simpco

Ute, IA

2018 Comprehensive Plan

Acknowledgements & Contributors

Thank you to the following elected officials, staff and community partners that participated in the development of the 2018 Ute Comprehensive Plan. Thank you to the community members who took the community survey and provided comments that informed the Comprehensive Plan.

UTE CITY COUNCIL

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Mark Bretthauer
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Sue Kelm
Matt Leitz

UTE STAFF AND COMMUNITY PARTNERS

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Lonnie Carlson, Water/Sewer/Street Superintendent and Building Administrator
Gary Goslar, Fire Chief
David Briese or Crary Huff, City Attorney

UTE PLANNING AND ZONING COMMISSION

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UTE BOARD OF ADJUSTMENT COMMITTEE

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RESOLUTION 2018-12_____

A RESOLUTION ADOPTING THE UTE, IOWA
2018 MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, the City Council of Ute, Iowa, has developed the 2018 Comprehensive Plan of the City of Ute, Iowa.

WHEREAS, the City Council of Ute, Iowa, has reviewed the 2018 Ute Comprehensive Plan with topics including: Housing, Economic Development, Transportation, Community Facilities and Services, Land Use, and Natural Resources.

WHEREAS, the Planning Commission of City of Ute, Iowa, has reviewed the 2018 Ute Comprehensive Plan and made no formal recommendation.

WHEREAS, the City Council of Ute, Iowa, adopts the 2018 Ute Comprehensive Plan for the following purposes. The purpose of this comprehensive plan is to provide a current inventory of community resources and a thoughtful statement of the community's vision and goals for the future. It is important for the city to have a plan for the future based on community input and the needs of the community. The plan helps the community move forward in a more organized and constructive way. The plan can inform grant applications and leverage funding for community projects. Funding agencies will look to the plan as a way to indicate that funding requests have been thought out and needs are real. City Staff can utilize the comprehensive plan as a guide in their work on behalf of the community. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Ute, Iowa, that the 2018 Ute Comprehensive Plan be adopted by this resolution passed on the date stated below.

PASSED BY the City Council of Ute, Iowa on the 10th of September, 2018.

Richard Hageman
Mayor

I hereby certify that the foregoing was posted as Resolution No. _____ on September 10, 2018.

City Clerk

Table of Contents

INTRODUCTION

Comprehensive Plan Purpose

The 2018 Comprehensive Plan of the City of Ute is intended to serve as an advisory document that outlines the city's vision. The purpose of this comprehensive plan is to provide a current inventory of community resources and a thoughtful statement of the community's vision and goals for the future. This comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Community Facilities and Services, Land Use and Natural Resources.

The plan can inform grant applications and leverage funding for community projects. Funding agencies look to the plan to learn about the community resources and needs. City Staff can utilize the comprehensive plan as a guide in their work on behalf of the community. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices. The plan process incorporated public participation and facilitates intergovernmental collaboration through review and consideration of neighboring jurisdictions policy and plans.

Iowa Smart Planning

In 2010, Iowa's legislation passed the Iowa Smart Planning Act that encourages communities to incorporate ten smart planning principles when drafting a comprehensive plan. The following ten (10) smart planning principles are intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard a community's quality of life. All of the Iowa Smart Planning topics are discussed or referenced in this comprehensive plan document. The 2018 Comprehensive Plan of the City of Ute considers the Smart Planning Principles outlined in the Iowa Smart Planning Act. The ten smart planning principles include: 1) Collaboration; 2) Efficiency, Transparency, and Consistency; 3) Clean, Renewable, and Efficient Energy; 4) Occupational Diversity; 5) Revitalization; 6) Housing Diversity; 7) Community Character; 8) Natural Resources and Agricultural Protection; 9) Sustainable Design; and 10) Transportation Diversity.

Plan Contents

The 2018 Ute Comprehensive Plan includes the following chapters:

Chapter	Contents
Introduction and Community Context	Plan purpose, plan contents, vision statement, plan process, IA smart planning elements, history, location, population trends
Housing and Neighborhoods	Census housing data
Transportation	Existing and proposed transportation networks (street, pedestrian, transit)
Economic Development	Census income and industry data, top employers, commercial areas
Community Facilities and Services	Government buildings, utilities, cultural resources, educational services, health and social services, public safety, parks, recreation
Land Use and Natural Resources	Current zoning and land use, topography
Implementation	Goals and action steps

Plan Process

The City of Ute contracted services with Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate the Comprehensive Plan process. In May 2018 the Ute City Council began the process by reviewing the plan timeline and approving the community survey. The Ute City Council held meetings to review the progress of the comprehensive plan process and draft document. The following timeline was followed to review and adopt this Comprehensive Plan.

Meeting or Task	Date
Introduction Meeting – City Council	April 2, 2018 City Hall, 7:00 pm
City Council Meeting 1 Timeline, Survey	May 7, 2018 City Hall, 7:00 pm
Gathered Community Surveys (May 9 - July 23)	May-July
City Council Meeting 2 Review draft plan	July 2, 2018 City Hall, 6:00 pm
Joint City Council – Planning & Zoning Commission Meeting 3 Review survey results and draft plan	August 6, 2018 City Hall, 6:00 pm
Public Review Period Made draft plan available for review (web and at City Hall)	August 2018
Public hearing to adopt final plan – City Council	September 10, 2018 City Hall, 7:00 pm

Public Participation

SIMPCO staff and the City of Ute developed and administered a community survey to inform the Comprehensive Plan. Members of the public were invited to share their opinions about the Ute Comprehensive Plan topics including: Vision, housing, transportation, economic development, and community facilities and services.   The online survey included 12 questions covering the aforementioned topics. Paper copies of the survey were also printed and made available at City Hall and Library from May 10, 2018 – July 23, 2018. The City promoted the survey on their website and at various locations around town. Forty-seven (47) community members participated in the survey. Results of the survey can be found in the corresponding chapters of this comprehensive plan and below.

Plan Adoption, Distribution and Amendments

The City of Ute is encouraged to review and amend the plan as needed through the City Council and City Clerk. The 2018 Ute Comprehensive Plan was updated and adopted by Resolution #2018-12 on September 10, 2018. Following its adoption, the comprehensive plan shall be sent or made available to the county, neighboring cities, regional agencies and at public libraries within the city. Any amendments to the plan can be proposed and adopted by resolution by Ute City Council. Section 414.3 Iowa Code states the following in regard to amendments and distribution of the plan.

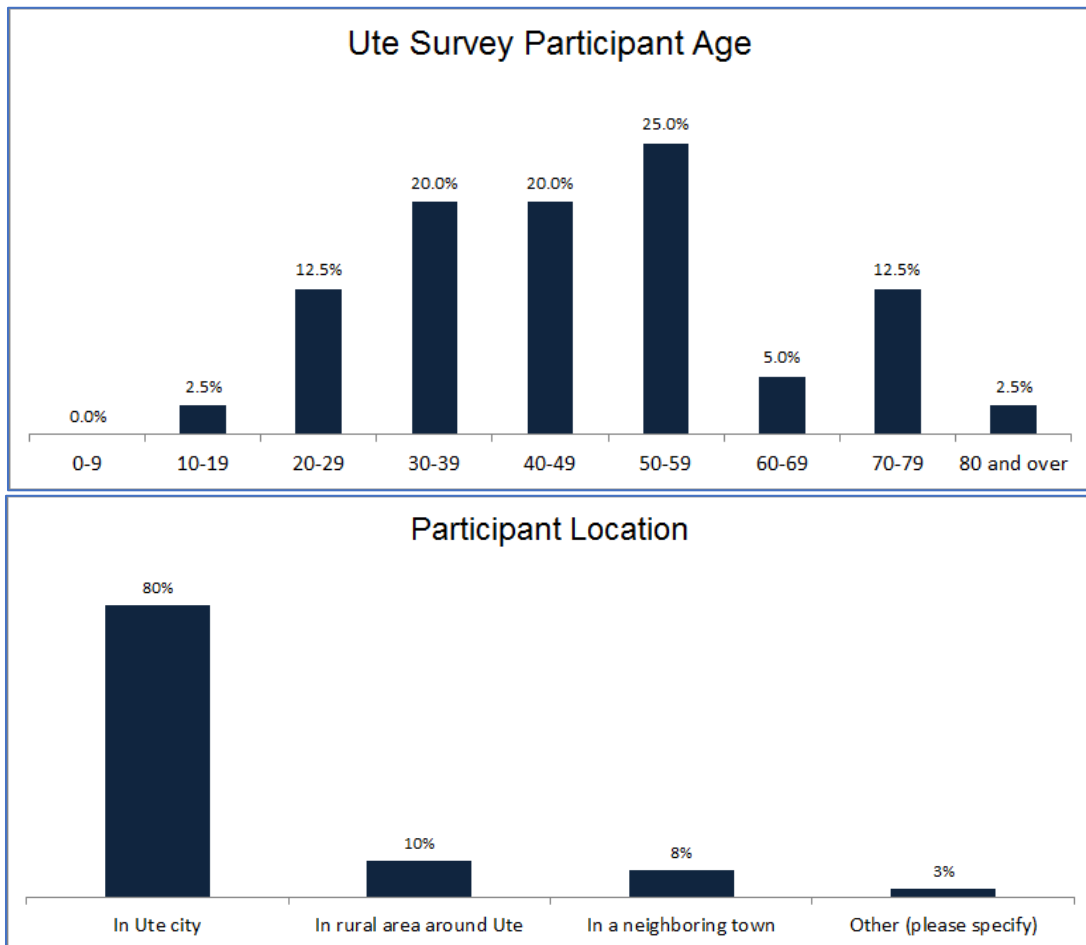*Iowa Code 2017 414.3 Regulations and Comprehensive Plan —Notice, Adoption, Distribution*
4. a. A comprehensive plan recommended for adoption by the zoning commission established under section 414.6, may be adopted by the council. The council may amend the proposed comprehensive plan prior to adoption. The council shall publish notice of the meeting at which the comprehensive plan will be considered for adoption. The notice shall be published as provided in section 362.3.
b. Following its adoption, copies of the comprehensive plan shall be sent or made available to the county in which the city is located, neighboring counties and cities, the council of governments or regional planning commission where the city is located, and public libraries within the city.
c. Following its adoption, a comprehensive plan may be amended by the council at any time.

Ute Survey Participant Demographics

Forty-seven (47) community members participated in the 2018 Ute community survey. The following graphs show the survey participant age and location.

Ute Survey Participant Age

Age Range	Percentage
0-9	0.0%
10-19	2.5%
20-29	12.5%
30-39	20.0%
40-49	20.0%
50-59	25.0%
60-69	5.0%
70-79	12.5%
80 and over	2.5%

Participant Location

Location	Percentage
In Ute city	80%
In rural area around Ute	10%
In a neighboring town	8%
Other (please specify)	3%

Survey General Comments
The 2018 community survey asked participants to share any additional comments or feedback on the survey. Participant responses below were edited to combine and aggregate the data.

1. Need creative ideas and activities to bring people to town and facilitate participation
2. Consider needs of all ages including youth and elderly
3. Improve maintenance of some sidewalks and streets
4. Suggestion to develop a splash pad and add walking/biking trails
5. Hope the plan helps to get grants for maintenance and improvements
6. Grocery store
7. More activities for youth
8. Improve tennis courts
9. Concerns about dangerous animal ordinance:
   a. Concern about safety of residents around unleashed dogs
   b. Suggestion to develop a place to exercise dogs in town
10. Concern about diplomacy in decision making

Ute Comprehensive Plan Adopted 09/10/2018

Ute Community Vision Statement

A vision statement is an idealistic or aspirational statement about the community and its direction for the future. The Ute Community Vision Statement was drafted from the public comment gathered through the community survey. The major themes from each source were used to form the following vision statement.

Ute, Iowa is friendly and helpful. Our community is honest, works together and is dedicated to helping each other. Ute is a nice, clean, well-kept town. Ute hosts fun activities and maintains good parks. The town is quiet and safe. Ute has businesses that meet the needs of residents and visitors. Ute maintains good utility and transportation infrastructure and community services. The town is inclusive and has opportunities for community involvement.

Vision Survey Results

Survey results related to the vision statement are stated in the table below including major themes, the number of related responses to that theme, and the related survey text responses.

Main Theme	Num	Response	Main Theme	Num	Response
Friendly and Helpful	**27**		**Businesses**	**8**	
	12	Friendly, friendly people		1	Businesses to meet the needs of the people
	3	Community helping each other, help anyone in need, dedicated to helping others		1	Have places to get most of the everyday needs, gas, food, etc.
	4	Good honest people; good people; honest, loyal, kind, trusting, Where everyone is treated equally and every person matters		1	Main street
	4	Work together, everyone working together		1	Lots of business
	2	Family oriented		1	Town with a few more small town businesses
	2	Close knit, everybody knows one another		1	Small businesses
Clean	**12**			2	Thriving, opportunity, booming town
	4	Clean		1	Promote more businesses
	1	Nice clean town	**Good Infrastructure and Services**	**4**	
	1	Well kept		2	Good water system, Good water and water facilities
	1	Cleanliness		1	Walking trails
	1	Clean and maintained public places		1	Great school system
	1	Charming	**Inclusive/Community Involvement**	**4**	
	1	Clean town		2	A place where anyone can easily get involved in community activities, involved
	1	Beautiful		1	A place where the residents voices can be heard without critisism and their opinions and thoughts thouroughly considered.
	1	Unique		1	Support & volunteers
Quiet and Safe	**12**		**Housing**	**1**	
	6	Quiet		1	Lots of housing
	4	Safe, safety	**Inexpensive**	**1**	
	2	Low crime, Can leave cars and houses unlocked and know everything will still be there when you get back. Kids can play outside without worrying about strangers.		1	Inexpensive
Fun Activities and Parks	**10**				
	4	Fun; fun activitie; community family activities, old fashioned fun times; active			
	2	A good park, nice park			
	2	Attention to youth; activities for kids			
	1	A quiet yet active area to get out and enjoy			
	1	Events to keep the community going			

Ute Location

The City of Ute is located on the eastern side of Monona County, in the northwest part of the State of Iowa. Ute is approximately 54 miles southeast of Sioux City, IA and 23 miles east of Onawa city, the County seat. Highway 141 is the main road that connects Ute to surrounding communities and runs north and east through the City. Highway 183 runs southwest and connects Ute to Onawa. Other major cities within close proximity to the City of Ute include Omaha, Nebraska approximately 70 miles south, Fort Dodge approximately 104 miles east, and Sioux Falls, SD approximately 138 miles northwest.

Ute Location Map
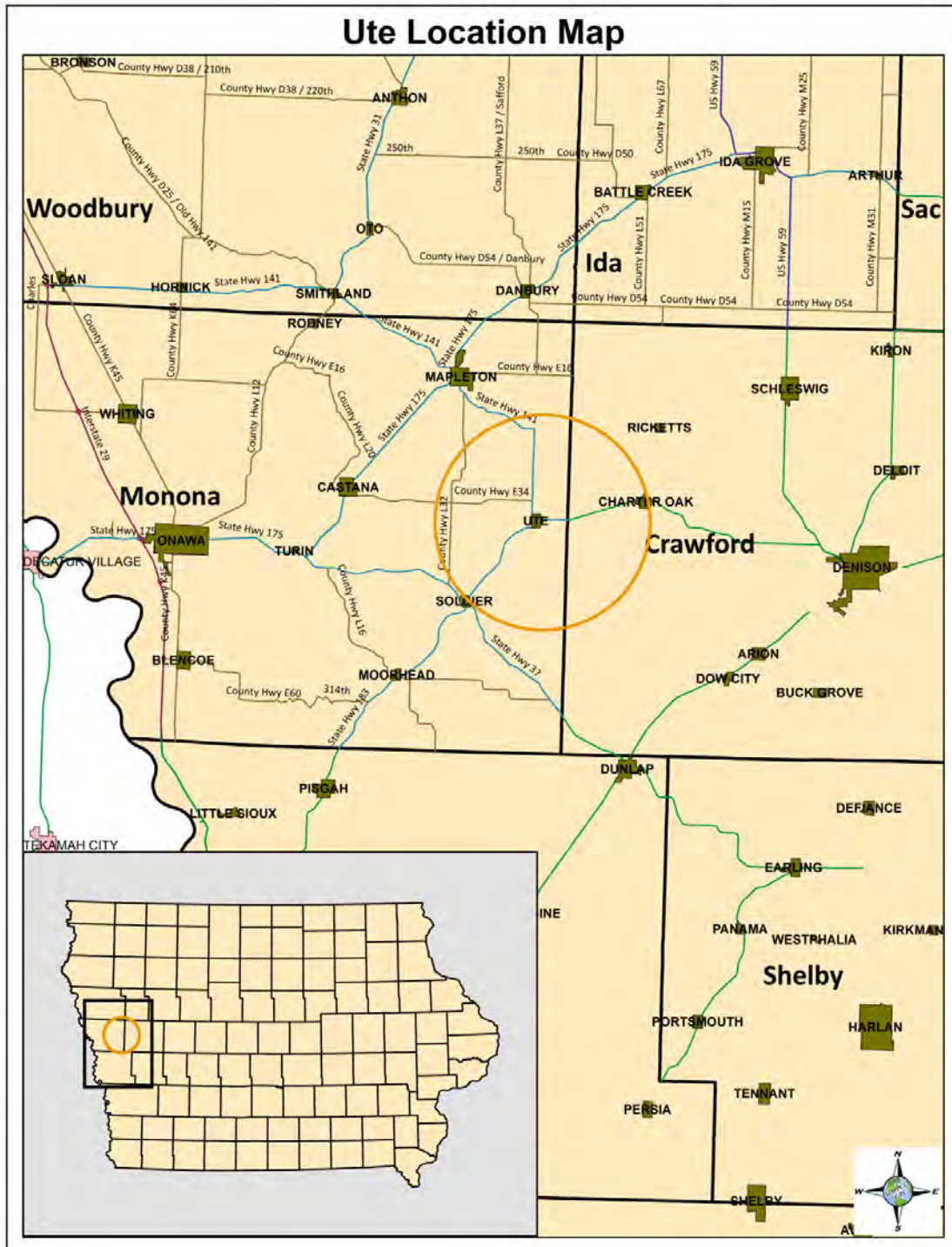
History

Ute, Iowa was incorporated as a City and platted in 1887. The city was named after the indigenous Ute people. Many of the early settlers of St. Clair Township and the surrounding area of what would later become the Town of Ute were veterans of the Civil War. Early settlement dates back to 1865. The first post office was established in 1875 under the name of Ute. The railroad was established in the 1880s. Early businesses included stockyards, grain warehouse, farm implements and hardware. [1]

First State Bank around 1913 and now the Ute Post Office.

