

City of Stuart 2020 Comprehensive Plan

Adopted: November 9, 2020

Acknowledgements

Numerous individuals including elected officials, appointed officials, City Staff, and citizens provided community knowledge, feedback, and beneficial insight throughout the development of the Stuart Comprehensive Plan. Thank you to the community members who took part in the citizen input sessions, as well as those who took the community survey and provided valuable comments that informed the Comprehensive Plan.

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Saved for Adoption Resolution.



Introduction

Chapter 1



Introduction

In 2019, the City of Stuart partnered with Region XII Council of Governments to facilitate the completion of the city's Comprehensive Plan. A Comprehensive Plan serves as a community's guide for growth, development, and land use.

A Comprehensive Plan has a long-range outlook, so it will help guide future decision making. The purpose of this plan is to provide an accurate guide for the city's future that is based on research, community input, and collaboration with various entities. The plan provides a guide for future decision making to enhance the health, safety, and welfare of the community.

This document will analyze existing conditions, address community issues, and provide recommendations for land use development, community facilities, city services, and transportation just to name a few. This document will establish goals and objectives to be utilized as an outline for future decision-making. Strategies for actions and implementation are also stated in this plan, which will provide decision makers with specific methods to accomplish these goals and

objectives. Policy and development decisions should be consistent with the goals and objectives established, as this plan was developed with citizen input. Goals and objectives have been established that will assist the community with future progress, and are the foundation for which the community should build upon in order to grow in a citizen-manner.

A Comprehensive Plan provides a legal principle for land use regulations. It should be noted that this plan has legality to it, for it serves as the fundamental guide for land regulations within the community. The Iowa Code Section 414.3 sets the guiding principles of the comprehensive plan.

Iowa Code Section 414.3

The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safety from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and



air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

However, provisions of this section relating to the objectives of energy conservation and access to solar energy do not void any zoning regulation existing on July 1, 1981, or require zoning in a city that did not have zoning prior to July 1, 1981. Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.

Smart Planning Principles

The Iowa Smart Planning Act was signed into law in 2010, which provides guidance to local governments when considering decisions regarding planning, zoning, development, and management. The Iowa

Smart Planning Act does not mandate how communities should grow, rather it requires that communities consider Smart Planning Principles when planning for the future and provides guidance concerning important elements local plans should include. The first major section of the Iowa Smart Planning Act outlines ten principles intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguards Iowa’s quality of life. The Iowa Smart Planning Principles are stated below.

1. Collaboration

Governmental, community, and individual stakeholders, including those outside 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. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

2. Efficiency, Transparency, and Consistency

Planning, zoning, development, and resource

management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. Clean, Renewable, and Efficient Energy

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational Diversity

Planning, zoning, development, and resource management 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

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects 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.

6. Housing Diversity

Planning, zoning, development, and resource management 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

Planning, zoning, development, and resource management should promote activities and development that are 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

Planning, zoning, development, and resource

management 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

Planning, zoning, development, and resource management 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

Planning, zoning, development, and resource management 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.

Comprehensive Plan Elements

The second major section the Iowa Smart Planning Act outlines 13 that may be included in a comprehensive plan. These elements are:

1. Public Participation
2. Issues and Opportunities
3. Land Use
4. Housing
5. Public Infrastructure and Utilities
6. Transportation
7. Economic Development
8. Agriculture & Natural Resources
9. Community Facilities
10. Community Character
11. Hazards
12. Intergovernmental Collaboration
13. Implementation

Visioning Statement

In 20 years, Stuart will be a community that focuses on values of family and education, while promoting a small town identity. It will provide a safe and welcoming



environment for all, while supporting the growth of residential, commercial, and diversified development opportunities.

Planning Process

Over the course of the last year, Region XII Council of Governments collaborated with City staff, citizens, and the Steering Committee to create the Stuart Comprehensive Plan.

Region XII staff held meetings with the Steering Committee monthly throughout the plan process, as well as meetings with City staff and local residents. Region XII staff worked closely with the Stuart Steering Committee in examining data, collecting public input, analyzing current conditions, and developing goals and actions set in the implementation section of the plan.

Citizen participation leads the way in any Comprehensive Plan update, which is why it was a critical component in developing the plan. Citizens were given various opportunities to contribute to the plan's development, for they were invited to various citizen input sessions as a kick-off to the planning process. These citizen input

sessions involved residents completing a Strengths, Weaknesses, Opportunities, and Threats analysis of the community.

Citizens were also asked to document goals, projects, and activities they would like to see accomplished in Stuart moving forward. The citizen input sessions were held in various locations and Region XII staff also visited with various Stuart organizations including The Stuart Chamber of Commerce, Stuart Enterprise for Economic Development, and Community Coffee.

The process also involved a community-wide public input survey, where residents were asked questions regarding demographics, housing, economic development, city services, and Stuart's vision and path for the future. As the plan was drafted, several meetings were held to develop the implementation strategies of the plan.

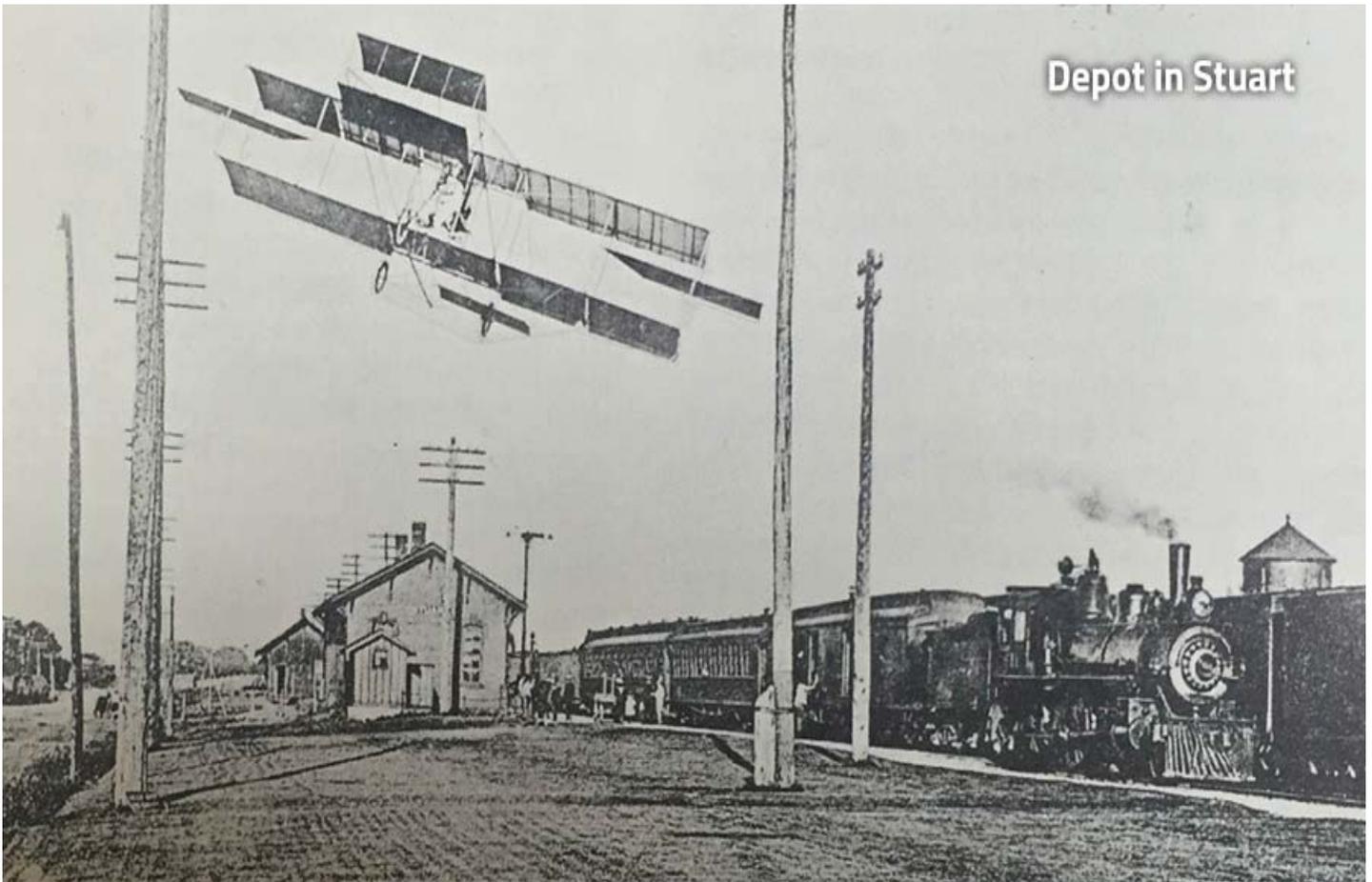
The last step included assembling the complete draft of the plan for public review. The plan was made available for review and comment by the community and ultimately adopted by the City Council on November 9, 2020.

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Community Profile

Chapter 2



History

Stuart became an incorporated town in the 1860's. The community began as a small Quaker settlement by the name of Summit Grove in the early 1850's. The first settlers of the area were comprised of Quakers from Indiana and Ohio, which they chose due to the high point where the prairie and timberlands met.

Around the time of Summit Grove, a man by the name of Charles Stuart whom was an agent for a scales company had visited the settlement. Charles Stuart, after serving time in the Civil War, decided to purchase land near-present day Stuart.

In 1868, Charles Stuart purchased additional land in the area that became the original town of Stuart. This land set between present day Guthrie County and Adair County, became home to the site of the division station as well as machine shops.

This plat of town was filed on record on September 29, 1870. During this time, the Rock Island Railroad was completed, and had a major influence in Stuart's history. Throughout the early years of Stuart, prominent

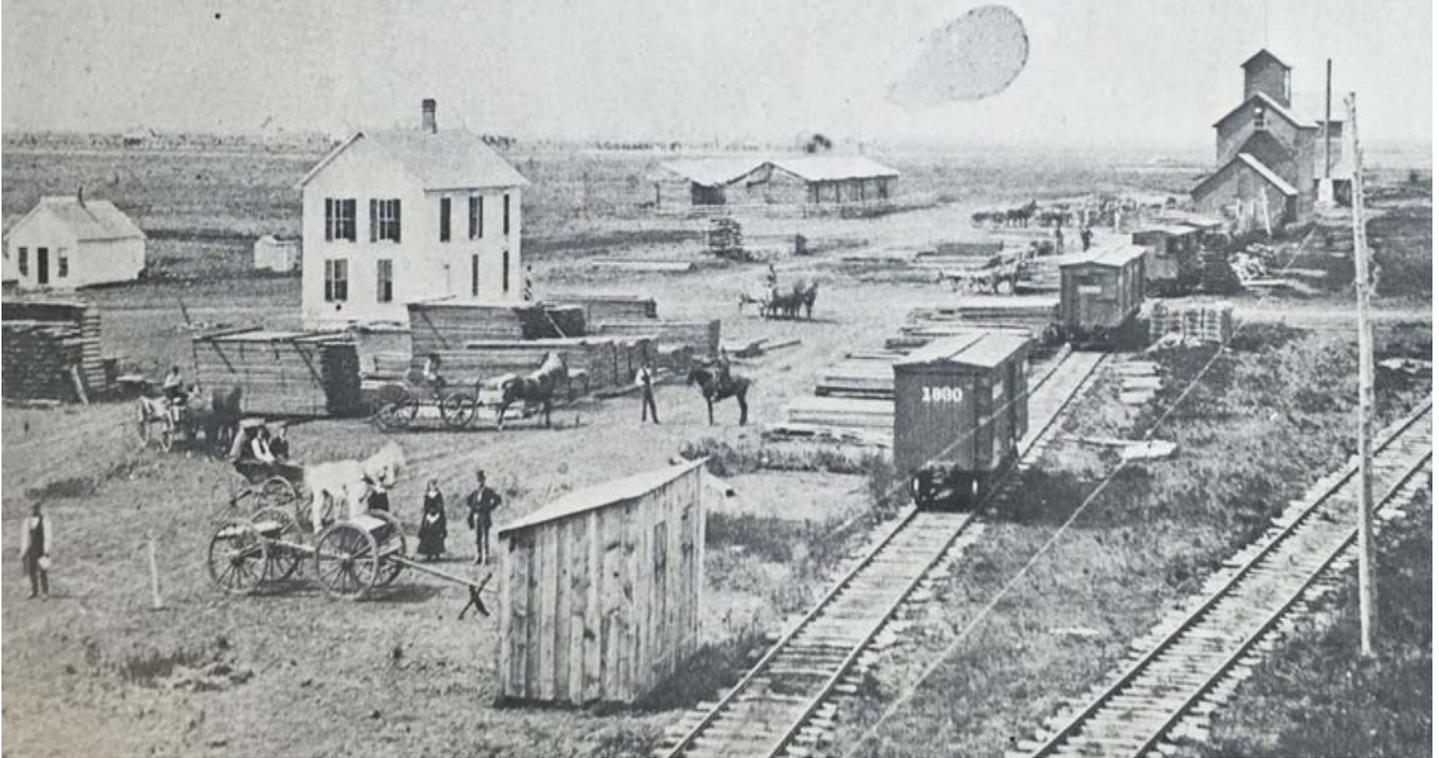
business owners in the town invested money and land to ensure that the Rock Island Railroad would establish a headquarters in Stuart. Through the 1870's, Stuart experienced growth as businesses started building wood frame buildings.

In 1874 and 1875, planning and construction of several brick building began, some of which still exist and are a part of Stuart's rich history. As railroad shops, machine shops, and buildings started to be built, by 1875 there was a workforce consisting of 94 machinists, 45 engineers, and 45 firemen. The infamous silver engine "America" was housed for some time in the shops in Stuart, which this engine was purchased at the World Exposition in Paris in 1867.

The brick train depot was constructed in 1879, for it is still standing in Stuart and can be found directly on Front Street near City Hall.

As time and construction continued on, the people of Stuart no longer had to travel to Des Moines for their commodities, for banks, hotels, boarding houses, jewelers, a cigar factory, saloons, a brewery, drug stores, and hardware stores were all located in Stuart.

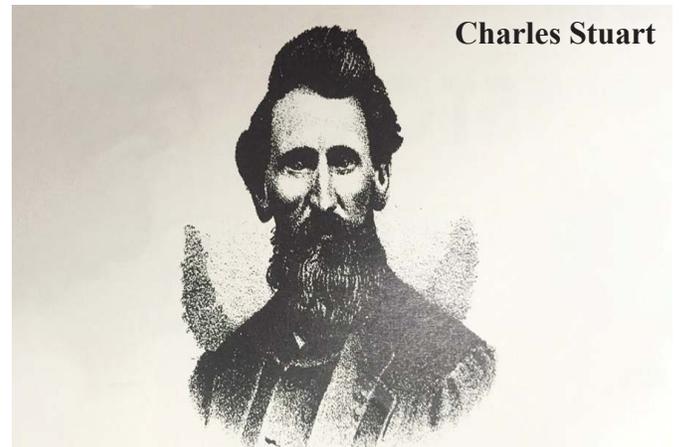
Stuart 1871 - Charles Stuart and his daughter located at the X



By 1893, the population of Stuart had grown to 2,500 people, and in 1896, the decision was made to move the division station from Stuart to Valley Junction. On September 24, 1897, the Rock Island Railroad declared that the shops at Stuart be cleaned out by the end of the week, which led to 400 people leaving Stuart within a week, followed by the removal of all machinery and railroad buildings.

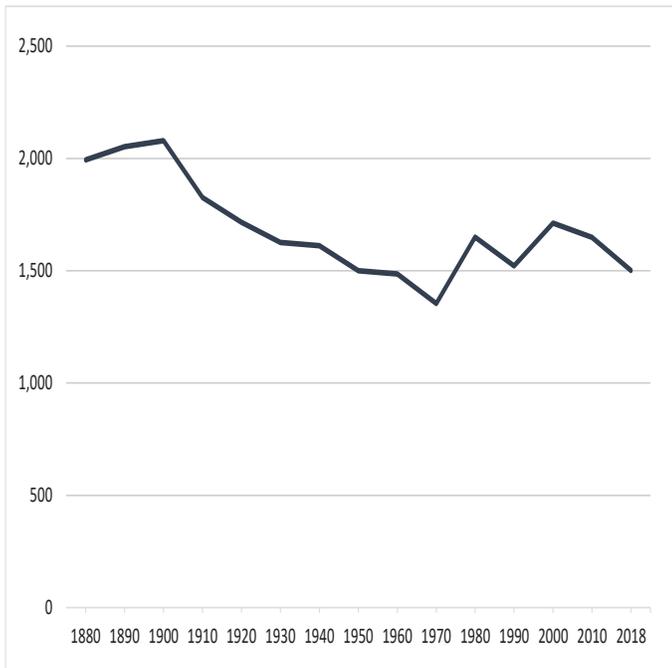
On April 16, 1934, one of the most popular events to take place in Stuart happened. The infamous Bonnie and Clyde robbed the First National Bank. The building still exists, for it is currently the home to a hair salon, but a sign above the doorway on the exterior mentions the place as the location of the crime.

During the 1960's, Interstate 80 was constructed in the State of Iowa, which passes right through the community of Stuart. The construction of Interstate 80 led to the ability for Stuart residents to commute to work in Des Moines. Over the last fifty years, the area near the Interstate has expanded, restaurants, gas stations, and motels were established, and Stuart has recently constructed a new City Hall and Library located on Front Street.



Demographics

Figure 2-1: Stuart Historic Population (1880 - 2018)



Source: U.S. Census & American Community Survey

Population

The population of Stuart over the years has witnessed periods of growth and periods of decline. Figure 2-1 above shows the population trend the City of Stuart has experienced since the first recorded Decennial Census. Since 1880, population increased until approximately 1900, which is when the population started to steadily decline until about 1970.

In the last fifty years, the population of Stuart has fluctuated in both an increasing and decreasing manner, but since 2000, the population has only been decreasing. In 1880, the population of Stuart was 1,994 and reached its peak in 1900 with a population of 2,079. Since then, the population has relatively declined reaching its present day estimate of 1,501. The population decline represents what typical rural communities in the region are witnessing.

Age-Sex Composition

The distribution of age and sex in Stuart is shown in Figure 2-2. A stable pyramid is one that resembles the traditional pyramid shape, a large base that tapers off towards the top.

According to the 2018 American Community Survey, there are 716 males and 785 females in the community. The chart shows the diverse distribution of cohorts within the community. The cohorts of under 5 years, 75 to 79, 80 to 84, and 85 years and over show a female dominant population in terms of these ages.

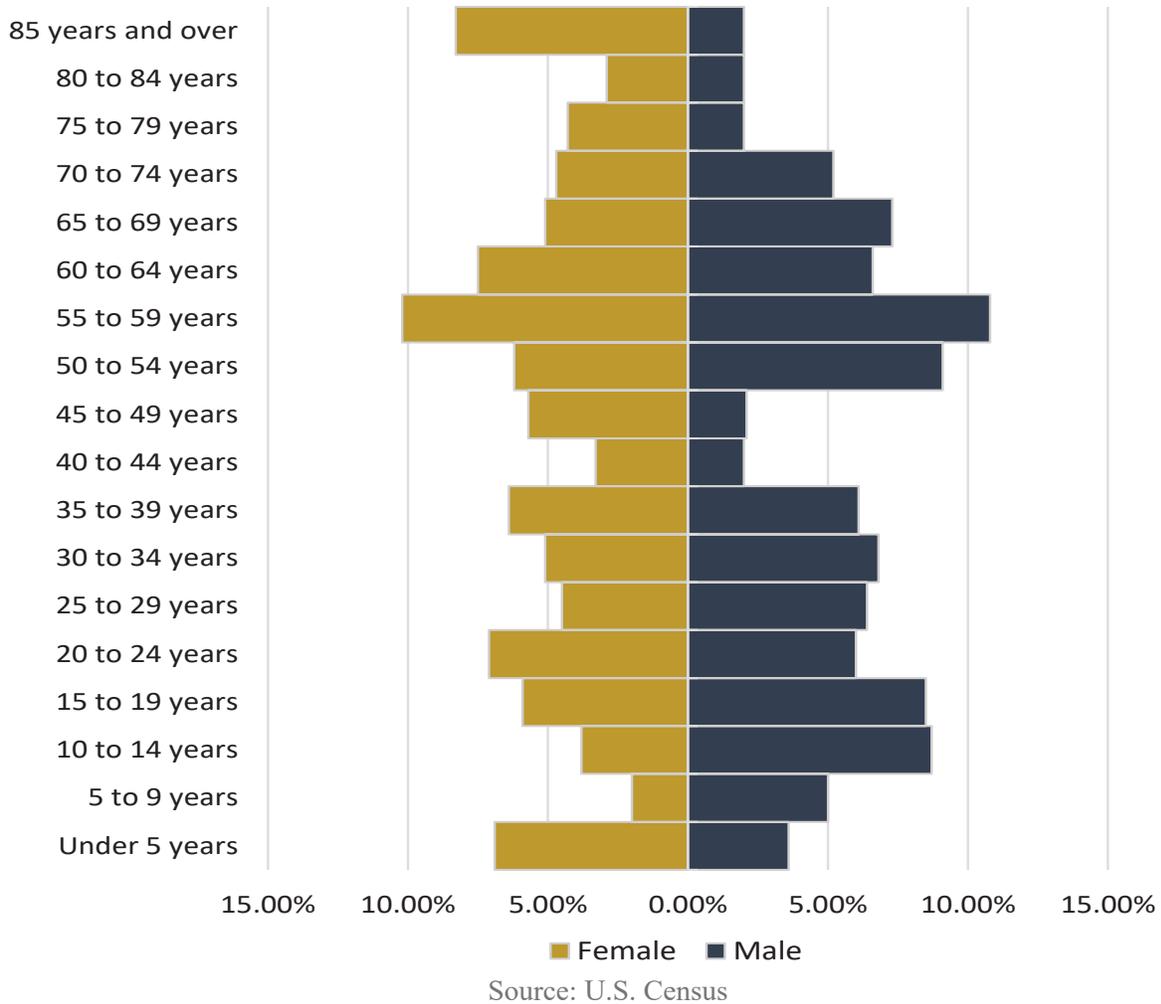
On the other hand, the 10 to 14, 15 to 19, and 50 to 54 cohorts look to be a male dominant age population. The female and male age distribution shows a similar trend in cohorts except for the few listed above. The 75 and over population is female dominant as one can see from the chart, so the life expectancy gap between females and males could be widening in term of the community.

Perhaps the explanation can derive from which females 75 and over are retiring in Stuart, living in senior living facilities, or simply those males 75 and over do not live within the community. The most notable cohorts in the chart below are both the female and male 55 to 59 cohorts.

These cohorts lead the way in terms of the most populated for both sexes, and this age group is important because these residents are arriving closer to retirement. This in turn means that jobs could open up, housing will need to be addressed, and the community should focus on how to plan for this population.



Figure 2-2: Stuart Population Pyramid (2018)

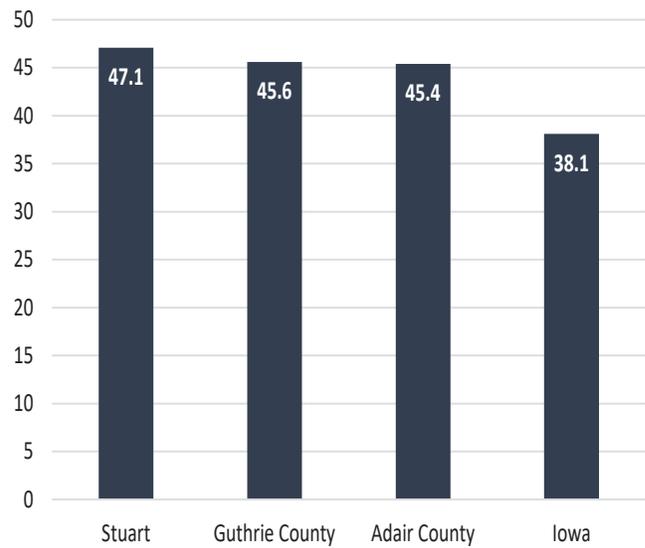


Median Age

According to the American Community Survey (2018), the median age of Stuart is 47.1. The median age in Stuart is higher than the median age in Guthrie County, Adair County, and the State of Iowa. Figure 2-3 depicts the median age amongst the four areas.

Stuart’s median age is nine years greater than that of Iowa’s, so moving forward Stuart must address this gap in hopes of decreasing the median age in the community.

Figure 2-3: Median Age (2018)



Source: U.S. Census

	Census (2000)	Census (2010)	ACS Estimate (2018)
Total population	1,712	1,648	1,501
White	1,684	1,600	1,487
Black or African American	1	6	1
Hispanic or Latino (of any race)	19	41	14
American Indian and Alaska Native	1	3	0
Native Hawaiian and Other Pacific Islander	0	0	0
Asian	3	3	9
Two or more races	14	26	4

Table 2-4: Racial Composition. Source: U.S. Census Bureau, 2018 ACS Estimates.

Race

The white population dominates the racial makeup in the community, for 99.10% of the population in Stuart identify as white according to the 2018 American Community Survey.

The table above depicts the racial makeup of the community, and only one person in the community is black, fourteen are Hispanic or Latino, and nine are Asian. In comparison to that of Guthrie County, the white population is dominant as well with 97.2% of the population identifying as white. Adair County's population follows the same trends as both Stuart and Guthrie County, for 97.8% of the population in Adair County identify as white.

Stuart has become less diverse than it was a decade ago, and communities would choose to be more diverse given the option, but level of diversity in Stuart directly follows that of both Guthrie and Adair County.

Educational Attainment

The educational attainment is illustrated in Figure 2-5, which charts the comparison between Stuart, Guthrie County, Adair County, and Iowa. The data used in the chart below uses the 25 years and over population in its comparison. The City follows similar trends of that of the Counties and the State, but does have differences upon reaching the Bachelor and Graduate degrees.

Of the total 1,071 residents in Stuart whom are 25 years

and over, 91.5% have at least a high school diploma or its equivalency. This compares to 94.2% in Adair County, 92.8% in Guthrie County, and 92.2% in Iowa.

Those in Stuart without a high school diploma is 8.40%, compared to 7.1% in Guthrie County, 5.8% in Adair County, and 7.7% in Iowa. In terms of college education, the community is lacking those whom possess a Graduate or professional degree, for Iowa's percentage is four times that of Stuart's.

The current problem that communities across rural Iowa are witnessing is that many college-educated individuals are not returning to their hometowns upon graduation. The battle between rural and urban areas continues to be an ongoing issue, and moving forward, rural Iowa will need to continue to attempt to draw those college graduates not only back to their respective hometowns but to seek to fill employment in non-urban areas across the state.

