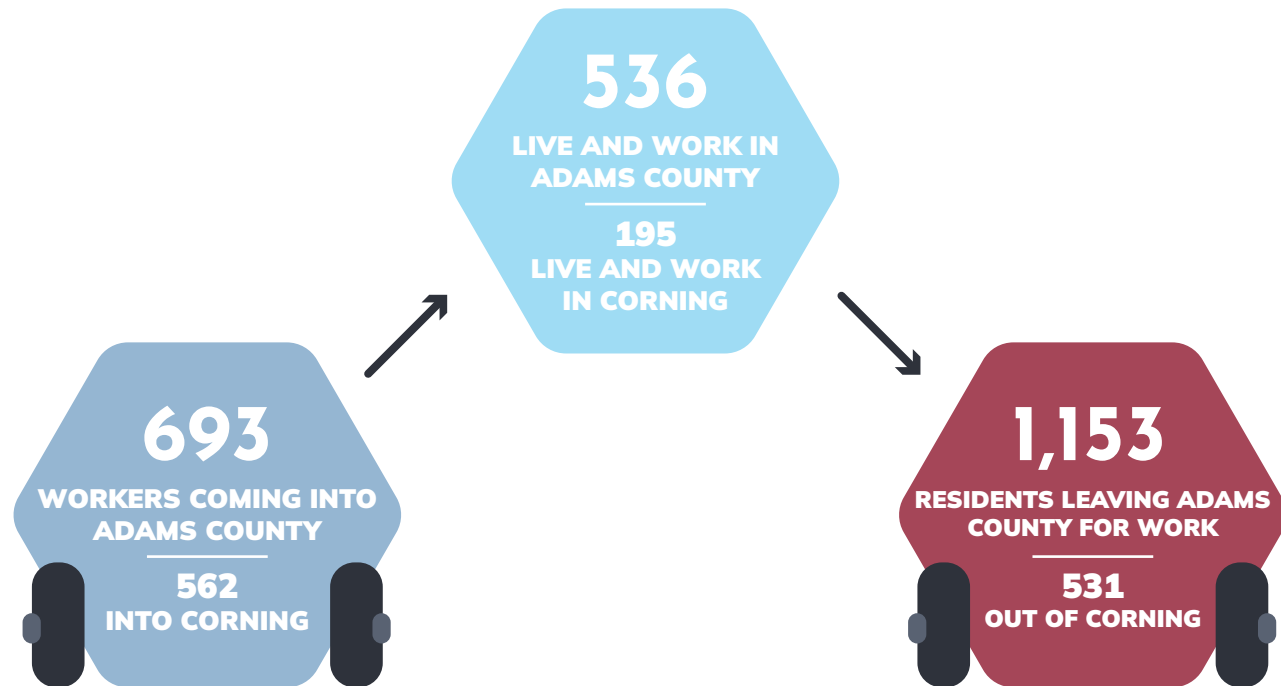
Generally, those coming in to Adams County for employment are coming from nearby communities, such as Lenox, Creston, and Bedford, Iowa. Distance traveled for job employment can also be examined, showing that roughly 22.3% of workers are also traveling over 50 miles for their jobs in Adams County.

Residents that currently live within Adams County generally travel to Creston, Lenox, and the Greater Des Moines Metro Area for employment. Roughly 37% of Adams County residents are traveling over 50 miles for employment outside of the County.

Figure 8.2 / Commuting Characteristics - Adams County and Corning (2022)

Commuting Characteristics in Adams County and Corning (2022)

Source: U.S. Census Bureau OnTheMap & LEHD 2022



Economic Development

EMPLOYMENT AND INDUSTRIES

Industry Job Trends

The Census Bureau estimates that there are 1,229 jobs in Adams County as of 2022. The top eight (8) industries in Adams County in terms of number of jobs includes:

- #1 - Healthcare and Social Assistance
- #2 - Manufacturing
- #3 - Educational Services
- #4 - Wholesale Trade
- #5 - Public Administration
- #6 - Accommodation and Food Services
- #7 - Retail Trade
- #8 - Agricultural, Forestry, Fishing, and Hunting

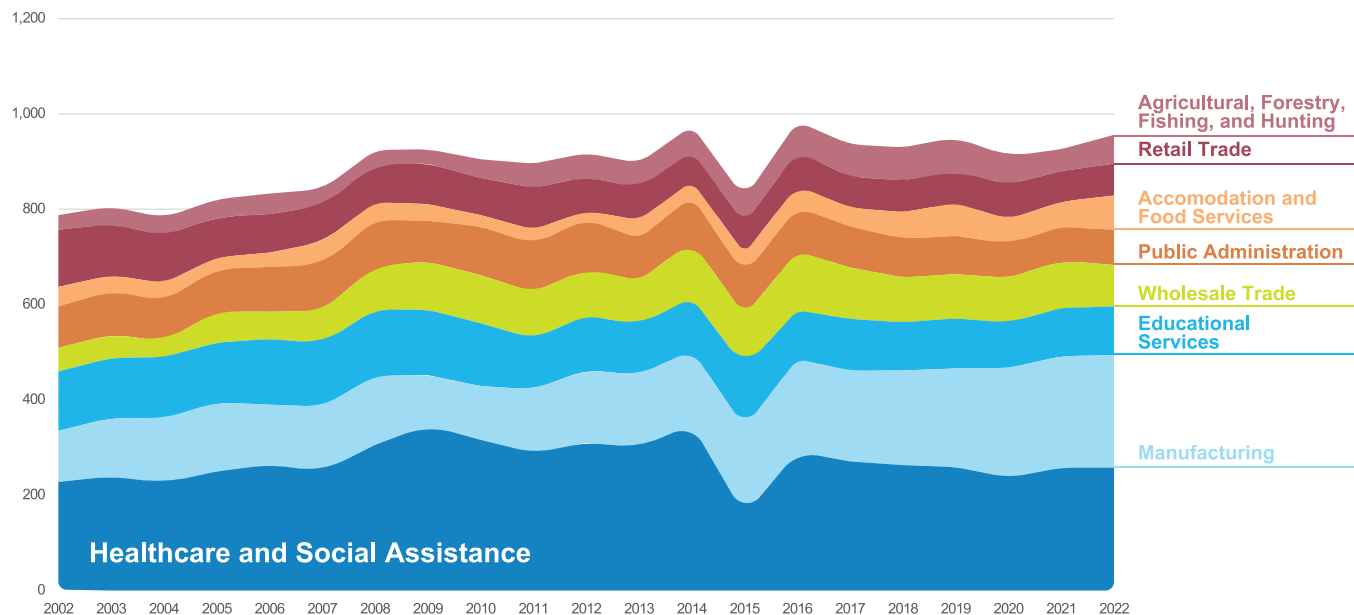


Figure 8.3 / Industry Job Trends - Adams County (2002-2022)

Source: U.S. Census Bureau OnTheMap & LEHD 2002-2022

Economic Development

EMPLOYMENT AND INDUSTRIES

Major Employers

Looking at **Figure 8.3**, industry job trends can tell us which industries are currently growing or declining in Adams County, as well as information regarding the history and current condition of the community's economy.

The top employment industry in Adams County includes Healthcare and Social Services, which would include hospitals such as CHI Health Mercy, as well as assisted living facilities. Trends within this industry show gradual growth since it's last decline in 2015.

The second largest industry is Manufacturing, which has the highest growth change between 2002 to 2022. Manufacturing includes jobs from major employers in the area such as Precision Pulley & Idler (PPI) and Poet Biorefining.

Other major industries include educational services, wholesale trade, public administration, accommodation and food services, retail, and agricultural/forestry/fishing, and hunting.

Locally Driven Economic Development

Small businesses and startup companies are an essential key to locally driven economic development within Adams County, as these types of businesses are considered one of the top industries that support the region in employment and further help develop a sense of place and community in the region which attracts visitors into the region.

Small businesses can be further bolstered within the community through finding or creating additional resources to retain and attract new businesses into the community. Providing resources to assist in creating new businesses, such as through loan application assistance, business incubator programs, or community mentorship and leadership programs, can assist in fostering business activity within the community.

Economic Development

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Support and maintain economic development and business/industry retention in Adams County and the City of Corning</i>				
		Entity	Partners	Resources
Policy ED-1.1	Support local economic and business development organizations, including Adams Community Chamber of Commerce, Adams Community Economic Development (ACED), and Main Street Corning and participate in regional economic development planning.	Adams County / City of Corning	Economic and business development organizations	Iowa Economic Development Authority (IEDA)
Policy ED-1.2	Attract and retain major employers, such as Precision, Pulley, & Idler (PPI), Poet Biorefining, and CHI Mercy.	Adams County / City of Corning	Adams Community Economic Development (ACED)	Iowa Economic Development Authority (IEDA)
Policy ED-1.3	Take advantage of the rich cultural and recreational amenities in Adams County and Corning through a marketing and tourism initiative.	Adams Community Economic Development	Adams Community Chamber of Commerce	Iowa Economic Development Authority (IEDA) / Travel Iowa
Policy ED-1.4	Develop Adams County into a regional hub for tourism and recreation.	Adams County	Adams Community Economic Development	Iowa Economic Development Authority (IEDA) / Iowa Department of Natural Resources (IDNR)
Action ED-1.5	Partner with local economic and business development groups to create and market a succession planning program for existing businesses to ensure a smooth transition of ownership from retiring professionals to next generation business owners and entrepreneurs.	Adams Community Economic Development	Adams Community Chamber of Commerce / Main Street Corning	Iowa Economic Development Authority (IEDA) / Main Street Iowa

Economic Development

GOALS, POLICIES, AND ACTION ITEMS

Goal #2 <i>Support economic development initiatives in Downtown Corning to preserve the entrepreneurial spirit in Adams County</i>				
		Entity	Partners	Resources
Action ED-2.1	Support the Downtown Facade Improvement Grant and consider expanding the maximum contributions towards improvements	Main Street Corning	Adams County / City of Corning	Iowa Finance Authority (IFA)
Action ED-2.2	Consider a property rehabilitation program to allow for the rehabilitation of vacant downtown commercial storefronts and upper-story housing	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority (IFA)
Action ED-2.3	Support the Widener Building Rehabilitation Project and identify additional buildings within the Downtown that are underutilized and serve as a potential catalyst for economic growth.	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority (IFA)
Action ED-2.4	Partner with local organizations and stakeholders to apply for grant assistance to support downtown facade improvements and building remediation to stimulate economic growth and development.	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority (IFA)
Action ED-2.5	Create a business incubator on Main Street designed to help entrepreneurs develop their business ideas and grow small business development in Adams County.	Adams Community Economic Development (ACED)	City of Corning / Main Street Corning	Iowa Finance Authority (IFA)
Action ED-2.6	Create a community mentorship/leadership program to identify and support the next generation of community leaders.	Adams Community Chamber of Commerce	Adams Community Economic Development (ACED)	Main Street Iowa

Chapter 9: _____

Infrastructure + Transportation

Overview

Transportation and infrastructure development provides a means to growth and connectivity between developments as a community grows. Adequate planning for future transportation and infrastructure is necessary to ensure that the growth of a community is serviced adequately and that future growth is supported through opportunities to connect into the existing street and utility network.