Star Theater - 1918

The first Ute bank was established in 1887. The general mercantile and drug store opened in 1889. Robert Boot was the first Mayor of Ute. The first newspaper in Ute was the Ute Independent, published by Charles C. Coe on January 24, 2890. Ute's first school house was built in 1894. Ute's Telephone Company was organized in 1905. Electricity came to town on Christmas Day 1916. The Star Theater was built in 1916-1917 with an orchestra pit and electric piano. The Star Theater building is still standing and currently holds the VFW. One early town celebration was the Corn Show. Ute hospital was built in 1917. Picture below shows early buildings on the north side of Main Street before 1900.[1]

First school in town, built in 1894.

[1] Ute History Book. The Early Years.

Ute Population Trends

The following Ute population demographics were gathered from the US Census Bureau and the American Community Survey. Information in the following categories was collected and analyzed for this Comprehensive Plan update: Ute population age distribution, decennial population progression and future projections, community population comparison, and Ute ethnic make-up.

Ute 2010 Census Population: 374

Age Distribution of Population

People remain the greatest asset of any city. The vitality and growth of any city depends on its ability to attract and retain people. The following graph shows a comparison of age distribution from 2000-2010 of the population in Ute. Of the census age groups, the largest percentage in 2010 is 50-54 years of age and second largest is 45-49 years of age. In 2000, the largest age group was 70-74 and second was 65-69.
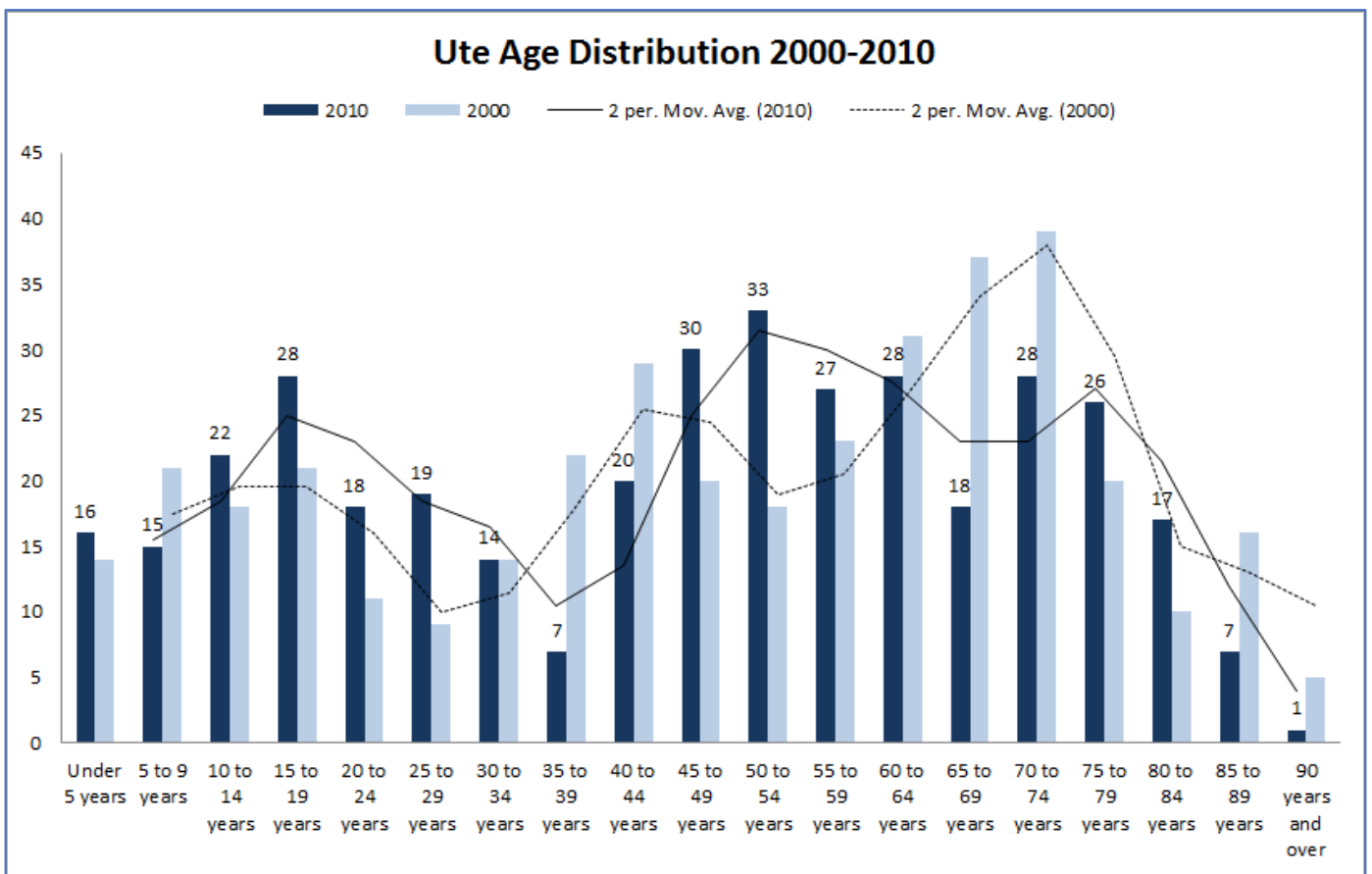
Decennial Population Progression And Projection

The following graph and table show Ute and Monona County census population from 1940-2010 and projected population based on historic decennial census progressions. Ute's population decreased approximately -1% from 2000 to 2010. Ute experienced an 18% population decrease from 1980-1990. The population projections 2020-2030 are based on an extrapolation equation whereby the previous decennial populations are used to predict the same progression into the future. Using previous decennial census data from 1940, Ute's population is estimated to decrease. The following graphs also illustrate a comparison of Ute's decennial census population to Monona County's decennial census population. According to the US Department of Commerce, Economics Census., Monona County experienced steady population decreases from 1940.
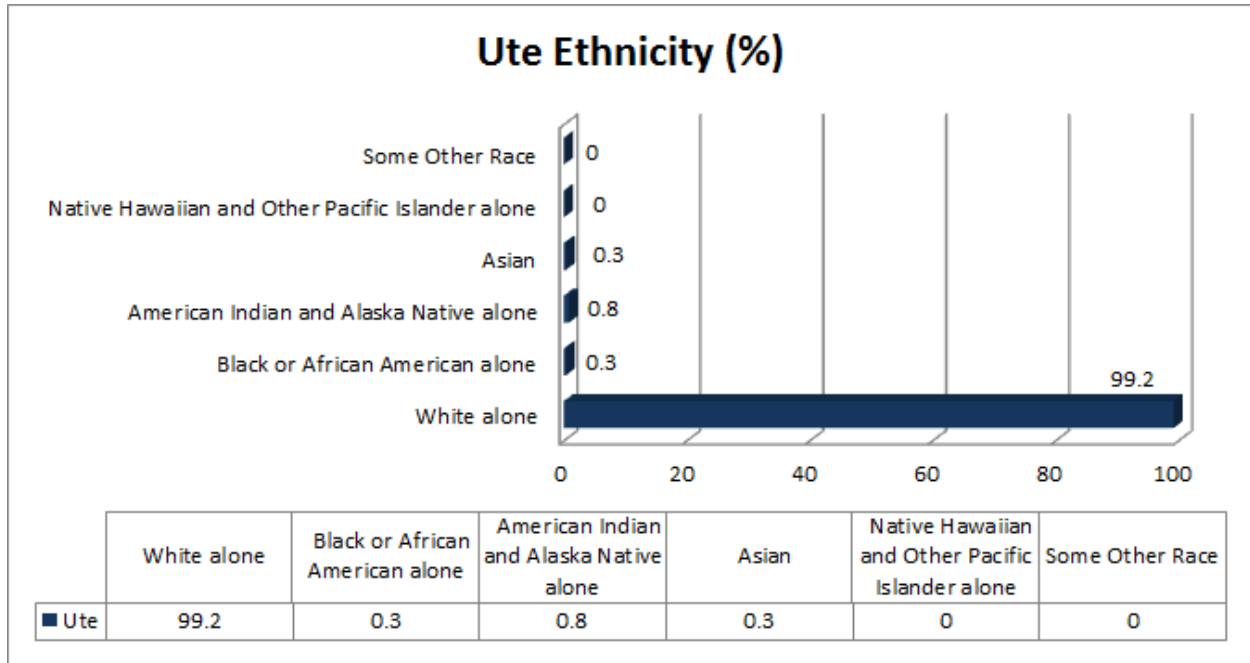
Ute Population 1940-2010 Projections 2020-2030

Source: Iowa State Data Center

Monona County Population 1940-2010 Projections 2020-2030
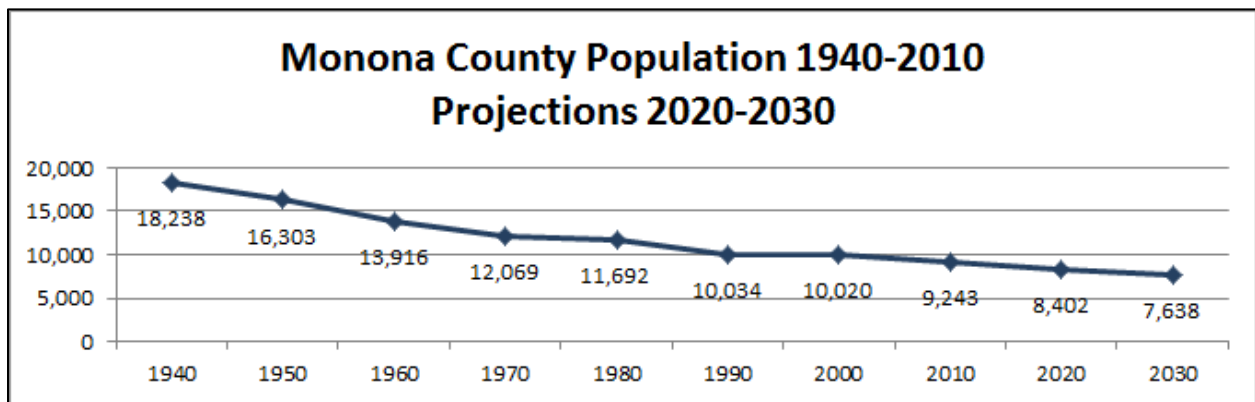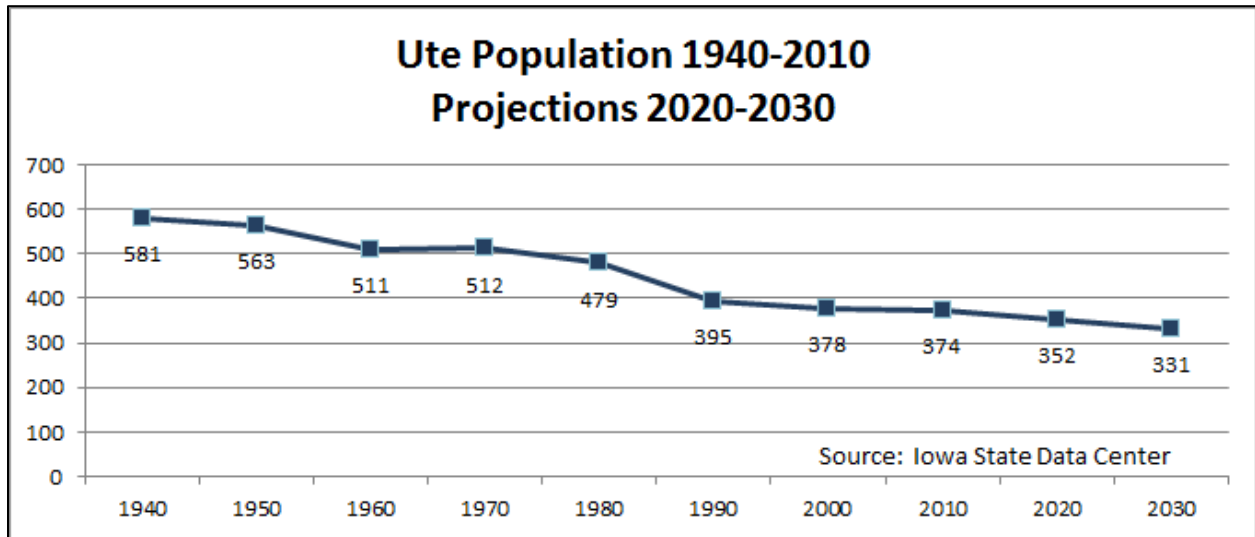
Year	Ute	%Change	NumChange	Monona County
1940	581			18,238
1950	563	-3%	-18	16,303
1960	511	-9%	-52	13,916
1970	512	0%	1	12,069
1980	479	-6%	-33	11,692
1990	395	-18%	-84	10,034
2000	378	-4%	-17	10,020
2010	374	-1%	-4	9,243
2020	352			8,402
2030	331			7,638
Iowa State Data Center				

Ute Comprehensive Plan Adopted 09/10/2018

Ethnic Make-Up

The ethnic make-up of Ute is illustrated in the graph and table below. Information was gathered from the US Census Bureau American Community Survey 2015 5-year estimates. The table shows that Ute is less diverse than the State of Iowa. Ute's highest percentage race after White is American Indian and Alaska Native alone.

Ute Ethnicity (%)

	Some Other Race	0
	Native Hawaiian and Other Pacific Islander alone	0
	Asian	0.3
	American Indian and Alaska Native alone	0.8
	Black or African American alone	0.3
	White alone	99.2

	White alone	Black or African American alone	American Indian and Alaska Native alone	Asian	Native Hawaiian and Other Pacific Islander alone	Some Other Race
■ Ute	99.2	0.3	0.8	0.3	0	0

Ethnicity	Ute	Iowa
White alone	99.2	91.2
Black or African American alone	0.3	3.2
American Indian and Alaska Native alone	0.8	0.3
Asian	0.3	2
Native Hawaiian and Other Pacific Islander alone	0	0.1
Some Other Race	0	2
Source: US Census 2010		

Cultural Awareness

Communities across the nation are experiencing increased diversity. Cultural awareness and sensitivity can be defined as consciousness and understanding of the different morals, standards, and principles of a variety of cultures, ethnic groups or races. Cultural sensitivity skills can include assessing different cultural practices and communication styles and learning how to value cultural differences to increase inclusivity and understanding. The community of Ute can strive to create a welcoming and inclusive environment through practicing cultural awareness and sensitivity.

Ute Comprehensive Plan Adopted 09/10/2018

HOUSING

Prosperous communities rely on safe, affordable, well maintained housing to attract and retain residents and businesses. Several public and private organizations work together to develop and maintain housing in local communities. Iowa - U.S. Department of Housing and Urban Development (HUD) Region VII (Iowa, Kansas, Missouri and Nebraska) provides support for housing programs and services to Iowa communities through regional agencies described below.

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business. – 2018 U.S. Department of Housing and Urban Development

Iowa Smart Planning Housing

The State of Iowa adopted a Smart Planning Guide to assist local communities with the development of comprehensive plans. The guide encourages diversity in available housing, rehabilitation of existing housing, and promotion of close proximity between housing and public transportation and employment centers. Housing objectives and programs should further the vitality and character of both established and new residential neighborhoods and ensure an adequate housing supply that meets both the existing and forecasted housing demand. In order to follow the guiding principles stated above, this housing section includes: An inventory and analysis on Ute City's neighborhoods and housing stock detailing the age, condition, type, market value, occupancy, and historical characteristics. This section also identifies goals and objectives that promote the development of new housing and maintenance or rehabilitation of existing housing that meet the needs of the residents of Ute.

Ute Housing Development

The City of Ute has the following housing incentives and resources to facilitate quality housing in Ute. The City of Ute hosts the Ute Development Corporation which assists in providing senior housing in Ute. The Ute Development Corporation is managed by a volunteer board. Other housing programs that are available to Ute community members are described below.

Monona County Community Alliance

The Monona Community Alliance is a community development process that engages rural communities to make local decisions. MCCA develops ways for rural communities to improve local healthcare systems and improve the health status of area residents. Monona County Community Alliance has housing programs designed to achieve the Alliance's Healthy Homes mission, "To reduce health and safety hazards in housing in a comprehensive and cost-effective manner, with a particular focus on protecting the health of children and other sensitive populations in low-income households."

Website: http://www.mononacountypublichealth.org/Healthy_Homes.html

SIMPCO Housing Program

Siouxland Interstate Metropolitan Planning Council (SIMPCO) administers an owner-occupied housing repair and rehab program in the following areas: Cherokee, Ida, Monona, Plymouth, and Woodbury Counties in Iowa (excluding Sioux City), as well as South Sioux City, Nebraska. The Western Iowa Community Improvement Regional Housing Trust Fund (WICIRHTF) program is designed to help low to moderate income residents in the service area maintain their homes in safe, decent and livable conditions.