Goals and Action Steps

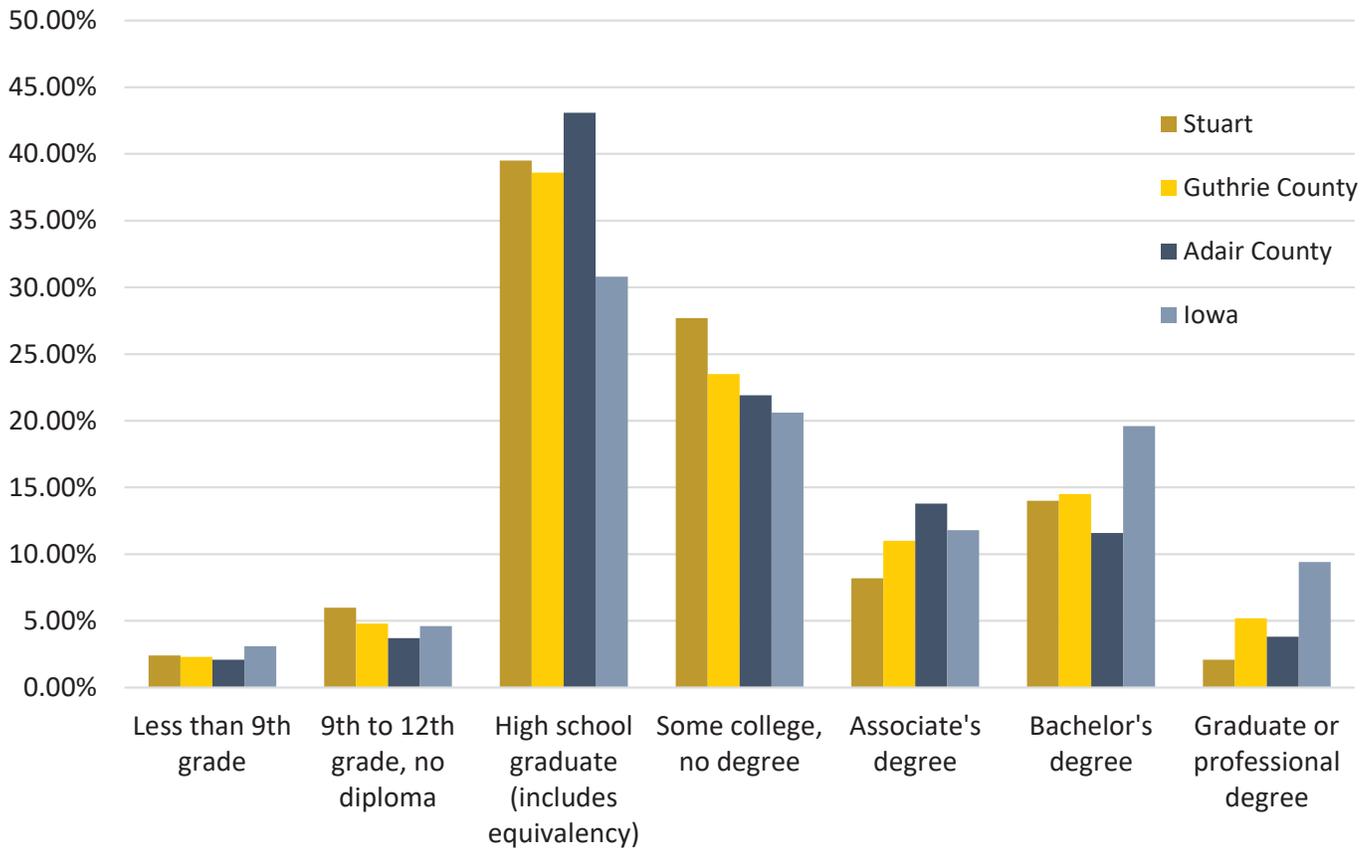
Goal 1: Enhance the character of the community

Objective 1: Attract new families and residents.

1.1: Evaluate and determine targeted demographics to attract and then market the city to those individuals.

1.2: Continue to distribute the city brochure so that both residents and visitors are informed with what Stuart currently has to offer.

Figure 2-5: Educational Attainment, 25 Years and Over (2018)



Source: U.S. Census

Goal 2: Foster a transparent, efficient, and responsive dialogue between citizens and city staff and officials

Objective 2-1: Expand outreach to the public so that citizens can provide input related to community planning projects, programs, and initiatives.

2.1: Encourage elected officials to communicate more with citizens by taking a more proactive approach in educating the public.

2.2: Continue to use links within the city’s webpage to update the public on planning and development projects.

Objective 2-2: Establish a formalized structure to create effective communication within the city.

2.1: Partner with appropriate advisory groups to engage residents around relevant community interest & topics.

2.2: Create citizen advisory committees as special topics arise to assist staff with research and recommendations on relevant projects, programs, and issues.

Goal 3: Increase citizen engagement with the community

Objective 3-1: Improve information sharing with the community.

3.1: Continue to utilize the city website for community announcements.

3.2: Develop a municipal newsletter that includes information from schools, the county, and other local stakeholders.

Objective 3-2: Coordinate with existing community groups.

3.1: Build upon City’s relationship with Chamber of Commerce.

3.2: Partner with school district to effectively communicate city business.

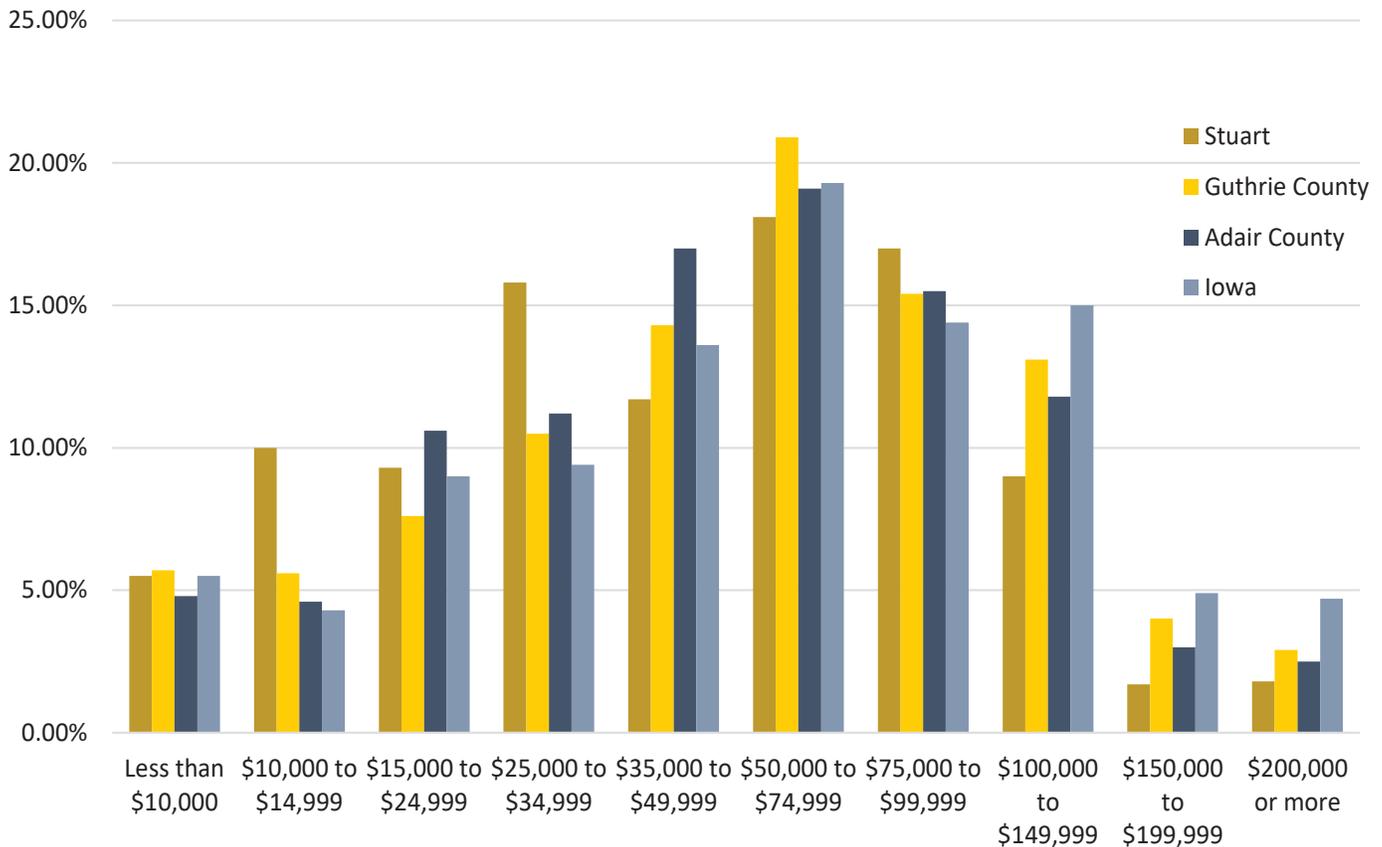
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Housing

Chapter 3

Figure 3-1: Household Income, 25 Years and Over (2018)



Source: U.S. Census

Overview

The intent of this chapter is to examine the housing market in Stuart and analyze area housing data and conditions. Housing is a vital component to any community, and the housing market has an impact on the quality of life of any community. In order to quantify Stuart’s housing needs, significant amounts of data has been collected and reviewed.

Household Income

The distribution of household income in Stuart, Guthrie County, Adair County, and Iowa is displayed in Table 3-1. The majority of households, which is estimated at 18.1% of the total 657 households whom were surveyed make somewhere in the range of \$50,000 to \$74,999 according to the 2018 American Community Survey.

Looking at the chart above, Stuart lacks those households that make \$150,000 or more in comparison to Guthrie County, Adair County, and the State of Iowa. In terms of those households that make \$14,999 or less, 15.5% of households surveyed in Stuart make \$14,999

or less. This compares to 11.3% in Guthrie County, 9.4% in Adair County, and 9.8% in Iowa.

Stuart is not only lacking those households that make \$150,000 or more, but more importantly, the community has far too many households whom make a low household income.

The chart above represents the data from Table 3-1, which displays the same dataset but in a column chart format. Figure 3-1 details the distribution of household income, and one can see how Stuart compares to both counties and the state.

Occupancy Status

The data in Table 3-2 shows the occupancy status of Stuart, Guthrie County, Adair County, and Iowa. Stuart’s percentage of occupied housing units comes in greater than both counties, but less than the state. The community has 13.8% vacant housing units out of the 762 total housing units according to the 2018 American Community Survey.

	Stuart	Guthrie County	Adair County	Iowa
Total Households	657	4,397	3,136	1,267,873
Less than \$10,000	5.50%	5.70%	4.80%	5.50%
\$10,000 to \$14,999	10.00%	5.60%	4.60%	4.30%
\$15,000 to \$24,999	9.30%	7.60%	10.60%	9.00%
\$25,000 to \$34,999	15.80%	10.50%	11.20%	9.40%
\$35,000 to \$49,999	11.70%	14.30%	17.00%	13.60%
\$50,000 to \$74,999	18.10%	20.90%	19.10%	19.30%
\$75,000 to \$99,999	17.00%	15.40%	15.50%	14.40%
\$100,000 to \$149,999	9.00%	13.10%	11.80%	15.00%
\$150,000 to \$199,999	1.70%	4.00%	3.00%	4.90%
\$200,000 or more	1.80%	2.90%	2.50%	4.70%

Table 3-1: Household Income. Source: U.S. Census Bureau

Stuart is not alone for many communities in the region are battling the same problem. Communities are in a constant battle with vacant units, for they require time, money, and personnel to determine what shall come of these vacant units. The process can sometimes be costly and time consuming, but the city must play a role in determining the next step for vacant housing units within the community.

Ownership Status

According to the 2018 American Community Survey and the 2010 Census, the community experienced an increase in both housing units and owner-occupied units. While the number of renter-occupied units has decreased from 2010 until now, both the number of housing units with a mortgage and without a mortgage have increased. The increase in the number of owner-

occupied units means there was an increase of residents who purchased homes within the community, which is a great feature overall.



Jurisdiction	Total Housing Units	Occupied Housing Units	Vacant Housing Units
Stuart	762	86.20%	13.80%
Guthrie County	5,786	76.00%	24.00%
Adair County	3,697	84.80%	15.20%
Iowa	1,409,568	89.90%	10.10%

Table 3-2: Housing Occupancy. Source: U.S. Census Bureau

	Total Housing Units	Occupied Housing Units	Owner-Occupied Units	Renter-Occupied Units	Housing Units With a Mortgage	Housing Units Without a Mortgage
Total, 2010	746	667	469	198	300	169
Total, 2018	762	657	497	160	318	179
Percent, 2010	100%	89.40%	70.30%	29.70%	45%	25.30%
Percent, 2018	100%	86.20%	75.60%	24.40%	48.40%	27.20%

Table 3-3: Housing Occupancy & Ownership. Source: U.S. Census Bureau

Housing Type

The household type of the community represents in detail the type of residents that occupy the owner and renter occupied units. Table 3-4 shows that families occupy the majority of owner-occupied units.

Of these families, approximately 54% are married-couple families. Nonfamily households occupy the rest

of the owner-occupied units. Of the 33.8% of nonfamily households, one householder living alone occupies roughly 27% of these units.

Conversely, the table shows that nonfamily households occupy the majority of renter-occupied units. Nonfamily households account for about 64% of the rental units in Stuart. Of the 64%, the American Community Survey estimates that 58% of renters live alone.

	Owner-Occupied Units (%)	Renter-Occupied Units (%)
Family households	66.20%	35.60%
Married-couple family	54.10%	26.30%
Householder 15 to 34 years	6.40%	11.30%
Householder 35 to 64 years	36.60%	10.60%
Householder 65 years and over	11.10%	4.40%
Other family	12.10%	9.40%
Male householder, no wife present	2.40%	6.90%
Householder 15 to 34 years	0.00%	5.60%
Householder 35 to 64 years	2.00%	1.30%
Householder 65 years and over	0.40%	0.00%
Female householder, no husband present	9.70%	2.50%
Householder 15 to 34 years	0.00%	0.00%
Householder 35 to 64 years	5.60%	2.50%
Householder 65 years and over	4.00%	0.00%
Nonfamily households	33.80%	64.40%
Householder living alone	26.80%	58.10%
Householder 15 to 34 years	4.20%	22.50%
Householder 35 to 64 years	8.50%	13.80%
Householder 65 years and over	14.10%	21.90%
Householder not living alone	7.00%	6.30%
Householder 15 to 34 years	0.00%	4.40%
Householder 35 to 64 years	7.00%	0.00%
Householder 65 years and over	0.00%	1.90%

Table 3-4: Household Type. Source: U.S. Census Bureau, 2018 ACS Estimates

Housing Unit Features

In terms of housing unit features, the majority of units in Stuart are 1-unit detached. This designation is also known as single-family homes, and approximately 77% of all units in the community are single-family homes.

Figure 3-2 displays the housing unit features make up according to the 2018 American Community Survey. The disbursement of units besides single-family homes ranges from approximately 1% to 9%, and although single-family homes do in fact make up the bulk of the housing stock, the community does show some variation in the types of housing options within Stuart.

The American Community Survey also surveys rooms and bedrooms per unit. In Stuart, the majority of housing units are four, five, and six room units. Over 52% of the 762 total housing units are four, five, and six room units.

Figure 3-3 represents the distribution of rooms per unit in terms of the 762 total housing units surveyed. Stuart does show 15% of the total housing units categorized as having nine or more rooms, which are most likely your typical American Foursquare type homes, which were built pre-1940s.

As well as rooms per unit, Figure 3-4 displays the make-up of bedrooms per unit of the housing stock. This chart shows the bulk of the housing units in Stuart have three bedrooms. Approximately 239 units have two bedrooms and 348 units have three bedrooms. According to the 2018 American Community Survey, 53 units have one bedroom, while 32 units do not have a bedroom. The 32 units that do not have a bedroom could account for mobile homes within the community.

Assessed Housing Values

According to the Guthrie County Assessor and the Adair County Assessor, there are 779 housing units in Stuart. Figure 3-5 displays the range of assessed values of these housing units. The distribution of assessed housing values is evenly disbursed when looking at Figure 3-5.

Figure 3-2: Housing Unit Features

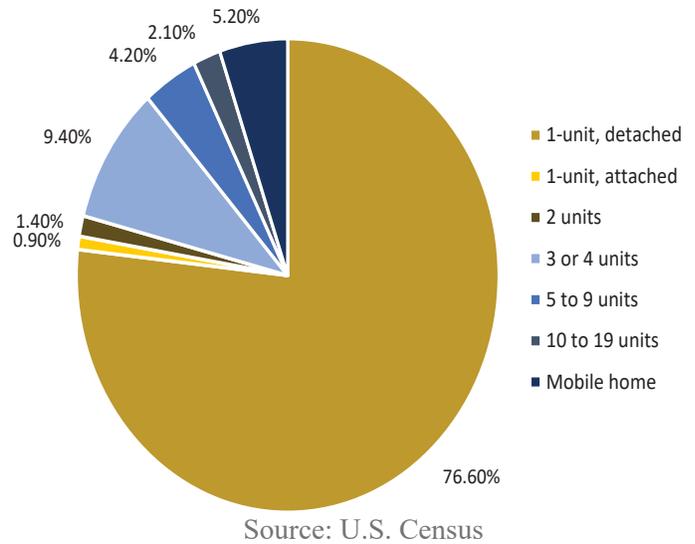


Figure 3-3: Rooms Per Unit

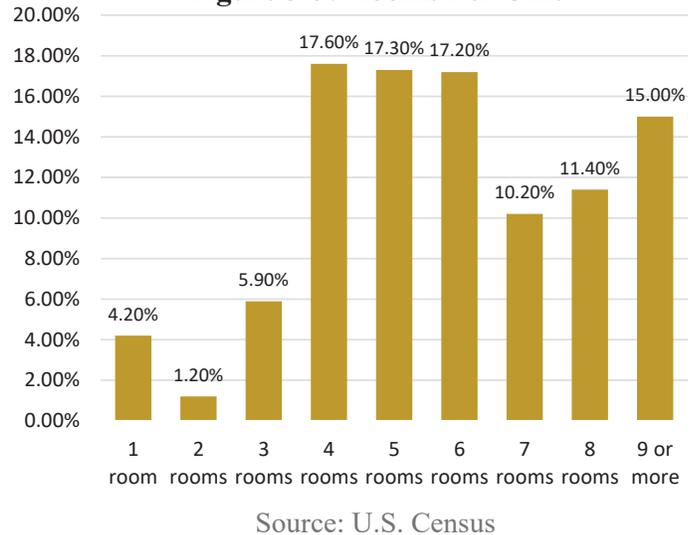
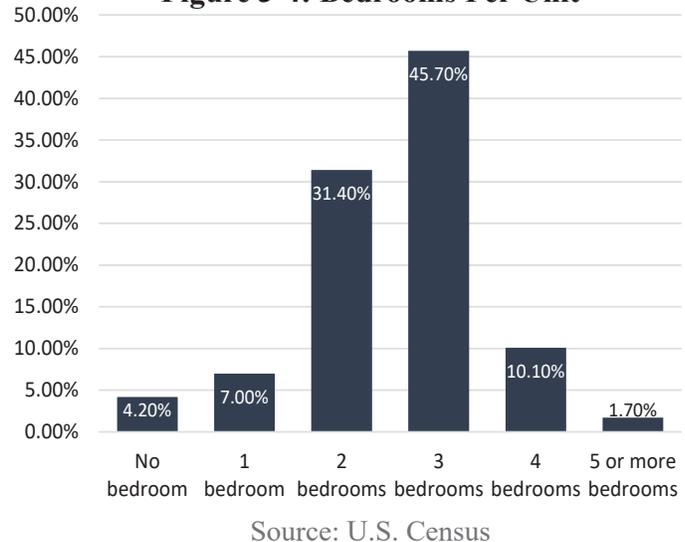


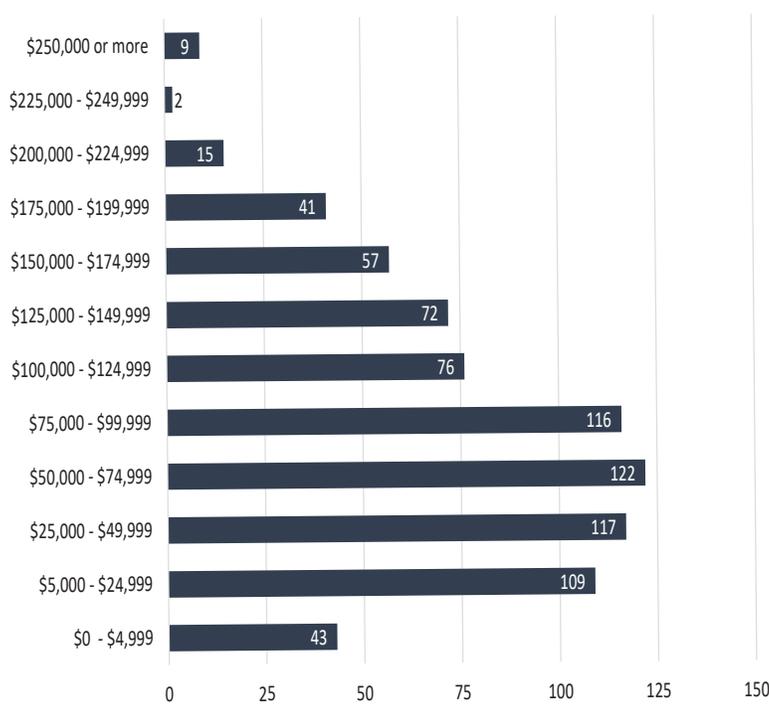
Figure 3-4: Bedrooms Per Unit



	Stuart	Audubon	Guthrie Center	Manning
\$5,000 - \$24,999	14.81%	18.36%	7.45%	9.09%
\$25,000 - \$49,999	15.90%	32.80%	23.93%	24.84%
\$50,000 - \$74,999	16.58%	22.07%	27.08%	28.73%
\$75,000 - \$99,999	15.76%	12.74%	16.76%	14.77%
\$100,000 - \$124,999	10.33%	5.52%	13.04%	9.42%
\$125,000 - \$149,999	9.78%	3.11%	4.87%	4.06%
\$150,000 - \$174,999	7.74%	2.11%	2.15%	0.65%
\$175,000 - \$199,999	5.57%	1.00%	2.44%	2.44%
\$200,000 - \$224,999	2.04%	0.90%	0.86%	2.60%
\$225,000 - \$249,999	0.27%	0.50%	0.43%	0.97%
\$250,000 or more	1.22%	0.90%	1.00%	2.43%
Total Housing Units	736	997	698	616

Table 3-5: Assessed Housing Values. Source: Audubon County, Carroll County, Guthrie County, and Adair County Assessor

Figure 3-5: Assessed Housing Values



Source: U.S. Census

The figure depicts that the majority of the housing units in Stuart are valued in the \$50,000 to \$74,999 assessed value range. In hopes of capturing the overall view of the Stuart housing values, Table 3-5 details the assessed values of not only Stuart, but communities in the region as well.

Table 3-5 offers data from Guthrie Center, Manning, and Audubon, which was collected from the Audubon County Assessor, Carroll County Assessor, and the Guthrie County Assessor. Looking at the chart above, approximately 29% of the

assessed housing values in Stuart are assessed under \$50,000.

This percentage compares to roughly 51% in Audubon, 31% in Guthrie Center, and 34% in Manning. In terms of those homes valued over \$100,000, about 35% of the housing units in Stuart are valued over \$100,000. In comparison, about 14% of Audubon’s homes are valued over \$100,000, while only 25% in Guthrie Center and 23% in Manning.

Stuart has a greater percentage of higher end homes compared to nearby communities, while it also has a lower percentage of homes that are valued under \$50,000 in comparison to those same nearby communities.

According to the 2018 American Community Survey, the median value for an owner-occupied housing unit in Stuart is \$93,100. This compares to \$115,900 in Guthrie County, \$100,100 in Adair County, and \$152,000 in Iowa.

Comparatively lower than both the counties and the state, Stuart’s median housing value can be utilized as a strength, especially for those whom are searching for a new place to call home within this region.

	Stuart	Guthrie County	Adair County	Iowa
Less than \$500	34.90%	20.30%	35.40%	15.30%
\$500 to \$999	50.30%	65.80%	60.70%	59.10%
\$1,000 to \$1,499	14.80%	12.80%	3.30%	19.90%
\$1,500 to \$1,999	0.00%	0.30%	0.60%	4.10%
\$2,000 to \$2,499	0.00%	0.00%	0.00%	0.90%
\$2,500 to \$2,999	0.00%	0.90%	0.00%	0.20%
\$3,000 or more	0.00%	0.00%	0.00%	0.60%
Median (dollars)	613	662	588	777

Table 3-6: Gross Rent. Source: U.S. Census Bureau, 2018 ACS Estimates

Monthly Rent

The distribution of monthly rent is on display in Table 3-6, which compares Stuart with both Guthrie and Adair County, as well as the whole State. The 2018 American Community Survey shows that the majority of households who have a rent payment pay, in the \$500 to \$999 range.

This monthly rent payment range is relative amongst the areas in the table, for the majority of renters in all four jurisdictions pay in the range of \$500 to \$999 for rent. The median gross rent in Stuart is \$613 while it is \$662 in Guthrie County, \$588 in Adair County, and \$777 in Iowa.

Housing Conditions

A windshield survey was conducted in November 2016. This survey evaluated each housing property within the City limits of Stuart based on predetermined criteria.

The windshield survey evaluated 613 residential structures within the city limits. Only 2.45% of the homes within Stuart were surveyed to be new or in excellent condition (rank 1). Rank 5 houses were considered deteriorated or dilapidated and there were only two properties within the city which met this criteria.

The majority of the city’s homes (59.87% or 367 structures) were surveyed to be fair (rank 3). These homes need mostly cosmetic repairs or modernization, but the main structure of the home is sound. The map

on page 26 shows the average housing condition by census block.



Rank	Number of Properties	Percentage
1	27	4.32%
2	179	28.64%
3	367	58.72%
4	50	8.00%
5	2	0.32%

Table 3-7: Housing Conditions.

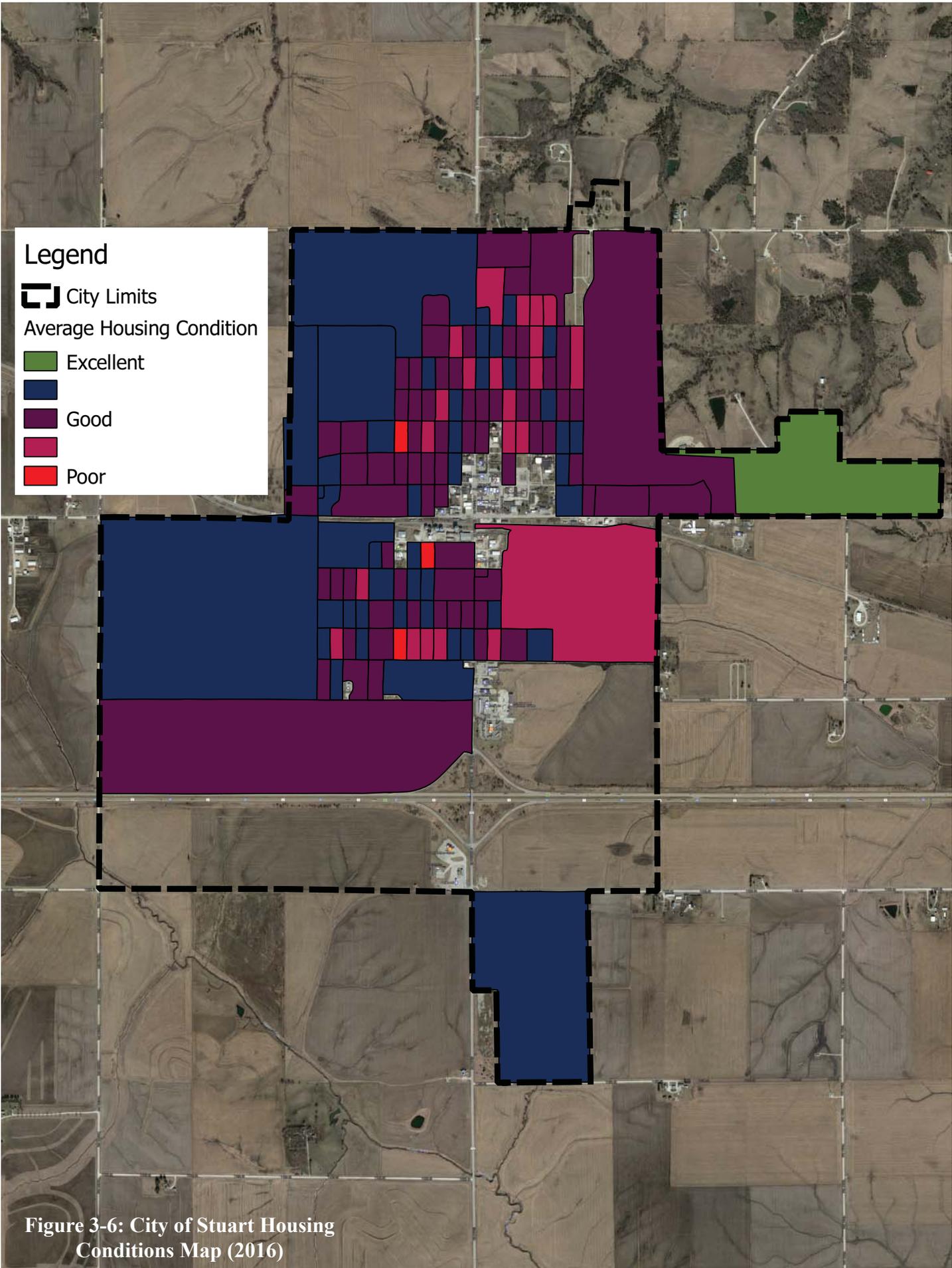


Figure 3-6: City of Stuart Housing Conditions Map (2016)



Goals and Action Steps

Goal 1: Support existing and new single-family residential neighborhoods

Objective 1: Focus new residential development to areas with existing city services.