The contents of this chapter will cover current transportation and infrastructure conditions and explore future needs for the community.

Infrastructure and Transportation

BRIDGES

Bridge Conditions

Bridges in Iowa are inspected year-round by the Iowa Department of Transportation (IDOT). Bridges are evaluated by their structural integrity, considering their load carrying capacity, as well as their condition rating. It's important to note that while a bridge may be rated in poor condition, it does not indicate that an immediate safety issue is present, rather that the bridge is in such a condition where repair or replacement of the bridge will be needed in the near future. Bridges deemed to be unsafe will be closed by the IDOT upon determination.

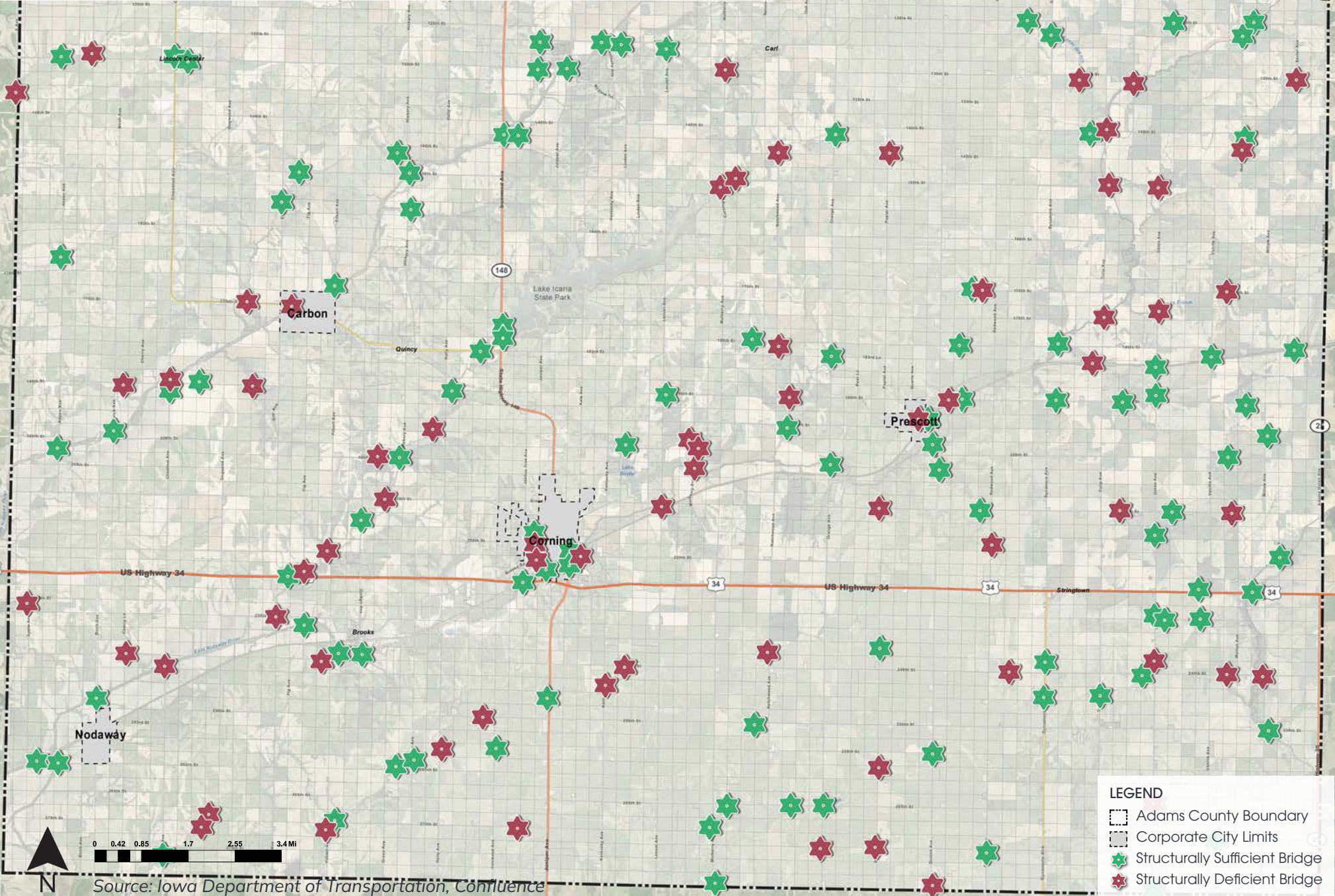
Adams County contains a total of 188 bridges, 79 of which are considered to be structurally deficient by the IDOT and are weight restricted as a result. There are also a total of 8 bridges within the county that are currently closed. Bridge ratings and structural integrity can be seen in **Figure 9.1** and **Figure 9.2**.

Bridges slated for improvement are identified in the Iowa Highway 5-Year Improvement Program. The IDOT has identified and scheduled five bridges for improvement in Adams County within the next five years and is shown in **Figure 9.3**.

Condition Rating	Count
Good Condition	21 Bridges
Fair Condition	88 Bridges
Poor Condition	78 Bridges
Structural Integrity	Count
Structurally Sufficient	108 Bridges
Structurally Deficient	79 Bridges
Use Restrictions	Count
Weight Restricted	79 Bridges
Closed	8 Bridges

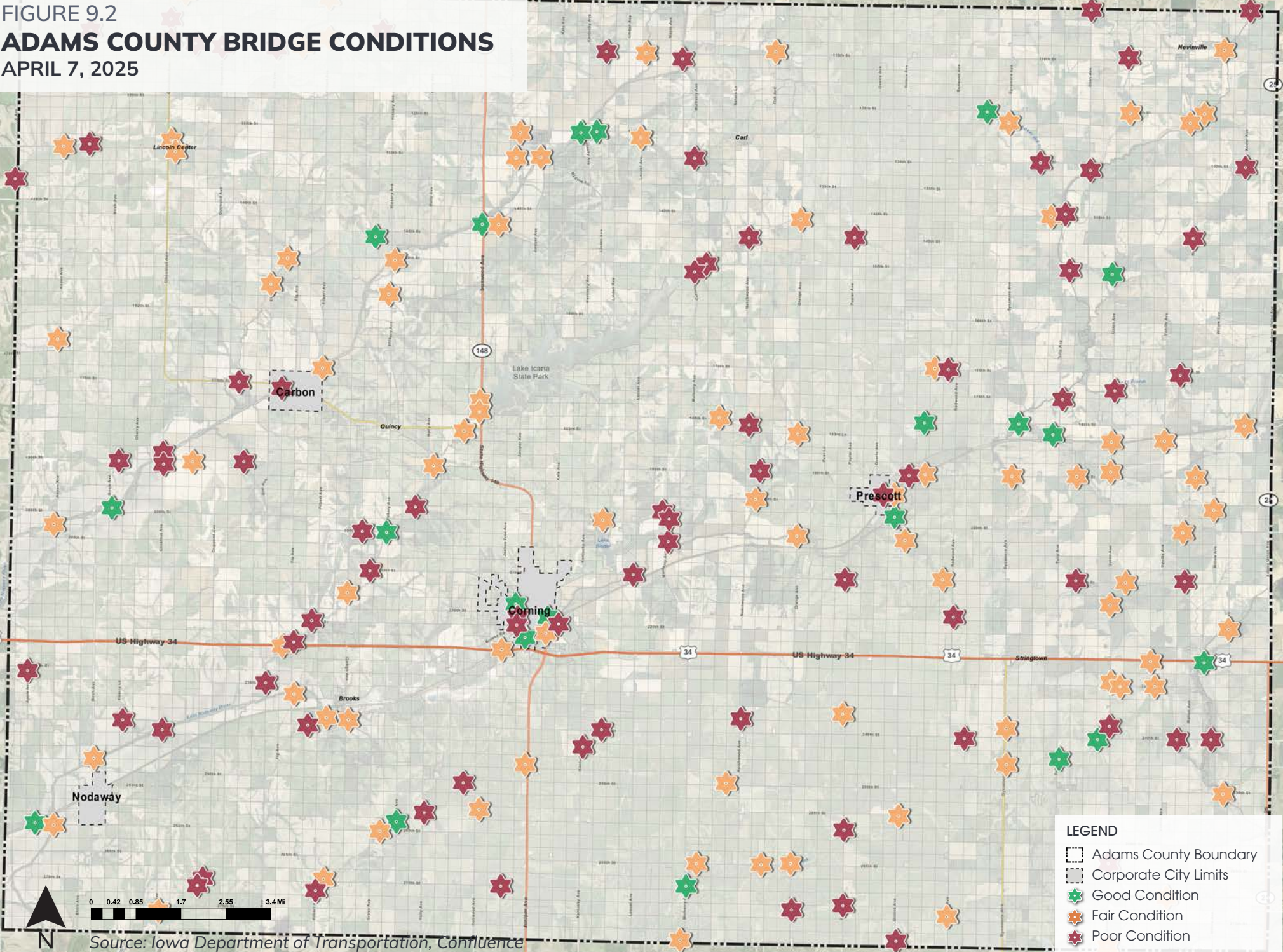
Table 9.1 / Bridge Conditions and Rating (April 7, 2025) / Adams County

FIGURE 9.1
ADAMS COUNTY STRUCTURAL INTEGRITY OF BRIDGES
APRIL 7, 2025



Source: Iowa Department of Transportation, Confluence

FIGURE 9.2
ADAMS COUNTY BRIDGE CONDITIONS
APRIL 7, 2025



Infrastructure and Transportation

FUTURE IMPROVEMENTS

Identified Future Improvements

Adequate planning for future infrastructure allows for the City and County to guide infrastructure improvements to align capital and build capacity to attract development and residents, as well as improve efficiency of infrastructure systems. Identifying and planning for future infrastructure can also assist with securing additional funding to support such improvements.