Approximately 17 homes have been rehabilitated in Ute since 2011. When funding is available the program works to complete home repairs that assist in maintaining the integrity of the homes in our communities. Eligible repairs include roofing, electrical work, plumbing, window replacement, foundation work, painting, siding, handicapped accessibility and other repairs as determined necessary. More information about the program can be found at: www.simpco.org

SIMPCO and WICIRHTF Monona County Housing Rehabilitation		
FHLB 11A37 (2011)	$140,910	13 households served 1 in Ute
FHLB 13A38 (2013)	$68,237	11 households served 5 in Ute
Total:	$209,147	

HTF 14-20 (2014)	$57,993	10 households served – paired with FHLB. Same 5 in Ute
HTF 15-28 (2015)	$60,216	3 households served 3 in Ute
HTF 16-29 (2016)	$ 64,163	3 households served 2 in Ute
HTF 17-25 (2017)	$17,613	3 expected in Monona County 1 in Ute so far
Total	199,985	

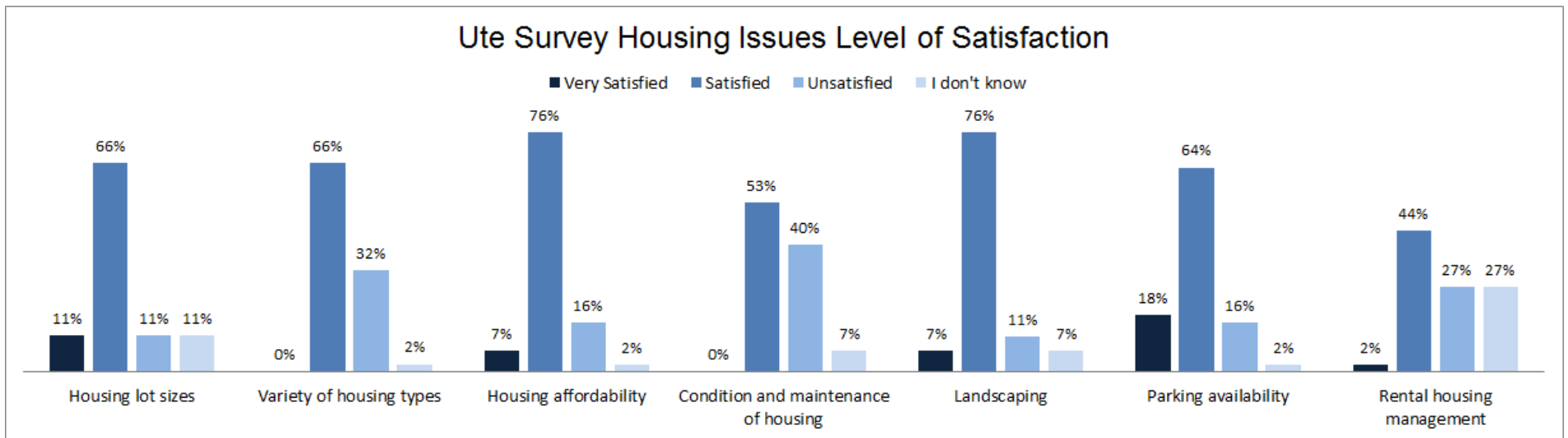### *Iowa United States Department of Agriculture (USDA)*

Iowa USDA has housing programs to assist with single-family and multi-family housing. Most programs require coordination with regional housing agencies and local banks. The nearest IA USDA office is located in Storm Lake, IA. Area 9 - Storm Lake Area Office, 1619 North Lake Avenue Storm Lake, IA 50588.
Website: https://www.rd.usda.gov/programs-services

Ute Housing Public Comment Summary

Public comment was gathered through the community survey collected in May-July 2018. Survey questions were dedicated to gathering public opinion in regard to housing to inform this housing chapter.

Q: Please indicate your level of satisfaction concerning the following housing issues in Ute.

Ute Survey Housing Issues Level of Satisfaction

■ Very Satisfied ■ Satisfied ■ Unsatisfied ■ I don't know

Category	Very Satisfied	Satisfied	Unsatisfied	I don't know
Housing lot sizes	11%	66%	11%	11%
Variety of housing types	0%	66%	32%	2%
Housing affordability	7%	76%	16%	2%
Condition and maintenance of housing	0%	53%	40%	7%
Landscaping	7%	76%	11%	7%
Parking availability	18%	64%	16%	2%
Rental housing management	2%	44%	27%	27%

Comments:
- Need more housing (rental and owner)
- Improve housing maintenance

Housing Occupancy

The following graph and tables show the number and percent of occupied and vacant housing units in Ute from 2000-2010 and occupancy rates from 2014-2016.   According to the U.S. Census Bureau, the City's overall vacancy rate increased from 2000 (9%) to 2010 (14.40%) and again in 2016 (15.4%). According to the Iowa Economic Development Authority (IEDA) an owner-occupied vacancy rate less than 2% is low and may indicate an owner-occupied housing shortage. The IEDA will consider a rental-occupied vacancy rate of less than 5% as low and may indicate a rental-occupied housing shortage. According to the American Community Survey, in 2016, Ute had an owner-occupied vacancy rate of 3.2% and a rental-occupied vacancy rate of 10.9%. Neither of the rates reflect a housing shortage in Ute.

Ute Housing Occupancy 2000-2016
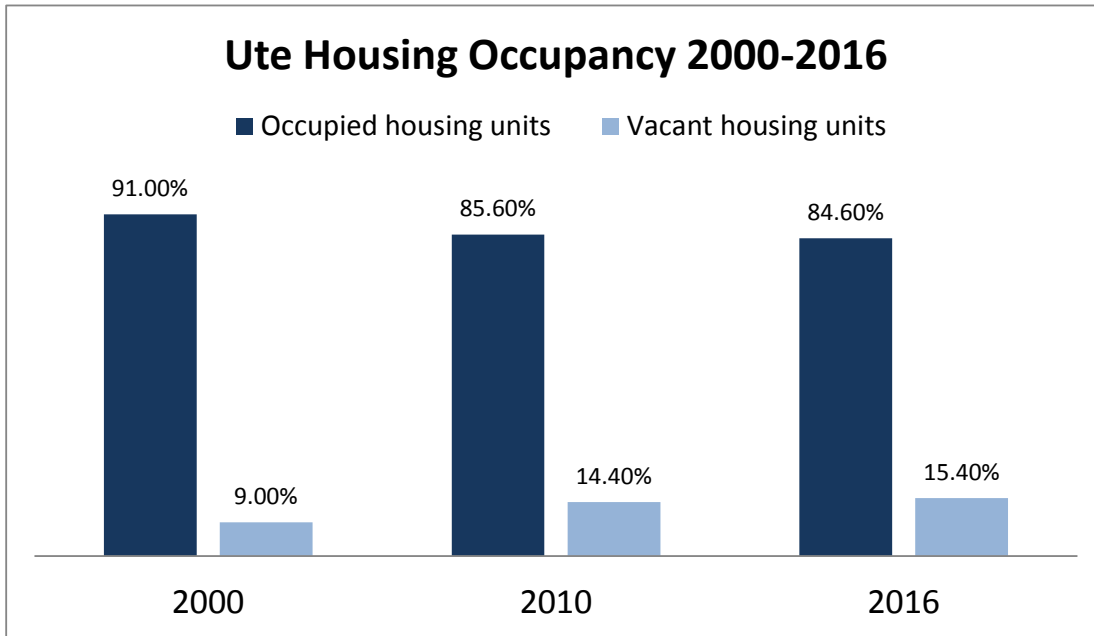
Ute Housing Occupancy 2000-2010	2000Num	2000%	2010Num	2010%
Total housing units	201	100	209	100
Occupied housing units	183	91	179	85.6
Vacant housing units	18	9	30	14.4
For rent	3	16.7	6	20
For sale only	6	33.3	5	16.7
Rented or sold, not occupied	0	0	0	0
For seasonal, recreational, or occasional use	2	11.1	3	10
For migratory workers	0	0	0	0
Other vacant	7	38.9	15	50
Source: U.S. Census Bureau, Census 2000 and 2010				

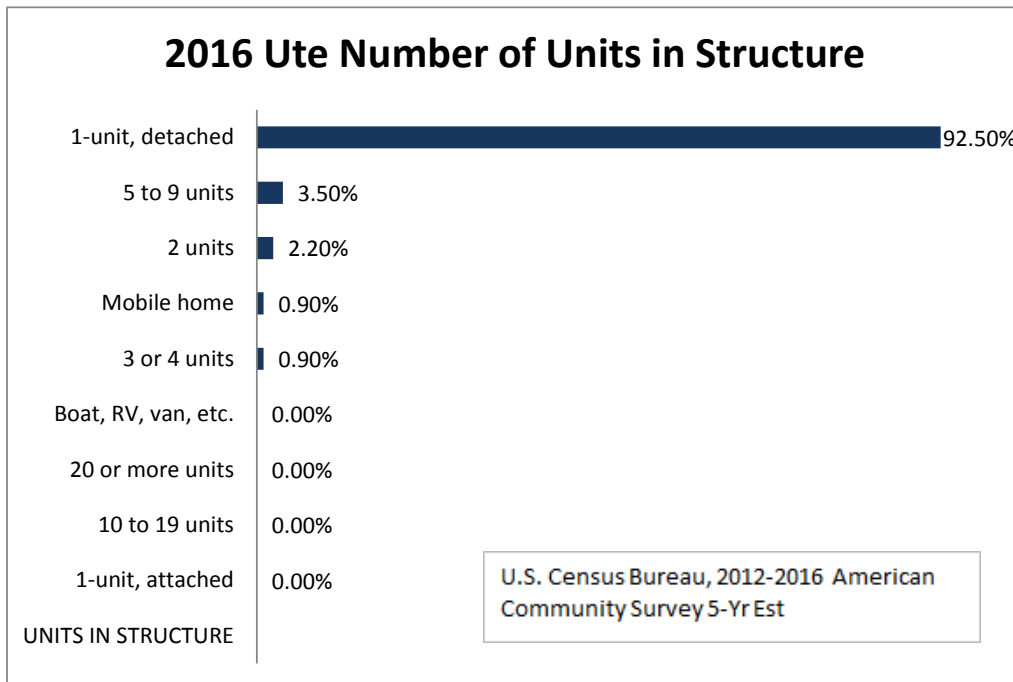| Ute Housing Occupancy 2014-2016	2014	2015	2016
Total housing units	199	218	227
Occupied housing units	93.00%	90.80%	84.60%
Vacant housing units	7.00%	9.20%	15.40%
Homeowner vacancy rate	2.7	3.1	3.2
Rental vacancy rate	8.5	9.1	10.9
U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est			

Housing Tenure

Ute housing tenure is shown in the following graph and table. The majority of housing is owner-occupied. According to the US Census Bureau, the percent of owner-occupied units slightly decreased from 2000 (82%) to 2010 (78.80%). The number of occupied housing units in Ute decreased from 183 in 2000 to 179 in 2010. The graph and table below illustrates a comparison of housing tenure in Ute from 2000-2010 and number of units in structures in 2016.

Ute Housing Tenure 2000-2010
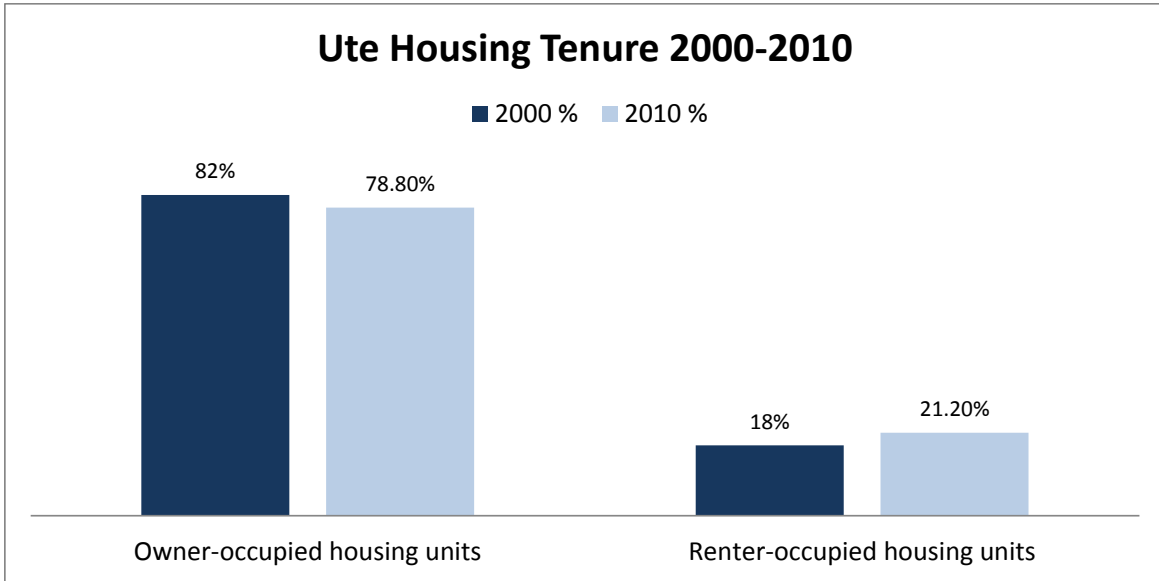
■ 2000 %   ■ 2010 %

Ute Housing Tenure 2000-2010	2000Num	2000%	2010Num	2010%
Occupied housing units	183	100	179	100
Owner-occupied housing units	150	82	141	78.8
Renter-occupied housing units	33	18	38	21.2

2016 Ute Number of Units in Structure

1-unit, detached	92.50%
5 to 9 units	3.50%
2 units	2.20%
Mobile home	0.90%
3 or 4 units	0.90%
Boat, RV, van, etc.	0.00%
20 or more units	0.00%
10 to 19 units	0.00%
1-unit, attached	0.00%
UNITS IN STRUCTURE	

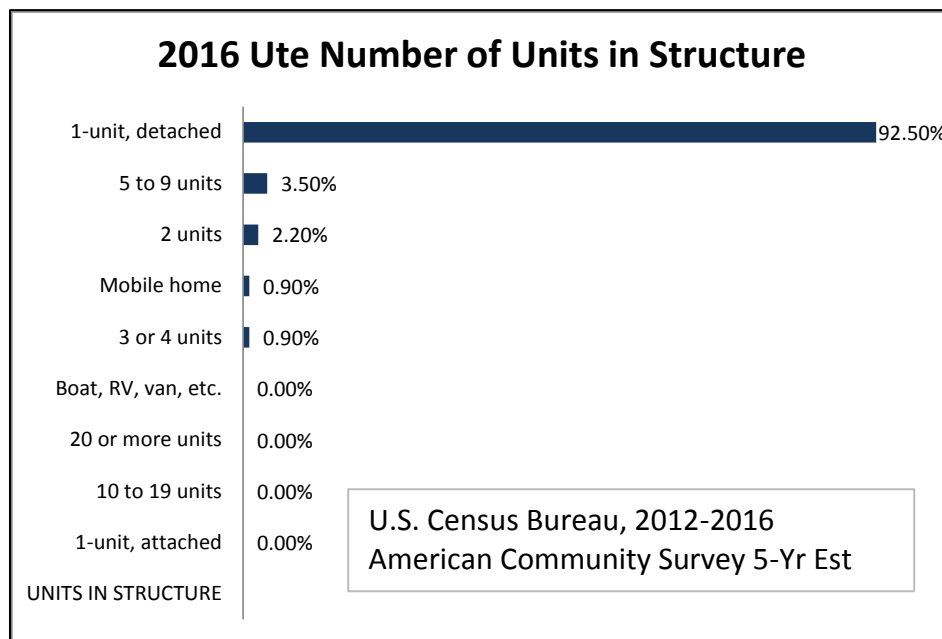U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est

Housing Variety

Housing variety can be measured in many ways including price, size, location, architecture, and tenure. Having a diverse housing stock within a community is a vital asset that can support population growth, employment, and community services. Possessing the ability to meet the housing needs of residents concerning proximity to work, affordability, availability, and diversity increases a community's potential in attracting new businesses, families, and individuals.

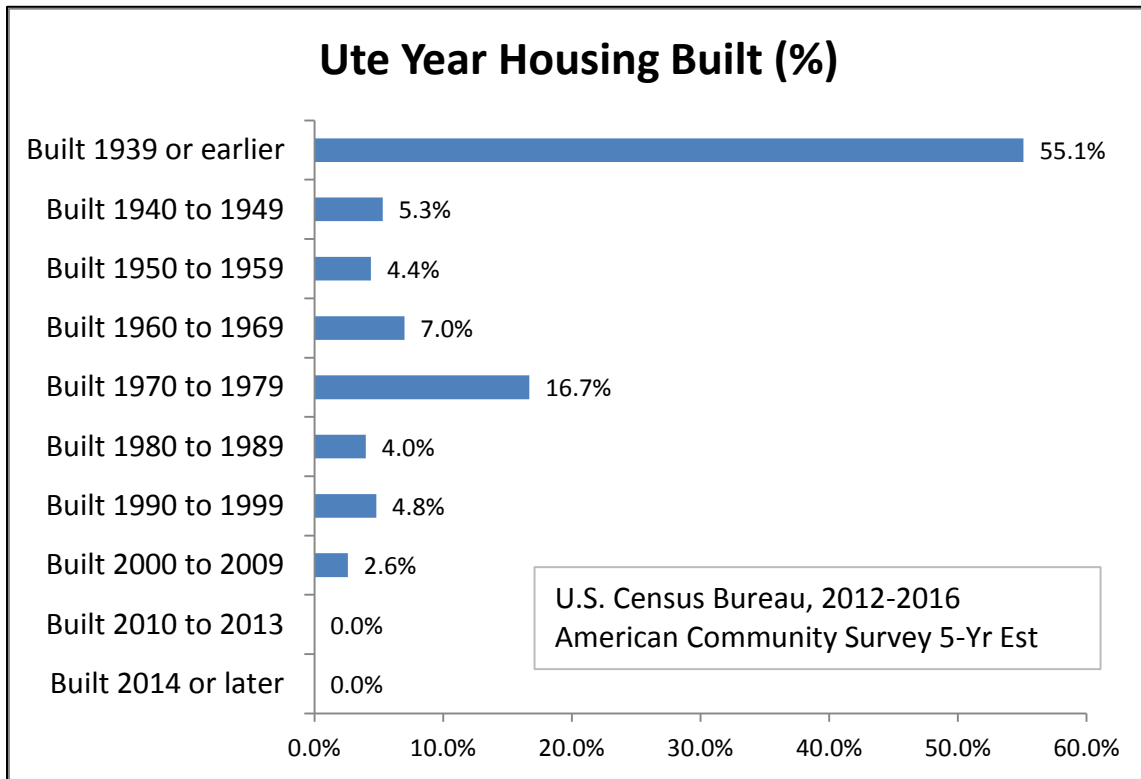## Number of Housing Units in Structure

The American Community Survey estimates housing type information including the number of units within a structure as shown in the graph below. According to the American Community Survey 2012-2016 data, the majority of housing in Ute is 1-unit detached (92.5%) and 5-9 units (3.5%) Census housing structure types include the following:

- 1-unit, detached - This is a 1-unit structure detached from any other house, that is, with open space on all four sides. Mobile homes to which one or more permanent rooms have been added or built also are included.
- 1-unit, attached - This is one structure that has one or more walls extending from ground to roof separating it from adjoining [separately owned] units. In row houses, townhouses, double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof. Ex. condominium is a type of ownership that enables a person to own an apartment in a development of similarly owned units and hold joint ownership in common areas.
- 2 units – Duplex, two-family dwelling. These are units in structures containing 2 units.
- Mobile home - Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Excludes: used only for business, extra sleeping space, for sale units, or in storage.
- Boat, RV, van, etc. - This category is for any living quarters occupied as a housing unit that does not fit the previous categories. Ex. houseboats, railroad cars, campers, and vans.