1.1: Develop financial and regulatory incentives to promote infill residential development of vacant lots.

1.2: Market vacant lots for potential infill to developers and real estate agents.

Goal 2: Encourage diversity and affordability in the types of available housing

Objective 2-1: Diversify housing by allowing a range of housing types and styles.

2.1: Offer housing incentives to develop affordable housing.

2.2: Identify land for development or re-development, and analyze land use/zoning.

2.3: Attract development in the form of condominiums, town houses, and duplexes, that appeal to all levels of income.

Goal 3: Enforce nuisance codes

Objective 3-1: Maintain property conditions and uphold public health.

3.1: Prioritize curb clean-up days at targeted areas and chronic nuisance properties.

3.2: Continue to visually survey and report deficient properties in the community.

3.3: Improve public awareness and understanding of nuisance codes.

Goal 4: Improve the existing housing stock

Objective 4-1: Support rehabilitation and maintenance of existing housing.

4.1: Continue to seek and apply for grants to assist with upgrading the city's housing stock.

4.2: Encourage landlords to rehabilitate outdated and dangerous properties with incentives.

4.3: Remove and rehabilitate vacant buildings and redevelop underutilized properties.

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Transportation & Infrastructure

Chapter 4



Overview

Stuart is located in west central Iowa and is in the western portion of the Des Moines-West Des Moines metropolitan area. Interstate 80, a state-managed interstate that connects Stuart with Des Moines and Omaha, bisects the community and brings visitors in whom do not live in Stuart.

As well as roadway, the Iowa Interstate Railway bisects the town of Stuart, which connects Davenport on the eastern side of the state with Council Bluffs on the western side of the state. There are four roadway classifications pertinent to Stuart: interstate, major collector, minor collector, and local.

Roadway Classifications

Interstate

The primary purpose of an interstate is to move people and goods rapidly over long distances. These roads are high capacity, high-speed roadways with restricted access. They are intended for high-volume traffic movement across the area with minimal access to the surrounding land.

Collectors

These roadways channel trips between local street systems and arterials. Collectors serve as a balance between mobility and land access, between arterials and local roads. Parking and direct driveway access to the street is typically allowed on collectors. These roads are usually wider, have higher capacity, and permit somewhat higher speeds than the local street network.

Local

These roads primarily provide local land access with the shortest distances and the least amount of traffic. A local road provides access to abutting land with little or no through movement. Local roads provide direct access to individual homes and farms.

Streets

Stuart's street network is made up local roads, two major collectors, one minor collector, and an interstate. The three major roadways that connect Stuart to other communities include Interstate 80, County Road P28, and County Road F65.

As noted in the community input survey, the street

network is very important to the residents of Stuart, whereas roughly 31% of survey takers indicated that they were either unsatisfied or very unsatisfied by the current streets in Stuart. Infrastructure is key to any community, so it'll be important to create a feasible maintenance program for the future.

Sidewalk and Trail Network

Stuart may consider trail and sidewalk construction to connect the city facilities and services such as downtown, Lawbaugh Park, and the sports complex. Sidewalks and trails can also be considered in future residential developments to facilitate pedestrian connections with the existing trail and sidewalk network.

Public Transportation

The Western Iowa Transit (WIT) system services the City of Stuart. WIT is a service of Region XII Council of Governments in Carroll and aims to provide safe, dependable, and efficient public transportation for all citizens within the system's service area while helping the citizens maintain and improve their quality of life.

This service is demand responsive and serves all ability and age levels. Western Iowa Transit has over 60 buses, vans, and cars throughout Audubon, Carroll, Crawford, Greene, Guthrie, and Sac Counties.

Travel Time

Commuting patterns play an important role in a community; therefore, it is key in understanding the commuting trends in Stuart. According to the American Community Survey, 36.60% of residents travel less than 10 minutes to work.

This percentage usually involves those who live and work in Stuart. Approximately 40% of those surveyed travel at least 30 minutes to work, which plays in favor of Stuart because individuals are choosing to live in Stuart while commuting more than the mean travel time to work.

The mean travel time to work is 21.2 minutes as one can see from Table 4-2 on page 32. Since Stuart is located within the Des Moines-West Des Moines Metropolitan Statistical Area, there are going to be those individuals who travel to and from the Des Moines area for work.



Means of Transportation	Total
Workers 16 years and over	721
Car, truck, or van	90.70%
Drove alone	77.00%
Carpooled	13.70%
Public transportation (excluding taxicab)	0.00%
Walked	6.40%
Bicycle	0.00%
Worked at home	2.90%

Table 4-1: Means of Transportation. Source: U.S. Census

Time	Total
Less than 10 minutes	36.60%
10 to 14 minutes	11.60%
15 to 19 minutes	4.70%
20 to 24 minutes	3.10%
25 to 29 minutes	4.30%
30 to 34 minutes	10.40%
35 to 44 minutes	9.70%
45 to 59 minutes	17.90%
60 or more minutes	1.70%
Mean travel time to work (minutes)	21.2

Table 4-2: Travel Time to Work. Source: U.S. Census

Means of Transportation

Of the total 721 workers 16 years and over surveyed by the American Community Survey, the majority of them drive to work. Table 4-1 shows the means of transportation by those who traveled to and from work, and 77% of those 721 drove alone.

The next highest percentage in terms of transportation means is carpooled. Since there is no viable public transportation, this is why the public transportation percentage comes in at 0%. Approximately 3% of those 721 surveyed work from home, while roughly 5% of workers in Guthrie County and 6% in Adair County work from home.

Average Annual Daily Traffic

The average annual daily traffic or AADT is counted by the Iowa Department of Transportation on a 4-year cycle. The last year Stuart’s transportation system was counted was in 2016. The AADT varies across the community, but Interstate 80 of course has the greatest traffic flow within Stuart, which averages roughly 25,000 vehicles a day.

Some of the local roadways that have the greatest traffic flow include County Road P28, White Pole Road, and 4th Street.

The Average Annual Daily Traffic map can be found on the next page, which shows the various traffic counts of the road system in Stuart.

Commuting Patterns

The inflow/outflow of the Stuart workforce is displayed in Figure 4-6. The map and data uses the OnTheMap data tool provided through the U.S. Census Bureau.

The inflow/outflow data tool evaluates using both “home to work” and “work to home” as methods to collect commuting patterns. The table details that there are 675 people who are employed in the selection area (Stuart).

Of those 675 workers, 620 work in Stuart but do not live in the community. The remaining 55 people are employed and live in Stuart. The other data collected method is the home to work approach. This method shows that 774 residents live in the selection area. Of those 774 residents, 719 live in Stuart but do not work there.

According to this data tool, there are only 55 residents who both live and work in the selection area. This data tool can give a community a general understanding of the commuting patterns occurring in their area.

The OnTheMap tool also collects the distance and direction patterns by those workers who were surveyed. Figure 4-7 depicts the direction and distance patterns of all the workers in Stuart.

The center of the map shows the selection area, thus the direction and distance traveled by residents can be followed within the figure. There are 774 residents who

Figure 4-5: Average Annual Daily Traffic Map

TRAFFIC FLOW MAP OF

STUART

GUTHRIE COUNTY

2016 ANNUAL AVERAGE DAILY TRAFFIC

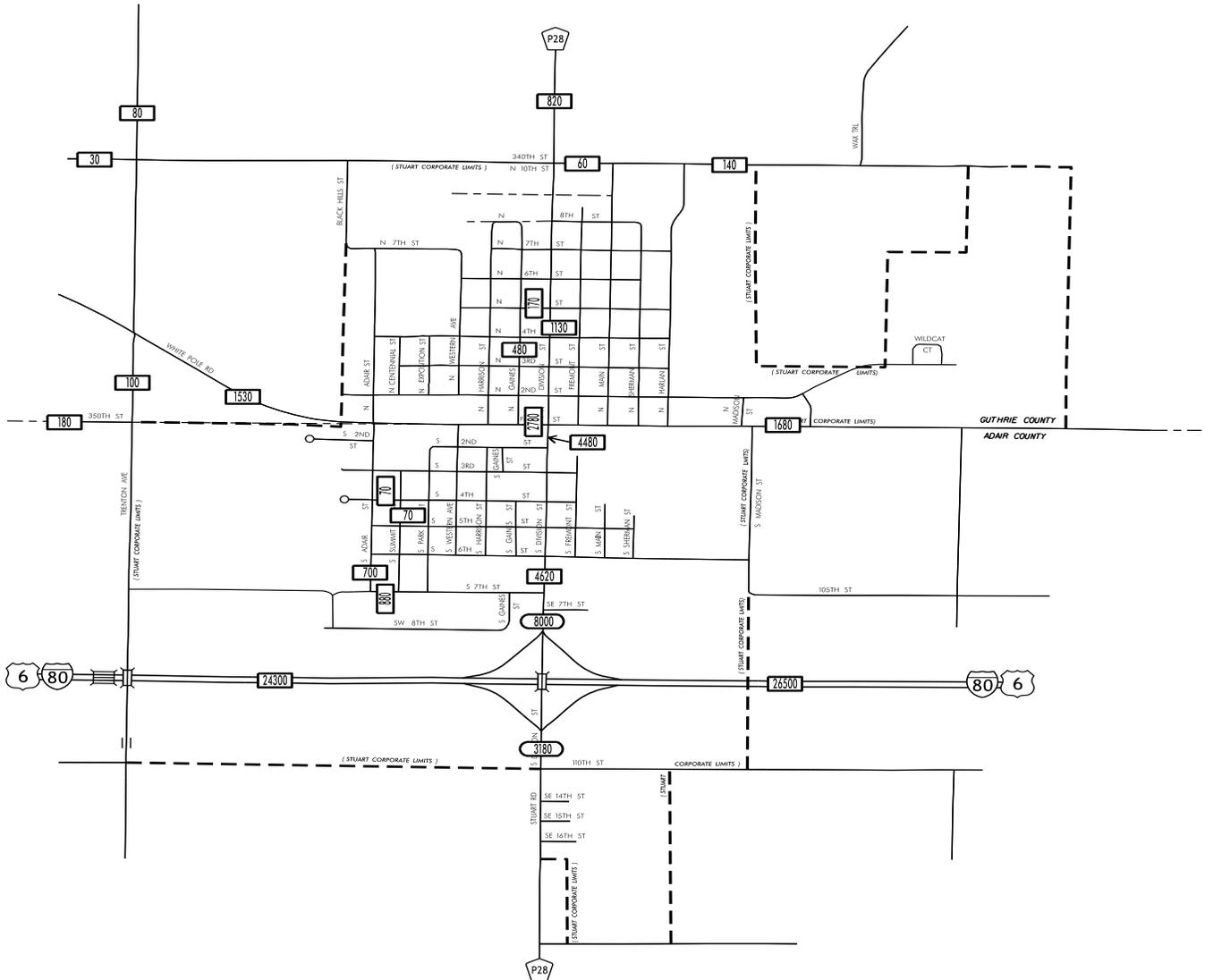
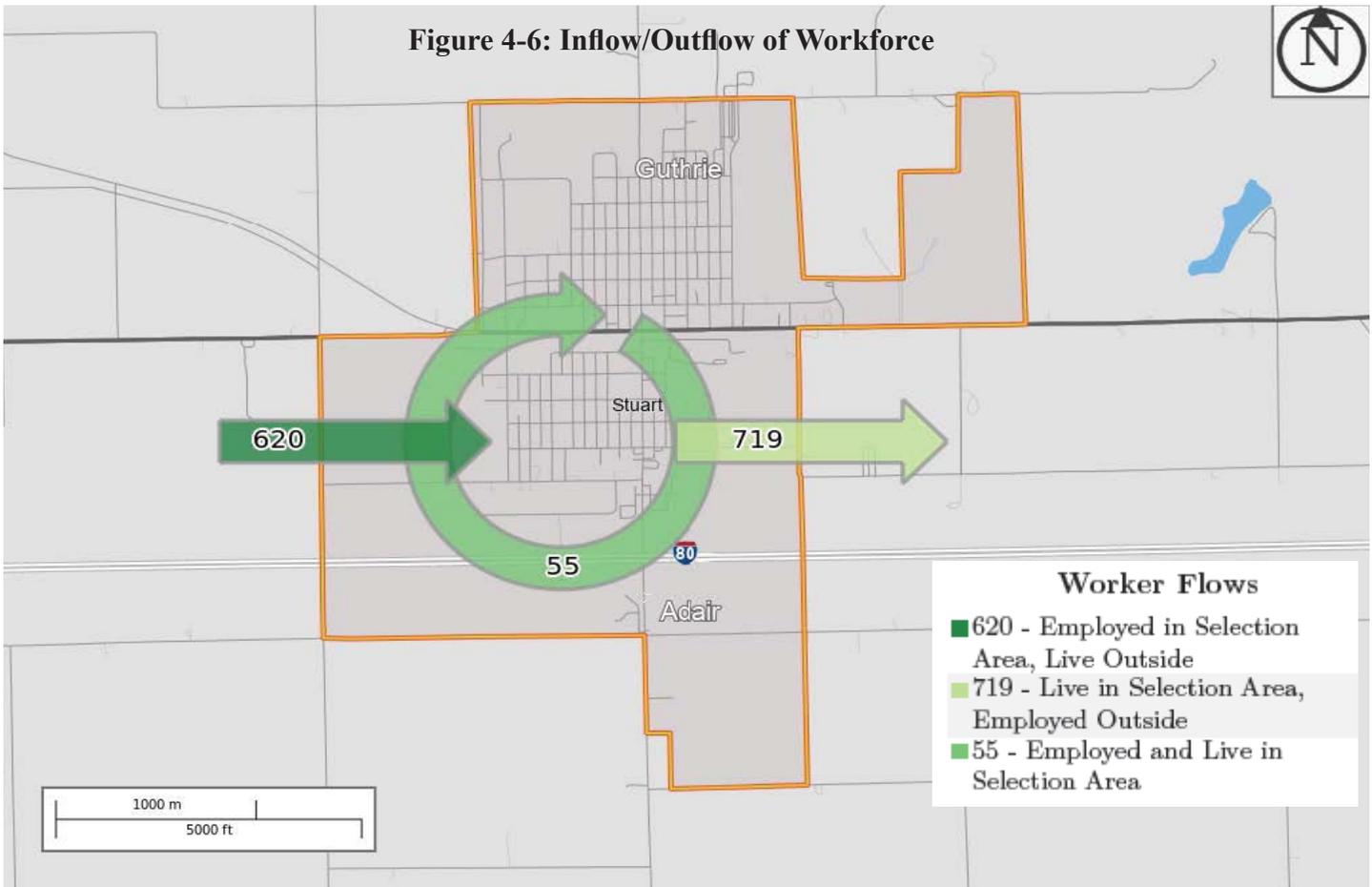


Figure 4-6: Inflow/Outflow of Workforce



Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	675	100.0
Employed in the Selection Area but Living Outside	620	91.9
Employed and Living in the Selection Area	55	8.1
Living in the Selection Area	774	100.0
Living in the Selection Area but Employed Outside	719	92.9
Living and Employed in the Selection Area	55	7.1

Transportation and all that it entails can be a significant aspect to not only bringing in new residents, but retaining the current community members. As noted in the public input survey, roughly 32% of those who took the survey indicated they were satisfied with the local streets. On the other hand, about 30% of the survey takers stated they were unsatisfied with the local streets.

are employed, 105 travel less than 10 miles to get to work. Of the remaining 774 workers, 264 travel 10 to 24 miles, 270 travel 25 to 50 miles, and 135 travel greater than 50 miles to work.

Another question regarding streets indicated that approximately 68% of those who took the survey said that streets were very important in terms of the city's existing infrastructure.

The distance in which those residents travel for work varies, but the majority of those workers travel in the east bound direction, which makes sense because that is the direction of the Des Moines-West Des Moines metropolitan area.

Public Utilities

Community infrastructure is a vital piece for a city to function and prosper, for it provides the necessities that are expected in a community.

The choice to commute is a decision made by each individual, but this data tool displays that a considerable amount of residents commute a great distance, but ultimately choose to live in Stuart.

The City of Stuart provides water, sewer, and electricity as services that come with living in the community. Natural gas, propane, refuse & recycling, and telecommunications are also provided, but are privatized or contracted out by the city.

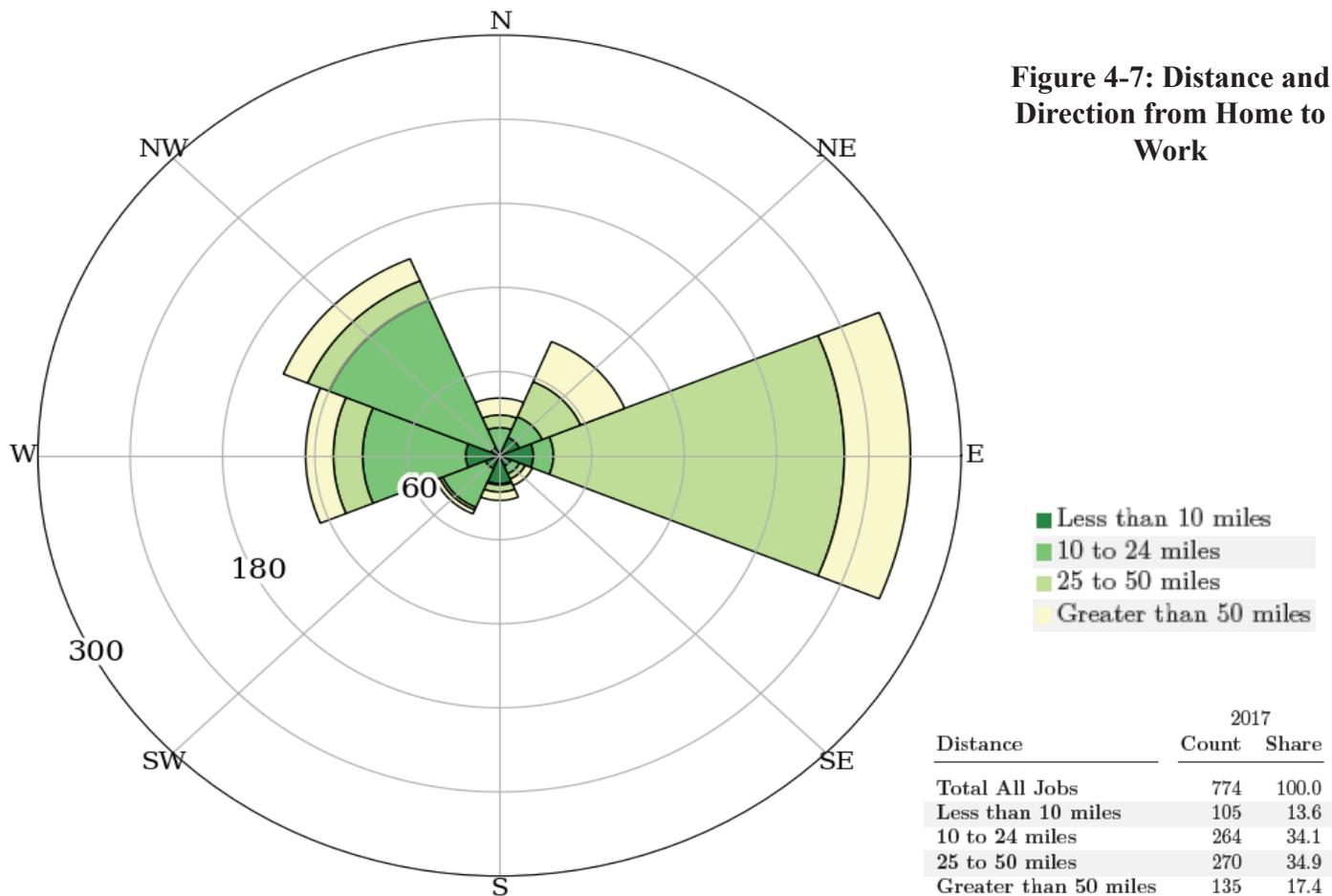


Figure 4-7: Distance and Direction from Home to Work

In terms of public utilities, roughly 55% of those who took the survey noted that they were satisfied with the water infrastructure in Stuart. As well as water, about 45% indicated they were satisfied with the sewer infrastructure in town. In terms of those residents who are unsatisfied with these same services, roughly 15% for water, and 21% for sewer indicated dissatisfaction.

These services are vital to any community, and Stuart will need to continue to maintain and invest in the current infrastructure, especially if the community has plans to expand.

Water

The City of Stuart operates a public water system by its Municipal Utilities Department. Residential water rates paid by residents for the use of the system are as followed: \$32.20 for the first 4,000 gallons, and \$3.30 per 1,000 gallons thereafter.

Sewer

The City of Stuart also operates its sewer system. The current connection charges for each sanitary sewer

connection within the area are as followed: \$1,000 for a commercial user, \$1,000 for an industrial user, and \$250.00 for a residential user.

Electricity

The City of Stuart provides electricity to its residents. There is a connection fee as well as a deposit required at the initial setup time. The Stuart Municipal Utilities building is located at 119 E. Front Street.

Natural Gas & Propane

MidAmerican Energy Company provides natural gas service in the Stuart area. There are a few options for propane service in Stuart. Companies that service the area include Agriland FS, Diamond Oil CO., Ferrellgas, and Pelgas.

Refuse & Recycling

Refuse disposal is contracted out by the City of Stuart. Each property is limited to two total bags of trash each week. These bags cannot have a combined weight of over 130 pounds, but if you have more than this limit, you



can purchase stickers for additional trash at City Hall. Yard waste can be removed at the city brush site located on the north side of SE 6th street, between Madison and Sherman Street. Avey Sanitation offers dumpster service to the Stuart area.

In terms of recycling, bins are located near the Utilities shed, specifically in the alley behind the Stuart Car Wash and Los Altos Restaurant. These bins allow for newspaper, magazines, phone books, cardboard, tin cans, clear glass, plastic bags, plastic milk jugs, and other plastics to be recycled.

Beverage cans and bottles can be taken to the West Central Redemption Center located at 121 S Division Street. Any other waste can be taken to the Adair County Landfill.

Telecommunications

There are multiple telecommunication providers in the Stuart area. Internet is a vital component to any community, and service speeds vary in the area. Coon Valley Co-op Telephone in Menlo offers wireless internet service to Stuart.

CenturyLink offers internet in the form of DSL and, in some, cases, fiber optics internet in the Stuart area. CenturyLink also provides telephone service.

Mediacom offers cable internet, telephone service, and is a cable television provider in the Stuart area.

DirecTV and Dish Network both offer satellite television service to the community.

Goals and Action Steps

Goal 1: Improve the road infrastructure

Objective 1: Maintain and enhance the existing street system.

- 1.1: Promote connectivity in the local street network.
- 1.2: Facilitate public outreach for desired types and locations of street improvements.
- 1.3: Work with local, regional, and state organizations to plan and facilitate resurfacing and renovation of distressed streets.
- 1.4: Ensure effective and efficient road wayfinding and



signage to promote safety for all road users.

Goal 2: Promote and enhance sidewalk and trails to serve all users and modes

Objective 2-1: Continue the construction of pedestrian and cyclist infrastructure to allow for safe and easy travel around the city.

2.1: Construct new sidewalks along heavily traveled pedestrian corridors.

2.2: Apply for Iowa DOT Transportation Alternatives Program funding and work with business owners, property owners, and the school district to raise matching requirements.

Objective 2-2: Maintain current sidewalks and repair, replace, or remove hazardous sidewalks.

2.1: Implement and maintain a city-wide sidewalk program to address hazardous sidewalks and ensure compliance with the Americans with Disabilities Act.

2.2: Assess current sidewalk conditions and create a phased approach to plan improvements over the next five to ten years.

2.3: Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, lighting benches, trash cans, wayfinding, and others to encourage walking.

Goal 3: Provide necessary infrastructure and facilities

Objective 3-1: Maintain and expand water and sewer systems

3.1: Require development to adequately pay its fair share of impact to the sewer and water systems.

3.2: Invest in maintaining and expanding existing water and wastewater infrastructure.

3.3: Develop a master plan for the maintenance of community infrastructure.

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Community Facilities & Services Chapter 5



Overview

Community facilities and services are important for a city to function and flourish. They provide necessary services such as schools, libraries, parks, recreation, police, fire, and rescue.

This chapter focuses on identifying the existing community facilities, services, public safety, park and recreational amenities available in the City of Stuart.

Strategically located on Interstate 80, Stuart is the perfect place to raise a family with its small-town charm and abundant amenities, yet progressive enough to sustain large and small commercial businesses looking for a viable location to conduct business.

Stuart City Hall

Stuart City Hall is located in the heart of the downtown area. City Hall houses the Council chambers, library, and city staff offices. The City operates a council-manager form of government.

Stuart's City Council is composed of five members whom are elected at large by the public. City Council

meetings are typically held on the second Monday of each month at City Hall.

Stuart Post Office

The Stuart Post Office is located at 208 NE 2nd Street. Office hours are generally from 8:30am – 11:30am & 1:00pm – 4:30pm Monday through Friday, and 8:30am – 10:30am Saturday.

Stuart Library

Founded in 1901, the Stuart Public Library has been a staple in the community. The very first librarian, Mrs. Catherine H. Leighton, created a place that was positive, supportive, and dedicated to serving the community.

Until 1907, the library did not have a permanent home in the community and was housed in a rented room. It was not until the efforts of librarian Mrs. J.R. McMullen and other citizens that the community successfully secured a grant from Andrew Carnegie for the construction of a building dedicated solely to the library.

It was felt that the new Carnegie building would ensure the prosperity of the library and the community more

than ever. On April 3, 1908, the new Carnegie Library was opened and dedicated to the community of Stuart. The librarians that followed these two continued their work to ensure the Stuart Public Library was, and still is, an influence in the health and intellectual uplifting of the community.

In addition to offering books and other literary materials, the library continues to evolve and progress to provide services and products that enable community members to become successful learners and explorers in the 21st century society.

The Stuart Public Library offer its services from:

Monday: 1:00pm – 7:00pm

Tuesday: 9:00am – 12:00pm & 1:00pm – 5:00pm

Wednesday: 1:00pm – 7:00pm

Thursday: 1:00pm – 5:00pm

Friday: 9:00am – 12:00pm & 1:00pm – 5:00pm

Attractions

Saints Center

The All Saints Church was built in 1908-1910 in the Byzantine style and Italian Baroque interior, and was considered one of the state’s most beautiful churches. An arsonist attempted to destroy the church in 1995 as a hate crime.

However, that did not keep the church from being later inducted into the National Register of Historic Places in 2000. The church underwent a \$4 million restoration process and now serves as a community cultural center.

Rock Island Railroad Depot

The Rock Island Depot was built in 1879. After the Rock Island Railroad decided to relocate to Valley Junction, the depot was the only building left standing. Passenger trains continued to stop until the 1960s, but soon after started to decline.

The depot was placed on the National Register of Historic Places in 1980 with the restoration beginning the summer of 2002. Between 2002 and 2015, the depot was slowly renovated in phases. The renovated depot is now rented for parties, meetings and receptions.





Bonnie & Clyde Robbery

One of the more historical events to happen in Stuart was the robbing of the First National Bank on April 16, 1934 by the infamous crime couple, Bonnie and Clyde.

The building still exists, currently the home to a hair salon. A sign above the exterior doorway mentions the building as the location of the crime.

Hotel Stuart

This historic hotel, formerly known as the Sexton Hotel, was added to the National Registry in 2013. The hotel underwent a partial restoration, and is located across the street to the north of the Rock Island Railroad Depot.



Masonic Temple

Initial construction of the Masonic building started in 1894 when Jacob Bates donated and paid for the installation of the clock. It was added to the National Register of Historic Places in 1996.

The building exterior and the clock have been restored and the interior renovated with apartments and offices.

White Pole Road Scenic By-Way

The Iowa Byways Advisory Council led by the DOT selected the historic 26-mile stretch, known as the White Pole Road, as an Iowa Byway.

The route was praised for its historic sense of place and for its unique experience that provides many opportunities for exploration and engagement. The White Pole Road is a tribute to the original dirt road that once connected the five communities of Adair, Casey, Menlo, Stuart and Dexter.



This particular stretch of road is important because it served as the nucleus to Iowa's first certified route, which stretched statewide from Davenport to Council Bluffs in 1914.



Public Safety

Stuart Police

The Stuart Police Department is a full service Police Department with 24/7 Police coverage. The Stuart Police Department serves an area that includes a business district, industrial park, 2 public schools, and just over 1 mile of Interstate.