Five-Year Improvement Program (2025-2030)

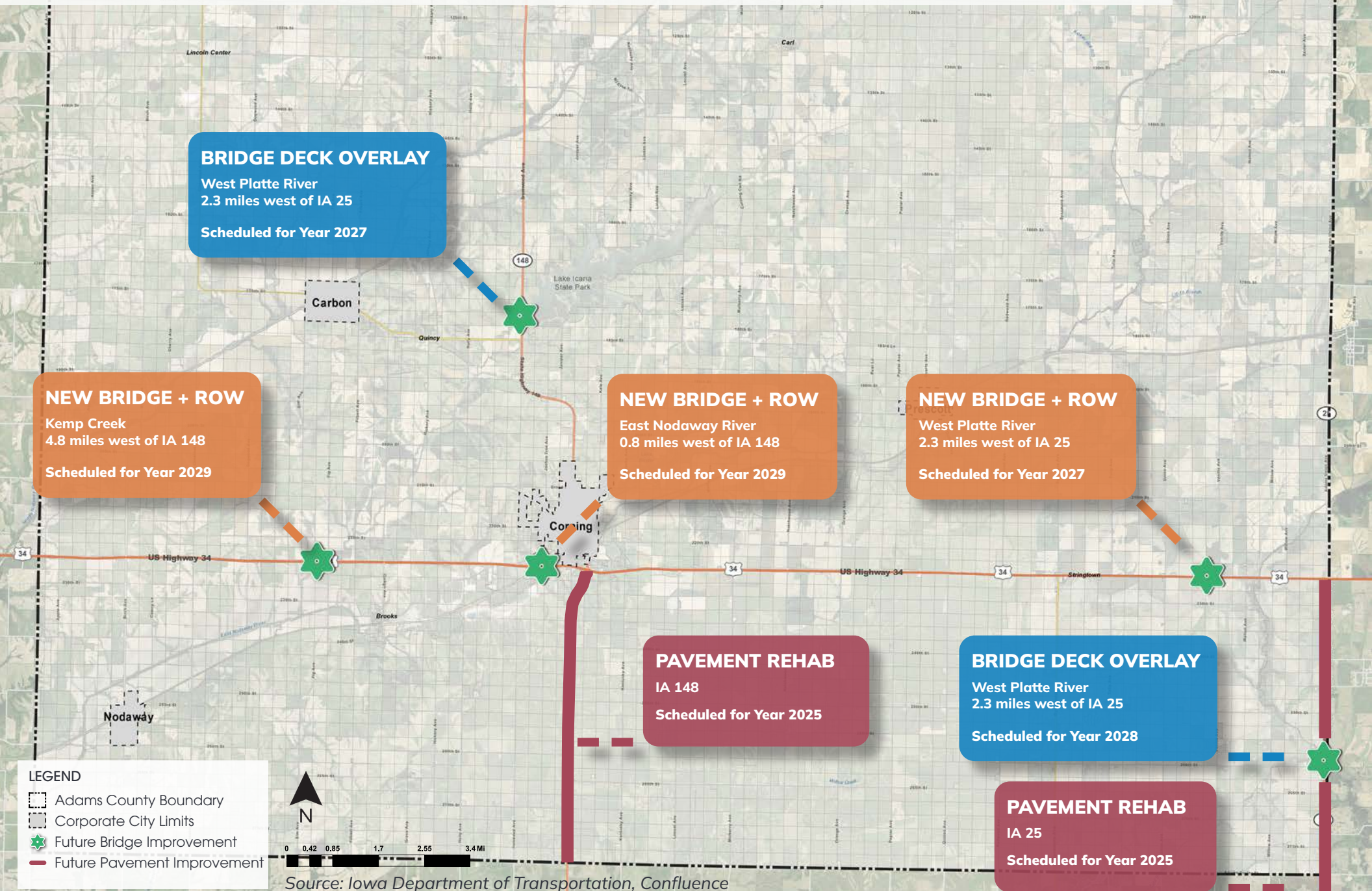
The Iowa Department of Transportation (IDOT) identifies a series of improvements within Adams County through their Five-Year Improvement Program. The 2025-2030 program includes several projects, including bridge replacements and improvements, as well as rehabilitation of pavement. Proposed improvements are shown in **Figure 9.3**.

City of Corning Planned Improvements

The City of Corning has identified and executed various infrastructure improvements. Those improvements include:

- Bridge repair and maintenance at 4th Street/220th Street, over the Nodaway River
- Tube replacement along emergency route at 8th Street
- IDOT funding support for road improvements along 4th Street and 6th Street.

FIGURE 9.3
IOWA HIGHWAY FIVE-YEAR IMPROVEMENT PROGRAM
2025-2030 IDENTIFIED IMPROVEMENTS



Infrastructure and Transportation

ROAD CLASSIFICATIONS

Road Classifications

All streets and road networks within Adams County and the City of Corning can be categorized into three (3) classifications.



Major Arterial Roads

Major arterial roads are designed to support higher traffic volumes and are intended to move traffic through the community. Speeds are generally higher, consisting of speeds of 45 miles per hour or greater. Access to adjacent land is limited.



Collector Streets

Collector streets support local traffic and is designed to move traffic between local streets and arterial roadways. Speeds are mid-range, consisting of speeds between 25 to 40 miles per hour, sometimes greater. These streets may provide for on-street parking.



Local Streets

Local streets support local neighborhood traffic and feeds into the collector street system. Speeds are lower range, with traffic calming measures implementing to provide for an environment with slower traffic speeds.

Infrastructure and Transportation

FUTURE STREETS PLAN

Future Streets Plan

The future streets plan for Adams County and the City of Corning takes into account the existing street network, as well as future land use planning for the community, as well as near term improvements to the street network. **Figure 9.4** shows future pavement improvements that the Iowa Department of Transportation (IDOT) has identified within Adams County. Three right-of-way improvements are proposed at bridge locations along US Highway 34. Two pavement rehabilitation projects are also shown.

The first pavement improvement identified and scheduled for 2025 is for IA 148, located south of Corning. The second is identified along IA 25 between Adams County and Union County and is also slated for improvement in 2025.

Adams County

The Future Streets Plan for Adams County, shown on **Figure 9.4**, provides direct maintains existing arterial roads to provide direct connection between cities and rural communities in Adams County, as well as between other regional destinations within southwest Iowa.

City of Corning

The Future Streets Plan for the City of Corning, shown on **Figure 9.5** shows future connections in areas identified within the City of Corning's Planning Boundary to key destinations, and prioritizes a direct route from the hospital to major arterial roadways for faster, efficient emergency response.

FIGURE 9.4
ADAMS COUNTY FUTURE STREETS PLAN

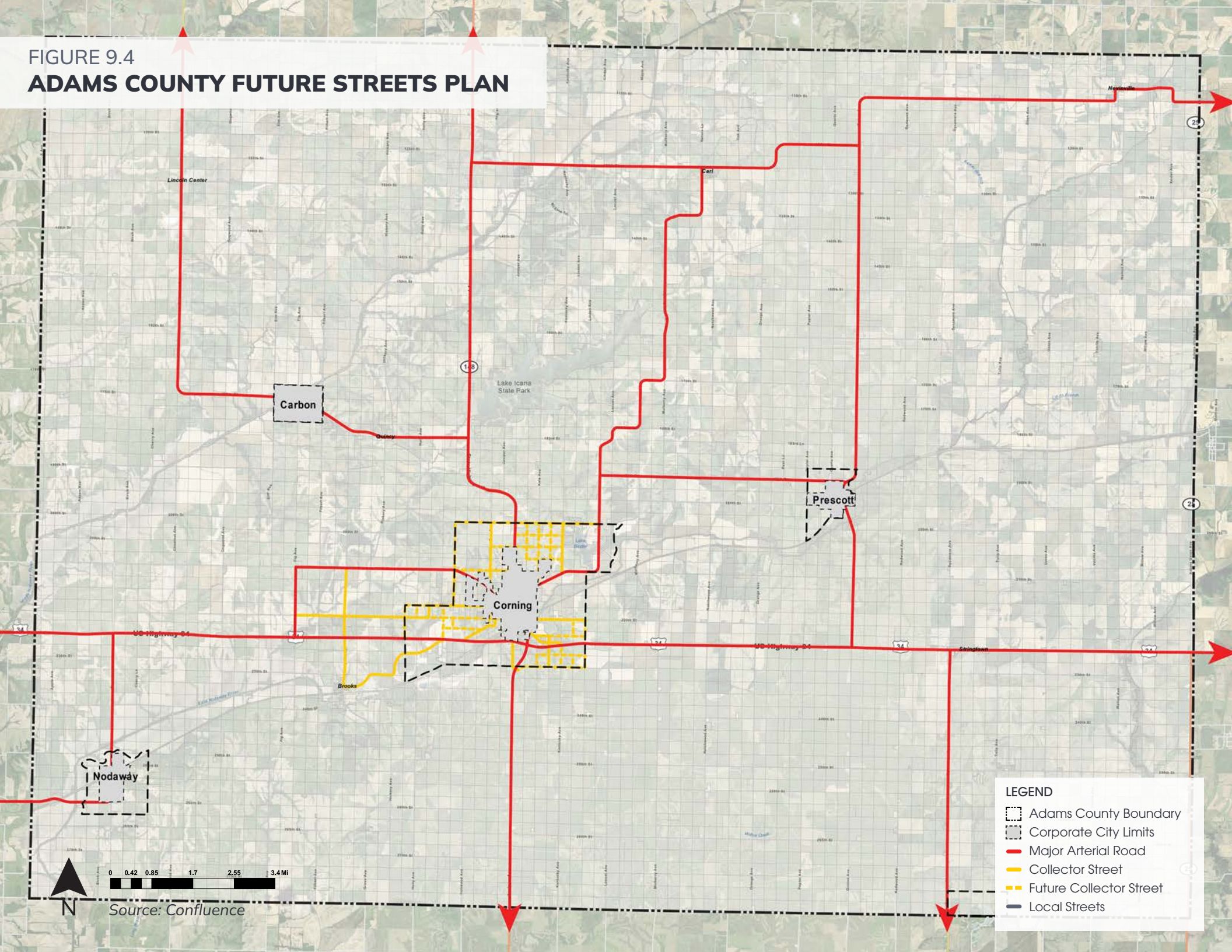
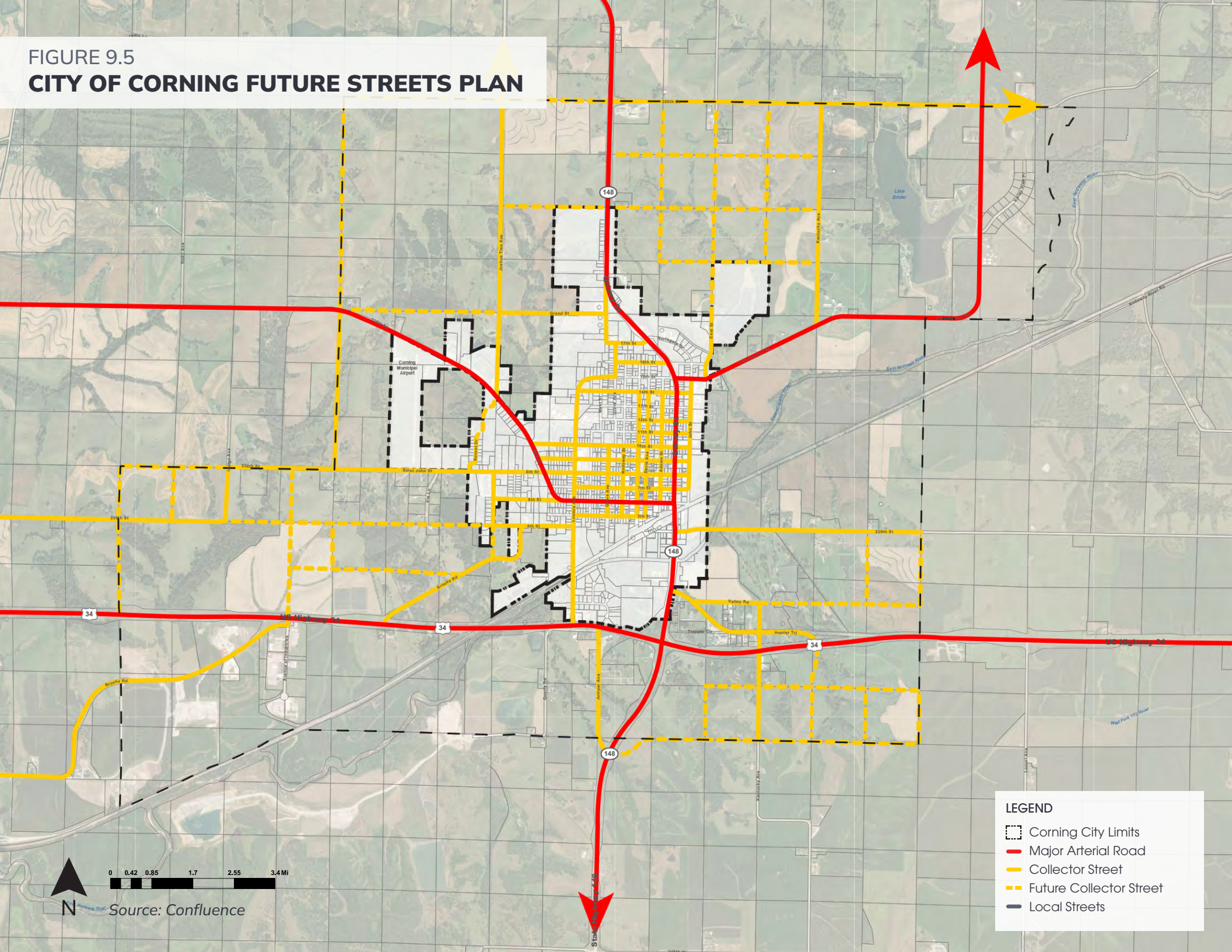