2016 Ute Number of Units in Structure

Units in Structure	Percentage
1-unit, detached	92.50%
5 to 9 units	3.50%
2 units	2.20%
Mobile home	0.90%
3 or 4 units	0.90%
Boat, RV, van, etc.	0.00%
20 or more units	0.00%
10 to 19 units	0.00%
1-unit, attached	0.00%

UNITS IN STRUCTURE

U.S. Census Bureau, 2012-2016
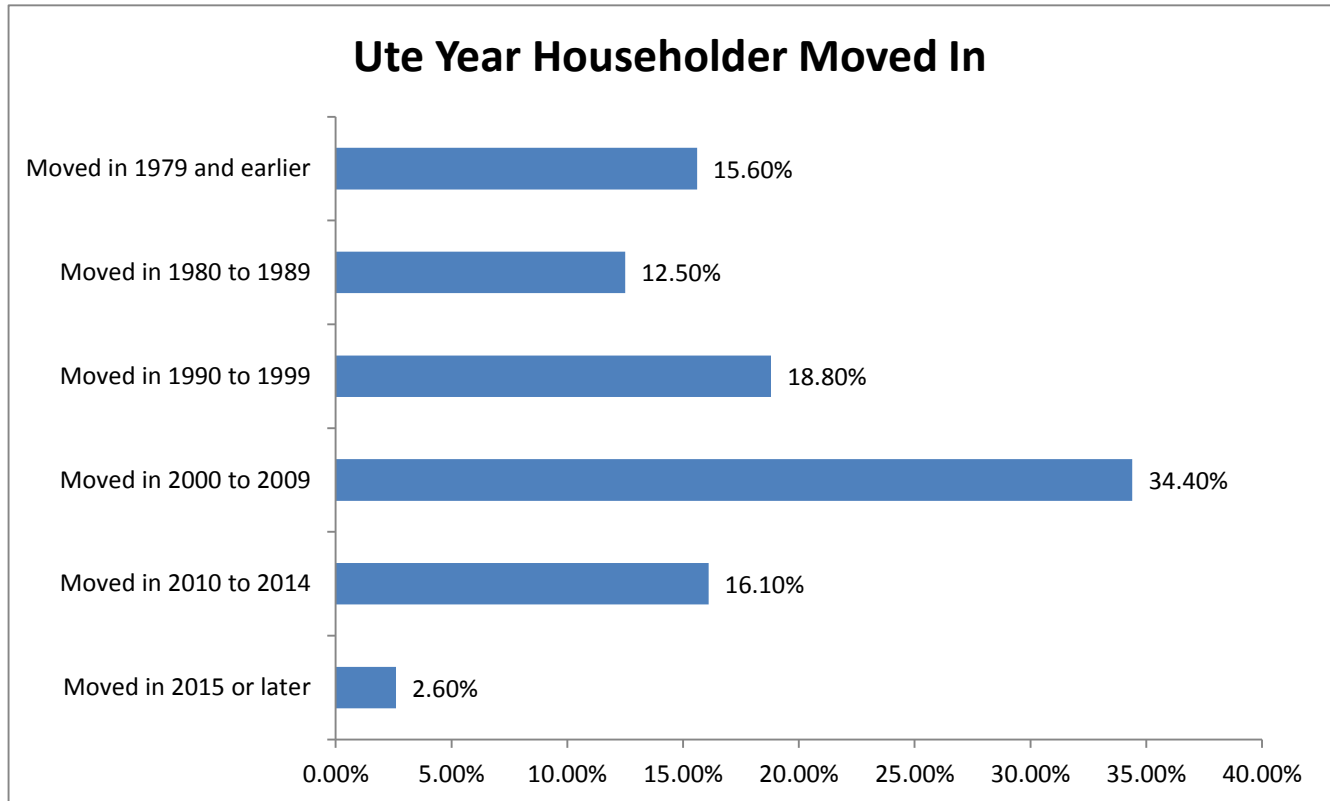American Community Survey 5-Yr Est

Year Housing Built

The age of the housing stock is another indicator of housing quality. The graph and table below shows the year that housing structures were built in Ute. According to the U.S. Census Bureau, 2012-2016 American Community Survey 5-Year estimates, over half of the housing in Ute was built in 1939 or before. City Council members shared that the Berne Co-op built homes in town from 1970-1979. The following data indicates that there may be a need for maintenance and repair of older homes in Ute.

Ute Year Housing Built (%)

Category	Percent
Built 1939 or earlier	55.1%
Built 1940 to 1949	5.3%
Built 1950 to 1959	4.4%
Built 1960 to 1969	7.0%
Built 1970 to 1979	16.7%
Built 1980 to 1989	4.0%
Built 1990 to 1999	4.8%
Built 2000 to 2009	2.6%
Built 2010 to 2013	0.0%
Built 2014 or later	0.0%

U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est

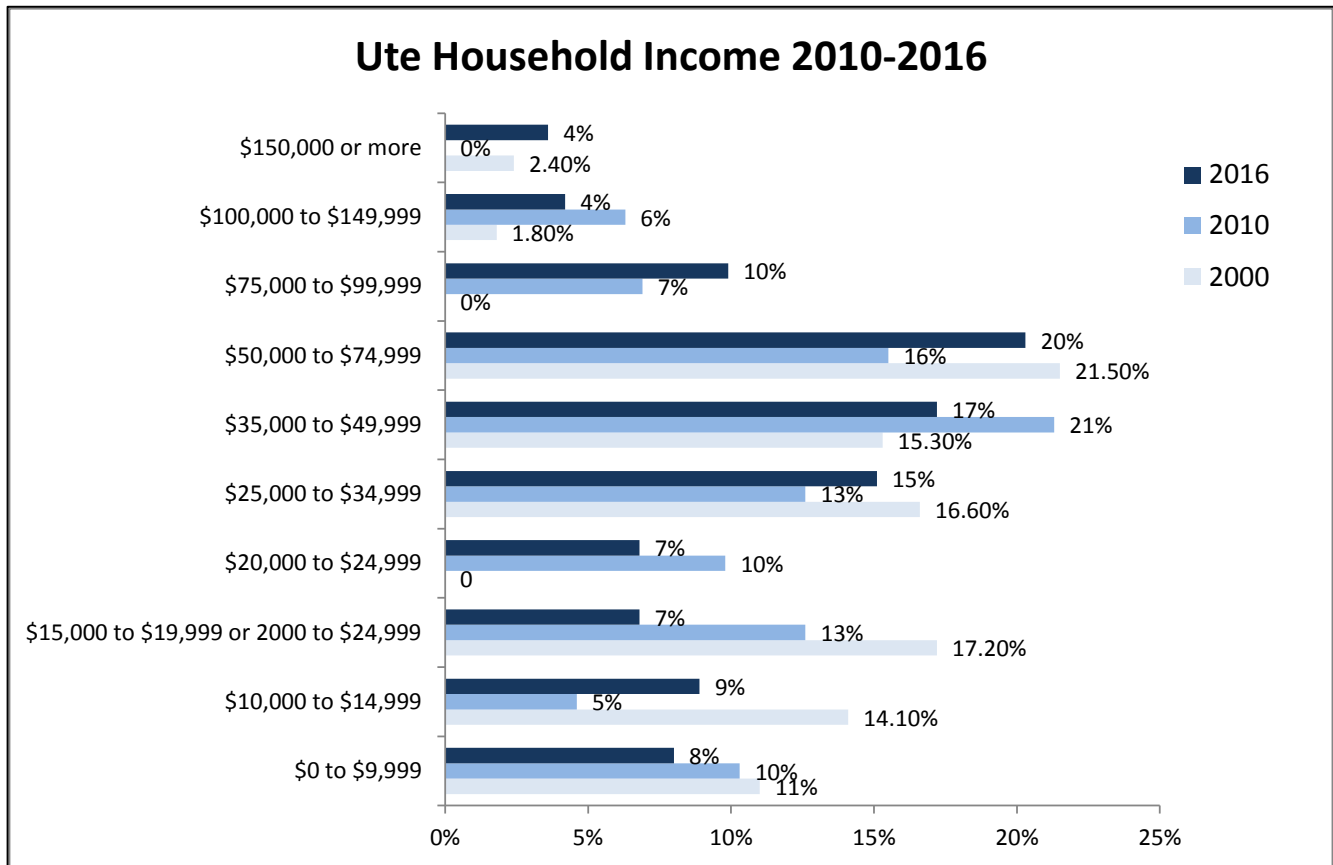| Ute Year Structure Built 2016	Percent	Number
Built 1939 or earlier	55.1%	125
Built 1940 to 1949	5.3%	12
Built 1950 to 1959	4.4%	10
Built 1960 to 1969	7.0%	16
Built 1970 to 1979	16.7%	38
Built 1980 to 1989	4.0%	9
Built 1990 to 1999	4.8%	11
Built 2000 to 2009	2.6%	6
Built 2010 to 2013	0.0%	0
Built 2014 or later	0.0%	0
Total housing units		227

Year Householder Moved into Unit

According to the U.S. Census Bureau, 2012-2016 American Community Survey 5-Year estimates, many of Ute's residents moved into their homes between 2000-2009 (34.4%) and 1990-1999 (18.80%). The longevity in town may contribute to the maintenance and improvement to homes in Ute.

Ute Year Householder Moved In

Category	Percent
Moved in 1979 and earlier	15.60%
Moved in 1980 to 1989	12.50%
Moved in 1990 to 1999	18.80%
Moved in 2000 to 2009	34.40%
Moved in 2010 to 2014	16.10%
Moved in 2015 or later	2.60%

Year Householder Moved into Unit	Percent	Number
Moved in 2015 or later	2.60%	5
Moved in 2010 to 2014	16.10%	31
Moved in 2000 to 2009	34.40%	66
Moved in 1990 to 1999	18.80%	36
Moved in 1980 to 1989	12.50%	24
Moved in 1979 and earlier	15.60%	30
Occupied housing units	192	
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est		

Ute Household Income

Ute household income is illustrated in the graph and table below. The U.S. Census Bureau categorizes household income into 11 value groups ranging from less than $5,000 to $150,000 or more. Some value groups changed from 2000 to 2010. In 2010 (bottom bars), the majority of households in Ute show annual earnings from $35,000 to $49,999 (21%) and from $50,000- $74,999 (16%). In 2016 (top bars), the majority of households in Ute show annual earnings from $50,000 to $74,999 (22.3%) and from $35,000- $49,999 (17%). The graph and table illustrate that household incomes generally increased in Ute from 2010-2016.

Ute Household Income 2010-2016

Income Range	2016	2010	2000
$150,000 or more	4%	0%	2.40%
$100,000 to $149,999	4%	6%	1.80%
$75,000 to $99,999	10%	7%	0%
$50,000 to $74,999	20%	16%	21.50%
$35,000 to $49,999	17%	21%	15.30%
$25,000 to $34,999	15%	13%	16.60%
$20,000 to $24,999	7%	10%	0
$15,000 to $19,999 or 2000 to $24,999	7%	13%	17.20%
$10,000 to $14,999	9%	5%	14.10%
$0 to $9,999	8%	10%	11%

Ute Income Survey

The City of Ute conducted a low-and-moderate income (LMI) survey in January of 2018. The survey results illustrated different household income than shown in the graph above. To be eligible for Iowa Economic Development CDBG (Community Development Block Grant) funding, projects must meet the national objective of primarily benefiting LMI persons. For funding eligibility a minimum of 51% of those benefiting from the project must be considered LMI. Prior to the survey, the Ute percentage LMI was 45.33% according to the CDBG qualification tables provided online at the time including 2006-2010 American Community Survey data. The survey results showed 62.88% below the LMI income figure. On February 26, 2018 the City and SIMPCO received confirmation from Iowa Economic Development Authority that the Ute LMI survey was acceptable for use in application for CDBG funding.

Affordable Housing Analysis

Housing serves as more than just shelter. Research has shown that affordable and stable housing can be a platform for families' education, health, and economic wellbeing (Brennan 2011; Brennan and Lubell 2012; Cohen 2011). An adequate supply of housing affordable to all residents contributes to a sustainable and diverse community. Because needs for lower-cost housing generally are not well served by the market, local governments, along with their private-sector and nonprofit partners, play a critical role in building and preserving affordable housing (American Planning Association, Viveiros and Sturtevant, 2014).

Housing Affordability

The US Department of Housing and Urban Development (HUD) defines the need for affordable housing as families who pay more than 30 percent of their income for housing. Individuals or families that pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care (US HUD.gov). It is assumed that the definition means net income or take-home income. Using this definition we can estimate the affordable annual housing cost as 30% of Ute City median income shown below.

- Median **household** income in Ute in 2010 was $35,000[2]
- Affordable housing cost for most households (20% - 30% median income) = Annual $7,000 - $10,500, Monthly $583-$875

This calculation does not consider an individual's debt or savings in qualifying for housing. It should be noted that this standard does not factor in equity in an existing home or a substantial personal savings, which would enable some households with the median income to afford higher priced housing. Conversely, some households with the median income, but with large debt, would not qualify for housing priced at the above estimates.

Subsidized Housing

To qualify for most subsidized housing in Ute City, households must have annual incomes at or below 80% for lower and 50% for very low of Monona County's median income, depending on household size (U.S. Department of Housing and Urban Development). The estimates may vary depending on program availability, household size, and income. Below is an example of the income qualifications for housing in Monona County. Incomes are listed for 1 person – 8 person (left to right).

```
Monona County, IA
   FY 2012 MFI:  52300    30% OF MEDIAN    12500   14250   16050   17800   19250   20650   22100   23500
                          VERY LOW INCOME  20800   23750   26700   29650   32050   34400   36800   39150
                          LOW-INCOME       33250   38000   42750   47450   51250   55050   58850   62650
```

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[2] US Census Bureau 2010 Household Income Definition: This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

Ute Comprehensive Plan Adopted 09/10/2018

Housing and Neighborhood Goals

Tlhe following goals and objectives were drafted with consideration of public comment, existing plans, and information provided in this chapter. The following goals and objectives are possible options for the city to pursue. Actions will depend on individual circumstances and availability of resources.

Goal H1: Encourage diversity and affordability in the types of available housing

HN1.1 Consider a housing study to assess existing housing stock and future needs with the following objectives in mind.

- Provide a variety of attractive housing at prices that are affordable for all income levels. Offer housing incentives to develop affordable housing.
- Provide a variety of housing types including: 1st time home buyer housing, single family, 2-3 unit, townhouse, condominiums, multi-unit, variety of number of bedrooms (ex. 2-3 bedroom), variety of owner and rental
- Identify land for development or re-development, vacant land and analyze land use/zoning

HN1.2 Promote construction of energy-efficient housing

HN1.3 Annually record and keep record of housing characteristics such as: types of housing, building permits, census housing tenure (rent or own), census number of units in structure. Use the information to create a balance of housing choices and a variety of housing unit types and prices.

HN1.4 Consider senior housing options including nursing home, living in place rehabilitation, barrier-free housing, assisted living, etc.

Goal H2: Support rehabilitation and maintenance of existing housing

HN2.1 Offer incentives for rehabilitation and maintenance of existing housing with consideration of historic preservation and promote existing programs through SIMPCO and Mid Sioux Opportunity.

HN2.2   Enforce City Ordinance (property maintenance and rental housing regulations)

HN2.3   Review City Ordinance housing regulations and amend as needed (Ute Municipal Code last updated 2017)

HN2.4 Develop a rental housing management program and partnership to address housing issues

HN2.5 Remove or rehabilitate vacant buildings and redevelop underutilized property

HN2.6 Provide housing program information and resources for housing rehabilitation to residents

Goal H3: Promote the vitality and character of established and new residential neighborhoods

HN3.1 Promote the location of housing near employment centers and public amenities

HN3.2 Develop and implement good neighborhood design standards through subdivision and zoning ordinances (Title VI Physical Environment Chapter 7 Subdivision Regulations Last Updated 2017)

HN3.3   Promote planned neighborhood development - Ensure that growth occurs within neighborhoods and not separate disconnected developments.

HN3.4 Promote tree planting and continue tree re-planting plan with Mid American grant for tree replacement and tree trimming program every-other-year.

HN3.5 Consider Urban Revitalization and Urban Renewal plans to facilitate housing development in Ute.