As well as responding to calls within the city limits of Stuart, the Stuart Police Department also responds to other areas of Guthrie, Adair and Dallas Counties to assist other agencies. Because of the close proximity, Stuart Officers are frequently called out to sections of Interstate 80 to respond to traffic complaints, stranded motorists and vehicle accidents.

Stuart is only a short drive from Des Moines and sits directly along one of the nation's busiest interstates I-80. Because of this, Stuart Officers are typically busier than most departments of similar size. Stuart Officers provide a wide range of services to the community and surrounding areas.

Stuart Officers receive ongoing training through the

department and at various regional training locations. Stuart Officers pride themselves in being knowledgeable in all areas that they perform.

The Stuart Police Department's main task is enforcing municipal, state and federal laws, however its members also respond to a wide variety of calls for service. Some of the services in which Stuart officers provide are:

- Animal Control
- First response to medical/fire emergencies
- Motorist complaints
- Parking Enforcement
- Civil Stand-by
- Alarm response
- Criminal investigations
- Traffic control



Stuart Fire Department

The Stuart Fire Department is a volunteer fire department that staffs 26 volunteer firefighters. The department serves Stuart, as well as several rural townships. The area served within Stuart's jurisdiction stretches over 100 square miles.

The department responds to fire and rescue calls within Stuart, as well as the surrounding area. Some of the services in which the Stuart Fire Department provide are:

- Haz-Mat Operational Level
- Rescue Operational Level
- Structural Fire Suppression
- Wildland Fire Suppression
- Occasional Fire Prevention Program
- Emergency Medical Responder Services



The results of the public input survey showed that fire services is relatively one of the most important services that the city offers. This is why roughly 77% of those who took the survey indicated that they were either very satisfied or satisfied with the fire services offered from the community. Less than 5% of residents who took the survey stated that they were unsatisfied with Stuart's fire services.

Stuart Rescue

Stuart Rescue is devoted to serving not only the community of Stuart, but also the surrounding communities around by providing 24/7 Advanced Life Support services. The department provides both Basic (EMT) and Advanced (PARAMEDIC) Life Support Services for the City of Stuart and the surrounding area. It also serves as the Paramedic Tier Response for the Menlo, Casey, and Dexter service areas.

In terms of rescue services, roughly 37% of those who took the survey expressed ambulance service as the most important governmental service that Stuart offers. Of those same survey takers, approximately 73% specified that they are either very satisfied or satisfied with the rescue/ambulance services offered by Stuart.



Health and Social Services

Stuart offers convenient access to health care with a medical complex located on SW 7th Street housing Adair County Medical Clinic, Eye Care Associates, Stuart Family Dental and Wright Pharmacy. Stuart Medical Clinic is located downtown and Guthrie County Medical Clinic is located northeast of the downtown area.

Educational Services

Stuart is located within the West Central Valley Community School District and is a consolidation of four towns – Stuart, Menlo, Dexter and Redfield.

WCV School District Facilities: WCV Elementary at Stuart: Grades Pre-K-2

WCV Elementary at Dexter: Grades 3-5

WCV Middle School (located in Redfield): Grades 6-8

WCV High School (located in Stuart): Grades 9-12

The high school offers updated athletic complex facilities including a turf football/soccer field, all-weather track, practice field, baseball and softball fields.

Stuart is within a short commute to numerous colleges and universities that offer a wide range of quality degrees from associate to doctoral levels:

Southwestern Community College (43 minutes)

Drake University (39 minutes)

Mercy College of Health Sciences (38 minutes)

Grand View University (45 minutes)

Des Moines Area Community College (34 minutes)

Simpson College (55 minutes)



Parks & Recreation

Stuart is home to several parks including the 2.5-acre Lawbaugh City Park, downtown pocket park, and Eagle Scout Park.

Lawbaugh City Park

Amenities at Lawbaugh Park include a shelter house, gazebo, picnic tables and benches, outdoor grills, restrooms, full-length basketball court, and a playground area. Lawbaugh Park has both a shelter house and a gazebo which are available for rent April to November.

Eagle Scout Park

Eagle Scout Park has a shelter house available for rent from April to November.

Downtown Pocket Park

Located on NW 2nd Street, near Division Street, the downtown pocket park has a pergola available for rent from April to November.

Sports Complex/Walking Trail

Stuart's sprawling sports complex sits on 33 acres and includes four baseball/softball fields, a full-length soccer field, a soccer complex, and a walking trail.

Aquatic Center

Stuart's outdoor aquatic center is a 35,000 square foot facility that offers a kiddie pool attached to the main pool, splash pad, diving board, three slides, bathhouse and concessions. Private and group lessons are available each year along with the option of booking private pool parties.

Churches

- All Saints Catholic Church: 216 All Saints Drive
- Fairview Congregational Christian Church: 1706 Stuart Road
- First Congregational Church: 224 N Division Street
- Jefferson Center Chapel: 1298 130th Street
- New Beginnings Open Bible Church: 207 SW 7th Street
- Stuart Friends Church: 723 N Fremont Street
- Stuart-Mount Vernon United Methodist Church: 219 NW 2nd Street





Goals and Action Steps

Goal 1: Maintain and improve public health and safety

Objective 1-1: Maintain and improve public safety.

1.1: Apply for departmental grant funding.

1.2: Support programs designed to reduce crime in the region.

1.3: Continue working with Adair and Guthrie County for effective enforcement of county and laws.

Objective 1-2: Enhance public health.

1.1: Maintain and expand existing health infrastructure.

1.2: Collaborate with clinics to expand and improve health service provided to residents.

Goal 2: Maintain, improve, and expand park and recreational facilities

Objective 2-1: Provide and preserve quality parks and open space.

2.1: Invest in maintaining and expanding park amenities.

2.2: Ensure residents have easy access to park facilities within the city.

Objective 2-2: Invest in providing recreational and entertainment options to residents.

2.1: Continue to maintain and improve the Stuart Depot to accommodate a wide range of community events.

2.2: Continue to organize and support community events to stimulate a sense of place in the community.

Goal 3: Support the educational system and library

Objective 3-1: Maintain and improve the Stuart Public Library.

3.1: Continue to improve and enhance the existing library building and services.

3.2: Apply for local, regional, and state funding to maintain current as well as develop new library programs and services.

Objective 3-2: Maintain and improve the educational system.

3.1: Continue to collaborate and support the schools to provide high-quality education to all.

3.2: Continue to support programs designed to equip high school students for college and job markets.

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Economic Development Chapter 6



Overview

Economic Development is vital to any community. It supports the growth and success of the city, and can be defined as long-term investments that increase the prosperity of the community.

Economic development can include investments in business retention and expansion, workforce development, commercial, agriculture, and industrial development. Traditional indicators of a strong economy includes the City’s income levels, unemployment rate, and wages.

Laborforce

According to the 2018 American Community Survey, Stuart’s laborforce consists of 726 members. The U.S. Census Bureau surveys those whom are 16 years and over, thus Table 6-1 depicts the laborforce broken down by occupational category.

As one can see from Table 6-1, the majority of the laborforce in Stuart works in management, business, science, and arts occupations, for approximately 28%

	Total	Percent
Civilian employed population 16 years and over	726	100%
Management, business, science, and arts occupations	201	27.70%
Service occupations	136	18.70%
Sales and office occupations	147	20.20%
Natural resources, construction, and maintenance occupations	96	13.20%
Production, transportation, and material moving occupations	146	20.10%

Table 6-1: Occupational Category. Source: U.S. Census Bureau

of the laborforce work in these occupational categories.

On the other hand, the occupational category with the least amount of workers includes occupations in the natural resources, construction, and maintenance.

It is good information to have in terms of business and workforce development, but the U.S. Census

	Total	Percent
Civilian employed population 16 years and over	726	100%
Agriculture, forestry, fishing and hunting, and mining	30	4.10%
Construction	87	12.00%
Manufacturing	76	10.50%
Wholesale trade	11	1.50%
Retail trade	130	17.90%
Transportation and warehousing, and utilities	28	3.90%
Information	14	1.90%
Finance and insurance, and real estate and rental and leasing	86	11.80%
Professional, scientific, and management, and administrative and waste management services	37	5.10%
Educational services, and health care and social assistance	126	17.40%
Arts, entertainment, and recreation, and accommodation and food services	63	8.70%
Other services, except public administration	20	2.80%
Public administration	18	2.50%

Table 6-2: Employment by Industry. Source: U.S. Census Bureau

breaks it down even further into specific industries of employment.

Table 6-2 shows the breakdown of Stuart’s laborforce in terms of employment by industry. Using that same marker as Table 6-1, the American Community Survey once again surveys the number of residents employed whom are 16 years and over, which is 726.

The industry with the greatest percentage of residents is retail trade, which is estimated at roughly 18%. A close second includes that of educational services, and health care and social assistance which is estimated to be 17.4% of the total 726 residents.

Rounding out the top three, construction sits right at 12%. Of all the various industries surveyed within Stuart, wholesale trade is the industry with the least number of residents employed estimated at 1.5%.

Income

Income levels as previously mentioned is a traditional indicator of a city’s overall economic status. Figure 6-1 shows the median household income of Stuart in

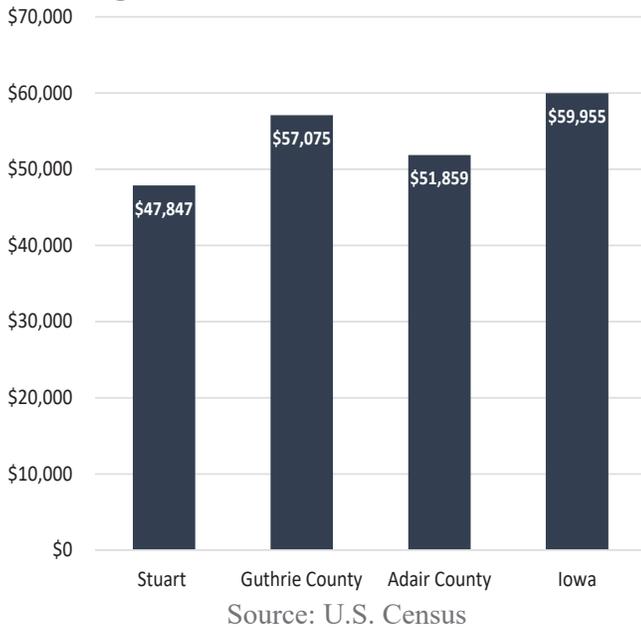
comparison to Guthrie County, Adair County, and Iowa.

According to the 2018 American Community Survey, Stuart’s median household income is \$47,847. This income level is lower than all three of the other jurisdictions being compared to in Figure 6-1. Of the comparable jurisdictions, Iowa has the highest median household income at \$59,955, which is approximately \$12,000 greater than Stuart’s median household income.

Another income level to indicate the state of Stuart’s economy is that of the per capita income. According to the 2018 American Community Survey, Stuart’s per capita income is \$25,914, which is once again lower than all three of the other jurisdictions being compared to.

Figure 6-2 compares the per capita income of Stuart, Guthrie County, Adair County, and Iowa. Once again, Iowa has the highest per capita income in terms of the four jurisdictions being compared. Iowa’s per capita income is \$31,559, which is approximately \$5,500 greater than Stuart’s per capita income level.

Figure 6-1: Median Household Income



Unemployment

The unemployment rate of the community is once again another good indicator of the economy of Stuart. Figure 6-3 compares the unemployment rates of Stuart, Guthrie County, Adair County, and Iowa.

Stuart’s unemployment rate was taken from the 2018 American Community Survey as previously mentioned, but the unemployment rates for the remaining three jurisdictions were taken from the Iowa Workforce Development.

Figure 6-4 depicts data taken from the 5-year estimates from the American Community Survey from 2010 to 2018. In 2010, the unemployment rate was 6.1%, and it peaked in 2011 at 10.7%. It has gradually had a decreasing trend since its peak back in 2011. According to the 2018 American Community Survey, the unemployment rate in Stuart is 3.7%.

The unemployment rate trending downwards is a good sign of the overall economic status of the community. The ability of residents to not only find jobs, but also sustain them plays an important role in the quality of life for Stuart’s community members.

The unemployment rates are updated monthly, and the current rates are as followed: Guthrie County’s is 3.9%, Adair County’s is 3.0%, and Iowa’s is 3.1%. Iowa currently has the lowest unemployment rate in comparison to the four jurisdictions, but all four are relatively comparable when looking at the rates across the board.

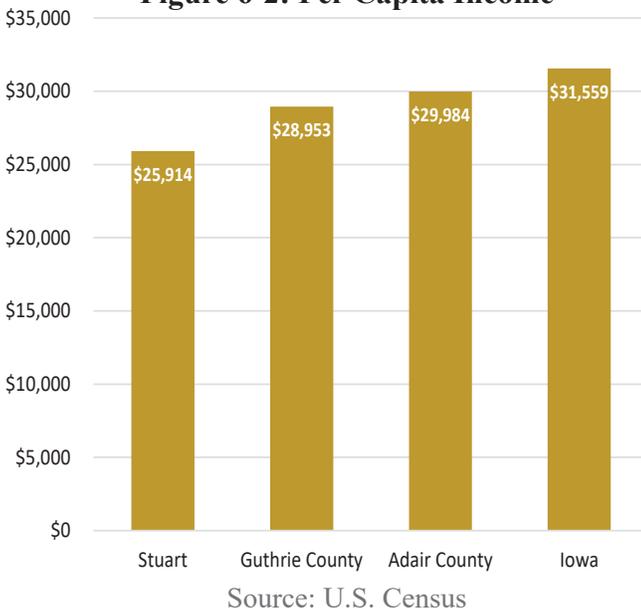
Stuart Enterprise for Economic Development (S.E.E.D.)

Stuart Enterprise for Economic Development is a non-profit corporation that was created over 40 years ago. It was developed by business owners in Stuart to promote economic development. These business owners devote their time as volunteers to create more opportunities within the community.

Since its inception, S.E.E.D. has contributed to a \$1.2 million increase in valuation, collaborating with City officials on large projects, acquiring blighted neighborhoods, and increasing valuations by improving or building new properties.



Figure 6-2: Per Capita Income



In 2001, S.E.E.D. collaborated with the City of Stuart and demolished a run-down trailer park and built an apartment complex which was sold and is now valued at \$500,000.

S.E.E.D. has also partnered with Farmers Electric Co-op and built a spec warehouse in Stuart’s business park. This was eventually sold to Wausau and has a valuation of \$400,000 and provides the town with local jobs.

The non-profit purchased three dilapidated buildings in downtown Stuart, along with a development agreement with the City, demolished and sold the property to an investment company. As a result, a Dollar General store was constructed and is valued at \$300,000. This also provides local jobs.

S.E.E.D. is aware of the benefits recreational activity brings to a town and how important Emergency Services are to the well-being of Stuart citizens. Subsequently, they became the recipient of a grant to construct a walking/biking trail that is currently situated around the old athletic complex; and traded land with the City of Stuart so a helipad could be constructed to provide Life Flight an area to land in emergencies.

Business Development

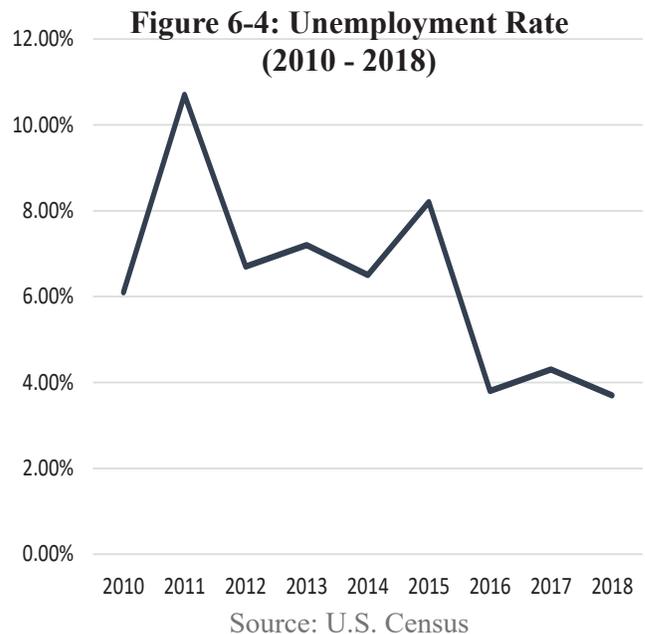
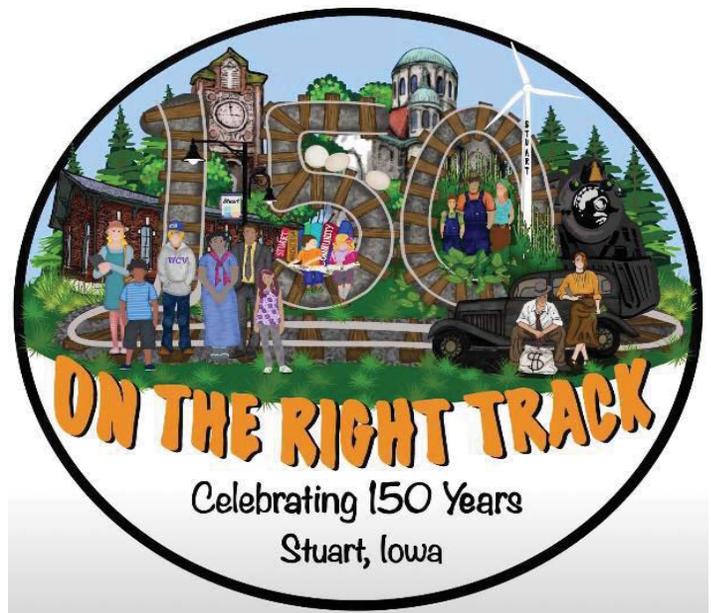
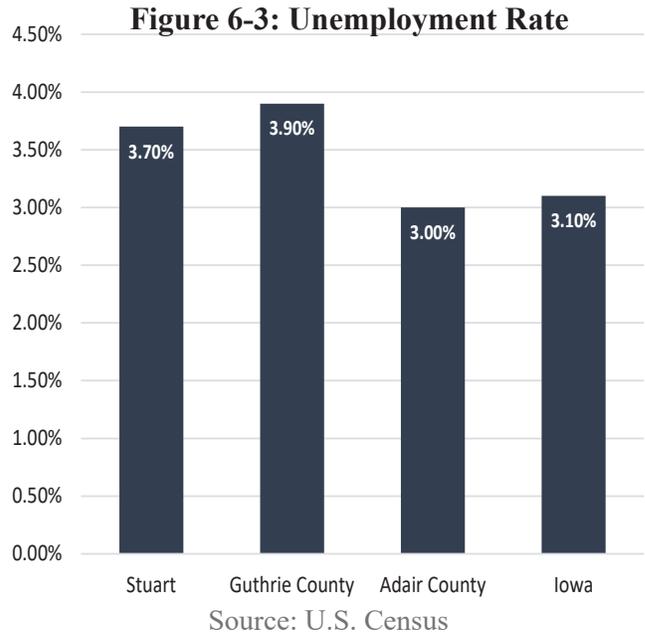
Stuart is a mixed business community with small to mid-size employers from varied industry sectors including agriculture, automotive, banking, insurance, retail, education, and health care.

Business Parks

Stuart has 165 acres of prime developable land available that is in close in proximity to rail and interstate access. New commercial development will have an impact to the local economy by generating high quality jobs, increasing the tax base and spur future development.

TIF

Tax Increment Financing (TIF) is available through the City and utilized to offer incentives to developers and businesses to locate or expand in Stuart. TIF boosts quality economic development and employment opportunities, increases residential and commercial property tax base and promotes the well-being and quality of life of Stuart’s residents.





Revolving Loan Fund

In an effort to assist with economic development efforts in the community, the Stuart Municipal Utilities (SMU) created a revolving loan fund (RLF) with assistance from the USDA Rural Development’s Rural Economic Grant Program.

The SMU RLF is available to non-profit organizations and businesses, offering low-cost, alternative financing for business expansion projects. Contact City Hall for more information.

Goals and Action Steps

Goal 1: Attract new businesses

Objective 1-1: Support existing residents in starting a local business.

1.1: Support residents in business start-ups by offering reduced or waived business licenses, building permits, or application fees.

1.2: Develop network of lenders-investors to provide capital for new businesses.

Objective 1-2: Promote business recruitment and entrepreneurship.

1.1: Provide, promote, and market incentive packages the City offers to new businesses.

1.2: Seek opportunities for development at certified sites within Stuart.

1.3: Work with organizations to provide a business start-up toolkit for new entrepreneurs.

1.4: Fill S.E.E.D.’s land south of Interstate 80 with an anchor business.

Objective 1-3: Attract dining and retail options.

1.1: Locate parcels or existing structures that may be suitable for restaurant and retail development.

1.2: Identify local entrepreneurs interested in opening new dining establishments.

1.3: Through a partnership with the Stuart Chamber of Commerce and Midwest Partnership, continue to host informational meetings to discuss the available resources for starting a new business.



Goal 2: Support existing businesses

Objective 2-1: Promote the retention and expansion of existing businesses.

2.1: Continue existing business expansion programs, research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.

2.2: Annually meet with local employers to discuss needs and resources. Consider an annual survey supporting businesses and asking about current status of business such as number employees, needs, issues, and opportunities.

2.3: Collaborate with West Central Valley Schools to have an internship program for local businesses to train young people in business operations.

Objective 2-2: Encourage people to shop locally to support Stuart businesses.

2.1: Create a downtown shopping event to promote and support local businesses.

2.2: Continue to work with the Stuart Chamber to promote a “shop local” campaign.

Goal 3: Revitalize and preserve the downtown

Objective 3-1: Develop financing tools to facilitate façade and streetscape improvements.

3.1: Coordinate with Main Street Iowa program.

3.2: Research and apply for available funding opportunities through Region XII Council of Governments, Iowa Economic Development Authority, and other State and Federal organizations.

Objective 3-2: Create a strong economic core downtown Stuart.

3.1: Identify needed services and businesses and strategically recruit them downtown.

3.2: Continue to recruit tenants to fill vacant commercial space downtown.

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Land Use & Environment

Chapter 7



Overview

An important function of the comprehensive plan is assessing current land use and creating a future land use map. A future land use map is essential for providing guidance on decisions regarding both public and private development.

Future changes to Stuart’s zoning codes should also be dictated by future land use designations in this Comprehensive Plan. This section discusses existing land uses and provides recommendations for future land use changes.

Zoning

Zoning is an important tool for managing the growth within a municipality. Zones are created to separate conflicting uses and provide a smooth transition between various uses throughout the city. The current zoning map is comprised of 10 separate zoning districts.

The assignment of a specific use to a parcel of land is different from the zoning classification of that parcel. Designating land uses for parcels gives direction for

how lands might best be utilized in the future and result in good urban and rural form. Future land use designations may differ from the current property use.

While assigning a future land use designation is not legally binding, zoning decisions should be based on the future land use map in the Comprehensive Plan

Zoning results in specific development regulations and permitted uses on a piece of land. The requirements set by zoning regulations are legally enforceable. Design guidelines, height restrictions, setback requirements, and use of the land are among the many aspects of development that zoning codes regulate.

While zoning regulations are enforceable laws, uses that do not strictly conform to the codes can be allowed on the condition that these uses do not negatively affect surrounding parcels.

The current zoning for the City of Stuart can be found on the next page. Explanation of the districts and regulations established on the Official Zoning Map can be found in Table 7-1.

Zoning	Name	Description	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
AG	Agricultural District	A district intended to provide areas in which agriculture and related uses are encouraged, and preserve land suited for eventual development into other uses.	1 acre	200 feet	40 feet	30 feet	40 feet	2.5 stories or 35 feet, excluding farm buildings
CN	Conservation District	A district intended to prevent areas which are subject to periodic or potential flooding.	5 acres	200 feet	50 feet	20 feet	50 feet	2.5 stories or 35 feet, excluding farm buildings
RS	Residential Single-Family District	A district intended to provide for a variety of single-family residential areas where public utilities and services are available.	(6RS) 6,000 square feet (10 RS) 10,000 square feet	80 feet	20 feet	6 feet	20 feet	2.5 stories or 35 feet*
RM	Residential Multi-Family District	A district intended to provide for a variety of multi-family residential areas.	(40 RS) 40,000 square feet 10,000 square feet	80 feet	50 feet	20 feet	50 feet	2.5 stories or 35 feet*
MH	Mobile Home District	A district intended to provide for certain medium density residential areas in the City now developed as mobile home parks.	NA	NA	NA	NA	NA	NA
AC	Arterial Commercial District	A district intended to provide for certain areas of the City for the development of service, retail, and other nonresidential uses.	10,000 square feet	80 feet	30 feet	8 feet	30 feet	50 feet or 4 stories
BC	Central Business Commercial District	A district intended to accommodate the major business and office concentration in the City.	None	None	None	None, except if a side yard is provided it shall be a minimum of 8 feet	None, except if a rear yard is provided, it shall be a minimum of 20 feet	50 feet or 4 stories
DBC	Downtown Business Commercial District	A district intended to accommodate the major business and office concentration in the City.	None	None	None	None, except if a side yard is provided it shall be a minimum of 8 feet	None, except if a rear yard is provided, it shall be a minimum of 20 feet	50 feet or 4 stories
LI	Light Industrial District	A district intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses.	10,000 square feet	80 feet	30 feet	8 feet, except that if adjacent to an "RS" or "RM" district, then it shall be 20 feet	30 feet	4 stories or 50 feet
HI	Heavy Industrial District	A district intended to provide areas for activities and uses of a heavy industrial character and is the least restrictive of any district.	10,000 square feet	None	30 feet	8 feet, except that if adjacent to another district, it shall be 50 feet	20 feet, except when adjacent to another district it shall be 100 feet	3 stories or 45 feet

Table 7-1: Stuart Zoning Districts. Source: City of Stuart Zoning Regulations

*Provided that the front yard setback is not closer to the right-of-way than either adjacent property.



Existing Land Use

Agricultural

Land designated as agricultural exhibited evidence of farming such as presence of crops, tilling, livestock, or cultivated products such as bales of hay.

Commercial

Commercial designated in Stuart include parcels and buildings where goods and services are sold or exchanged. Commercial uses include restaurants, offices, retail stores, gas stations, storage units, banks, and more. Most of this area is found in the downtown district, as well as along the I-80 interchange.

Conservation

This designation is comprised of public or private parks, recreational facilities, trail networks, and environmentally necessary open spaces, such as floodways or drainage basins.

Industrial

Industrial uses include manufacturing, mining, and

production. These areas are located along transportation routes such as Interstate 80 and the Iowa Interstate Rail Road line.

Industrial land use typically covers large areas of land not individual parcels like those that residential or commercial sometimes does. Industrial uses also include utilities and the production of other goods that would not normally be sold directly to the consumer at that location.

Public

Areas that are owned by the city, school district and other government entities are considered to be public land. Uses in this category include schools, churches, cemeteries, and often times government buildings. City services such as fire protection, law enforcement, and utility services also at times fall under this category.

Residential

Areas designated as residential include single family dwellings, apartments, duplexes, condominiums, and townhouses. Residential land use provides areas for a variety of housing options.