FIGURE 9.5
CITY OF CORNING FUTURE STREETS PLAN



- LEGEND**
- Corning City Limits
 - Major Arterial Road
 - Collector Street
 - Future Collector Street
 - Local Streets

Infrastructure and Transportation

CORNING MUNICIPAL AIRPORT

Corning Municipal Airport

The Corning Municipal Airport (CRZ) supports limited local aviation activity to the region, through the services provided at the airport. This includes a self-service fueling station. The airport features one 18/36 concrete runway strip and bases 8 aircrafts through hangar and tie down parking spaces.

The airport is currently utilized for commercial planes that spray farmer fields within and in proximity to Adams County. The Iowa Department of Transportation (IDOT) Aviation System Plan for Corning (2010-2030) estimates that the Corning airport generates a \$22,000 economic output.



Infrastructure and Transportation

WATER AND FLOOD CONTROL

Overview

The City of Corning is serviced by water through its direct water supply at the Lake Icaria. Rural areas within Adams County are provided water service through Southern Iowa Rural Water Association (SIRWA). Primary and secondary water sources within the county, which includes Lake Icaria, Lake Binder, and the Corning Reservoir, have had active local water improvement projects through the Three Lakes Water Quality Project. More information regarding this project can be found in [Chapter 4: Physical Profile](#).

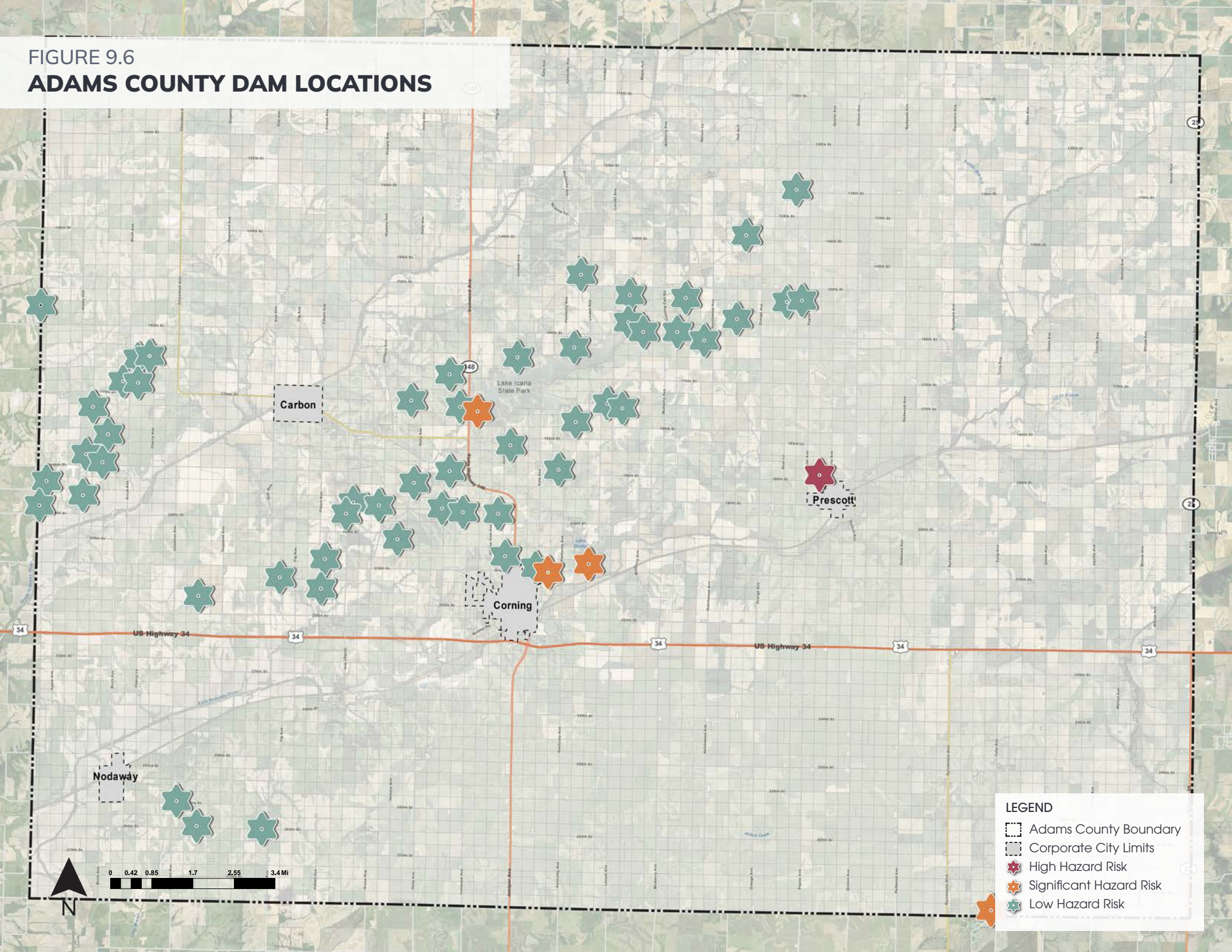
The Corning Reservoir also contains a dam. Dams are constructed for a variety of uses, including flood and erosion control, water supply impoundment, hydroelectric power generation, and for recreational purposes.

Flooding from major rain events, operating error, poor construction, lack of maintenance, damage due to burrowing animals, and vandalism can cause dam failure. The failure of a dam can pose risk to life and property nearby.

As a result, dams are classified into three categories based on the level of risk they pose to the community should they fail. Significant and high risk dams have an increased risk due to the potential loss of life and destruction of property, the size of their impoundment, and the characteristics of the area downstream from the dam.

There are a total of 57 dams within Adams County, four of which are considered a significant hazard risk, and one located in Prescott that is considered a high risk. A map showing dam locations and risk levels is shown on **Figure 9.6**. Other dams within the county that are considered significant or high risk include. Further details of flooding risks and dam failure is further identified and outlined in the Adams County Hazard Mitigation Plan.

FIGURE 9.6
ADAMS COUNTY DAM LOCATIONS



Infrastructure and Transportation

GOALS, POLICIES, AND ACTION ITEMS

Goal #1 <i>Provide a transportation network that provides through traffic within the community and region and supports all mobility types</i>				
		Entity	Partners	Resources
Policy IT-1.1	Require all future development to accommodate all identified roads and streets within the future streets plan for Adams County and Corning.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.2	Discourage direct driveway access on high traffic arterial roads.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.3	Discourage cul-de-sacs as they limit connectivity and increase maintenance costs.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.4	Require all future development to provide a sidewalk system.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Action IT-1.5	Conduct an inventory of sidewalk/trail gaps and sidewalks/trails requiring immediate maintenance in Corning	City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)

Infrastructure and Transportation

GOALS, POLICIES, AND ACTION ITEMS

Goal #2 <i>Preserve and protect local water resources to maintain high-quality water access and mitigate associated hazard risks</i>				
		Entity	Partners	Resources
Policy IT-2.1	Protect the area immediately adjacent to each local water supply to maintain high-quality water access within the community.	Adams County / City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)
Policy IT-2.2	Continue to support and expand upon green infrastructure practices near the Corning Reservoir.	City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)
Policy IT-2.3	Continue to support the routine inspection and maintenance of local dams within Adams County that are classified as a significant or high risk to mitigate unnecessary loss of life and significant property damage.	Adams County / City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)

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Chapter 10: --- Renewable Energy

Overview

As it applies to the rest of this chapter, the study area in discussion encompasses all of unincorporated Adams County. Figure 10.1 illustrates the study area in greater detail to provide additional context. Lake Icaria State Park, 100-year and 500-year floodplains, and major roadways, such as Highways 34 and 148 are key features throughout the county.

The intent of this chapter is to present findings, summarize public input, and provide recommendations for the regulation of renewable energy developments in Adams County.

RESOLUTION NO. 2024-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ADAMS COUNTY, IOWA, APPROVING AND ADOPTING A NEW RENEWABLE ENERGY CHAPTER AS PART OF THE COMPREHENSIVE PLAN OF ADAMS COUNTY, IOWA

WHEREAS, Adams County, Iowa, (the "County") desires to create updated zoning regulations for renewable energy within Adams County; and,

WHEREAS, a Renewable Energy Chapter as a component of a Comprehensive Plan can provide guidance to the Planning and Zoning Commission and the County Board of Supervisors on the standards by which to regulate renewable energy; and,

WHEREAS, the County hired a professional consulting firm to review the County's existing plans, analyze its existing conditions, and prepare a new Renewable Energy Chapter for incorporation into the County's adopted Comprehensive Plan; and,

WHEREAS, public input for this new Renewable Energy Chapter was obtained through an online community survey, by interviews with various stakeholders, and at two separate public meetings held by the County's Planning and Zoning Commission; and,

WHEREAS, the process to create the new Renewable Energy Chapter was led by the Planning and Zoning Commission; and,

WHEREAS, the Adams County Planning and Zoning Commission held a public hearing on February 19, 2024, to review the new Renewable Energy Chapter and receive public comment; and,

WHEREAS, the Planning and Zoning Commission at their February 19, 2024, meeting passed a resolution recommending the Adams County Board of Supervisors approve and adopt the new Renewable Energy Chapter as an addition to the Comprehensive Plan of Adams County; and,

WHEREAS, the Board of Supervisors held a duly noticed, public hearing on March 4, 2024, to review the new Renewable Energy Chapter, receive public comment, and consider the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ADAMS COUNTY, IOWA:

1. The new Renewable Energy Chapter, as presented at the Board meeting held on March 4, 2024, is hereby approved and adopted as an addition to the official Comprehensive Plan of Adams County, Iowa.