TRANSPORTATION

Iowa Smart Planning Transportation

This chapter includes information about Ute existing transportation infrastructure and services and a list of transportation goals and objectives for the future. The Iowa Smart Planning document states that transportation objectives, policies, and programs are to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

Streets

Ute's street network is made up of local roads and two minor arterials. The two major roadways that connect Ute to other communities include State Highway 141 that runs east and north, and State Highway 183 that runs south and west through Ute. All of the streets within the community are paved. Streets are maintained by revenue from the City's road use tax fund and street fund. The annual street maintenance program rotates replacement and repair of streets based on the street conditions. In 2013, Hwy 183 was resurfaced through Ute. The street map on the next page illustrates Ute's street network and Federal Functional street classification.

Sidewalk and Trail Network

The sidewalk and trail map below shows existing and proposed sidewalks, and proposed trails. Sidewalk and trail information was gathered from analysis of aerial photography and street data. The sidewalk map following the street map does not represent any formal decision or location or engineering of sidewalks and trails. The map was developed and drafted for analysis of the existing and possible future transportation systems and discussion purposes only. The City may consider trail and sidewalk construction to connect the city facilities and services such as downtown, Ute Park, and the convenience store. Sidewalks and trails can also be considered in future residential developments to facilitate pedestrian connections with the existing trail and sidewalk network.

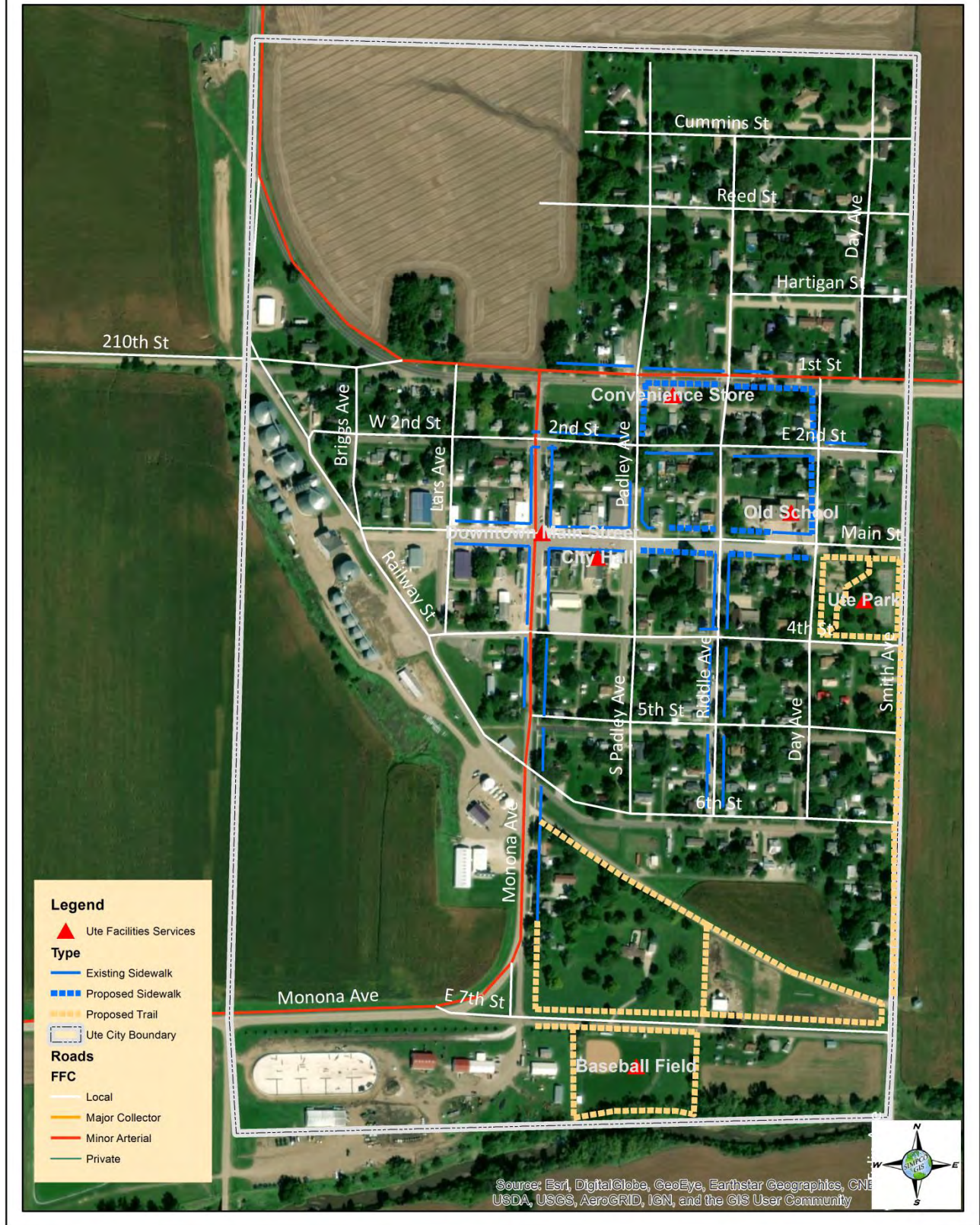### 2017 Ute Municipal Code Sidewalk Regulation Contents

TITLE VI PHYSICAL ENVIRONMENT CHAPTER 8 SIDEWALK REGULATIONS

6-8-1   Purpose
6-8-2   Definitions
6-8-3   Cleaning Snow, Ice, and Accumulations
6-8-4   Maintenance Responsibility
6-8-5   Liability of Abutting Owner
6-8-6   Ordering Sidewalk Improvements
6-8-7   Repairing Defective Sidewalks
6-8-8   Notice of Inability to Repair or Barricade
6-8-9   Standard Sidewalk Specifications
6-8-10 Permits for Construction or Removal
6-8-11 Failure to Obtain Permit; Remedies
6-8-12 Inspection and Approval
6-8-13 Barricades and Warning Lights
6-8-14 Interference with Sidewalk Improvements
6-8-15 Special Assessments for Construction and Repair
6-8-16 Notice of Assessment for Repair or Cleaning Costs
6-8-17 Hearing and Assessment
6-8-18 Billing and Certifying to County
6-8-19 ADAAG Compliance

Ute Streets Map

Legend
- Ute City Boundary

Roads
FFC
- Local
- Major Collector
- Minor Arterial
- Private

210th St
Cummins St
Reed St
Day Ave
Hartigan St
1st St
Briggs Ave
W 2nd St
2nd St
E 2nd St
Lars Ave
Padley Ave
Day Ave
Main St
Railway St
Smith Ave
Riddle Ave
4th St
S Padley Ave
5th St
6th St
Monona Ave
E 7th St
Monona Ave

CHARTER OAK
UTE
Monona
Crawford
SOLDIER

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Ute Proposed Sidewalk and Trails Map

Legend

Ute Facilities Services

Type
— Existing Sidewalk
▪▪▪▪ Proposed Sidewalk
▪▪▪▪ Proposed Trail
⬚ Ute City Boundary

Roads
FFC
— Local
— Major Collector
— Minor Arterial
— Private

Transit - Bus

City of Ute receives public transit services through a membership with Siouxland Regional Transit System (SRTS). SRTS is a leading public transit service that provides transportation throughout the Siouxland Region including cities in Monona County. Operating Monday to Friday, SRTS caters to all individuals and needs with an inventory of ADA accessible buses and curb-to-curb or door-to-door pickup service. Since its existence, SRTS has established itself as a safe, dependable, and efficient public transit service throughout all of the Siouxland region.

Railroad

Two rail lines used to carry freight and passengers through Ute. Both rail lines have been abandoned since the 1970s. The abandonment may be attributed to the bankruptcy of the Rock Island and Pacific Railroads in 1975. According to Iowa Department of Transportation rail history, the Rock Island filed for bankruptcy in 1975 and were ordered to liquidate by the bankruptcy court in June 1980.[3] One of the Ute railroad lines used to travel south and east, following the rivers surrounding Ute, connecting the town to Mapleton and Ricketts. The other rail line ran southwest and east through Ute to Charter Oak and Soldier. The following map shows the route of the abandoned rail lines through Ute. (Map by: Iowa Department of Transportation June, 2018)
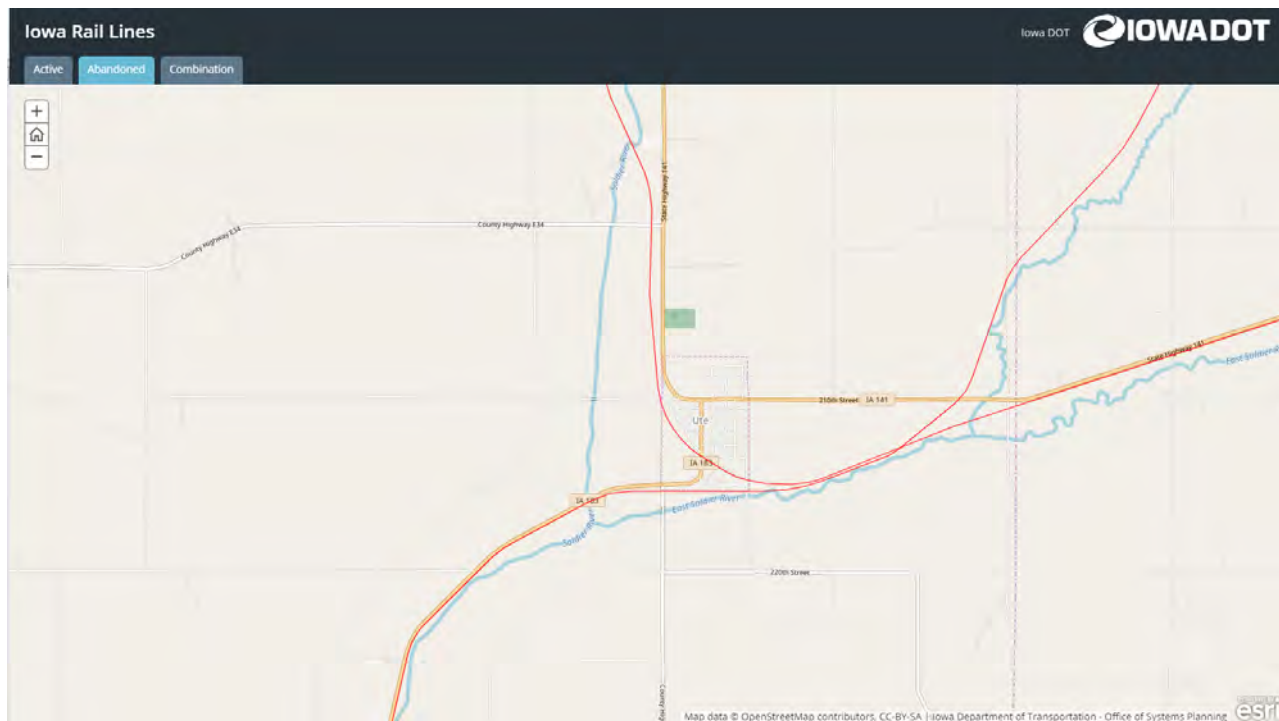
Airport

The Mapleton Municipal Airport is the nearest airport to Ute located approximately 6 miles northwest of the City. Sioux Gateway Airport is the closest commercial service airport located approximately 50 miles northwest. The Sioux Gateway Airport has service with American Airlines and features one terminal, two gates and a car-rental parking lot. Eppley Airfield in Omaha is located 66 miles south of Ute. Omaha Eppley Airfield is the gateway airport to the Midwest. The airport has one passenger terminal and a total of six long runways and served approximately 4.3 million passengers in 2016. Omaha Eppley Airfield is served by major U.S. airlines, such as Southwest Airlines, offering nonstop flights to a host of US cities with connections around the world.

Ute Transportation Public Comment Summary

Public comment was gathered through the community survey collected in May-July 2018. Survey questions were dedicated to gathering public opinion in regard to transportation to inform this transportation chapter.
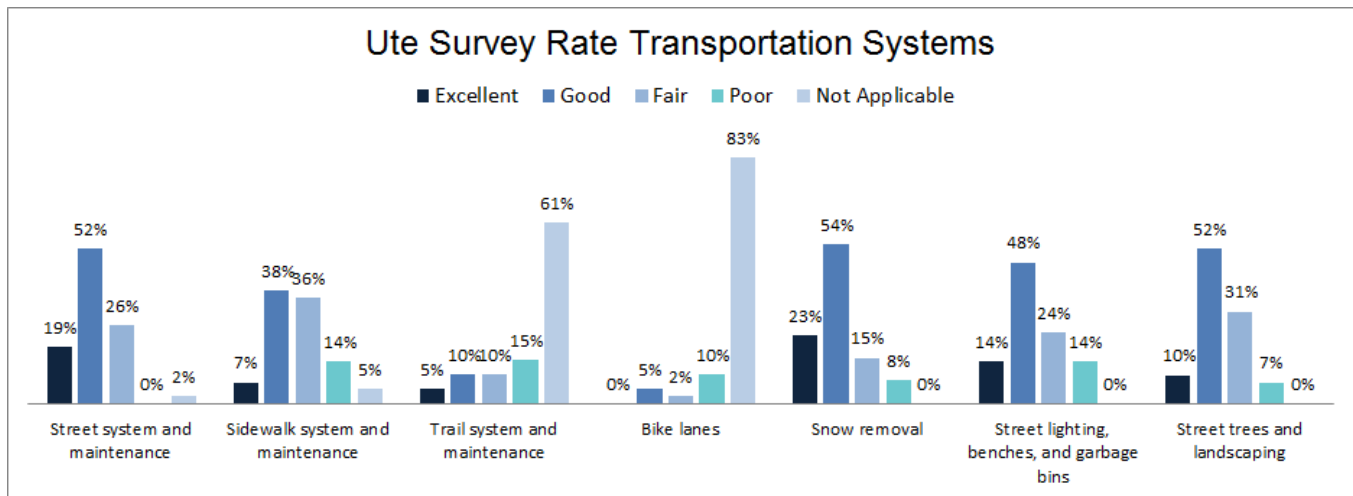
Comments:
- Don't like removing sidewalks looks bad, no parking in middle of main street, new sidewalks a few years ago
- Some roads could use more work, along with some sidewalks.
- Need to fix alleys
- Street lights too dim
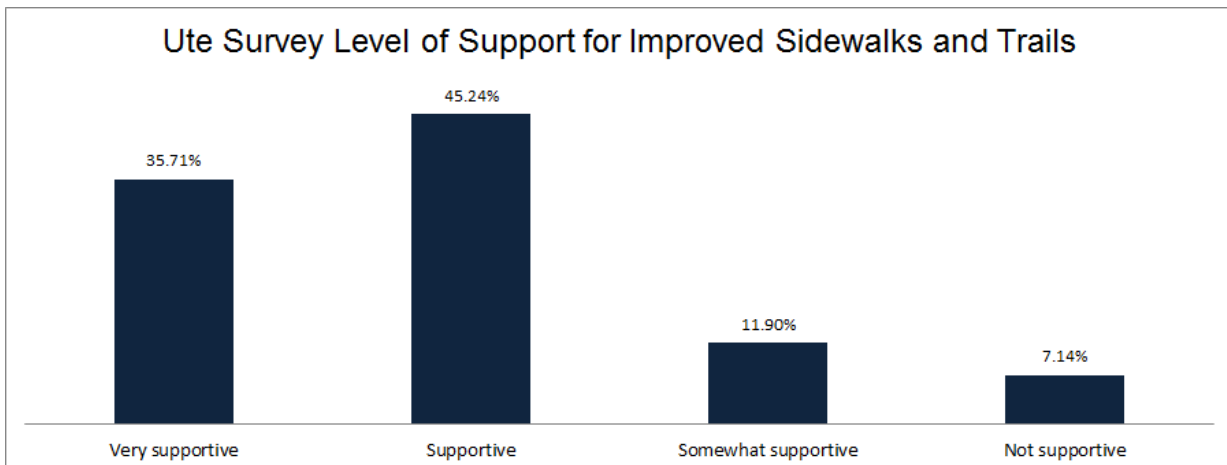
Transportation Goals

The following goals and objectives were drafted with consideration of public comment, existing plans, and information provided in this chapter. The following goals and objectives are possible options for the City to pursue. Actions will depend on individual circumstances and availability of resources.

Goal T1: Maintain and improve existing street system

T1.1   Work with local (Monona County), regional (Siouxland Interstate Metropolitan Planning Council), and state (Iowa Department of Transportation), to plan and facilitate resurfacing and renovation of distressed streets. Some regional and state roads that need improvement (June 2018) include the following:
> Highway 141 extension to Railway street
> State Highway 183 into Ute extending west from 7th street

T1.2   Promote connectivity in the local street network

T1.3   Consider adopting street design standards and complete streets policy

T1.4   Ensure effective and efficient road wayfinding and signage to promote safety for all road users including: Replace faded or rusted signage, enforce street signage, place stop signs at intersections

T1.5   Maintain and improve alleys

T1.6   Maintain and improve street lighting. Continue the LED street light conversion program through MidAmerican for energy efficiency and cost savings.

T1.7   Periodically review street and traffic ordinance and amend as needed

T1.8   Continue good maintenance of roads including debris and sand cleaning and snow removal

Goal T2: Promote and enhance sidewalk and trails and other transportation infrastructure to serve all users and modes

T2.1   Develop a connected, well-maintained sidewalk and trail network. Adopt and implement sidewalk and trail master plan

T2.2   Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, lighting, benches, trash cans, wayfinding and others to encourage walking

T2.3   Consider regional trail connections for biking and walking

T2.4   Periodically review sidewalk and trail ordinance and amend as needed. Enforce sidewalk ordinance and address maintenance issues including snow removal (Ute Municipal Code TITLE VI PHYSICAL ENVIRONMENT CHAPTER 8   SIDEWALK REGULATIONS Last Updated 2017)

T2.5   Provide information about transit options such as Siouxland Regional Transportation System (SRTS) at public locations such as City Hall and Library.

T2.6   Promote ADA accessibility compliance in sidewalk, path, and trail construction.