CITY OF STUART EXISTING LAND USE MAP

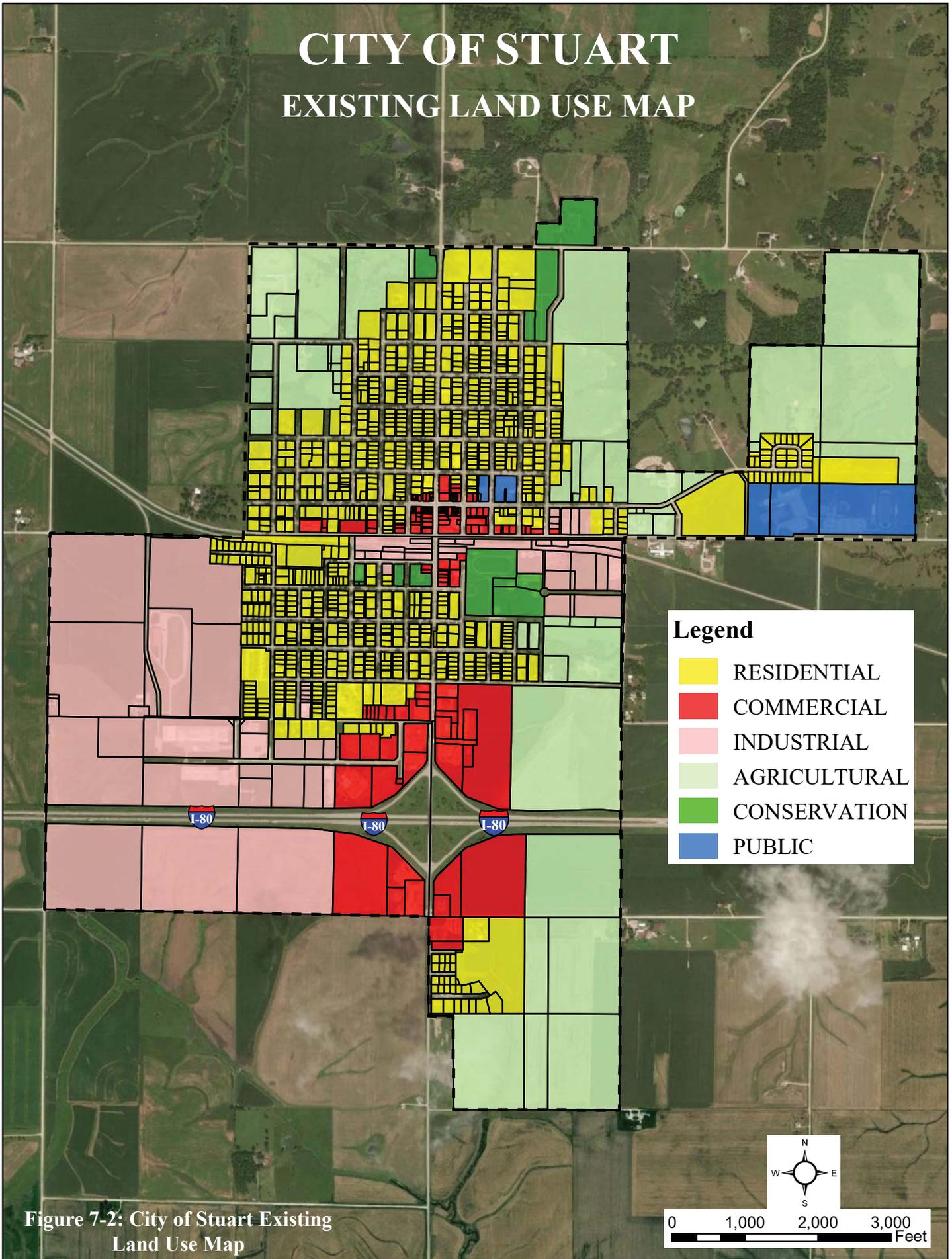


Figure 7-2: City of Stuart Existing Land Use Map

CITY OF STUART FUTURE LAND USE MAP

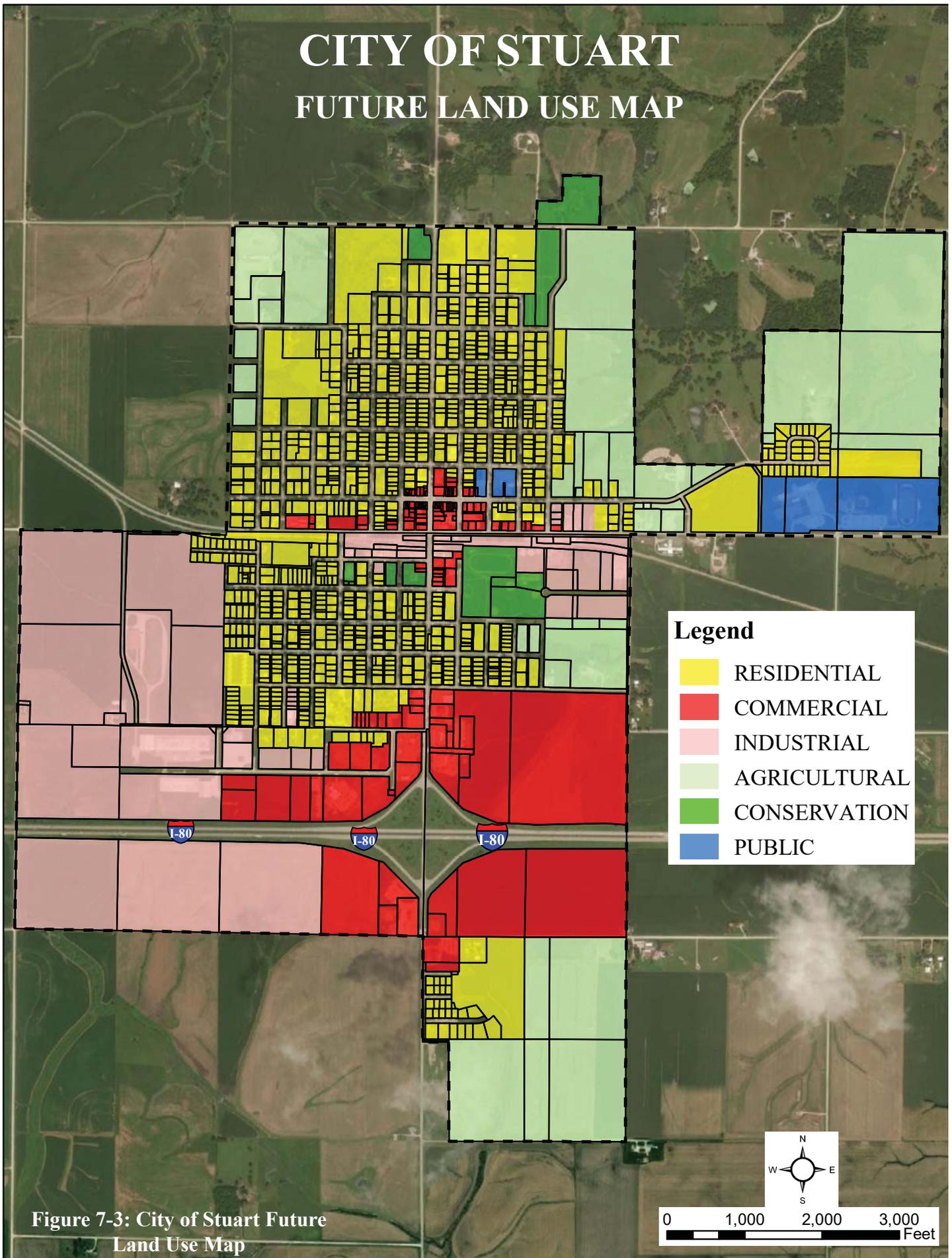


Figure 7-3: City of Stuart Future Land Use Map



Goals and Action Steps

Goal 1: Allow for growth while maintaining small town character

Objective 1-1: Direct development to areas that already have available services.

1.1: Conduct a site-readiness assessment.

1.2: Prioritize properties that already have access to city services.

Objective 1-2: Annex property that is contiguous to existing city boundaries.

1.1: Work with landowners to achieve voluntary annexation.

1.2: Contact property owners of parcels adjacent to existing city limits, and determine interest in annexation to achieve mutually beneficial annexation.

Goal 2: Utilize land efficiently within Stuart

Objective 2-1: Encourage infill of vacant lots.

2.1: Allow for retail development along arterial roadways.

2.2: Reduce development fees for infill commercial development of vacant lots.

2.3: Market vacant lots for potential infill to developers and real estate agents.

Objective 2-2: Develop and redevelop land and structures with good neighborhood design.

2.1: Consider incorporating smart planning principles.

2.2: Establish areas for industrial, manufacturing, and a business park where municipal services are located.

Objective 2-3: Regularly update the City's zoning map and ordinance.

2.1: Administer and review the current zoning map to efficiently use the land within Stuart.

2.2: Utilize Adair and Guthrie County GIS to offer residents the most up to date zoning regulations.

Goal 3: Preserve and protect valuable agricultural land and natural resources

Objective 3-1: Support development that promotes the efficient use of resources.

3.1: Incorporate green space to all new development.

3.2: Encourage energy efficient, sustainable building design standards.

3.3: Develop conservation techniques to preserve open space, parks, and recreation.

3.4: Incorporate buffers between land-uses to protect natural resources from improper development practices.



Hazards & Resilience

Chapter 8



Overview

In 2018 the City of Stuart participated in a hazard mitigation plan with all other Adair and Guthrie County governments, including schools, cities, and the county.

The purpose of this section is to recognize that important and active plan so that the Comprehensive Plan may work in conjunction.

The hazard mitigation process is a process guided by the Federal Emergency Management Agency to work with communities in identifying, and preparing for, natural and human-made disasters.

Residents of Stuart participated in the planning process for the Adair and Guthrie Counties Multi-jurisdictional Hazard Mitigation Plan, which was approved by the Stuart City Council in 2018.

As part of the process, a group of volunteer residents and city officials assembled critical infrastructure, risk assessments, goals, and action steps. The plan is an intensive document that provides an overview of Stuart as well as mitigation strategies for potential threats to

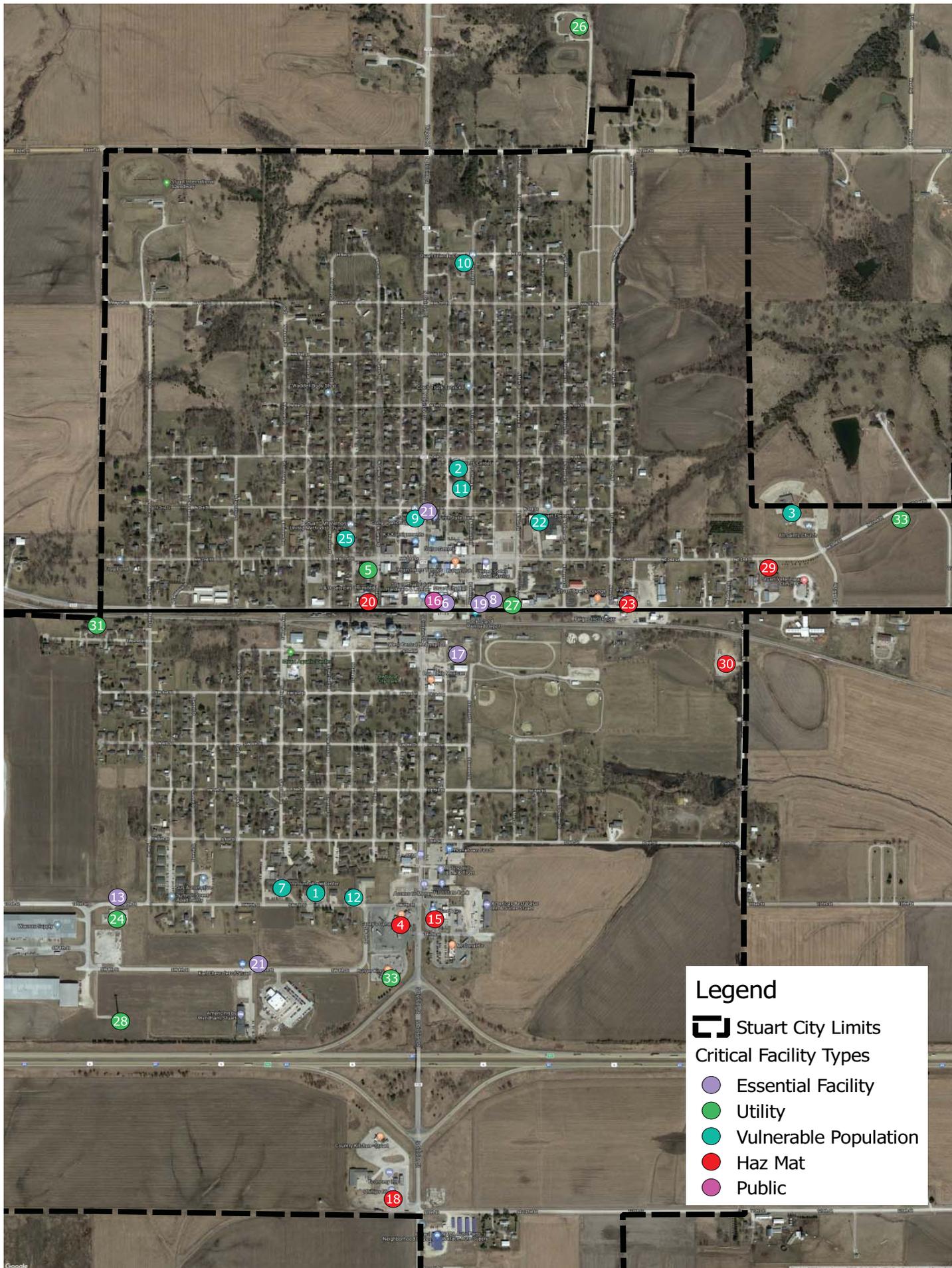
the health, safety, and welfare of the community.

Critical Facilities

Critical Facilities are facilities that are critical to the health and welfare of the population and are especially important following hazard events. Every jurisdiction is unique in such way that the list of critical facilities can vary widely from community to community.

These facilities are specific items that the Hazard Mitigation Steering Committee believe would pose a threat to the functioning of the community if impaired. Stuart's critical facilities can be found on Figure 8-1.

Figure 8-1: City of Stuart Critical Facilities Map



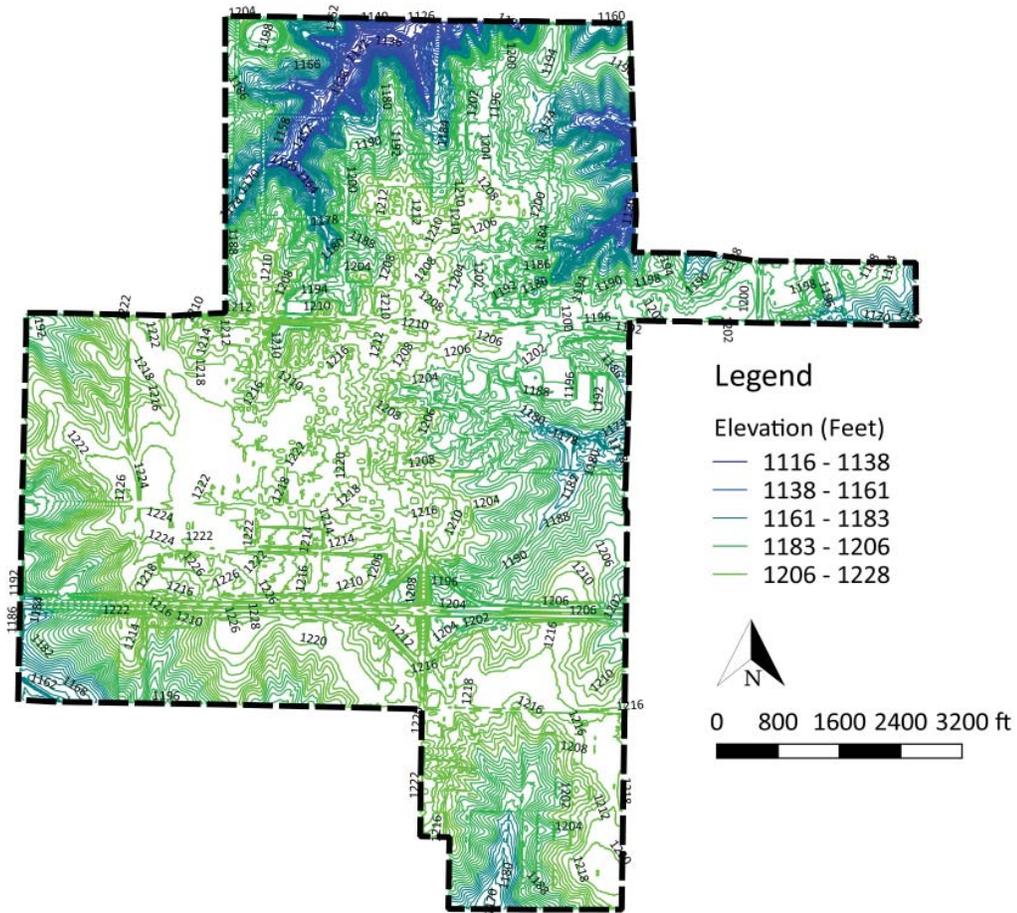
Legend

- Stuart City Limits
- Critical Facility Types**
- Essential Facility
- Utility
- Vulnerable Population
- Haz Mat
- Public

Number on Map	Name	Address	Type
1	Adair County Health System	303 SW 7th Street	Vulnerable Population
2	All Saints Center of Culture & the Arts	320 N Fremont Street	Vulnerable Population
3	All Saints Church	216 All Saint's Drive	Vulnerable Population
4	Casey's	708 S Division Street	HAZMAT
5	CenturyLink/Qwest	124 N Gaines Street	Utility
6	City Hall	119 Front Street	Essential Facility
7	Community Care Center	325 SW 7th Street	Vulnerable Population
8	Fire Station	211 Front Street	Essential Facility
9	First Congregational Church	224 N Division Street	Vulnerable Population
10	Friends Church	723 N Fremont Street	Vulnerable Population
11	Guthrie County Hospital Medicine Clinics	312 N Fremont Street	Vulnerable Population
12	Heartland Baptist Church	207 SW 7th Street	Vulnerable Population
13	Helicopter Pad	S 7th Street	Essential Facility
14	High School (West Central Valley)	3299 White Pole Road	Vulnerable Population
15	Kum & Go	329 S Division Street	HAZMAT
16	Library	111 Front Street	Public
17	Maintenance Garage	121 S Division Street	Essential Facility
18	Phillips 66	1218 S Division Street	HAZMAT
19	Police Station	E Front Street	Essential Facility
20	R & D Services Unlimited	203 Front Street	HAZMAT
21	Storm Sirens	Various	Essential Facility
22	Stuart Elementary School	320 N 3rd Street	Vulnerable Population
23	Pelgrow/Pelsar	504 Front Street	HAZMAT
24	Substation	SW 7th Street	Utility
25	United Methodist Church	219 NE 2nd Street	Vulnerable Population
26	Wastewater Treatment	North of N 10th Street	Utility
27	Water Tower	E Front Street	Utility
28	Wind Turbine	SW 8th Street	Utility
29	Northern Natural Gas	NE 2nd Street	HAZMAT
30	Anhydrous Ammonia Tank	S Madison Street	HAZMAT
31	Xenia Rural Water Connection	West Side of Town near SW 2nd Street	Utility
32	Growmark FS	1003 SW 7th Street	HAZMAT
33	Lift Stations	Various	Utility

Table 8-1: City of Stuart Critical Facilities

Figure 8-2: City of Stuart Elevation Map



Elevation

The highest elevation in Guthrie County can be found in the southwestern corner of the county. Here, the elevation reaches 1,460 feet above sea level. The highest point in Stuart can be found in the southwest corner with an elevation of 1,224 feet.

The northern part of Stuart is essentially the lowest portion of town with elevations hovering around 1,144 feet. The following map displays Stuart's elevation in relation to the rest of Guthrie County.

Risk Assessment

All potential threats were organized by the Hazard Mitigation Committee in order to help prioritize projects. Considerations were made for each threat depending on magnitude, severity, likelihood, previous experiences, and duration in order to complete a prioritized list of threats.

Infrastructure failure was evaluated as the largest threat to Stuart. Transportation incident was listed as the most

dangerous human-caused hazard because of heavy railway and highway traffic in the city.

Full explanations and more details about the hazard mitigation planning process is provided in the 2018 Adair and Guthrie Counties Multi-Jurisdictional Hazard Mitigation Plan.



Table 8-2: City of Stuart Risk Assessment Scoring

Hazard	Previous Occurrence?	Likely to Experience?	Probability?	Magnitude/Severity	Warning Time	Duration	Hazard Score
Animal/Plant/Crop Disease	Yes	Yes	1	3	1	4	1.90
Drought	Yes	Yes	2	2	1	4	2.05
Earthquake	No	No	0	0	0	0	0
Expansive Soils	Yes	Yes	1	1	4	4	1.75
Extreme Heat	Yes	Yes	2	3	4	3	2.70
Flash Flood	Yes	Yes	3	1	4	1	2.35
Grass/Wild Land Fire	No	No	0	0	0	0	0
HAZMAT Incident	Yes	Yes	2	3	4	3	2.70
Human Disease	Yes	Yes	1	3	1	4	1.90
Infrastructure Failure	Yes	Yes	4	2	4	4	3.40
Levee/Dam Failure	No	No	0	0	0	0	0
Radiological	No	No	1	3	4	4	2.35
River Flooding	No	No	0	0	0	0	0
Severe Winter Storm	Yes	Yes	4	2	2	4	3.10
Terrorism	No	No	1	3	4	4	2.35
Thunderstorm/Lightning/Hail	Yes	Yes	3	1	4	1	2.35
Tornado	Yes	Yes	1	3	4	1	2.05
Transportation Incident	Yes	Yes	4	2	4	2	3.20
Windstorm	Yes	Yes	3	1	4	1	2.35

Goals and Action Steps

Goal 1: Protect public infrastructure

Objective 1-1: Improve public infrastructure and critical assets in hazard impact areas.

1.1: Provide back-up systems for all critical systems and assets.

1.2: Develop plans to become less vulnerable to hazards.

Goal 2: Enhance community protection

Objective 2-1: Minimize deaths, injuries, property loss, and vulnerability due to natural hazards.

2.1: Improve public warning capabilities.

2.2: Provide education and training to increase public awareness.

Objective 2-2: Maintain and support public safety facilities.

2.1: Continue to purchase new equipment for EMS and Police.

2.2: Continue to advocate for on-going training.

2.3: Protect health and safety with structural projects.





Implementation Matrix Chapter 9

Overview

The success of this plan depends on implementation measures made by city staff, citizens, and partner agencies. During the planning process, goals, objectives, action items, and implementation strategies were identified. The identified goals and objectives provide actions steps to be taken to ensure the future that Stuart resident's desire.

The implementation matrix displays details for each identified goal, objective, and action item. The matrix is intended to be updated regularly as items and priorities are accomplished or changed. The annual city budget process is the ideal opportunity to review the implementation matrix to make appropriate updates and to note progress made.

Implementation Matrix Guide

The following matrix provides actionable strategies based on the goals and objectives identified in this Plan. A plan is made to be implemented, and the implementation matrix identifies several support mechanisms.

While this should help guide City staff's decisions in regards to implementation, it is important to balance citizens' desires with the fiscal responsibility of the municipality, based on existing and potential funding sources.

City Officials

The City Council passes, amends, and creates local law. The Council is responsible for enacting and amending zoning regulations after considering the recommendations from the Planning and Zoning Commission. The Comprehensive Plan has influence over many areas of zoning, land use, and improvements to community services and facilities, so it is recommended that the City Council also adopt a resolution of support for the policies of the Plan.

Appointed Officials

While all appointed officials play an important role in implementation, the Planning and Zoning Commission coordinates development activities within the community. When development and land use are not appropriately monitored in coordination with public

services, adverse effects can occur. The Planning and Zoning Commission is the advisory board of elected officials that oversee the community's decisions on land use. The Commission makes recommendations to the City Council on all matters dealing with rezoning, subdivisions of land, conditional use permits, and amendments to zoning and land use regulations.

City Staff

City staff is responsible for the day-to-day operation of the city, which includes but is not limited to creating and implementing a budget, making operations and personnel decisions, and planning for maintenance and improvements to community services and infrastructure. The functions should be rationally aligned with and connected to the goals and objectives contained in this Plan, as adopted by the Planning and Zoning Commission.

Residents & Volunteers

Many of the goals and objectives identified in this Plan require active participation from citizens to be successful. While Elected Officials and City Staff will likely need to provide support for most objectives, community members play a crucial role in any education campaign, providing volunteer services for cleanup days, and supporting the local economy.

Partner Agencies

Cities do not function in a vacuum. Often, other levels of government—including other municipal, county, and state governments—are required to implement objectives involved in infrastructure projects. The City also has many partner agencies that can support activities for community events and provide advocacy for citizens.

Private Development

While the City does not have direct control over the actions of private development, it is important to understand the role developers and private funding play in the implementation of several strategies. The City current does, and should continue to, maintain open communication throughout development processes to ensure that developers' ideas remain in accordance to Stuart's community development ideas and strategies for the future.

Community Profile

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 1: Enhance the character of the community.								
Attract new families and residents.	Evaluate and determine targeted demographics the city wants to attract and then market the city to those individuals.	X	X					
	Continue to distribute the city brochure so that both residents and visitors are informed with what Stuart currently has to offer.	X						
Goal 2: Foster a transparent, efficient, and responsive dialogue between citizens and city staff and officials.								
Expand outreach to the public so that citizens can provide input related to community planning projects, programs, and initiatives.	Encourage elected officials to communicate more with citizens by taking a more proactive approach in educating the public.		X					
	Continue to use links within the city's webpage to update the public on planning and development projects.	X						
Establish a formalized structure to create effective communication within the city.	Partner with appropriate advisory groups to engage residents around relevant community interest and topics.	X		X			X	
	Create citizen advisory committees as special topics arise to assist staff with research and recommendations on relevant projects, programs, and issues.						X	
Goal 3: Increase citizen engagement with the community.								
Improve information sharing with the community.	Continue to utilize the city website for community announcements.	X	X					
	Develop a municipal newsletter that includes information from schools, the county, and other local stakeholders.	X	X	X			X	
Coordinate with existing community groups.	Build upon City's relationship with Chamber of Commerce.	X		X				
	Partner with school district to effectively communicate city business.	X		X				X

Housing

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 1: Support existing and new single-family residential neighborhoods.								
Focus new residential development to areas with existing city services.	Develop financial and regulatory incentives to promote infill residential development of vacant lots. Market vacant lots for potential infill to developers and real estate agents.	X						Private Developers
Goal 2: Encourage diversity and affordability in the types of available housing.								
	Offer housing incentives to develop affordable housing.	X		X	X			
Diversify housing by allowing a range of housing types and styles.	Identify land for development or re-development, and analyze land use/zoning Attract development in the form of condominiums, town houses, duplexes, that appeal to all levels of income.	X		X	X			
Goal 3: Enforce nuisance codes.								
	Prioritize curb clean-up days at targeted areas and chronic nuisance properties.	X	X				X	
Maintain property conditions and uphold public health.	Continually to visually survey and report deficient properties in the community. Improve public awareness and understanding of nuisance codes.	X						
Goal 4: Improve the existing housing stock.								
	Continue to seek and apply for grants to assist with upgrading the city's housing stock.	X		X				
Support rehabilitation and maintenance of existing housing.	Encourage landlords to rehabilitate outdated and dangerous properties with incentives. Remove and rehabilitate vacant buildings and redevelop underutilized properties.	X					X	General Fund, Iowa Department of Natural Resources

Transportation & Infrastructure

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 1: Improve the road infrastructure.								
Maintain and enhance the existing street system.	Promote connectivity in the local street network.	X						
	Facilitate public outreach for desired types and locations of street improvements.	X	X			X		
	Work with local, regional, and state organizations to plan and facilitate resurfacing and renovation of distressed streets.	X	X	X				General Fund, Iowa DOT, Region XII
	Ensure effective and efficient road wayfinding and signage to promote safety for all road users.	X						General Fund
Goal 2: Promote and enhance sidewalk and trails to serve all users and modes.								
Continue the construction of pedestrian and cyclist infrastructure to allow for safe and easy travel around the city.	Construct new sidewalks along heavily traveled pedestrian corridors.	X						General Fund, Iowa DOT
	Apply for Iowa DOT Transportation Alternatives Program funding and work with business owners, property owners, and the school district to raise matching requirements.	X		X				Iowa DOT
Maintain current sidewalks and repair, replace, or remove hazardous sidewalks.	Implement and maintain a city-wide sidewalk program to address hazardous sidewalks and ensure compliance with the Americans with Disabilities Act.	X	X					
	Assess current sidewalk conditions and create a phased approach to plan improvements over the next five to ten years.	X	X					
	Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, lighting benches, trash cans, wayfinding, and others to encourage walking.	X						General Fund
Goal 3: Provide necessary infrastructure and facilities.								
Maintain and expand water and sewer systems.	Require development to adequately pay its fair share of impact to the sewer and water systems.	X			X			
	Invest in maintaining and expanding existing water and wastewater infrastructure.	X						IEDA, IDNR, SRF
	Develop a master plan for the maintenance of community infrastructure.	X	X					