ADOPTED this 4th day of March 2024.



Scott Akin, Chair

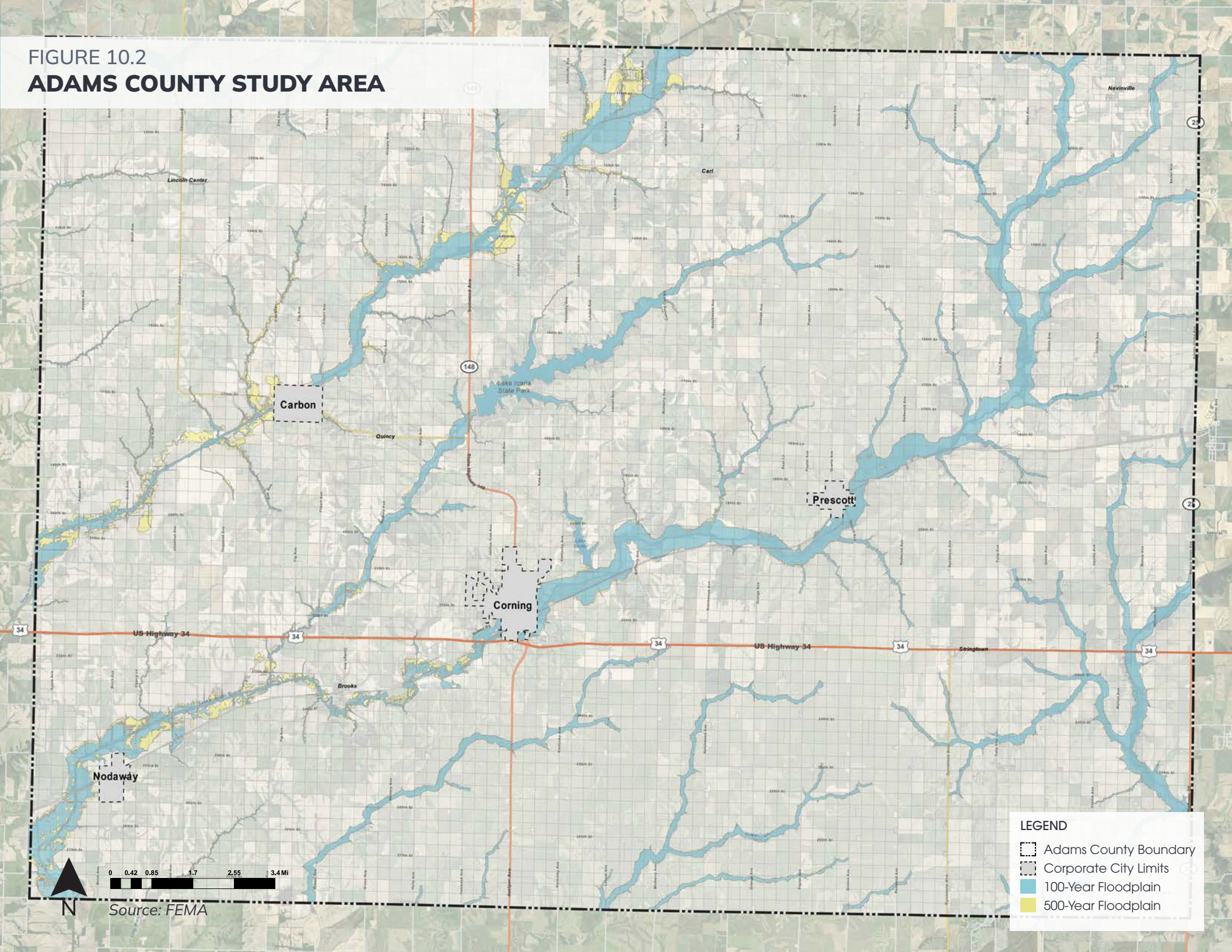
ATTEST:



Rebecca Bissell, Auditor

Figure 10.1 / Resolution Approving Renewable Energy Chapter

FIGURE 10.2
ADAMS COUNTY STUDY AREA



- LEGEND**
- Adams County Boundary
 - Corporate City Limits
 - 100-Year Floodplain
 - 500-Year Floodplain

Source: FEMA

Renewable Energy

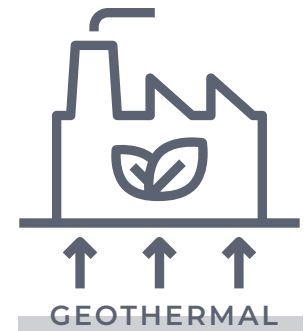
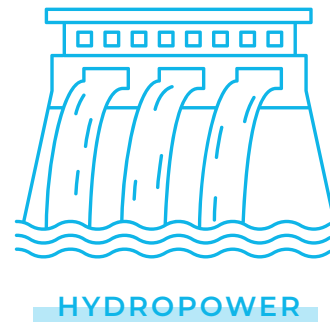
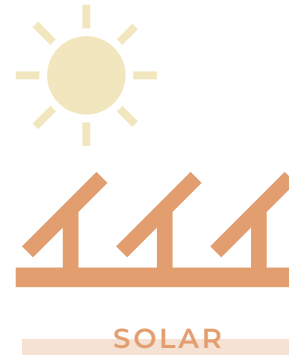
OVERVIEW

About Renewable Energy

Renewable energies include anything that is continuously resupplied by the sun or inexhaustible resources (geothermal energy). A common application in the State of Iowa is renewable wind energy through the use of wind turbines. These alternative methods of energy collection help reduce pollution and emissions into the atmosphere. The two types of renewable energy producers that will be discussed in this chapter include utility-scale solar and wind farms. Utility scale simply means that the installation is intended to generate power for off-site use and is connected to the power grid.

Due to Adams County's sizable amount of open space and agricultural land, the area is conducive to alternative energy producers, such as utility scale solar and wind farms. Renewable energy developments can bring economic benefits to the county, such as attracting supportive industries or expanding job opportunities within the area and providing property tax revenue to the county and lease income to property owners.

Types of Renewable Energy



Renewable Energy

OVERVIEW

Scale Classifications

There are two levels of classification for developments of wind and solar energy conversion systems. These classifications include accessory and utility scales. Adams County's zoning code currently defines an accessory use or structure as “a use or a structure subordinate to the principal use or building on the same lot and serving a purpose customarily incidental thereto (Adams County Code of Ordinance 21.2.A).”

Utility scale developments include one or more energy conversion systems located together and used for the production of electric power to be interconnected into the local utility electric grid.

For this chapter, all recommendations will be in relation to utility-scale developments.



Figure 10.3 / Examples of Accessory (left) and Utility (right) Scale Solar Installations



Figure 10.4 / Examples of Accessory (left) and Utility (right) Scale Wind Installations

Renewable Energy

UTILITY SCALE SOLAR FARMS

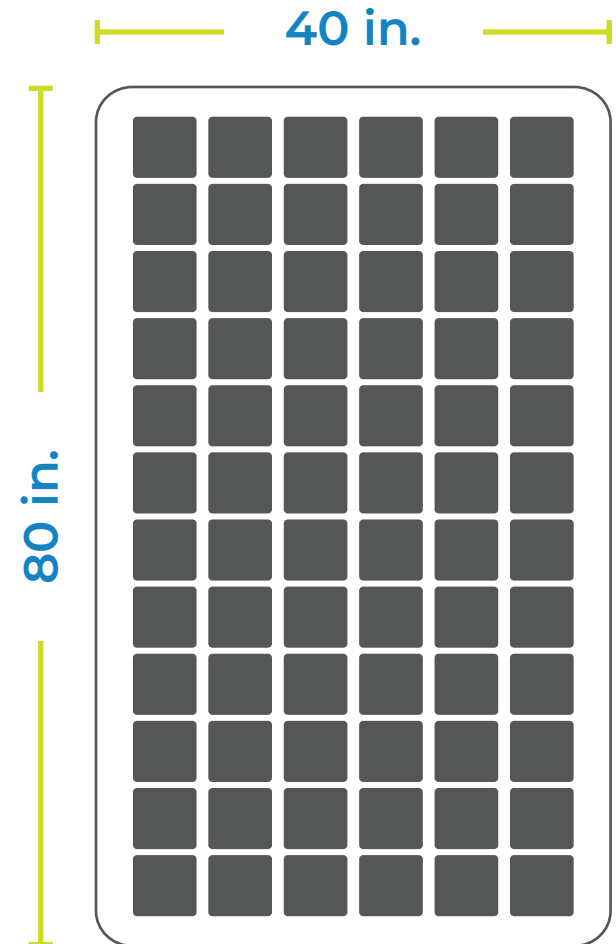
Key Components

Solar farms typically utilize photovoltaic (PV) solar technology to convert solar energy into electric power.

To protect both the solar farm and surrounding neighbors, the perimeter of the operation has a security fence. Interior access roads allow maintenance workers to reach the panels as needed for repairs and service. On site, there are central power inverters and step-up transformers to convert and transfer the power to the electrical grid. Lastly, the key component to a solar farm - the solar panels. The PV panels are typically set up in a single axis row with the ability to rotate with the sun throughout the day.