ECONOMIC DEVELOPMENT

The term economic development varies in definition but can be defined as long-term public investments to increase the prosperity of the community. Economic development can include investments in business retention, expansion, and recruitment, workforce development, agriculture, recreation, and natural resource conservation. Traditional indicators of a strong economy include analysis of the City's unemployment rate, income levels, wages, and percentage of industry or occupation categories such as manufacturing. This Economic Development chapter consists of the following: Ute census income and industry data, unemployment data, major employers, and economic development results from the community survey.

Iowa Smart Planning Economic Development Element

The 2010 Iowa Smart Planning Guide states the following in regard to Economic Development and Agriculture. Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development. The Guide's Agricultural and Natural Resources Element states that objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.[4]

Ute Commercial and Industrial Areas

Ute has commercial areas in the City with a mix of business types from agriculture to industrial. All commercial areas feature and provide vital businesses and services to the Ute community. Each of the commercial areas is generally zoned for commercial or industrial uses. Ute commercial and industrial areas are illustrated in the map below. The map was developed using the Ute zoning map and aerial photography.

City of Ute may use the map below to consider the following:
1. Existing available commercial and industrial property
2. Comparison to zoning and land use maps including areas zoned for commercial and industrial uses
3. Proximity of commercial and industrial uses to residential and other community uses
4. Future commercial and industrial expansion or consolidation
5. Future transportation infrastructure such as roads, sidewalks, and trails
6. Future utility infrastructure expansion or maintenance
7. Identify and improve commercial and industrial clusters [5]

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[4] Iowa Smart Planning Legislative Guide, Updated May 2010.

[5] US Economic Development Administration defines clusters as geographic concentrations of firms, workers and industries that do business with each other and have common needs for talent, technology, and infrastructure. Clusters are essentially networks of similar, synergistic, or complementary entities that are engaged in or with a particular industry sector; have active channels for business transactions and communication; share specialized infrastructure, labor markets, and services; and leverage the region's unique competitive strengths to stimulate innovation and create jobs. Clusters may cross municipal, county, and other jurisdictional boundaries.

Ute Commercial and Industrial Areas Map

The following map shows general areas of commerce and industrial uses in Ute. The following map was developed and drafted for analysis of the existing and possible future commercial and industrial areas and discussion purposes only.

Ute Economic Development Partners

Ute pursues economic development with several community partners. The following economic development partnership organizations have various economic development missions, objectives and initiatives described below.

City of Ute

The City hosts a community website filled with news and information. The City's website promotes community economic development and features the following: Community overview, government services, business directory, utilities, news, and contacts. The City of Ute offers new businesses discounted utilities up to $100 a month, each month, for the first six months after establishment paid for by the Ute Development Corporation.

Ute Development Corporation

Ute Development Corporation (UDC) was formed in December of 1971 to purchase the old Ute hardware store and develop offices in it for businesses. The Corporation has also focused on helping and developing business in town. In UDC celebrates its past successes and adopts the mission to attract new businesses and help current businesses grow.

Ute Community Club

The Ute Community Club plans community events, offers incentives to new businesses, and promotes economic development in Ute. The Club meets the 4th Wednesday of each month. The Club hosts the following annual events:

- Ute Fun Days Celebration (August)
- Halloween Night
- Santa Claus Night
- Clean-Up Day

### Monona County Economic Development Partnership

City of Ute is a member of the Monona County Economic Development Partnership (MCEDP). MCEDP assists members with: starting a new business or entrepreneurship, business expansion, business recruitment, and business transfer. The MCEDP promotes economic development in Monona County by marketing buildings and sites, offering incentives, and maintaining information about economic indicators and demographics.

SIMPCO Economic Development

Siouxland Interstate Metropolitan Planning Council (SIMPCO) hosts a Comprehensive Economic Development Strategy (CEDS) Committee. The CEDS Committee developed and administers the 5-year economic development plan that is required for the region's Economic Development District (EDD) designation through the US Economic Development Administration (EDA). The vision of the plan is that the SIMPCO region will be a preferred location for innovative businesses and entrepreneurs who desire a skilled workforce, quality infrastructure, high quality of life for residents, and a positive business environment in order to contribute to continual regional economic success.

Website: http://simpco.org/divisions/economic-development/comprehensive-economic-development-strategy
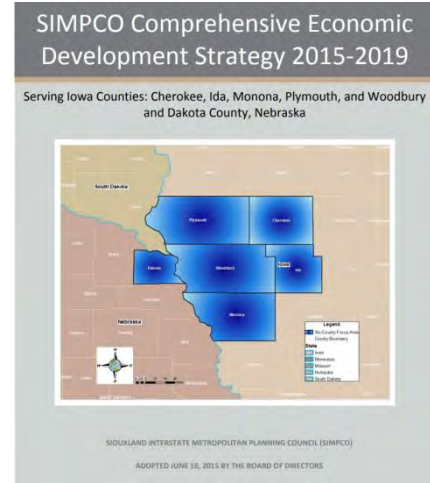

Economic Development Public Comment

Public comment was gathered through a community survey collected in May-July 2018. A survey question was dedicated to gathering public opinion in regard to economic development to inform this economic development chapter.

Survey Most Important Topic

According to the 2018 community survey, Economic Development is the number one a priority for the City of Ute as shown in the graph below.
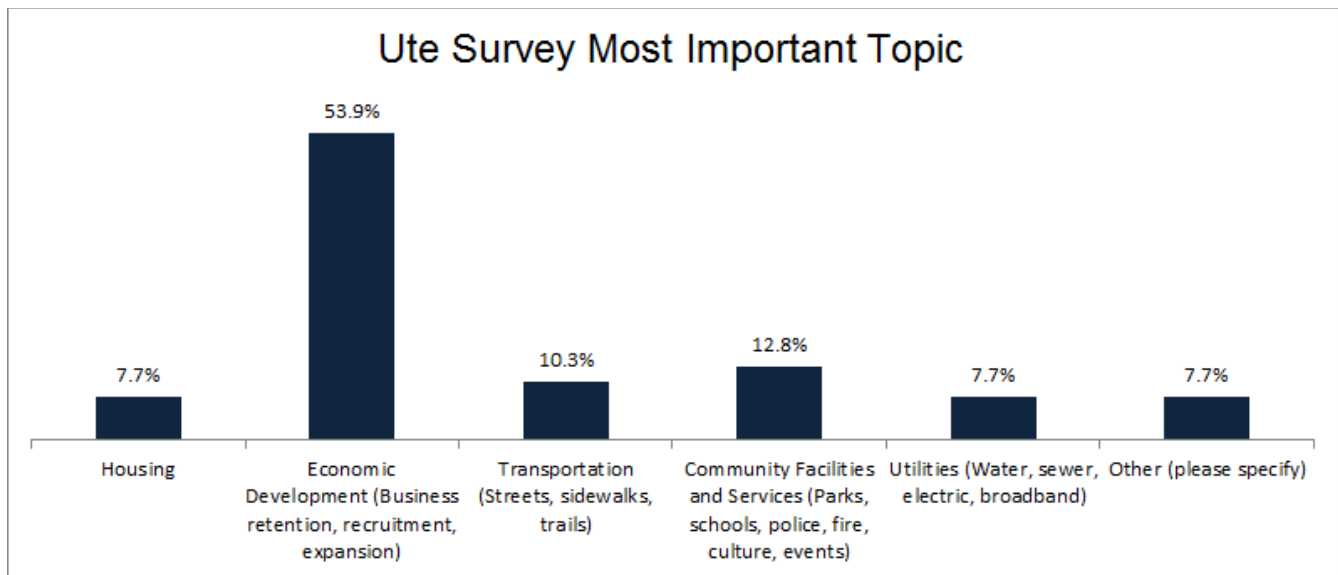
Desired Businesses

Participants were asked what businesses they would like to see in town. The results are below with the number of survey respondents next to the statement and theme. Survey Q: What businesses or services would you like to see in Ute? (38 of 47)

| Theme	Number	Responses
Grocery- Convenience Store	**30**	
	19	Grocery Store, Small grocery store/bakery
	11	Convenience Store, Large convenience store , Better convenience store, Caseys or a larger chain, bigger better gas station with more grocery items, quick shop, general store, existing is not open when need and don't have necessities: milk, butter, sandwiches, good food, too high priced
Activities/Events/Involvement	**11**	
	3	More events at community center to bring people in, Community organization with more involvement, Hope we can keep our community pride!
	3	Tennis courts
	2	arcade
	1	something for seniors to do like bingo
	1	skate park
	1	pool hall
Gas Station - Auto	**10**	
	5	Gas station and service station, we could utilize another service,gas station, fuel, nicer gas station
	2	Diesel pumps w/ pay at pump
	2	Car wash
	1	Service for auto
Shops	**10**	
	4	Clothing, A clothing boutique, A consignment shop, 2nd hand store
	3	Craft shop/ boutique, gifts
	2	Shops
	1	Art
Restaurants	**8**	
	2	Restaurants
	2	Fast food
	1	Café
	1	Coffee shop
	1	A diner
	1	A snack bar for kids and families
Splash pad - Pool	**6**	
	5	Splash pad
	1	Pool
Fitness center or gym	**4**	
	4	Gym or fitness park for adults, community exercise place
Hardware Store - Handyman	**4**	
	3	Hardware store
	1	all around handyman
Factory	**2**	
	2	Factory, a factory to employ a majority of residents
Laundry	**2**	**Laundry mat**
Child care facility	1	
Dog park	1	
Better recycling	1	Better recycling, bigger bin or svc center.
Doctors office	1	

Ute Employers List

The City strives to recruit and keep businesses and services in town that provide necessities to residents. The following employers list and estimated number of employees was generated in 2018 from City of Ute website, City staff and City officials. On August 1, 2017, the membership of Berne Cooperative, headquartered in Ute, with another elevator location in Mapleton, voted to sell their assets to NEW Cooperative which is now the largest employer in town.

Num	Name	Description	Estimated # Employees
	Ute Employers 2018		
1	NEW Cooperative Inc	Cooperative farm operations	20
2	Ada Jay's Steakhouse (Former AK Corral)	Restaurants/Lounges	10
3	Ampride II UTE	Grocery Stores & Gas Stations	9
4	Spare Time	Restaurants/Lounges	8
5	Jim Henschen	Apartment Rental	6
6	Ute Tire & Automotive	Auto Repair	6
7	City of Ute	City government	5
8	Goslar Construction/Bulldozer	Contractors – General	5
9	Kragel Mechanical	Contractors	5
10	Armstrong VanHouten Funeral Home	Funeral Home & Monuments	4
11	Community Bank	Bank Service	4
12	Ute Ag	Agricultural Supplies and Services	4
13	Guys & Gals Salon and Tanning	Beauty Products & Salons	3
14	St. Paul's Lutheran Church	Religious Institution	3
15	Berne Co-op	Deisel Sales	2
16	Brenda Savery	DayCare	2
17	Bretthauer Appliance	Appliance Repair	2
18	Christman Monuments	Cemetary Monuments	2
19	Double D LLC	Trucking and Custom Hauling	2
20	Folk & Sons Antique Tractors	Antique Tractors	2
21	Hunter Detail	Motorcycle Detailing Products	2
22	Valley Ag	Agriculture Supplies & Services	2
23	Ute Post Office	United States Post Office	2
24	Allen Nepper	Attorney	1
25	Ashley Hunter Graphic Design	Graphic Design	1
26	Avon	Beauty Products & Salons	1
27	Denise McAndrews	DayCare	1
28	Don Petersen	Financial Services	1
29	Kuhlman Seed	Seed and Chemical Sales	1
30	Henderson Woodwork	Contractors – General	1
31	Langenfeld Repair	Machinery, Farm Equipment Repair	1
32	Pohlman Storage	Self Storage Facilities	1
33	Randy's Electric	Electric Contractors	1
34	Seufert Enterprises	Agriculture Supplies & Services	1
35	Ute Housing Corporation	Apartment Rental	1
36	Ute Public Library Volunteer Board	Public Library	1
37	Ute Trailer Sales	Trailer sales	1
38	Valley Electric	Electric Contractors	1
39	Windstream	Phone and Internet	1
40	WLG Seeds	Seed Sales	1
41	ATM Machine located in Am Pride II	ATM	0
42	ATM Machine located in front of SpareTime	ATM	0
43	VFW	Veterans of Foreign Wars Post	Volunteer
44	Longlines LTD (Cable)	Cable Internet Access	Remote Staff
45	McClintock-Boehm	Insurance	Remote Staff
46	MidAmerican Energy	Electricity Provider	Remote Staff
47	WIPCO	Electricity Provider	Remote Staff
48	Hoffman Agency	Insurance	Remote Staff
49	The Mapleton Press	Newspaper	Remote Staff
	Total		127
	Source: City of Ute		

Ute Industry Comparison

The US Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, gathers data on the number of estimated employees in pre-defined industry categories. According to the American Community Survey, Ute has a total civilian employed population, over 16, of 168 employees. Of the civilian employed population, the majority of Ute's employees work in Manufacturing. The following graph and table illustrates the industry comparison in Ute.
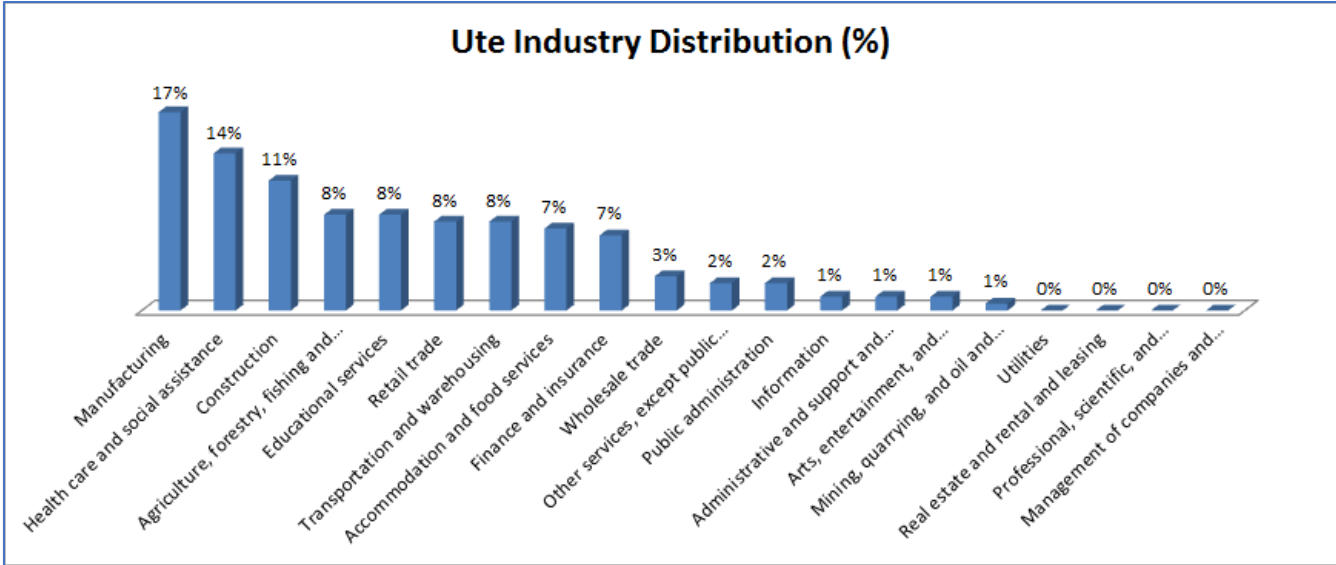

Ute Industry	Total	Percent
Agriculture, forestry, fishing and hunting	14	8.33%
Mining, quarrying, and oil and gas extraction	1	0.60%
Construction	19	11.31%
Manufacturing	29	17.26%
Wholesale trade	5	2.98%
Retail trade	13	7.74%
Transportation and warehousing	13	7.74%
Utilities	0	0.00%
Information	2	1.19%
Finance and insurance	11	6.55%
Real estate and rental and leasing	0	0.00%
Professional, scientific, and technical services	0	0.00%
Management of companies and enterprises	0	0.00%
Administrative and support and waste management services	2	1.19%
Educational services	14	8.33%
Health care and social assistance	23	13.69%
Arts, entertainment, and recreation	2	1.19%
Accommodation and food services	12	7.14%
Other services, except public administration	4	2.38%
Public administration	4	2.38%
Total civilian employed population 16 years and over	168	
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates		

Unemployment

The following graph and table shows a comparison of estimated unemployment rates for Monona County and State of Iowa 2001-2017. In comparison to State of Iowa, Monona County experienced high unemployment rates from 2001-2017. According to Iowa Workforce Development data, unemployment reached its peak 8.9% in Monona County in 2009 during the recession.