Community Facilities & Services

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 1: Maintain and improve public health and safety.								
Maintain and improve public safety.	Apply for departmental grant funding.	X	X	X				Partner Agencies
	Support programs designed to reduce crime in the region.	X	X			X		
	Continue working with Adair and Guthrie County for effective enforcement of county and laws.	X	X	X				
	Maintain and expand existing health infrastructure.	X	X	X				Partner Agencies, Private Developers
Enhance public health.	Collaborate with clinics to expand and improve health service provided to residents.	X		X				Partner Agencies, Private Developers
Goal 2: Maintain, improve, and expand park and recreational facilities.								
Provide and preserve quality parks and open space.	Invest in maintaining and expanding park amenities.	X		X				General Fund, Iowa REAP, Guthrie County Community Foundation, Empowering Adair County Foundation
	Ensure residents have easy access to park facilities within the city.	X						
Invest in providing recreational and entertainment options to residents.	Continue to maintain and improve the Stuart Depot to accommodate a wide range of community events.	X	X	X				General Fund, Iowa REAP, Guthrie County Community Foundation, Empowering Adair County Foundation
	Continue to organize and support community events to stimulate a sense of place in the community.	X	X			X		

Community Facilities & Services

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 3: Support the educational system and library.								
Maintain and improve the Stuart Public Library.	Continue to improve and enhance the existing library building and services.	X	X					General Fund, Guthrie County Community Foundation
	Apply for local, regional, and state funding to maintain current as well as develop new library programs and services.	X	X	X				Partner Agencies
Maintain and improve the educational system.	Continue to collaborate and support the schools to provide high-quality education to all.	X	X	X				
	Continue to support programs designed to equip high school students for college and job markets.	X	X	X				

Economic Development

Objective	Action Steps	Responsible Department					Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers	
Goal 1: Attract new businesses.							
Support existing residents in starting a local business.	Support residents in business start-ups by offering reduced or waived businesses licenses, building permits, or application fees.	X	X				
	Develop network of lenders-investors to provide capital for new businesses.	X		X			
Promote business recruitment and entrepreneurship.	Provide, promote, and market incentive packages the City offers to new businesses.	X	X				
	Seek opportunities for development at certified sites within Stuart.	X	X				General Fund, Private Developers, IEDA
	Work with organizations to provide a business start-up toolkit for new entrepreneurs.	X		X		X	
Attract dining and retail options.	Fill S.E.D.'s land south of Interstate 80 with an anchor business.	X	X				Private Developers
	Locate parcels or existing structures that may be suitable for restaurant and retail development.	X					
	Identify local entrepreneurs interested in opening new dining establishments.	X				X	
Attract dining and retail options.	Through a partnership with the Stuart Chamber of Commerce and Midwest Partnership, continue to host informational meetings to discuss the available resources for starting a new business.	X	X	X		X	

Economic Development

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 2: Support existing businesses.								
	Continue existing business expansion programs, research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.	X						
Promote the retention and expansion of existing businesses.	Annually meet with local employers to discuss needs and resources. Consider an annual survey supporting businesses and asking about current status of business such as number employees, needs, issues, and opportunities. Collaborate with West Central Valley Schools to have an internship program for local businesses to train young people in business operations.	X		X		X		
Encourage people to shop locally to support Stuart businesses.	Create a downtown shopping event to promote and support local businesses. Continue to work with the Stuart Chamber to promote a "shop local" campaign.	X	X					
Goal 3: Revitalize and preserve the downtown.								
Develop financing tools to facilitate façade and streetscape improvements.	Coordinate with Main Street Iowa program. Research and apply for available funding opportunities through Region XII Council of Governments, Iowa Economic Development Authority, and other State and Federal funds.	X		X				General Fund, Region XII, IEDA
Create a strong economic core downtown Stuart.	Identify needed services and businesses and strategically recruit them downtown. Continue to recruit tenants to fill vacant commercial space downtown.	X						

Land Use & Environment

Objective	Action Steps	Responsible Department					Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers	
Goal 1: Allow for growth while maintaining small town character.							
Direct development to areas that already have available services.	Conduct a site-readiness assessment.	X					
	Prioritize properties that already have access to city services.	X	X				
Annex property that is contiguous to existing city boundaries.	Work with landowners to achieve voluntary annexation.	X	X			X	
	Contact property owners of parcels adjacent to existing city limits, and determine interest in annexation to achieve mutually beneficial annexation.	X	X			X	
Goal 2: Utilize land more efficiently within Stuart.							
Encourage infill of vacant lots.	Allow for retail development along arterial roadways.	X	X				
	Reduce development fees for infill commercial development of vacant lots.	X	X				
Develop and redevelop land and structures with good neighborhood design.	Market vacant lots for potential infill to developers and real estate agents.	X			X		Private Developers
	Consider incorporating smart planning principles.	X					
Regularly update the City's zoning map and ordinance.	Establish areas for industrial, manufacturing, and a business park where municipal services are located.	X					
	Administer and review the current zoning map to efficiently use the land within Stuart.	X	X				
	Utilize Adair and Guthrie County GIS to offer residents the most up to date zoning regulations.	X		X			

Land Use & Environment

Objective	Action Steps	Responsible Department					Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers	
Goal 3: Preserve and protect valuable agricultural land and natural resources.							
	Incorporate green space to all new development.	X					
	Encourage energy efficient, sustainable building design standards.	X	X				
Support development that promotes the efficient use of resources.	Develop conservation techniques to preserve open space, parks, and recreation.	X	X				
	Incorporate buffers between land-uses to protect natural resources from improper development practices.	X					

Hazards & Resilience

Objective	Action Steps	Responsible Department						Potential Funding Sources
		City Staff	City Officials	Partner Agencies	Private Developers	Residents/Volunteers		
Goal 1: Protect public infrastructure.								
Improve public infrastructure and critical assets in hazard impact areas.	Provide back-up systems for all critical systems and assets.	X						FEMA Hazard Mitigation Grant
	Develop plans to become less vulnerable to hazards.	X	X					
Goal 2: Enhance community protection.								
Minimize deaths, injuries, property loss, and vulnerability due to natural hazards.	Improve public warning capabilities.	X						General Fund, FEMA Hazard Mitigation Grant
	Provide education and training to increase public awareness.	X				X		
	Continue to purchase new equipment for EMS and Police.	X						General Fund, Local Fundraising, FEMA Hazard Mitigation Grant, Assistance to Firefighter Grant
Maintain and support public safety facilities.	Continue to advocate for on-going training.	X						
	Protect health and safety with structural projects.	X						General Fund

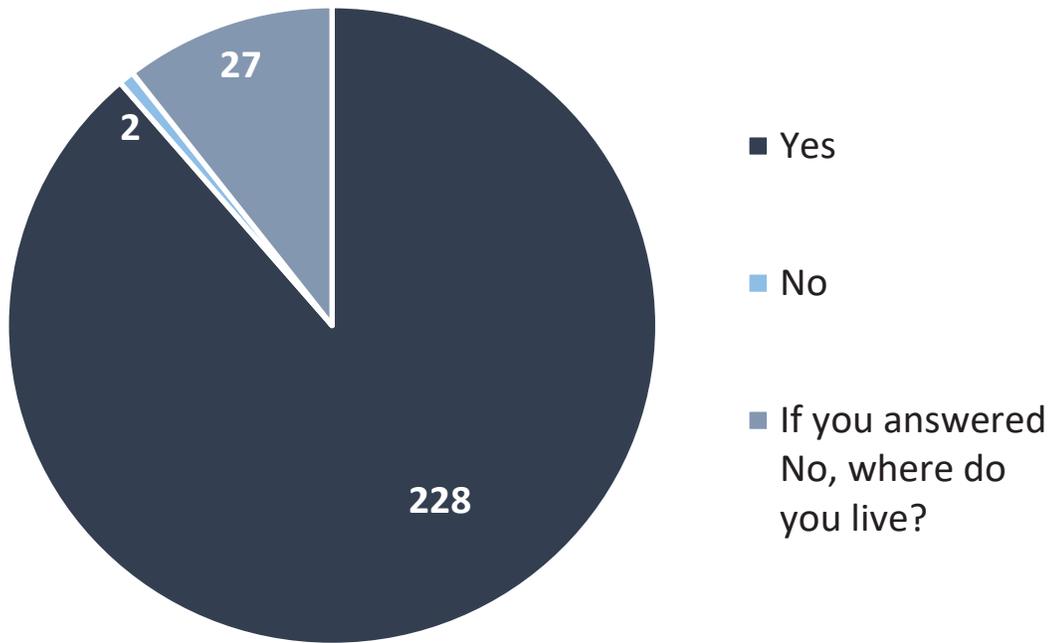


Appendix A

Survey Results

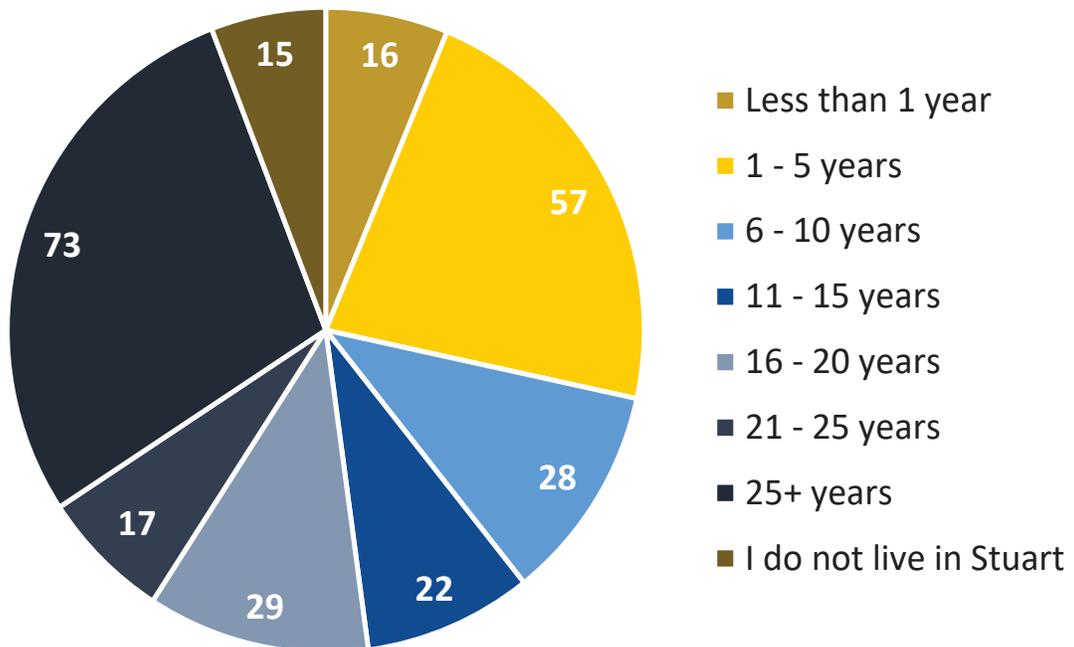
1. Do you live in the City of Stuart?

Skipped: 3



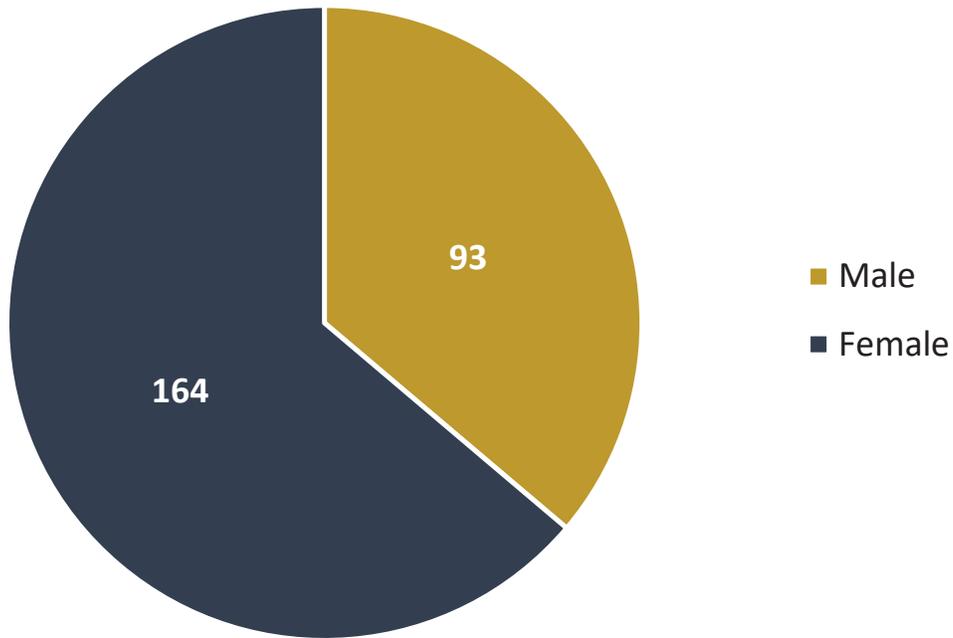
2. How long have you lived in Stuart?

Skipped: 3



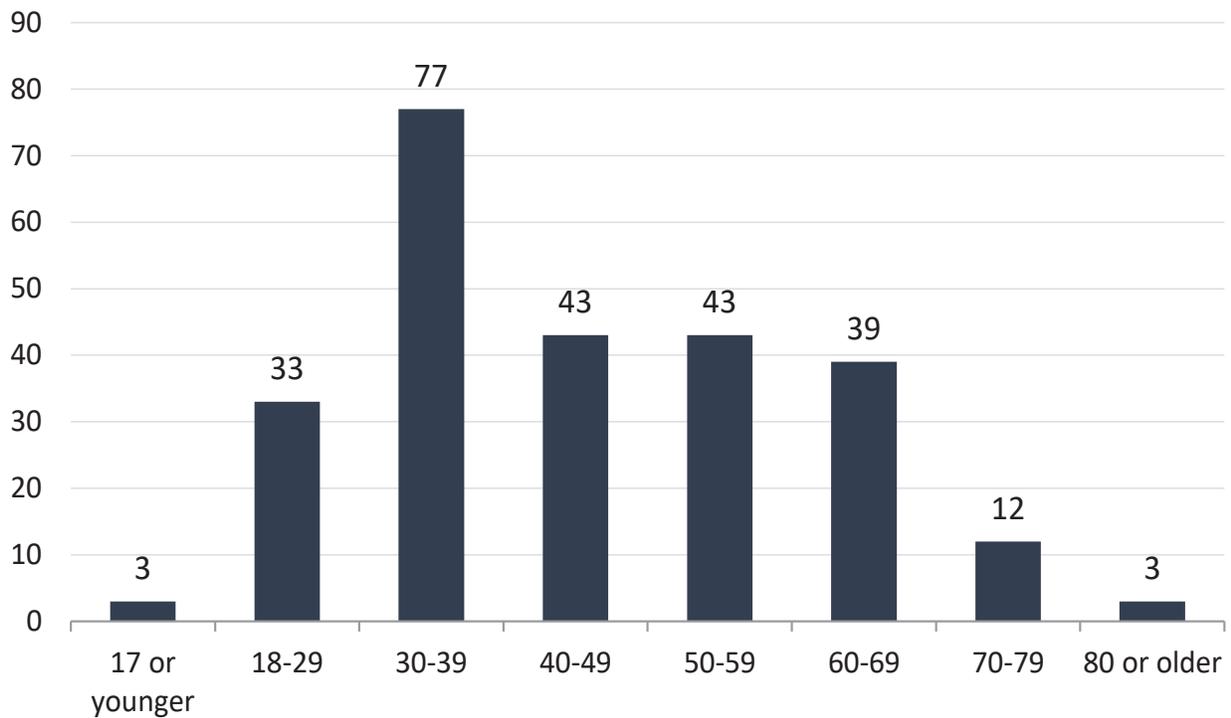
3. Are you male or female?

Skipped: 3



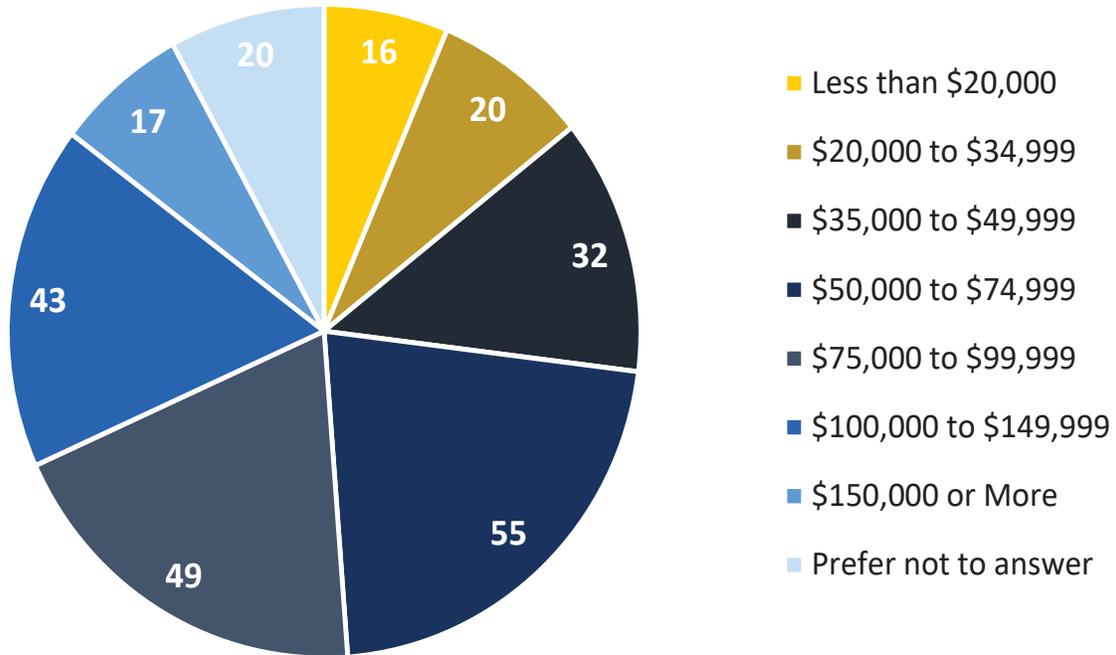
4. Which category below includes your age?

Skipped: 7



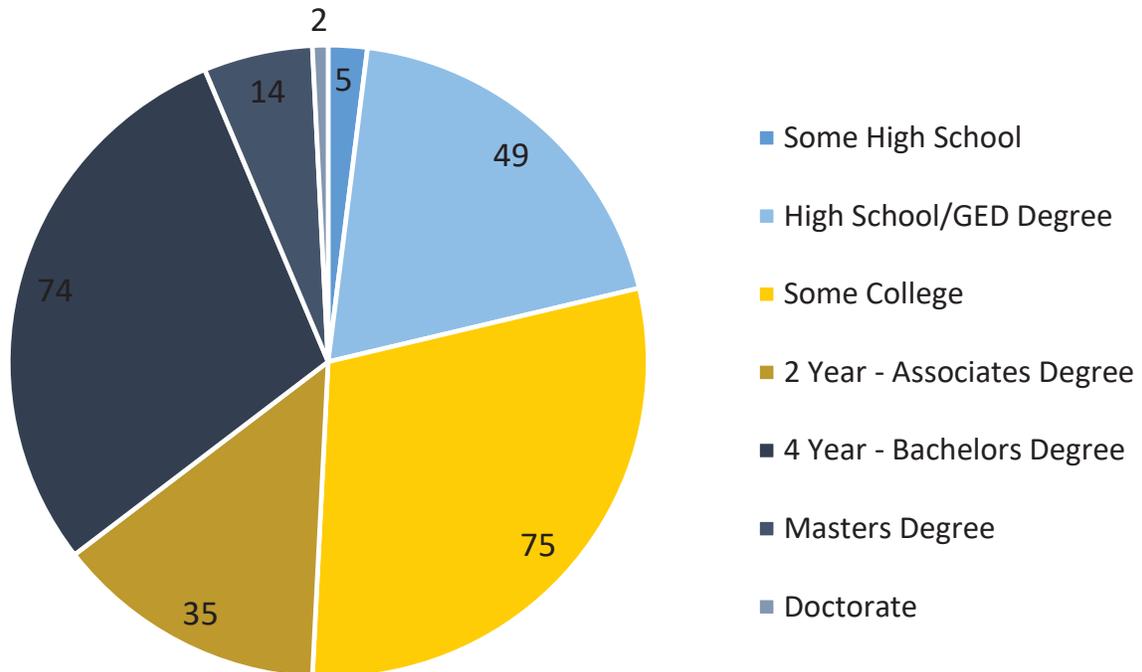
5. Please estimate your total household income in 2019?

Skipped: 8



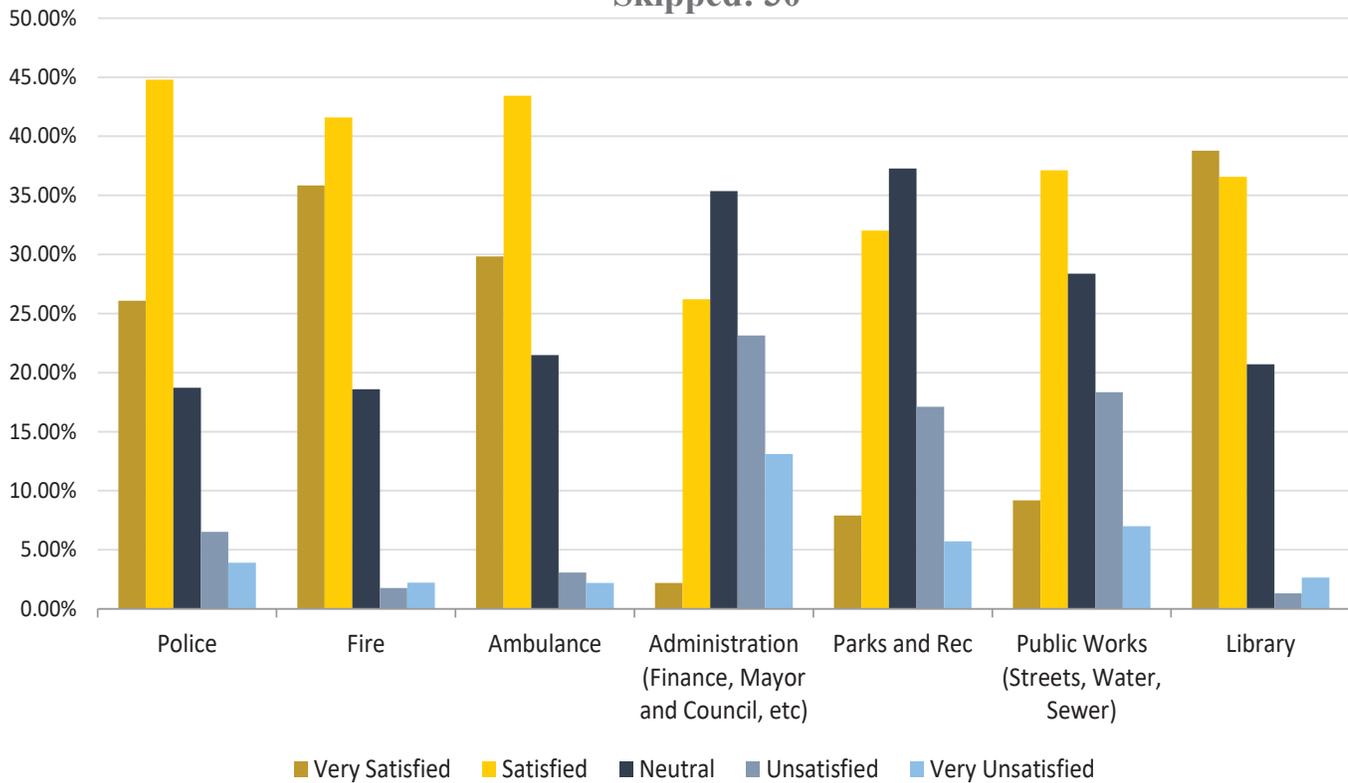
6. What is your level of education?

Skipped: 6



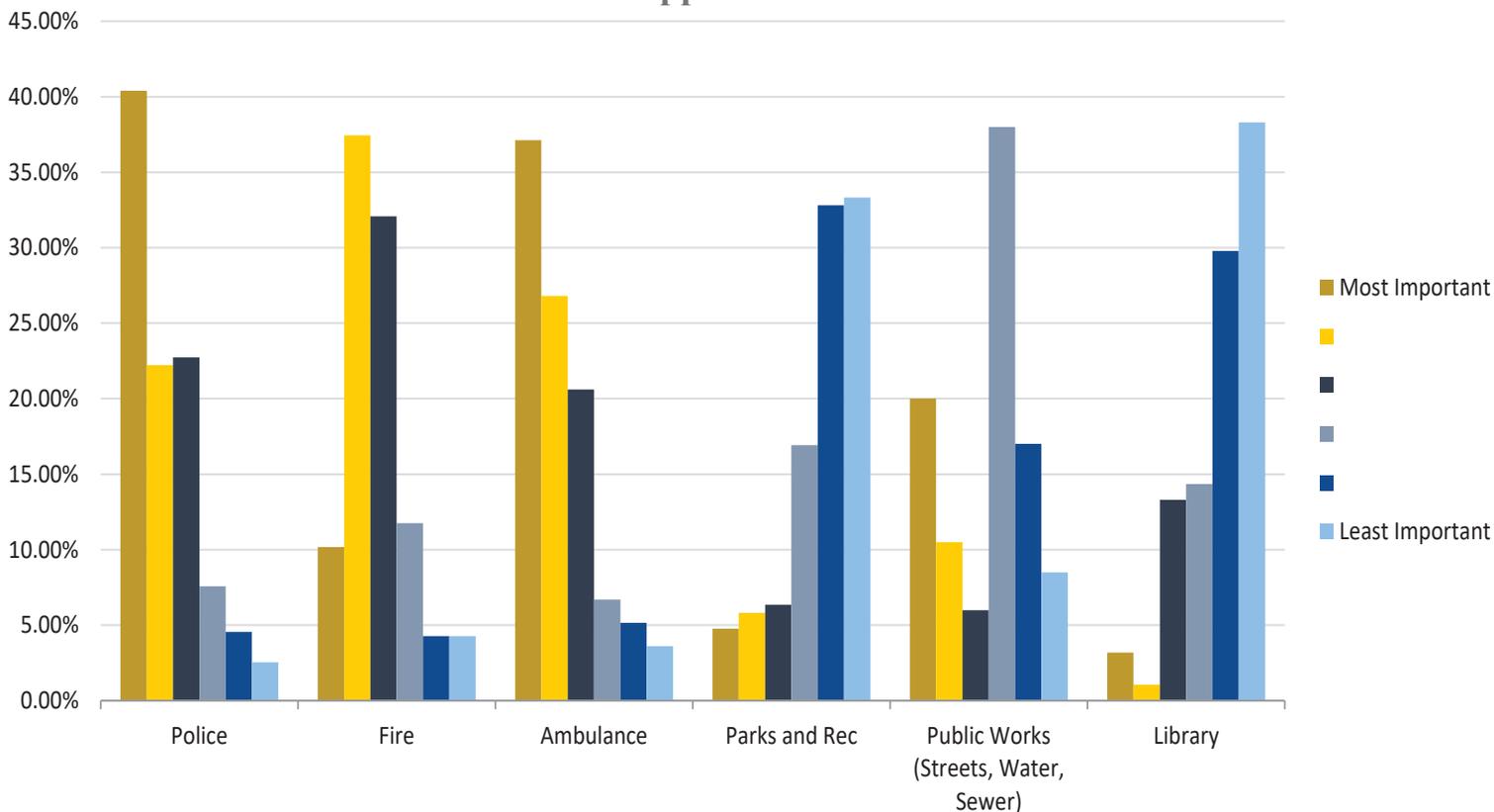
7. Overall, how satisfied are you with the following governmental services in Stuart?