Land Impacts

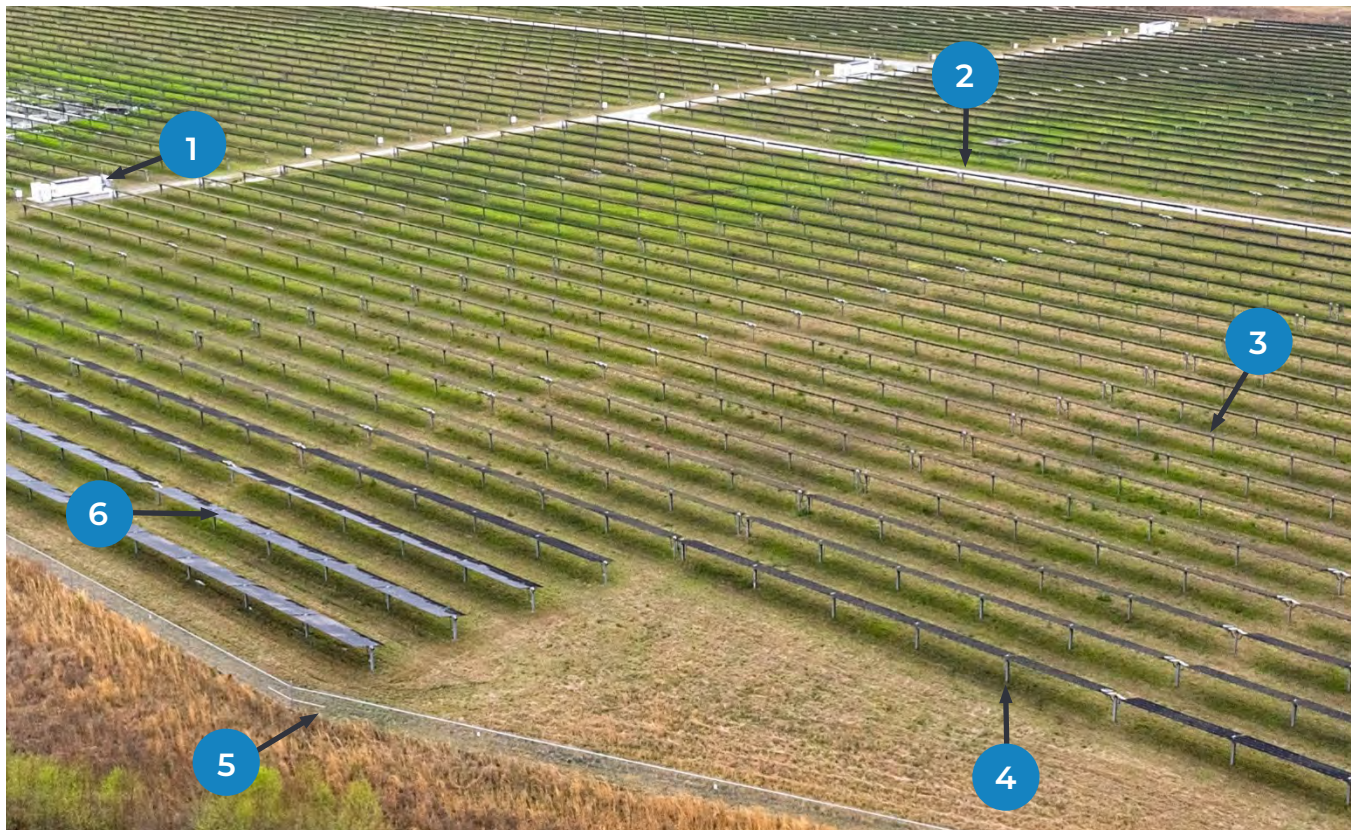
The true impact on the land is a key difference between wind farms and solar farms.. Solar panels are typically less than 15 feet tall, supported by steel piles driven into the ground. These piles are less impactful to the land than the concrete bases used with wind farms. Whereas wind farms have turbines that can be several hundred feet tall and require intense, structural components to anchor into the ground.



Solar panel sizes are kept moderately small to allow a single worker to be able to perform maintenance as necessary.

Renewable Energy

UTILITY SCALE SOLAR FARMS



- 1 Central power inverter and step-up transformer
- 2 Interior access road
- 3 Single axis tracker row
- 4 Driven steel piles
- 5 Perimeter security fence
- 6 PV panels

Figure 10.5 / Components of Utility Scale Solar Farms

Renewable Energy

UTILITY SCALE SOLAR FARMS

Key Benefits

The operations of solar farms highlight some of the key benefits of this renewable energy. These include:

- No operational waste
- No water discharge
- No air emissions

Life Cycles of Solar Farms

The lifetime of solar panels is estimated to be 25-40 years. Following the retirement of the panels or farm, the operation must follow a decommissioning plan.

Decommissioning Plans

A decommissioning plan identifies the steps necessary to bring the land as close to its natural state as possible. These plans are required as part of the approval process for a solar farm to account for its operations from construction to deconstruction.

The solar panels are made out of recyclable materials, such as glass and aluminum. This recyclable component is part of reducing the footprint of the total farm operation.

Zoning and Participation

The intent of zoning regulations for solar farms is to balance the interests of both the “participating” and “non-participating” landowners. Participating landowners are those that enter into leases, easements, or other agreements with solar developers. Those that do not partake in such activities are classified as non-participating landowners. Ensuring the code is clear and concise reduces the potential for disputes or negative impacts on the property owners.

Prior to the approval process for any solar farm, the County must determine where they will allow solar farms to be constructed. Typically, these users are allowed in agricultural, transitional agricultural districts, and some industrial or commercial districts.

The approval process for solar facilities is recommended to utilize conditional use permits. These permits are used in place of rezonings for the greater flexibility they provide. Best practices for solar farms include conditional use permits to allow the governing bodies to analyze each instance of application to ensure it meets standards and will not negatively impact the greater county or residents.



Decommissioning plans are required



Solar panels are recycled



Site is restored

Renewable Energy

UTILITY SCALE SOLAR FARMS

Setbacks

Setbacks are part of the regulations for any land development practice. These are not exclusive to solar facilities, and can be found in everything from a residential block to an industrial park. These guidelines identify the amount of distance a building or structure must be from a road or property line. Setbacks act as a regulatory tool to protect adjacent properties from the proposed development; however, setbacks should not be so large that they infringe on a landowner's ability to develop their property.

- Related to solar farms, counties and cities should specify setbacks from the following:
- Non-participating property lines and/or residences
- Participating property lines and/or residences (typically no setback)
- Public rights of way
- Sensitive areas such as parks and lakes
- City boundaries

Visual Screening

Visual screening is the practice of using fences, walls, berms, or landscaping to obstruct the view of the solar facilities, typically from non-participating residences. Regulations for visual screenings should authorize the use of natural features, topography, and vegetation for cost efficiency and aesthetics.

Adams County should consider the likely impact of property line screening requirements. Agricultural parcels can have a property line extending a half-mile or more. This is well beyond the residence to be screened. Therefore, limit the screening requirements to a necessary area. If not reduced to a necessary screening area, the requirement may become overly burdensome, disturb land, and/or discourage development.

Stormwater Management and Groundcover

Any ordinance regulating solar farms should include a requirement that a stormwater management plan be developed to protect the site from soil erosion and ensure stormwater runoff is properly addressed to limit impact on downstream properties. Requirements to protect the agricultural value of the soil along with details for vegetation and establishment of ground cover are additionally important components.

Renewable Energy

UTILITY SCALE WIND FARMS

Key Components

Wind farms use large-scale turbines to convert the kinetic energy of wind into power that is supplied to the electrical grid.

Oftentimes, wind turbines stand several hundred feet tall, being composed of a tower, rotor and blades, and nacelle, which houses the generator. An access road leads to the wind turbine which allows maintenance workers to make on-site repairs.

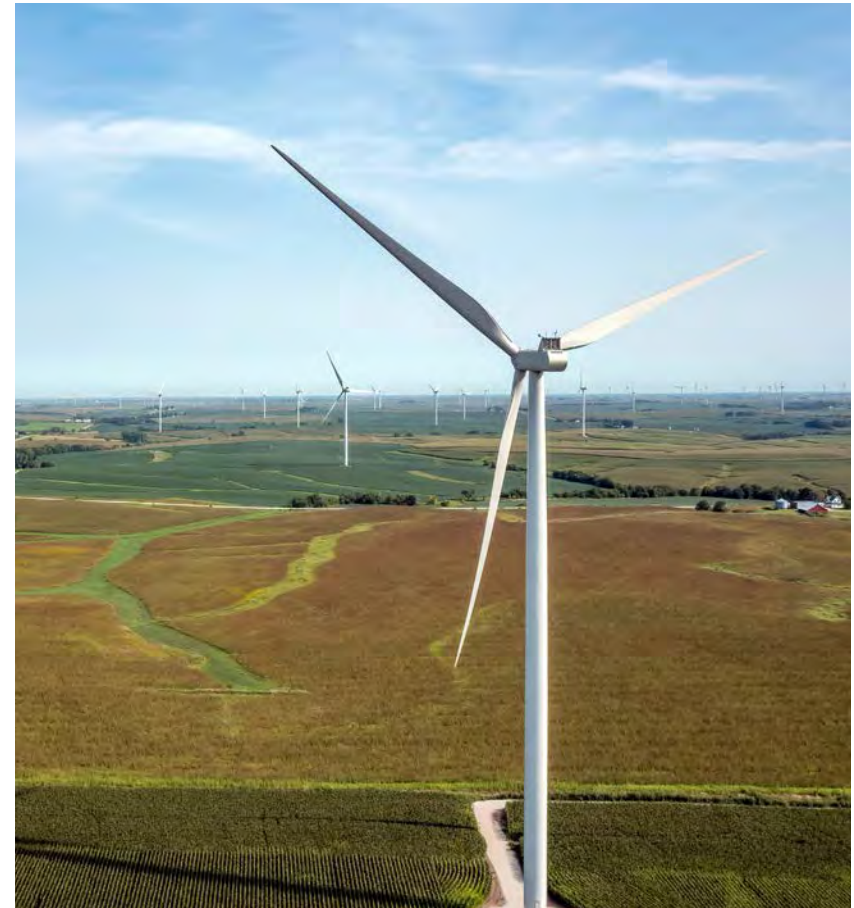
Key Benefits

Wind farms have several key benefits over conventional means of energy production, including:

- No water consumption
- Economic benefits for communities
- Job creation

Life Cycles of Wind Farms

Wind turbines have an approximate lifespan of 30 years. Though many of the individual components that makeup the turbine will need replaced or repaired during this time.



Renewable Energy

UTILITY SCALE WIND FARMS

Shadow Flicker

At times, a wind turbine may cause a shadow flicker when the blades of the turbine pass between the sun and the observer, this affect can only be seen from a distance of less than 4,600 feet during certain seasons and times of day.

Any ordinance regulating wind farms should include requirements to conduct shadow flicker studies and limit shadow flicker on existing structures.

Obstruction Lights

The flashing red lights that can be seen on top of wind turbines at night are known as obstruction lights. Although these lights can be seen as a nuisance, they play an important role in protecting both the wind turbine and pilots traveling during nighttime and are mandated by the Federal Aviation Administration on structures exceeding 150 feet.

Subject to both FAA, it may be possible for towers to utilize an aircraft detection lighting system (ADLS) where the aircraft safety lighting is only activated when an aircraft is in proximity to the wind farm.

Noise

Unlike solar panels, wind turbines have moving parts, both externally and internally. While in operation, there is noise generated by the blades of the wind turbine moving through the air and by generator within the structure.

Noise levels from wind turbines at distances greater than 1300 feet is typically less than 40 decibels, which is comparable to the lowest limit of ambient sound in an urban environment.

Renewable Energy

UTILITY SCALE WIND FARMS

Setbacks

Setbacks are an important regulation to protect non-participating property owners - those who have not entered into leases, easements, or other agreements with wind developers - from sound and visual impacts during the development and operation of wind farms.