Annual Unemployment (January)
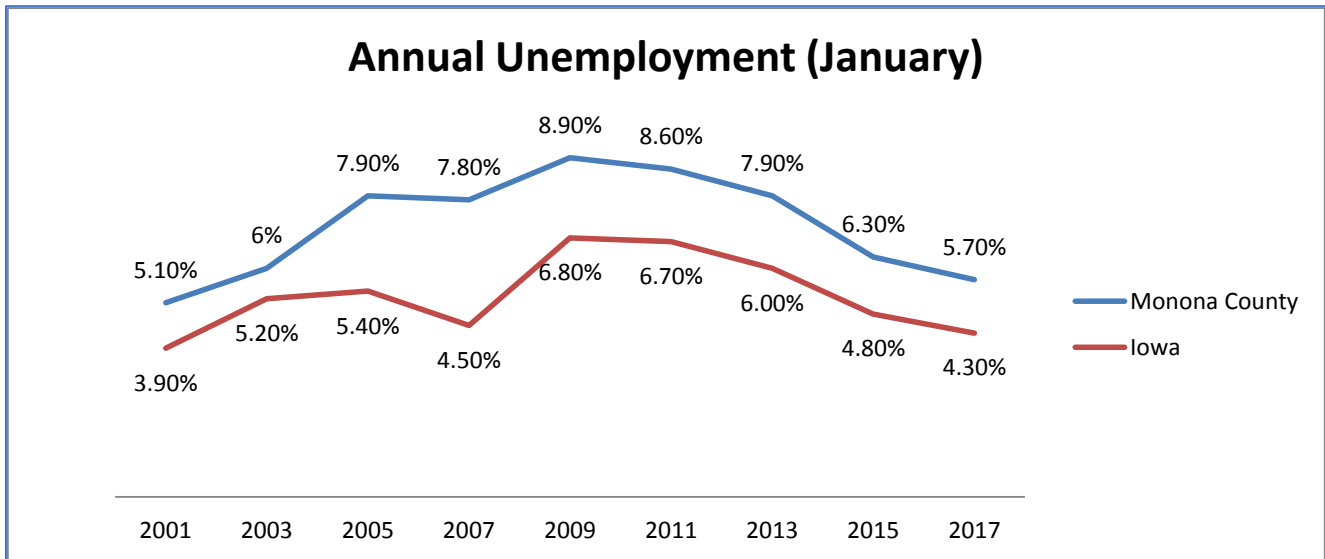
Annual Unemployment (January)	2001	2003	2005	2007	2009	2011	2013	2015	2017
Monona County	5.10%	6%	7.90%	7.80%	8.90%	8.60%	7.90%	6.30%	5.70%
Iowa	3.90%	5.20%	5.40%	4.50%	6.80%	6.70%	6.00%	4.80%	4.30%

Source: Iowa Workforce Development, Labor Market Information Division, Local Area Unemployment Statistics (LAUS) program. https://www.iowaworkforcedevelopment.gov/local-area-unemployment-statistics

Economic Development Goals

The following goals and objectives were drafted based on public comment, existing documents, and current research. Sources that were reviewed and used to draft the following the goals and objectives include: Ute community survey and public visioning session, Iowa Smart Planning Guide 2010, example plans, and information compiled and discussed in this chapter. The following goals and objectives are possible options for the City to pursue. Actions will depend on individual circumstances and availability of resources.

Goal ED1: Promote the stabilization, retention, and expansion of existing employers in Ute

ED1.1   Continue existing business expansion programs and research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.

ED1.2   Annually meet with local employers to discuss business needs and concerns.   Keep a contact list of existing businesses, organizations, and employers for monitoring and networking. Consider an annual survey supporting businesses and asking about current status of business such as number of employees, needs, issues, and opportunities.

ED1.3 Improve business retention by creating programs that encourage businesses to stay through creative incentives or traditional incentives such as encouraging competitive wages, tax incentives, and property acquisition and improvement.

Goal ED2: Promote business recruitment and entrepreneurship

ED2.1. Identify needed services and businesses and strategically recruit businesses to Ute

ED2.2   Research economic development recruitment strategies and employment opportunities

ED2.3   Develop network of lenders-investors to provide capital for new businesses and entrepreneurs

ED2.4   Work with area economic development partners, schools, and businesses to identify existing entrepreneurial resources and programs and provide current program information to the public.

ED2.5   Work with organizations to provide a business start-up toolkit for new entrepreneurs and encourage experienced entrepreneurs to mentor local leaders, local investors, and potential entrepreneurs in how to navigate the entrepreneurial process

Goal ED3: Promote workforce development initiatives

ED3.1   Support marketing of the following: Internships and apprenticeships, potential employees, current business needs, desired target industries, create a unified City marketing message

ED3.2   Work with school to match education to available employment

ED3.3   Support career academies

ED3.4   Encourage school districts to integrate Science, Technology, Engineering, and Math (STEM) into educational programs

Goal ED4: Promote preservation and protection of agricultural and natural resources

ED4.1   Support preservation of valuable agricultural land and agri-business

ED4.2   Consider developing agricultural resources such as community garden, farmer's market, greenhouse, community supported agriculture, farm cooperative.

ED4.3   Support preservation of natural resources such as streams, wetlands, hills, rock outcroppings, etc. and natural resource education.

Goal ED5: Coordinate economic development efforts within the region

ED5.1   Collaborate with regional economic development efforts and initiatives to encourage and support entrepreneurship and business start-up programs

ED5.2 Coordinate goals and economic development initiatives with regional partners such as Monona County Development and Siouxland Interstate Metropolitan Council (SIMPCO).

COMMUNITY FACILITIES AND SERVICES

This chapter focuses on identifying the existing community facilities, utilities, public safety, social services, parks and recreational amenities available in the City of Ute. The chapter outlines appropriate goals and objectives necessary to meet the future needs of the City of Ute. This section represents an inventory of the existing community facilities, parks, and recreational amenities including the following elements.

Section	Contents
Government Buildings	City Hall, Post Office
Utilities	Water, Wastewater Treatment, Electricity, Solid Waste Garbage, Communications
Parks and Recreation	Parks and Recreation
Educational Services	Library, K-12 Schools, Higher Education
Public Safety	Police, Fire Rescue, Ambulance
Events and Culture	Events and Culture
Health and Social Services	Social Services, Hospitals and Clinics, Wellness
Public Comment	Public Comment
Goals and Objectives	Goals and objectives

Iowa Smart Planning Principles

The Community Facilities and Services chapter includes three of the Iowa Smart Planning Principles listed below.

Public Infrastructure and Utilities Element

The Iowa Smart Planning document states the following: Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

Community Facilities Element

The Iowa Smart Planning document states the following: Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

Community Character Element

The Iowa Smart Planning document states the following: Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

Ute Comprehensive Plan Adopted 09/10/2018

Government and Community Buildings

Ute City Hall
Ute 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 under a Mayor-Council form of government. Ute's City Council is composed of five Council members whom are elected at large for overlapping terms of four years. City Council meetings typically take place on the first Monday of each month at the Council chambers.

Ute Post Office
The Ute post office is located in the town center. Office hours are generally 7:30 am – 11:30 pm Monday through Friday and 9:00 am – 10:00 am Saturday.

Ute Town and Country Building
City of Ute acquired the Ute Town and Country property 2015. The Ute Town and Country Club maintains the building and hosts events. The Club has continually remodeled the building since 2015 including a remodeled kitchen, new ceiling, updated bathrooms, and new chairs and tables. The building features gathering space for approximately 300.

Ute Senior Center
The Ute Senior Center is managed by a 5-person Board. The facility includes a large gathering space, kitchen and restrooms. The center can be used for community activities and events. Currently meals are available Monday-Friday with delivery available.
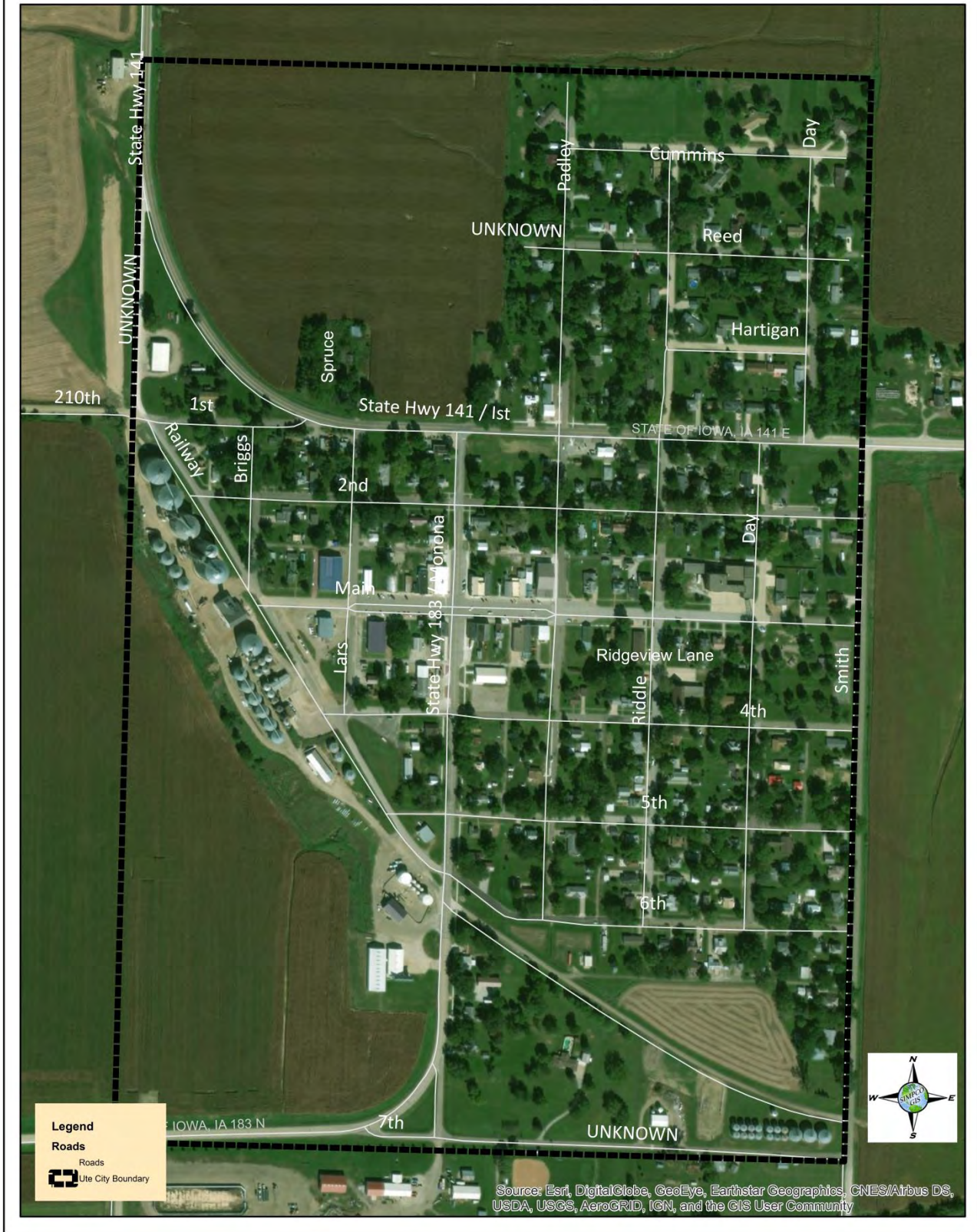

Monona County Courthouse
Ute is 23 miles east from the Monona County seat of Onawa. The City of Onawa is home to the Monona County Courthouse building and services. Several Monona County departments and offices are housed in the courthouse building.

Ute Aerial Map

Utilities

The following subsections provide details on Ute City's existing utility services including water, wastewater, stormwater, solid waste and recycling, electricity and communications. The City monitors and bills for utilities in Ute and water and electric meters are read monthly. Utility bills include monthly charges for electric, water, sewer, garbage, landfill, and storm water utility.

The development and maintenance of public utilities has costs and benefits to the City. Decisions leading to the maintenance or installation of a City's utility services, whether publicly or privately owned, are vital in order for a City to maintain a quality environment, remain current with state and federal laws, and to increase the stability or longevity of services provided. In contrast, an existing inefficient utility system can place a heavy burden on a City leading to the formulation of hazardous sites, a non-cost-effective city budget, and a greater deterrence on new businesses and families.

Water

Ute obtains its water supply from the Alluvial Aquifer. This aquifer supplies Ute with an abundant amount of good quality water. The aquifer has a low susceptibility to contamination due to its depth and type of overlaying materials. The Ute 2017 Water Quality Report showed no water quality violations. The Ute water tower was erected in 1911. In 2018 the City of Ute commissioned an evaluation of the water system and plans to improve water quality and pressure.

Wastewater

The wastewater treatment facility was completed and put into service in 1972. This is a controlled discharge two cell waste stabilization system. Currently this facility is operating at approximately 50% of capacity. The City has 3 lift stations in the gravity fed wastewater system. Wastewater is pumped into 2 lagoons in Monona County. The lagoons are annually tested for capacity and compliance and were last dredged in 2017. The City maintains maps of both the sewer and water mains. The City is currently pursuing updates to the sewer and water mains in town.

Stormwater

The City of Ute storm water system is developed to mitigate flooding and protect public and private property from storm water damage. The storm sewer is composed of mostly clay tile. Most of the storm water flows into into the Soldier River. Ute continues to maintain the City's curb and gutter system. Other storm water mitigation techniques include rain gardens and reduction of impervious surfaces such as asphalt and concrete.
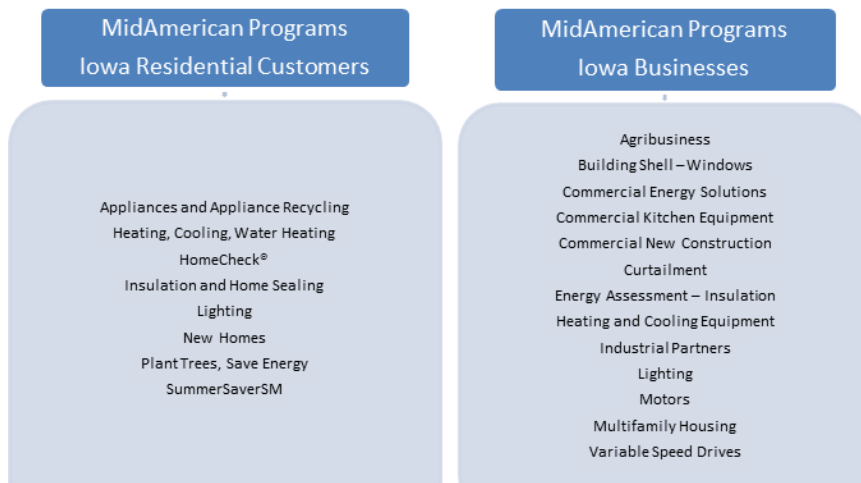
Solid Waste and Recycling

Garbage and recycling from Ute is taken to the Monona County Recycling and Transfer Station and Landfill. Ute maintains a site for recycling on Railway Street pictured right.   The Monona County station is located in Turin, Iowa.   Monona County Recycling and Transfer Station is providing a service to ensure and preserve Monona County's health and safety.   All Loads must go across the scale and weigh. Costs online in 2018 were listed at: $.01/ lb or $20.00 per ton with a $2.00 minimum. Additional charges will apply to the following: Electronics, Appliances, HHW Material, Batteries, Tires, etc.   Recycling materials include: cardboard, plastic, aluminum and glass.
Office Hours: Mon - Fri 7:30 am to 3:30 pm, 1st and 3rd Saturday 7:30 am to 11:30 am

Electricity

Most electricity in Ute is provided by Mid American. Renowned as one of the predominant services across the Midwest, MidAmerican Energy provides services to approximately 733,000 customers in the states of Iowa, Illinois, Nebraska, and South Dakota.   MidAmerican Energy offers a variety of programs and rebates to help customers save money and conserve energy. In Iowa, programs exist for residents and businesses listed below.

MidAmerican Programs Iowa Residential Customers	MidAmerican Programs Iowa Businesses
Appliances and Appliance Recycling	Agribusiness
Heating, Cooling, Water Heating	Building Shell – Windows
HomeCheck®	Commercial Energy Solutions
Insulation and Home Sealing	Commercial Kitchen Equipment
Lighting	Commercial New Construction
New Homes	Curtailment
Plant Trees, Save Energy	Energy Assessment – Insulation
SummerSaverSM	Heating and Cooling Equipment
	Industrial Partners
	Lighting
	Motors
	Multifamily Housing
	Variable Speed Drives

Western Iowa Power Cooperative (WIPCO) also services Ute with electricity. WIPCO is a non-profit, member-owned rural electric cooperative providing service to approximately 3,500 members in 9 area counties in west central Iowa including Monona County. The service territory covers 2,000 square miles and includes 2,100 miles of electric distribution lines. On April 1, 1997 South Crawford Rural Electric Cooperative and Monona County Rural Electric Cooperative consolidated and incorporated to form Western Iowa Power Cooperative. Both RECs began providing electric service to rural areas in 1936.
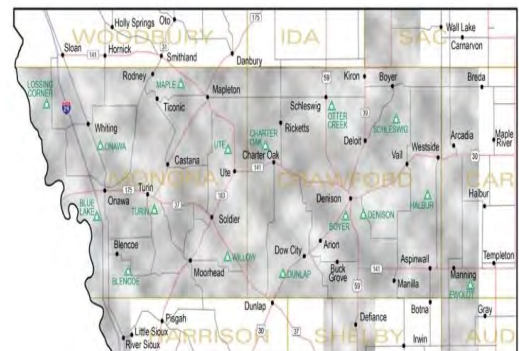
Communications

Windstream has an office in Ute. Windstream is one of the largest providers of telecommunications services in rural communities in the United States, and are a customer-focused telecommunications company that provides phone, high-speed Internet and digital television services. Windstream offers a wide range of IP-based voice and data services and advanced phone systems and equipment to businesses and government agencies. Long Lines and Bob's Extreme Air Internet also provide communications in Ute.

Newspaper

Ute relies on local papers for news and advertisement including the Mapleton Press and Onawa newspaper. The Mapleton Press started in 1874. Mapleton Press is a weekly community newspaper covering Mapleton, Charter Oak, Ute, Schleswig, Castana, Danbury, Rodney, Smithland, Soldier, and Ricketts. The Onawa Sentinel or Onawa Democrat is a family owned newspaper serving Onawa and Monona County Since 1890 with six generations of family pride. Subscription Rates -In Monona County - $25.00
Senior Citizen in County - $21.00

Parks and Recreation

The City of Ute provides many different recreational opportunities for the residents of Ute. City of Ute and Monona County maintains parks and recreational facilities listed below.

Ute City Park

The Ute City Park features: Shelter, picnic tables, tennis court, basketball court, swing set, slide, and other outdoor children's play equipment. The shelter house is available for rent. The shelter house features serving folding tables and bathrooms.

Monona County Parks

Monona County Conservation is located in west central Iowa along the Missouri River and is nestled in the center of the Loess Hills landform. The Monona CCB manages individual parks, natural areas, preserves and water recreation accesses encompassing some 900 acres across the county. Activities offered within areas managed by the Monona CCB include: camping, fishing, hunting, picnicking, hiking, swimming, and much more.