Skipped: 30



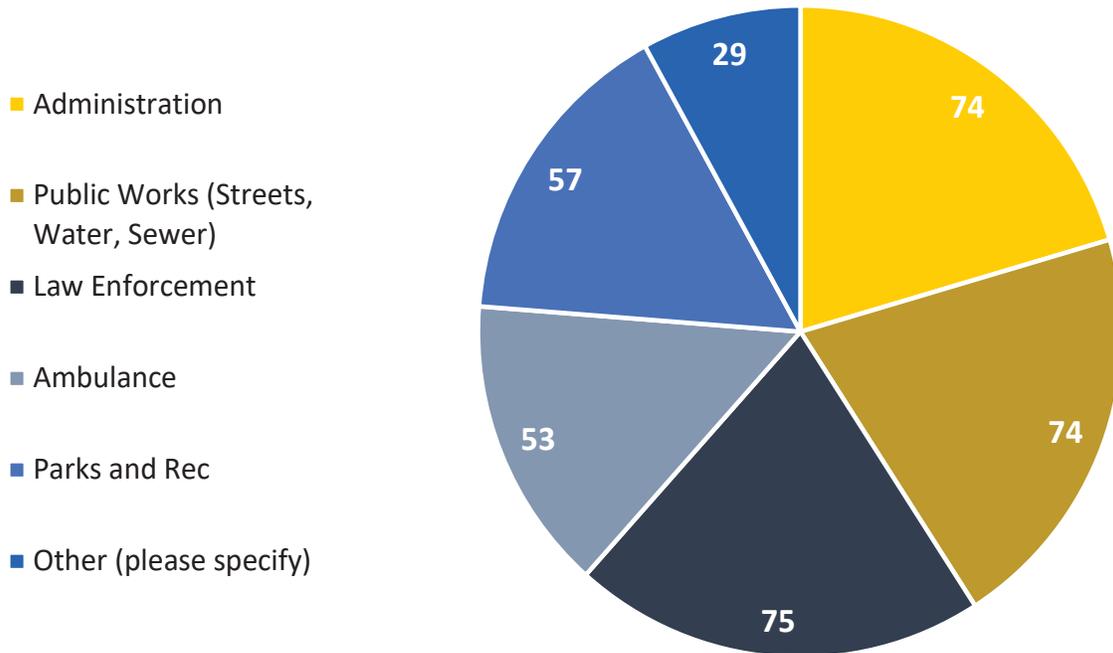
8. What governmental services are the most important to you?

Skipped: 30



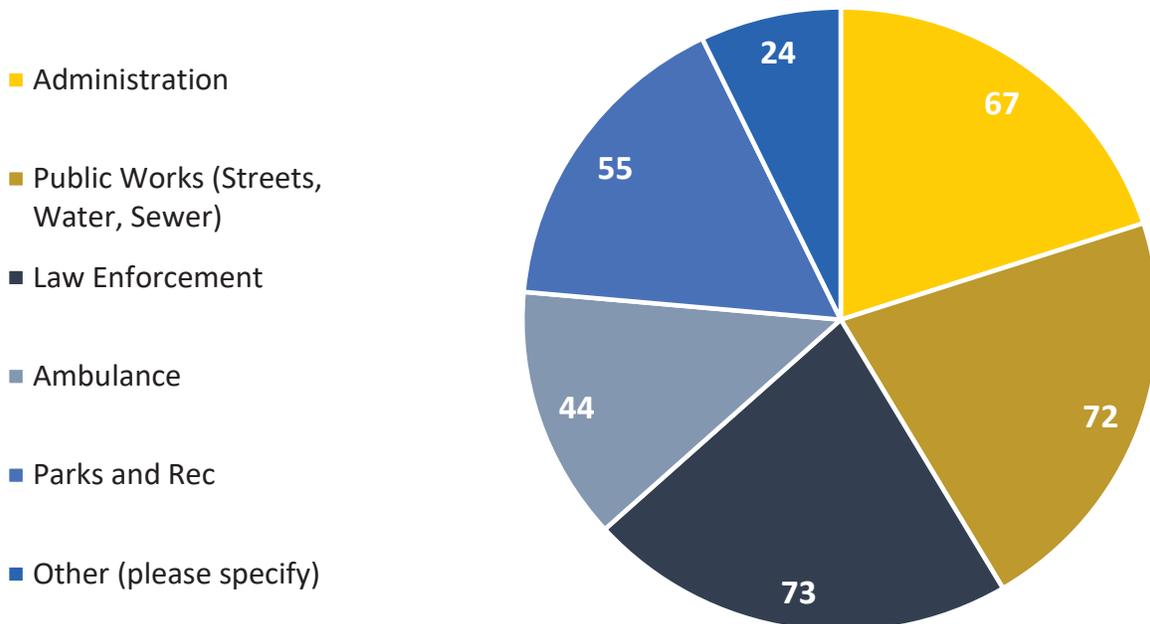
9. In what areas do you believe that the City and Guthrie County could increase cooperation?

Skipped: 46



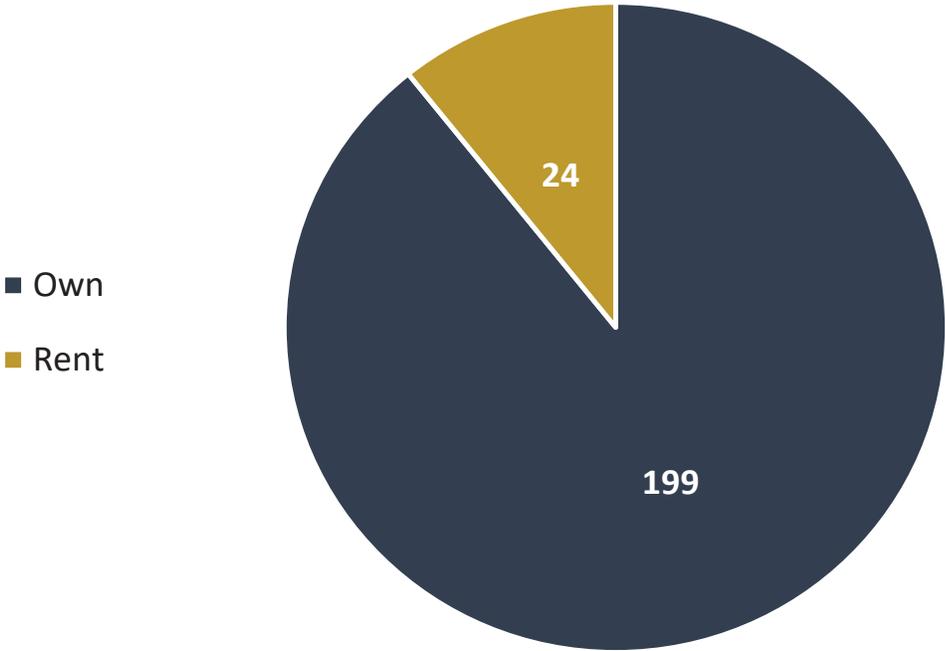
10. In what areas do you believe that the City and Adair County could increase cooperation?

Skipped: 59



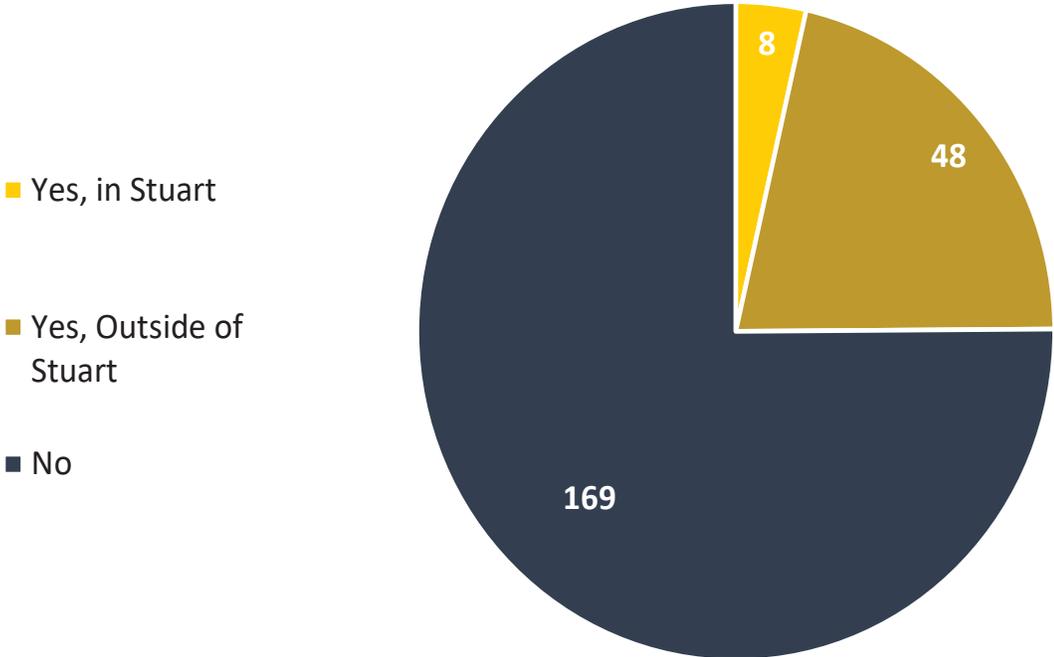
11. Do you own or rent your current residence?

Skipped: 37



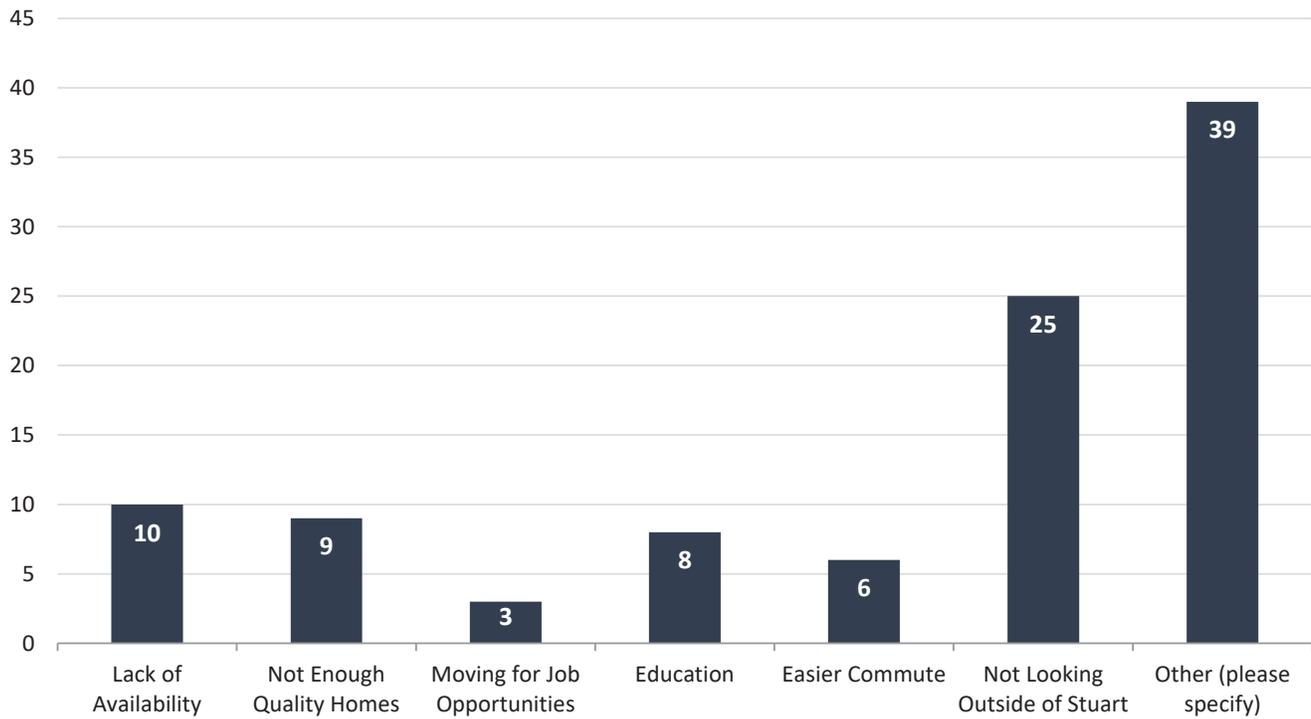
12. Are you currently looking for a new residence?

Skipped: 35



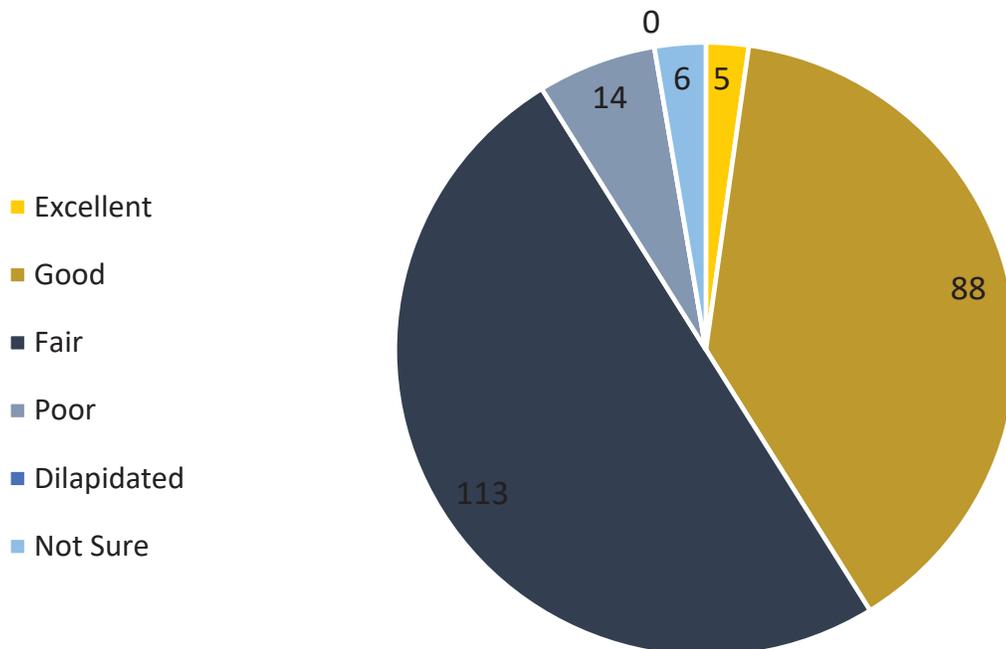
13. If you answered “yes outside of Stuart,” why are you looking outside of Stuart?

Skipped: 182



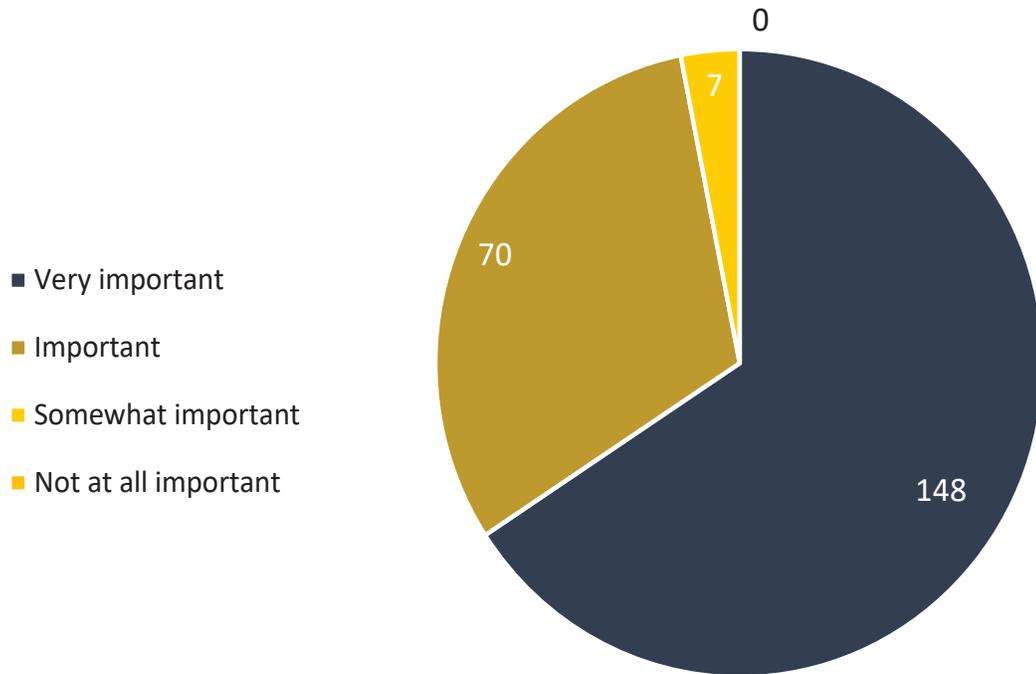
14. Overall, how would you rate the condition of the houses in Stuart?

Skipped: 34



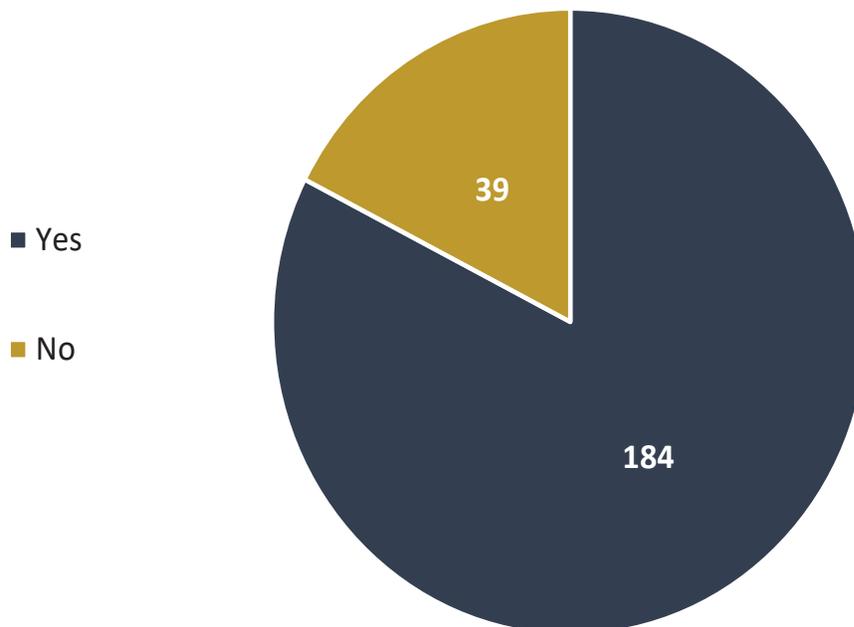
15. How important is maintaining your property to you?

Skipped: 35



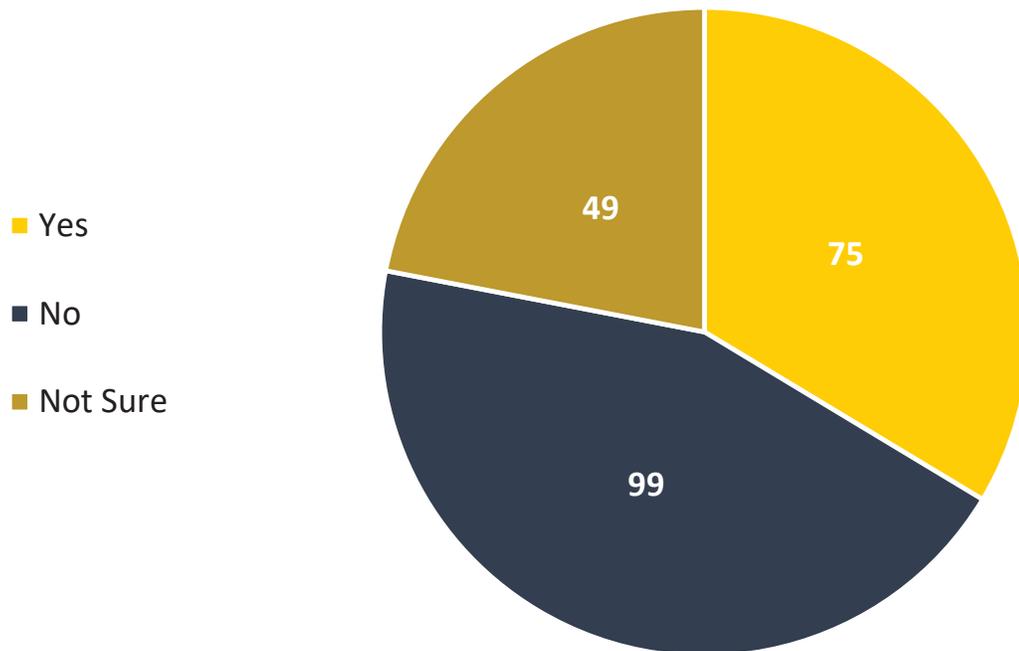
16. Do you have the resources to maintain and keep up your current house?

Skipped: 37



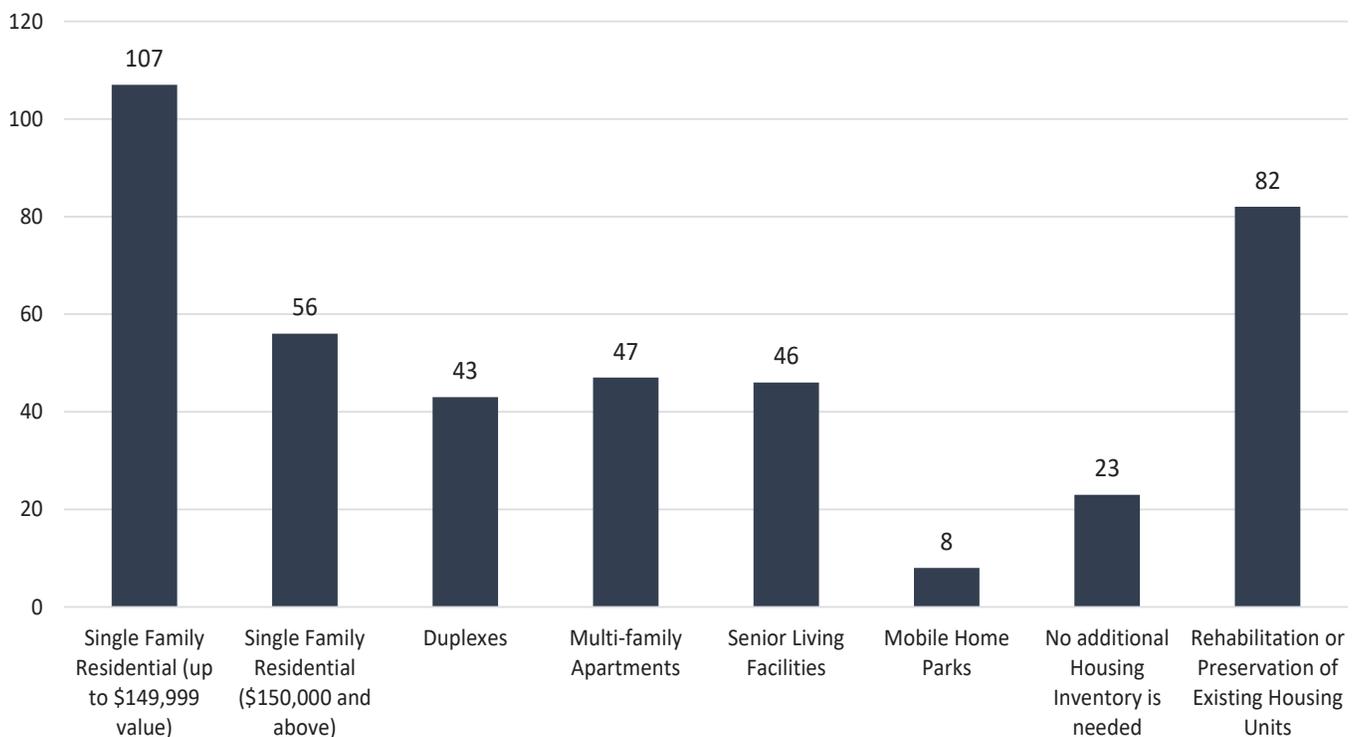
17. Do you think there is an adequate supply of available housing choices in Stuart?

Skipped: 37



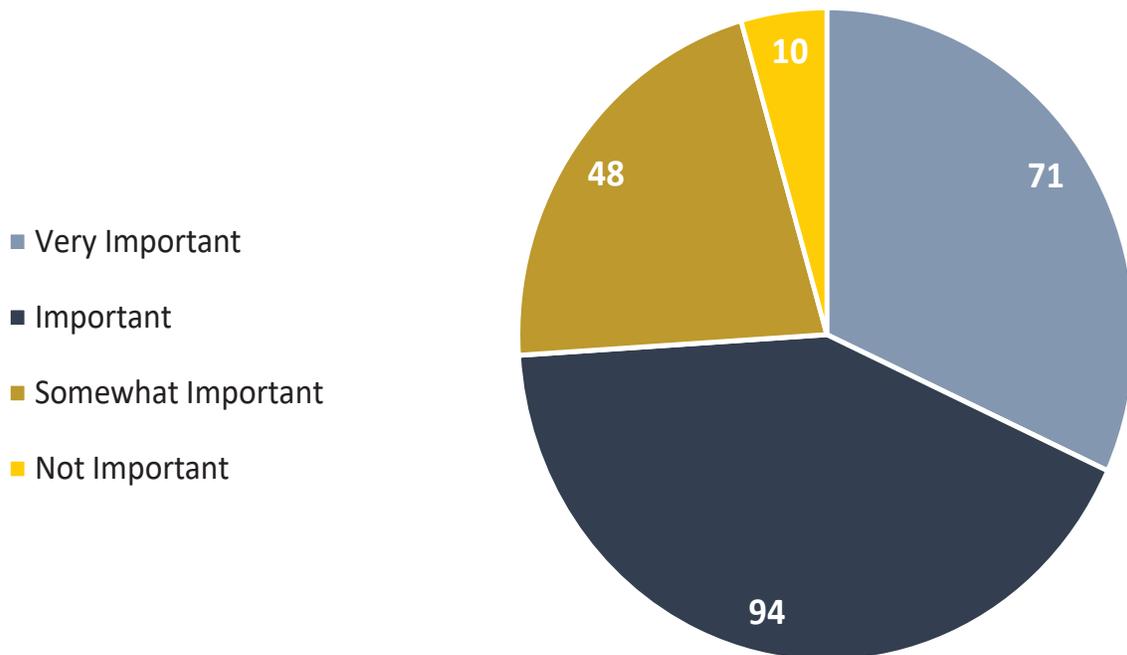
18. What type(s) of housing do you think needs to be added in Stuart?

Skipped: 50



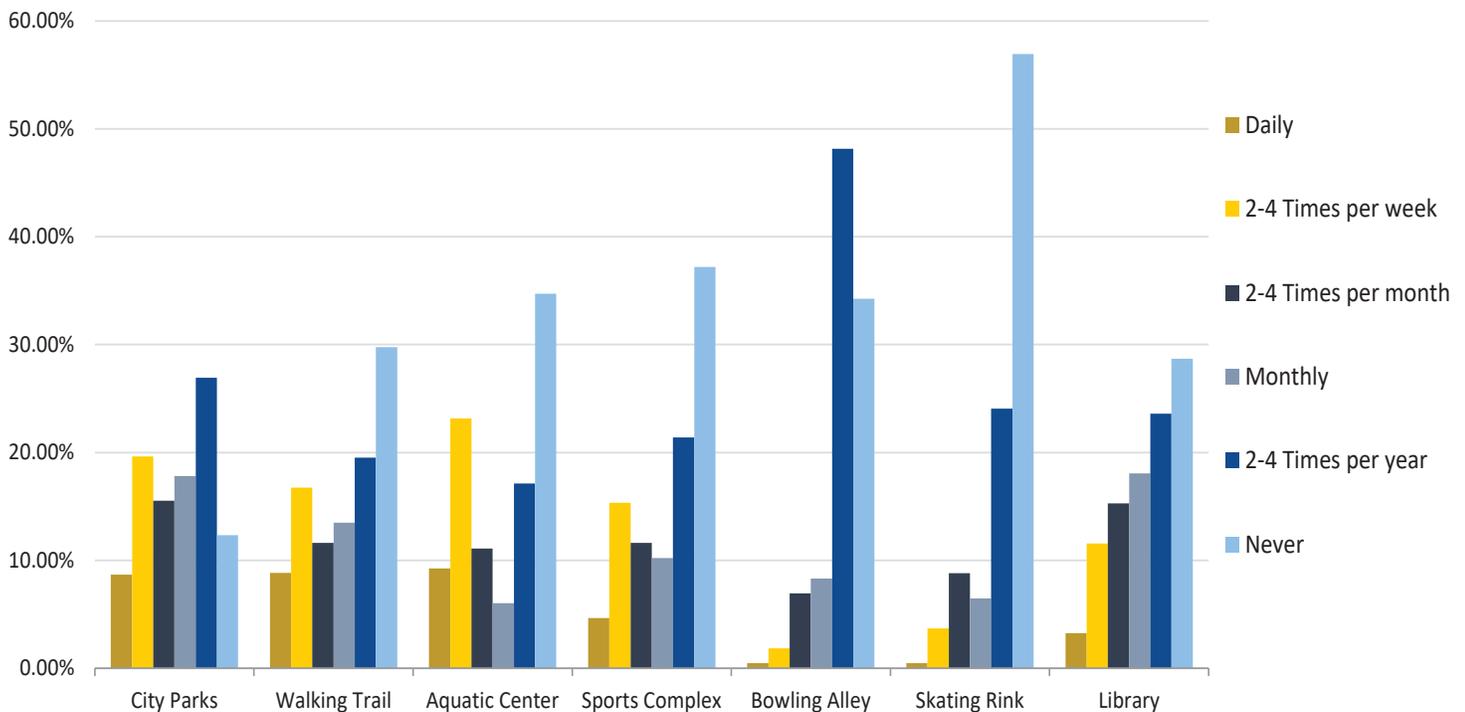
19. How important are recreational facilities to you and your family?