Related to wind farms, counties and cities should specify setbacks from the following:

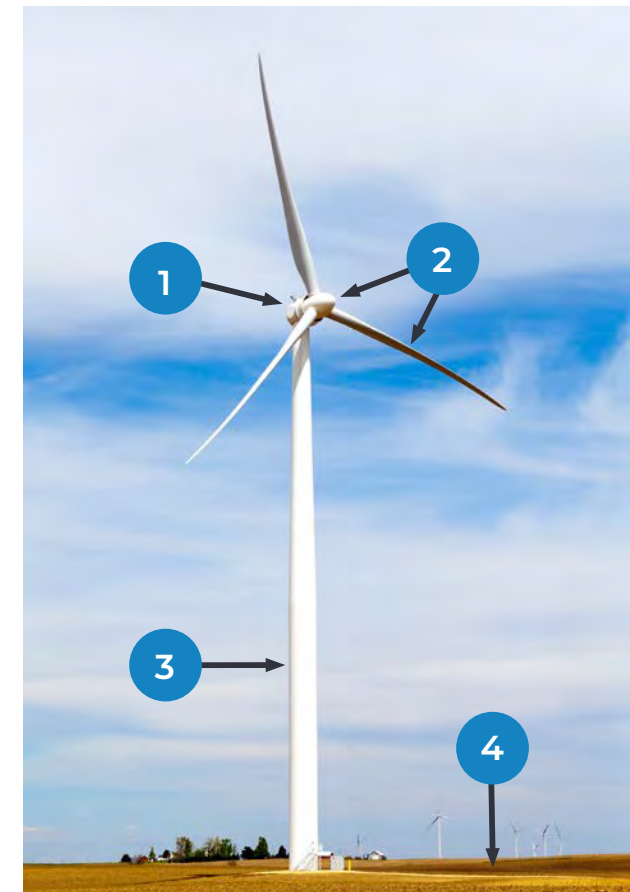
- Non-participating property lines and/or residences
- Participating property lines and/or residences (typically no setback)
- Public rights of way
- Sensitive areas such as parks and lakes
- City boundaries

Decommissioning Plans

Once at the end of their lifespan, wind turbines must either be removed or replaced by a new turbine. Decommissioning plans layout how the owner of the turbine will handle this transition, how this work will be funded, and to what extent the land is returned to its original state. It is important to require some sort of financial security to ensure removal of the wind farm at the end of its lifespan.

- 1 Nacelle
- 2 Rotor and Blades
- 3 Tower
- 4 Access Road

Figure 10.6 / Components of Utility Scale Wind Farms



Renewable Energy

PUBLIC INPUT

Overview

A kick-off meeting for the development of the renewable energy chapter was held on December 11, 2023. At this meeting, the consultant team provided information on renewable energy uses and their regulation. Those in attendance were asked to provide feedback on utility-scale wind and solar farms through a series of visioning questions. In total, there were 36 physical surveys and 152 online surveys completed by Adams County residents. Results from the visioning questions highlighted a few key themes, including:

- Consistent opposition to wind farms
- Support for the development of solar farms given there are adequate regulations in place
- Desire to preserve agricultural land

Do you have any concerns about new wind farms in Adams County?

- Impact on land values
- Noise and visual pollution
- Reduction of agricultural land
- Inadequate setbacks
- Current decommissioning requirements
- Effects on wildlife
- Amount of existing wind turbines

Do you have any concerns about new solar farms in Adams County?

- Glare from the reflection of sunlight
- Reduction of agricultural land
- Current decommissioning requirements
- Effects on wildlife

What aspects of wind farms should be regulated in Adams County?

- Required setbacks should be increased to further protect non-participating landowners
- Enact height limits to reduce visual pollution
- Require new developments to have a decommissioning plan
- Limit the total number of wind turbines within the county

What aspects of solar farms should be regulated in Adams County?

- Total size of utility-scale solar developments
- Require adequate setbacks
- Require new development to have a decommissioning plan
- Limit the total number of solar farms within the county

Renewable Energy

PUBLIC INPUT

Stakeholder Interviews

In addition to the visioning questions, the consultant team conducted several interviews with community stakeholders to better understand how wind and solar developments fit within Adams County. Based on the list provided by the County Zoning Commission, the consultant team was able to hold conference calls with the following:

Jason McManis, Adams County Farm Bureau President and member of the Adams County Zoning Commission

Ray Gaesser, Board Member of Solutions from the Land

Jeanne Jackson, Member of Adams County Priceless Land Coalition

Steve Morris, Kate Millar and Merlin Bartz, Invenergy

Jamie McManis, Liberty Realty

Scott Akin, Adams County Supervisor and Vice President of the Adams Community Economic Development Corporation

Renewable Energy

PUBLIC INPUT

Stakeholder Interviews

The comments expressed were diverse and summarized below.

Comments regarding wind farms

- No more wind farms
- Will devalue land
- Tower foundations may impact ground water
- Concerns with safety and impact from noise and lights
- Concerns with foreign ownership of wind farms
- Don't prohibit but establish standards for new wind farms
- Wind farms provide a large property tax benefit to the county and the local school districts, a significant percentage of their budgets
- Wind farms provide revenue to local property owners
- Concern with seeing new overhead powerlines and impact to power grid

Comments regarding wind farm regulations

- Need to balance zoning restrictions with free property owner rights
- Should measure wind turbine setbacks from property lines and not from existing homes or buildings
- Need to increase setbacks to minimum 2,250 feet or 3,280 feet
- Set a cap on maximum tower and blade height
- Require aircraft detection lighting system (ADLS)
- Increasing setbacks will limit or prevent property owners from having wind towers - keep at 1,200 feet or 1,500 feet from existing homes
- Require a decommission plan
- Setback from municipal limits should be 1-mile vs 2-mile
- Do not set a maximum height but use it as a basis for setbacks (height to setback ratio)

Renewable Energy

PUBLIC INPUT

Stakeholder Interviews

The comments expressed were diverse and summarized below.

Comments regarding solar farms

- Do not allow new solar farms
- Property owner should have the right to have a solar farm
- Concern with loss of farmland
- Concern with water runoff and soil erosion

Comments regarding solar farm regulations

- Require a decommissioning plan
- Limit the overall size of a solar farm
- Need a plan to manage water runoff
- Require setbacks

Renewable Energy

STRATEGIES

Strategies

Policy RE.1	<p>The location of utility-scale solar and wind should be restricted from sensitive areas.</p> <p>Solar and wind developments should not be allowed in sensitive areas. Instead solar and wind farms should mostly be contained to land designated for agricultural use.</p>
Policy RE.2	<p>A detailed decommissioning plan should be required for all utility-scale solar and wind projects.</p> <p>At the end of the life cycle of solar and wind facilities, a thorough decommissioning plan should be followed to bring the land back to nearest its natural state. This decommissioning plan should be established as part of the permitting and approval process so that the developer and County are in alignment with procedures.</p>
Action RE.1	<p>Buffering, complete with native species and visually-screening trees, should be a key requirement of the code.</p> <p>To protect participating and non-participating landowner, the County should ensure there are adequate buffering standards written into the zoning code. These buffering requirements should help to reduce any negative impacts on adjacent properties and provide aesthetic features through native plantings.</p>
Action RE.2	<p>Adopt a robust zoning code to appropriately regulate utility-scale solar and wind.</p> <p>The zoning code should be updated to identify greater guidelines for utility-scale solar and wind in Adams County. These guidelines should consider setbacks, buffering, locations, and permits.</p>
Action RE.3	<p>Include regulations for Battery Energy Storage Systems (BESS).</p> <p>Battery energy storage systems are sometimes a component of a solar farm or wind farm and are used to store excess electrical power until it is needed by the power grid. BESS are also utilized in situations unrelated to a solar or wind farm to manage local issues with peaks in electrical power demand. The County should consider adding regulations to address special setbacks and siting standards typically desired for BESS.</p>

Chapter 11: _____

Goals, Policies, and Action Items

Overview

The Goals, Policies, and Action Items section provides a summary of all of the Comprehensive Plan policies and action items to assist in identifying items implementable to help achieve the communities vision for the future.

Goals

Goals indicate continuing efforts over a long period to implement the plan and may include specific regulatory policies or administrative action.

Action Items

Action items include specific efforts or accomplishments made by the community.

Policies

Policies include specific regulatory or administrative actions that are continuing efforts over a long time period.

Entities, Partners, and Resources

Each action item or policy identifies the main entity responsible for the action item/policy, as well as identifies key partners needed to assist in its implementation. Resources are also identified as potential funding that could provide financial leverage for implementation support, as well as other regional, state, or federal entities that could provide administrative support and professional expertise.

Goals, Policies, and Action Items

Future Land Use (LU)

Goal #1

Adams County should encourage and focus rural residential expansion in key areas as identified in the Future Land Use Map

		Entity	Partners	Resources
Policy LU-1.1	Promote and support new residential development in those areas identified on the Future Land Use Map and discourage rural residential subdivisions in areas that do not have paved roads and services.	Adams County	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-1.2	Maintain Agricultural and Open Space as the dominant land use type within unincorporated Adams County, outside of incorporated city planning boundaries.	Adams County	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-1.3	Preserve and protect physical amenities and characteristics of the land, including floodplains, wetlands and water resources, rich soils, and steep slopes.	Adams County	Adams County Conservation	Iowa State University Extension and Outreach

Goal #2

The City of Corning should prioritize existing property within city limits and utilize best practices for new developments

		Entity	Partners	Resources
Policy LU-2.1	Ensure adequate connectivity when developing the Future Land Use Map by ensuring through street connections and requiring and expanding the sidewalk/trail system.	City of Corning	Adams County	Iowa State University Extension and Outreach
Policy LU-2.2	Require new development to be fully serviced by adequate public infrastructure, including paved streets, sidewalks, trails, water, and sewer.	City of Corning	Corning Municipal Utilities (CMU)	Iowa State University Extension and Outreach

Goals, Policies, and Action Items

Future Land Use (LU)

Goal #2

The City of Corning should prioritize existing property within city limits and utilize best practices for new developments

		Entity	Partners	Resources
Policy LU-2.3	Encourage any proposed new rural development to annex into the city and connect to city services.	City of Corning	Adams County	Iowa State University Extension and Outreach
Policy LU-2.4	Discourage the use of downtown buildings for storage-related uses.	City of Corning	Main Street Corning	Adams Community Economic Development (ACED)
Action LU-2.5	Complete a full analysis of vacant lots and buildings within the City of Corning, determining service capacity and needs, and support programing for infill development and rehabilitation	City of Corning	Corning Municipal Utilities (CMU)	Adams Community Economic Development (ACED)

Goal #3

The City and County should support future growth and development through best practices and strategic planning

		Entity	Partners	Resources
Policy LU-3.1	Limit the use of cul-de-sacs and dead-end streets.	Adams County / City of Corning	Adams County Engineer	Iowa Department of Transportation (IDOT)
Policy LU-3.2	Reduce potential conflicts between agricultural land and residential land through homeowner education buffering, setbacks, or other strategies.	Adams County / City of Corning	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach
Policy LU-3.3	New subdivisions should be designed to accommodate future development, including providing through street and utility connections as may be necessary to ensure the adjoining properties can be accessed and developed.	Adams County / City of Corning	Adams County Engineer / Local utility companies	-

Goals, Policies, and Action Items

Future Land Use (LU)

Goal #3

The City and County should support future growth and development through best practices and strategic planning

		Entity	Partners	Resources
Policy LU-3.4	Encourage future land use and development to match the transportation and utility capacity of the existing system.	Adams County /City of Corning	Adams County Engineer / Local utility companies	-
Action LU-3.5	Update the County and City Zoning Regulations to reflect the recommendations within the Future Land Use Map and complete a comprehensive review to ensure the regulations meet the needs and goals of the City and County.	Adams County / City of Corning	Iowa State University Extension and Outreach	Iowa State University Extension and Outreach

Parks, Recreation, and Culture (PC)

Goal #1

Provide a high-quality parks and trails system for existing and future residents and expand on unique cultural experiences

		Entity	Partners	Resources
Policy PC-1.1	Expand trail and sidewalk connections to connect neighborhoods, commercial development, downtown Corning, park and recreation land, and tourist destinations.	Adams County Conservation / City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Department of Transportation (IDOT)
Policy PC-1.2	Routinely inspect and perform maintenance of playgrounds, fields, courts, and other park facilities on a rotating schedule to be efficient with limited funding.	Adams County / City of Corning	-	Iowa Department of Natural Resources (IDNR)
Policy PC-1.3	Partner with the Corning School District on shared park facilities for recreational space.	City of Corning	Corning School District	-

Goals, Policies, and Action Items

Parks, Recreation, and Culture (PC)

Goal #1

Provide a high-quality parks and trails system for existing and future residents and expand on unique cultural experiences

		Entity	Partners	Resources
Policy PC-1.4	Work with key partners and stakeholders to establish a regional trail connection.	Adams County Conservation	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Department of Transportation (IDOT)
Policy PC-1.5	Support the expansion of the French-Icarian village, including rebuilding historical replicas of colony buildings.	Adams County	French Icarian Colony Foundation	Iowa Finance Authority (IFA)
Policy PC-1.6	Identify and promote major events in Corning and Adams County that are consistent and high quality to attract residents and visitors.	Adams Community Economic Development (ACED)	City of Corning / Adams County Conservation	Main Street Iowa, Travel Iowa
Action PC-1.7	Partner with local groups and businesses to spearhead a park improvement plan at Spring Lake Park.	City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resources (IDNR), Iowa Finance Authority (IFA)
Action PC-1.8	Engage in a coordinated marketing effort with key partners and stakeholders to market recreational and cultural sites in Adams County.	Adams Community Economic Development (ACED)	Local Government, Main Street Corning	Iowa Finance Authority (IFA)
Action PC-1.9	Consider adding a walking path/trail and benches around the Corning Reservoir to support a new passive park in Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Department of Natural Resource (IDNR)

Goals, Policies, and Action Items

Parks, Recreation, and Culture (PC)

Goal #1 *Provide a high-quality parks and trails system for existing and future residents and expand on unique cultural experiences*

		Entity	Partners	Resources
Action PC-1.10	Consider adding educational signage at the Corning Reservoir for visitors to learn more about the Three Lakes Water Quality Project and in-lake improvement projects at the site.	City of Corning	Adams County Conservation	Iowa Department of Natural Resources (IDNR)

Housing (HN)

Goal #1 *Proactively preserve the existing housing stock within the City of Corning and promote strong neighborhood characteristics*

		Entity	Partners	Resources
Policy HN-1.1	Support housing development and rehabilitation within the City of Corning through the implementation of incentive programs and advertise/promote programs to the local community and key housing partners.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.2	Create an infill development incentive program to promote infill residential development on vacant existing lots within the City of Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.3	Establish a property rehabilitation program to assist homeowners with repair, rehabilitation, and reconstruction of vulnerable housing stock and neighborhoods within the City of Corning.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)
Action HN-1.4	Identify and pursue funding sources to develop new, affordable housing units.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority

Goals, Policies, and Action Items

Housing (HN)

Goal #2

Strive to achieve a balanced housing market with opportunities for all households and backgrounds

		Entity	Partners	Resources
Policy HN-2.1	Support the adaptive re-use of underutilized buildings and structures in the City of Corning and Adams County.	Adams County / City of Corning	Adams Community Economic Development (ACED)	Housing partners
Action HN-2.2	Complete a comprehensive county-wide housing needs study, partnering with local jurisdictions and key partners.	Adams County	Local municipalities and housing partners	Iowa State University Extension and Outreach
Action HN-2.3	Identify and market county, state, and federal funding opportunities for housing development, redevelopment, and infill to homeowners and developers.	Adams Community Economic Development (ACED)	Adams County / City of Corning, Realtors	Iowa Finance Authority (IFA)
Action HN-2.4	Evaluate the creation of a funding program to assist with the installation of shared fire sprinkler systems that can support the development of upper story apartments in downtown buildings.	City of Corning	Adams Community Economic Development (ACED)	Iowa Finance Authority (IFA)

Economic Development (ED)

Goal #1

Support and maintain economic development and business/industry retention in Adams County and the City of Corning

		Entity	Partners	Resources
Policy ED-1.1	Support local economic and business development organizations, including Adams Community Chamber of Commerce, Adams Community Economic Development (ACED), and Main Street Corning and participate in regional economic development planning.	Adams County / City of Corning	Economic and business development organizations	Iowa Economic Development Authority (IEDA)

Goals, Policies, and Action Items

Economic Development (ED)

Goal #1

Support and maintain economic development and business/industry retention in Adams County and the City of Corning

		Entity	Partners	Resources
Policy ED-1.2	Attract and retain major employers, such as Precision, Pulley, & Idler (PPI), Poet Biorefining, and CHI Mercy.	Adams County / City of Corning	Adams Community Economic Development (ACED)	Iowa Economic Development Authority (IEDA)
Policy ED-1.3	Take advantage of the rich cultural and recreational amenities in Adams County and Corning through a marketing and tourism initiative.	Adams Community Economic Development	Adams Community Chamber of Commerce	Iowa Economic Development Authority (IEDA) / Travel Iowa
Policy ED-1.4	Develop Adams County into a regional hub for tourism and recreation.	Adams County	Adams Community Economic Development	Iowa Economic Development Authority (IEDA) / Iowa Department of Natural Resources (IDNR)
Action ED-1.5	Partner with local economic and business development groups to create and market a succession planning program for existing businesses to ensure a smooth transition of ownership from retiring professionals to next generation business owners and entrepreneurs.	Adams Community Economic Development	Adams Community Chamber of Commerce / Main Street Corning	Iowa Economic Development Authority (IEDA) / Main Street Iowa

Goal #2

Support economic development initiatives in Downtown Corning to preserve the entrepreneurial spirit in Adams County

		Entity	Partners	Resources
Action ED-2.1	Support the Downtown Facade Improvement Grant and consider expanding the maximum contributions towards improvements	Main Street Corning	Adams County / City of Corning	Iowa Finance Authority (IFA)

Goals, Policies, and Action Items

Economic Development (ED)

Goal #2

Support economic development initiatives in Downtown Corning to preserve the entrepreneurial spirit in Adams County

		Entity	Partners	Resources
Action ED-2.2	Consider a property rehabilitation program to allow for the rehabilitation of vacant downtown commercial storefronts and upper-story housing	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority (IFA)
Action ED-2.3	Support the Widener Building Rehabilitation Project and identify additional buildings within the Downtown that are underutilized and serve as a potential catalyst for economic growth.	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority (IFA)
Action ED-2.4	Partner with local organizations and stakeholders to apply for grant assistance to support downtown facade improvements and building remediation to stimulate economic growth and development.	City of Corning	Main Street Corning / Adams County	Iowa Finance Authority
Action ED-2.5	Create a business incubator on Main Street designed to help entrepreneurs develop their business ideas and grow small business development in Adams County.	Adams Community Economic Development (ACED)	City of Corning / Main Street Corning	Iowa Finance Authority (IFA)
Action ED-2.6	Create a community mentorship/leadership program to identify and support the next generation of community leaders.	Adams Community Chamber of Commerce	Adams Community Economic Development (ACED)	Main Street Iowa

Goals, Policies, and Action Items

Infrastructure and Technology (IT)

Goal #1

Provide a transportation network that provides through traffic within the community and region and supports all mobility types

		Entity	Partners	Resources
Policy IT-1.1	Require all future development to accommodate all identified roads and streets within the future streets plan for Adams County and Corning.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.2	Discourage direct driveway access on high traffic arterial roads.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.3	Discourage cul-de-sacs as they limit connectivity and increase maintenance costs.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Policy IT-1.4	Require all future development to provide a sidewalk system.	Adams County / City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)
Action IT-1.5	Conduct an inventory of sidewalk/trail gaps and sidewalks/trails requiring immediate maintenance in Corning	City of Corning	Iowa Department of Transportation (IDOT)	Iowa Department of Transportation (IDOT)

Goal #2

Preserve and protect local water resources to maintain high-quality water access and mitigate associated hazard risks

		Entity	Partners	Resources
Policy IT-2.1	Protect the area immediately adjacent to each local water supply to maintain high-quality water access within the community.	Adams County / City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)

Goals, Policies, and Action Items

Infrastructure and Technology (IT)

Goal #2 *Preserve and protect local water resources to maintain high-quality water access and mitigate associated hazard risks*

		Entity	Partners	Resources
Policy IT-2.2	Continue to support and expand upon green infrastructure practices near the Corning Reservoir.	City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)
Policy IT-2.3	Continue to support the routine inspection and maintenance of local dams within Adams County that are classified as a significant or high risk to mitigate unnecessary loss of life and significant property damage.	Adams County / City of Corning	Corning Municipal Utilities / Southern Iowa Rural Water Association (SIRWA)	Iowa Department of Natural Resources (IDNR)

Renewable Energy (RE)

Goal #2 *Preserve and protect local water resources to maintain high-quality water access and mitigate associated hazard risks*

		Entity	Partners	Resources
Policy RE-1.1	The location of utility-scale solar and wind should be restricted from sensitive areas.	City of Corning / Adams County	-	-
Policy RE-1.2	A detailed decommissioning plan should be required for all utility-scale solar and wind projects.	City of Corning / Adams County	-	-
Action RE-1.3	Buffering, complete with native species and visually-screening trees, should be a key component of the code.	City of Corning / Adams County	-	-
Action RE-1.4	Adopt a robust zoning code to appropriately regulate utility-scale solar and wind.	City of Corning / Adams County	-	-
Action RE-1.5	Include regulations for Battery Energy Storage Systems (BESS)	City of Corning / Adams County	-	-

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