Skipped: 37



20. How often do you or your family members utilize the following recreational facilities in and around Stuart?

Skipped: 39



21. Overall, how satisfied are you with the infrastructure in the City of Stuart?

Skipped: 39

	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied	Total
Water	10.50%	44.75%	28.77%	11.87%	4.11%	219
Sewer	9.55%	34.55%	35.00%	18.18%	2.73%	220
Storm Sewer/Storm Water Drainage	6.36%	30.00%	36.82%	21.36%	5.45%	220
Streets	1.82%	31.82%	36.36%	23.18%	6.82%	220
Electrical System	10.86%	34.39%	35.29%	16.29%	3.17%	221
Gas Utility	14.16%	41.55%	37.44%	5.94%	0.91%	219
Telecommunications (Internet/phone)	8.26%	32.11%	34.40%	16.97%	8.26%	218
Television (Cable/satellite)	8.22%	35.16%	42.47%	8.68%	5.48%	219

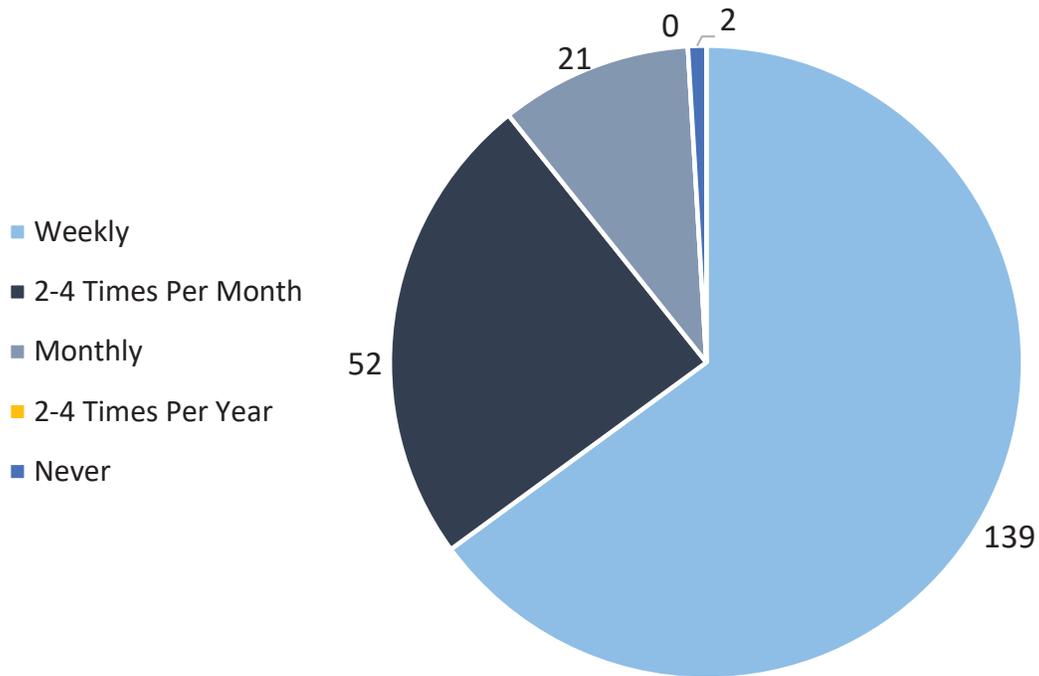
22. Please rate how important the following services are to Stuart's existing infrastructure?

Skipped: 50

	Very Important	Somewhat Important	Important	Not Important	Total
Water	79.23%	9.18%	11.11%	0.48%	207
Sewer	72.38%	16.19%	10.95%	0.48%	210
Storm Sewer/Storm Water Drainage	67.62%	20.00%	11.90%	0.48%	210
Streets	67.63%	19.81%	12.08%	0.48%	207
Electrical System	75.24%	13.33%	10.95%	0.48%	210
Gas Utility	68.90%	18.18%	12.44%	0.48%	209
Telecommunications	52.15%	25.84%	20.10%	1.91%	209
Television (Cable, satellite)	33.33%	31.90%	20.48%	14.29%	210

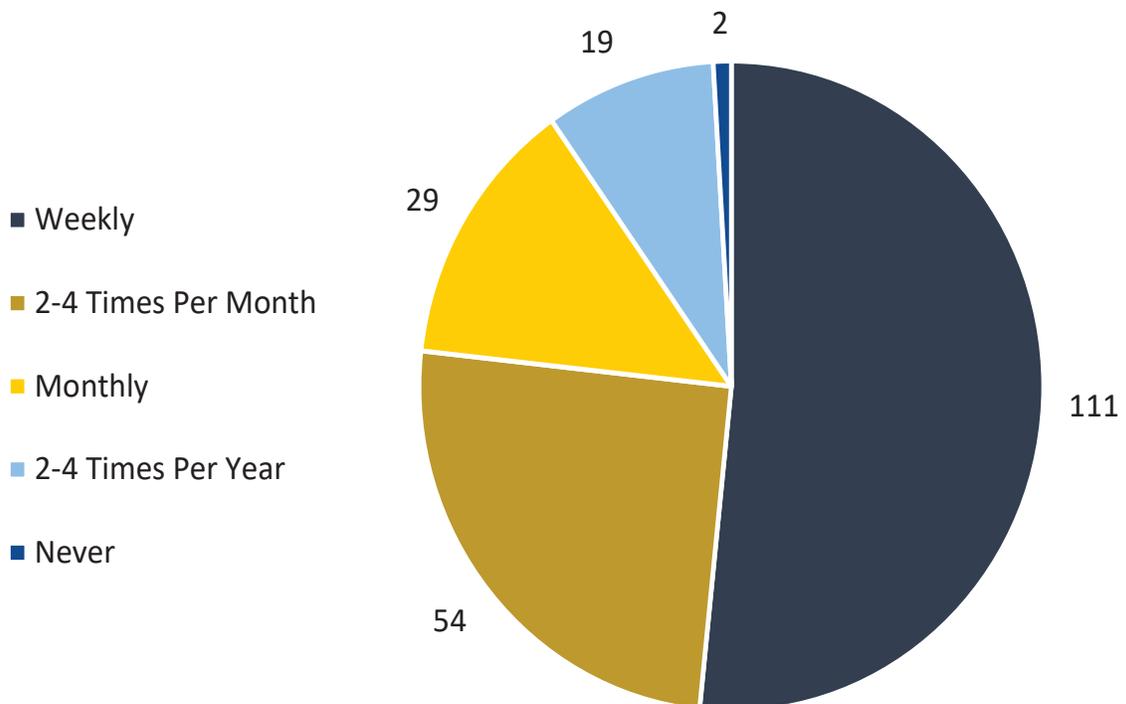
23. How often do you shop outside of Stuart?

Skipped: 46



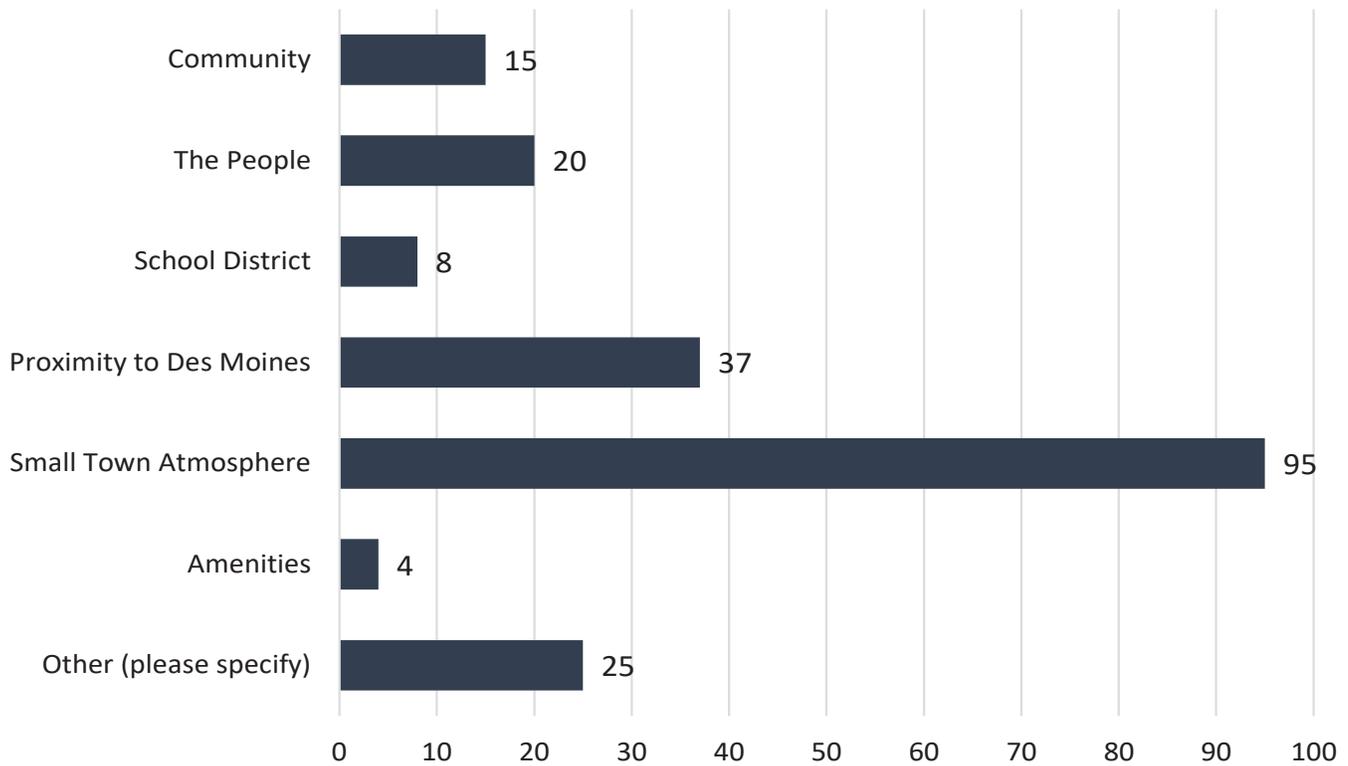
24. How often do you use the internet or a catalog to purchase items outside of Stuart?

Skipped: 47



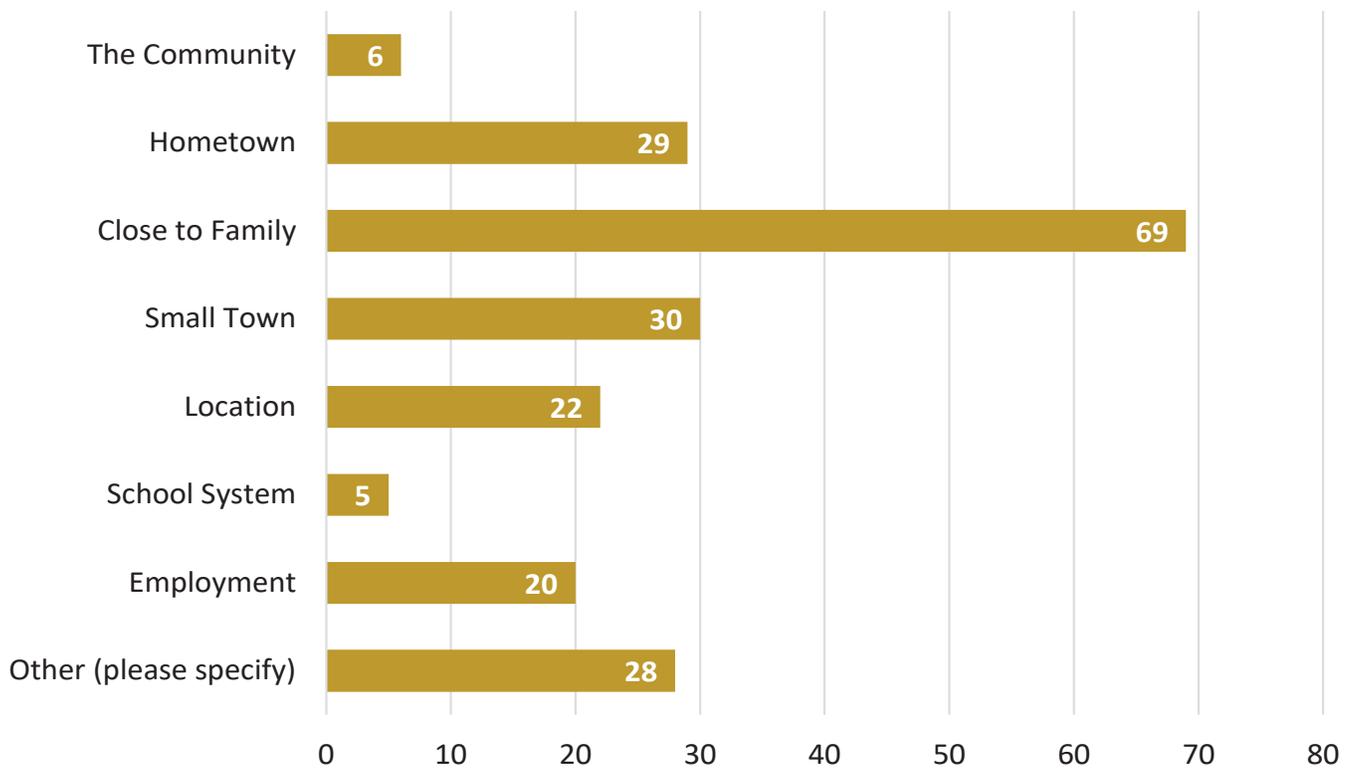
25. What is your favorite part of living in Stuart?

Skipped: 56



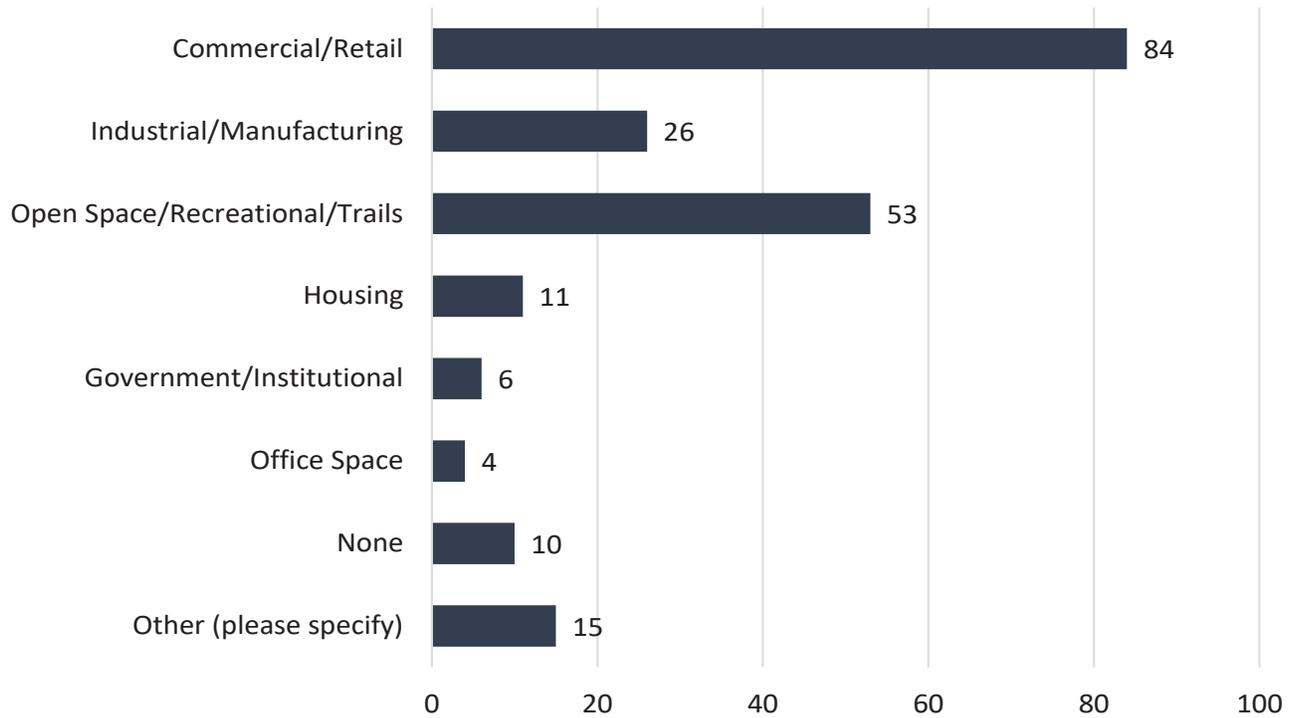
26. Why did you choose to live in Stuart?

Skipped: 51



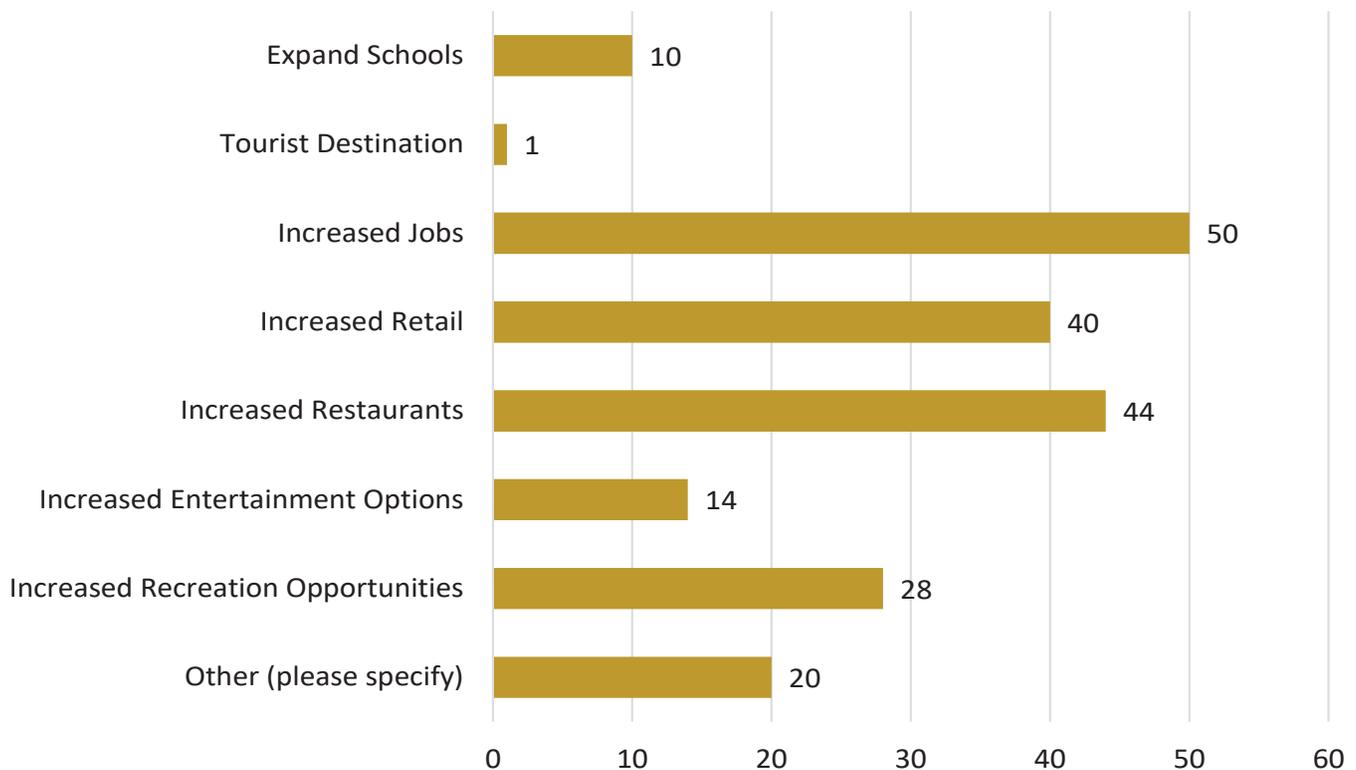
27. In the coming years what type of development would you like to see in Stuart?

Skipped: 51



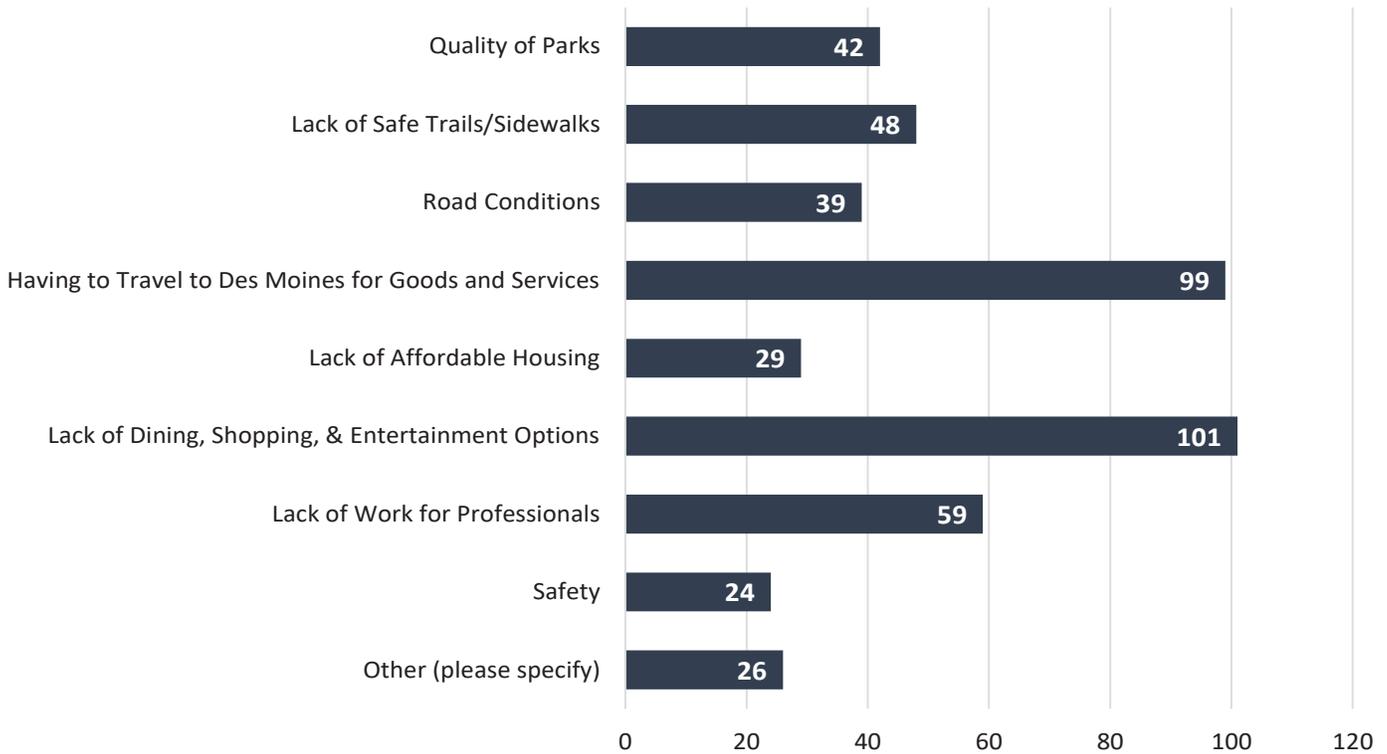
28. What is your vision of Stuart over the next 20 years?

Skipped: 53



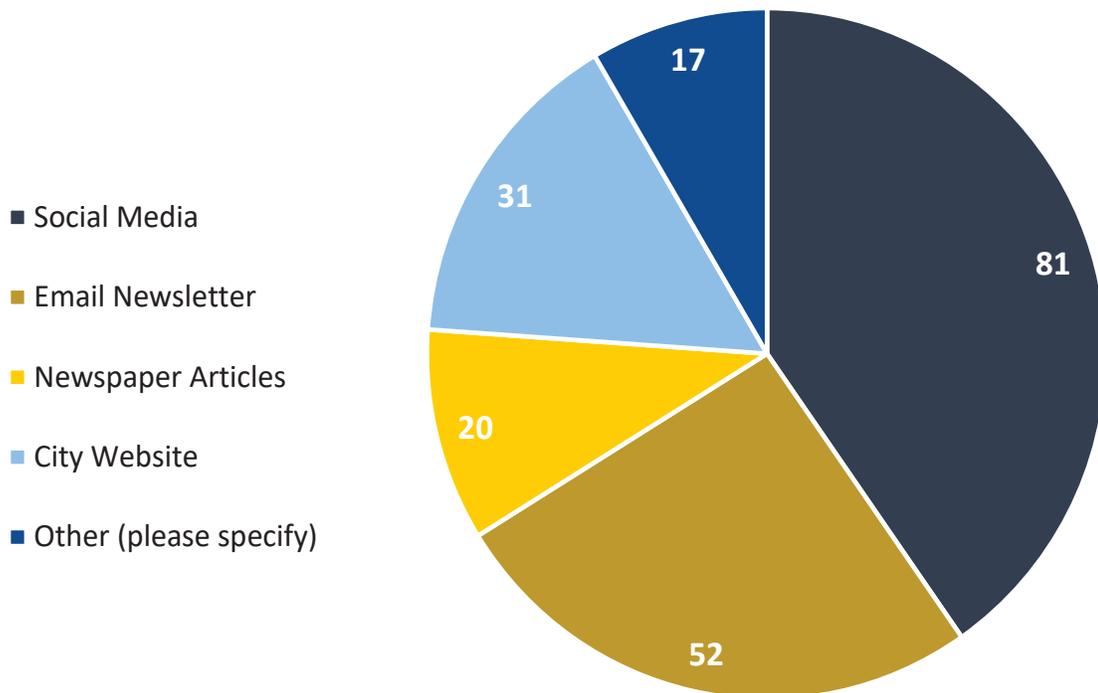
29. What challenges/struggles do you face as a resident of Stuart?

Skipped: 59



30. How do you prefer the city to communicate to you?

Skipped: 59





Appendix B

SWOT Analysis

Strengths - Strengths are existing features, amenities, and characteristics that lead to a community's success. Includes intangible attributes as well as physical assets.

- Location/proximity to I-80
- Variation of amenities - businesses/restaurants
- Recreational activities: pool, theater, park, bowling alley, legion hall
- Proximity to Des Moines
- School system – infrastructure, quality of schools (new) - high school, renovated elementary school, and preschool
- City facilities – city hall & library
- Family based community/residents
- Historic downtown/buildings
- First responders – fire dept., ambulances
- New housing development

Opportunities - Unlike strengths and weaknesses, opportunities are more forward-looking and deal with larger forces. These are future prospects that could help a community realize its goals.

- Take advantage of the proximity to I-80 – bring traffic to downtown/local businesses
- Available buildings, sites, and spaces for new businesses
- Housing opportunities
- Provide more sit down restaurants
- Bring more businesses to town
- Expansion of industry
- Capitalize on the proximity to Des Moines, bedroom community
- Community involvement/input
- Development south of I-80
- Youth population living in town

Weaknesses - Weaknesses are existing features, conditions or problems that hinder a community from realizing its goals.

- No commercial childcare facility
- Lack of general community involvement
- Job opportunities
- City streets, alleys, and sidewalks
- Lack of business/retail options
- High utility rates
- Lack of bike, recreation, and pedestrian trails
- Location: compete with Des Moines
- Lack of dining/sit down restaurants
- Wages for employment

Threats - Like opportunities, threats are more forward looking than strengths and weaknesses. These future challenges could hinder the community from realizing its goals.

- Proximity to Des Moines
- Business competition with Des Moines
- Employers/businesses leaving the community
- People moving to Des Moines/out of Stuart
- Lack of community involvement
- Utility costs
- Agricultural/industrial nuisances – smell, dust, chemicals
- No daycare
- No support for local businesses
- Poor/aging infrastructure