- Decatur Bend
- Grays Landing
- Huff-Warner
- Monona County Conservation Center & Arboretum
- Oldham Recreation Area

- Peters Park
- RT Reese Homestead
- Savery Pond
- Whiting Woods

Educational Services

Ute City Public Library

The Ute Public Library offers its services from 8:00 am -2:00 pm Monday through Friday. The Ute Library is located within City Hall and is operated by the Library Board of 5 members.   Library services include: Books, audio books, large print books, newspapers, DVDs, internet access, word processing, public WiFi, Iowa interlibrary loan, copier, scanner, fax machine, meeting room, and Ute Independent, Mapleton Press (Charter-Oak Ute) Archives.

Ute School District

Ute is part of the Charter Oak -Ute Elementary School District, with the mascot of the Bobcats. The Elementary School is located in Charter Oak. The district offers the opportunity for students to be in a Pre-Kindergarten through 8th district with small class sizes and a teacher to student ratio of 9:1, while enjoying the benefits of a medium sized high school through our Whole Grade Sharing Agreement with the Maple Valley Anthon-Oto CSD. The district is in scenic Western Iowa in Crawford and Monona counties consisting of the towns of Charter Oak, Soldier and Ute.

Ute is part of the MVAOCOU High School which is located in Mapleton.   The board of education, staff, and volunteers of the School shall be responsible for developing the intellectual, physical, emotional, social, and creative skills which will enable students to become productive, caring citizens in an ever changing world.

Higher and Continuing Education

Ute is in close proximity to a series of institutions offering post-secondary education in Siouxland and beyond. Intuitions offering post-secondary education in close proximity to Ute include the following.

- Briar Cliff University, Sioux City
- Buena Vista, Storm Lake
- Iowa State University (ISU) Extension, Cherokee
- Le Mars Beauty College Inc., Le Mars
- Morningside College, Sioux City
- Northeast Nebraska Community College, South Sioux City Extension
- Northwest Iowa Community College (NICC), Marcus Extension
- Northwestern College, Orange City
- St Luke's College, Sioux City
- University of South Dakota, Vermillion
- Western Iowa Tech Community College, Cherokee, Dennison and Buena Vista Extensions
- Western Iowa Tech Community College, Sioux City

Public Safety

Ute Fire and Ambulance Department

City of Ute Fire Department staffs 27 volunteer firefighters and 6 ambulance volunteers with emergency medical service certifications. The Ute Fire and Ambulance Department serves the city and rural surrounding community. Ute Fire and Ambulance station was recently built from 2013-2015.

Monona County Sheriff

Monona County Sheriff acts as police and public safety officials in Ute. Monona County Sheriff's Office webpage states the following, "The mission of the Monona County Sheriff's Office is the Protection and Service of Our Citizens in a Professional and Compassionate Manner and the efficient and correct delivery of Law Enforcement services to the community. The people that make up the Monona County Sheriff's Office are your friends, neighbors and relatives – we are a part of our community. With community support, the Monona County Sheriff's Office will continue preparing for the future through partnerships, professionalism, performance and pride while consistently completing our daily goals and objectives. The Sheriff is the principal peace officer of the county." Duties of the office include but are not limited to the following.

- Summons grand jurors and trial jurors.
- May call any person to his aid, and when necessary summons the power of the County.
- Serves subpoenas and other notices and levies on property when a judgment has been secured.
- Executes and returns all writs and other legal processes issued by lawful authority.
- Custodian of the county jail and is responsible for all prisoners committed to him until discharged by law.
- Transport individuals to locations.

Social Services

Monona County Public Health

Monona County Public Health's mission is to provide quality healthcare, promote a safe environment, and partner with the citizens of Monona County to improve healthy lifestyles. Monona County Public Health provides health, nutrition, vaccines, insurance, and emergency preparedness services in Monona County.

Medical Centers

Emergency medical transportation is provided to both Crawford County Memorial Hospital and Burgess Health Center. Burgess clinics are located in Mapleton, Onawa, Whiting, Sloan, Dunlap and Decatur. Services include: Cancer care, cardiac rehab, diabetes center, emergency services, home health, hospice, laboratory, medical alert, mental health, gym, obstetrics, orthopaedics, physical, speech therapy, pulmonary rehab, radiology, screenings, surgery.

Events and Culture

Ute hosts events and holiday celebrations throughout the year. The City of Ute and local organizations sponsor the following events. Ute residents and businesses support the following clubs and organizations to support social networking and cultural opportunities.

Events

- Ute Fun Days is held in August annually. The event includes rides, activities, food and fellowship, tractor show, and car show.
- Ute VFW Easter Egg Hunt
- Ute Halloween Night is held at the Ute Town and Country the same night as trick-or-treating in town. This fundraising event is sponsored by a local group. Activities include a meal with games and hay rides for children in the community and surrounding communities. The Ute Community Club pays the rent of the Ute Town and Country for the evening.
- Ute Santa Claus Night is held on a Sunday evening in December. This event is sponsored and run by the Ute Community Club. Activities for the evening include a visit with Santa Claus with goodie bags for each child, a free-will donation meal, and drawing for free turkeys or hams for families.
- Ute Clean-Up Day is an activity sponsored by the Ute Community Club. This annual event is held in the spring. This event gives people in Ute the opportunity to dispose of unwanted items. Items are put at the curb the day before the event and with the help of the FFA students these items are picked up and deposited in dumpsters to be disposed of. This event is very successful but please check with City Hall for items that are not allowed and to also pay the fee for appliances.

Memory Garden

The City of Ute received donated land for the Memory Garden. Park dedication began with a private fundraiser for Battens Disease. The small pocket park is located in downtown Ute and features name plaques, benches and a gazebo in memory of those that have passed away.

Organizations and Clubs

- American Legion – Abby Post 442
- American Legion Auxiliary
- Avenue Of Flags
- FFA Group
- Red Hat Club
- Senior Citizens Center
- Ute Community Club
- Ute Development Corporation
- Ute Town and Country Club
- VFW-Veterans Of Foreign Wars Post 5605

Churches

- St. Paul's Lutheran
- Ute Christian Church

Community Facilities and Services Public Comment

Public comment was gathered through a community survey collected in May-July 2018. Survey questions were dedicated to gathering public opinion in regard to community facilities and services to inform this chapter shown below.

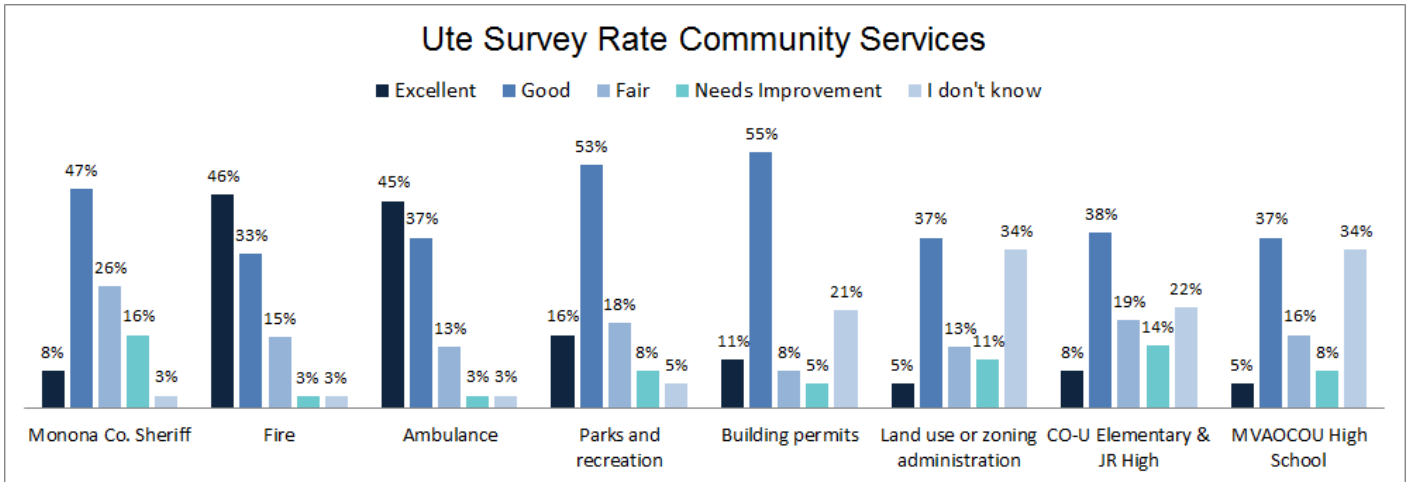Ute Survey Rate Community Facilities
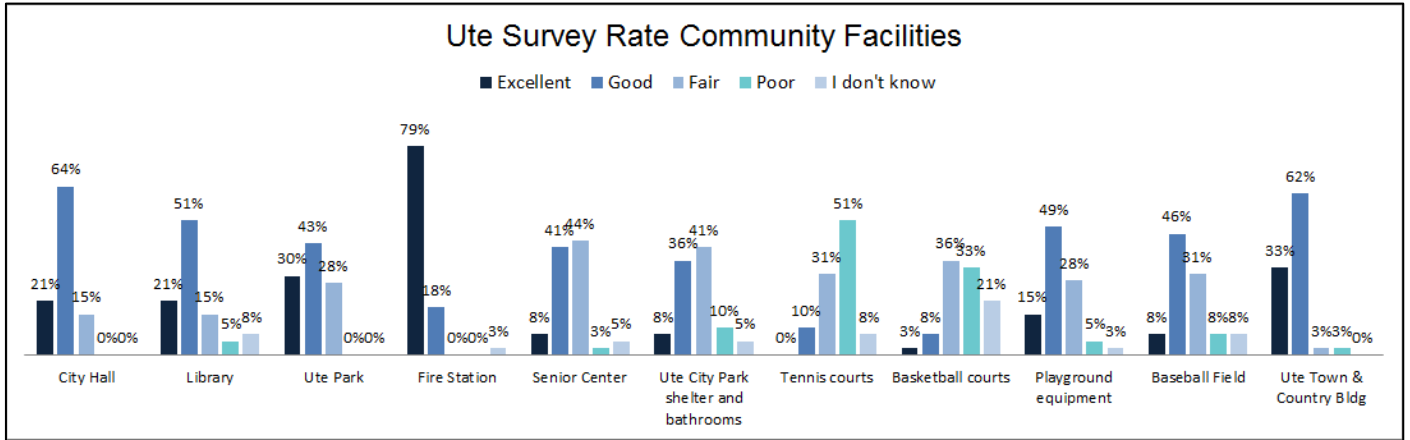
Comments:
- They all need money to keep going with up keep
- Fix-improve tennis courts (5): Access to tennis net
- Water park or splash pad
- Update Park (7), suggested improvements: His/hers restrooms, larger shelter house +cooking area, more park equipment (jungle gym splintered, chipped paint), splash pad, tennis and basketball courts, more garbage cans
- Library improvements: open a little more, add youth reading programs especially summer
- Get our senior center utilized more
- The softball park is virtually useless now, we could easily convert it into something else the community could use, example dog park or dog run. Same with the tennis courts and basketball courts, no one uses them either.
- Very sad that the ball field is not used like in the past.
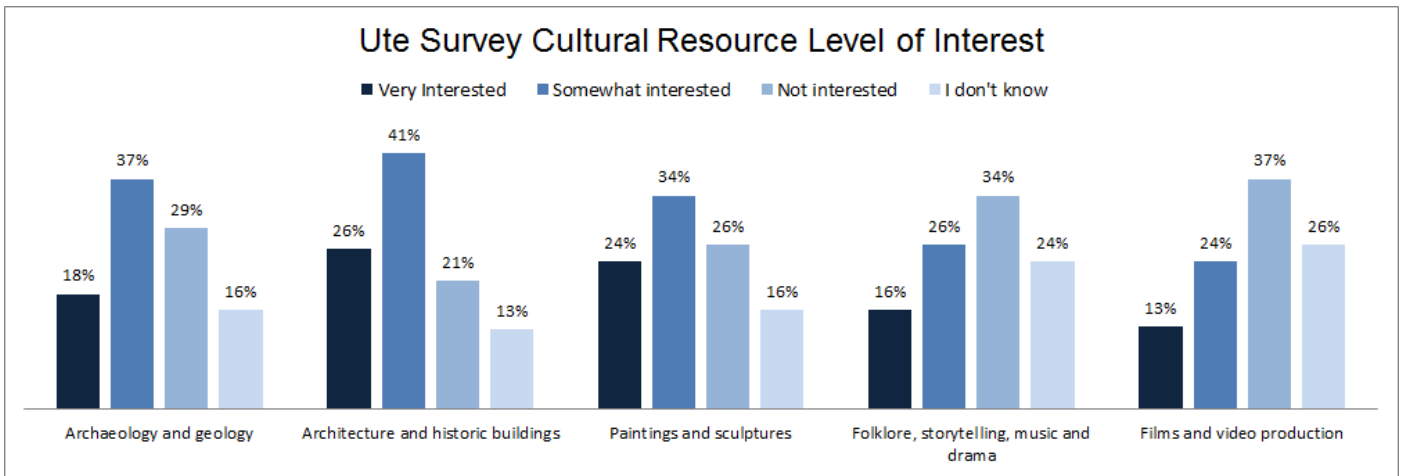

Ute Survey Rate Utilities
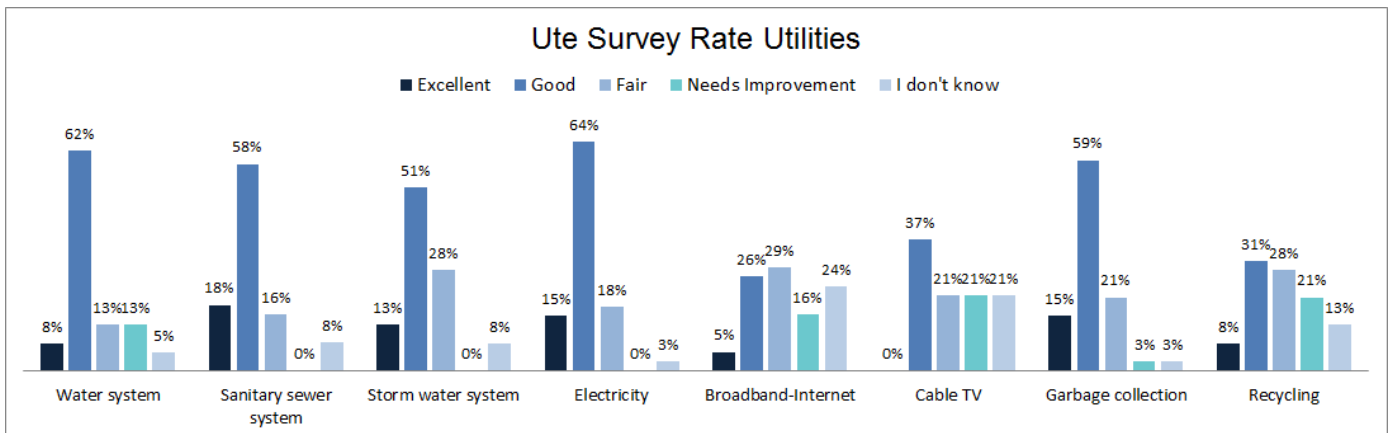
Comments:
- Improve recycling (4): Include cardboard, consider curbside service, empty bins more often
- Good will trailer come 2 x year
- Great job of snow removal and keeping the street clean
- They all need support

Ute Survey Rate Community Services

Legend: Excellent · Good · Fair · Needs Improvement · I don't know

Category	Excellent	Good	Fair	Needs Improvement	I don't know
Monona Co. Sheriff	8%	47%	26%	16%	3%
Fire	46%	33%	15%	3%	3%
Ambulance	45%	37%	13%	3%	3%
Parks and recreation	16%	53%	18%	8%	5%
Building permits	11%	55%	8%	5%	21%
Land use or zoning administration	5%	37%	13%	11%	34%
CO-U Elementary & JR High	8%	38%	19%	14%	22%
MVAOCOU High School	5%	37%	16%	8%	34%

Comments:
- Small towns need help to keep things going
- Would love to have our elementary back!
- Don't have a school here in Ute anymore. Don't really know what the building is used for.

Ute Survey Cultural Resource Level of Interest

Legend: Very Interested · Somewhat interested · Not interested · I don't know

Category	Very Interested	Somewhat interested	Not interested	I don't know
Archaeology and geology	18%	37%	29%	16%
Architecture and historic buildings	26%	41%	21%	13%
Paintings and sculptures	24%	34%	26%	16%
Folklore, storytelling, music and drama	16%	26%	34%	24%
Films and video production	13%	24%	37%	26%

Comments:
- Would like to see paintings or murals
- Some could be incorporated into intergenerational projects at the senior center or through the library
- We could use some more art in this town, sculptures from local places or more memorial sites

Community Facilities and Services Goals

Goal 1: Supply safe water, effective treatment and disposal of waste water and storm water
CF 1.1: Develop a master plan for the maintenance of community infrastructure
CF 1.2: Invest in maintaining and expanding existing water, wastewater, storm water infrastructure
CF 1.3: Maintain and improve existing procedure for the treatment of potable water to ensure that safe water is supplied to residents
CF 1.4: Continue to ensure that the treatment of waste and storm water meets and/or exceeds DNR standards before discharging into the environment

Goal 2: Continue to partner with utility companies to sustain quality of life
CF 2.1: Continue to create an enabling environment to encourage utility companies to improve the existing services provided to residents
CF 2.2: Continue to provide broadband and Wifi for residents and businesses to connect to the internet and encourage good service at affordable prices
CF 2.3: Establish educational programs to educate residents on renewable energy
CF 2.4: Encourage residents to subscribe to renewable energy programs provided by utility companies

Goal 3: Maintain and improve the management of solid waste
CF 3.1: Continue Sanitary Services with Monona County including garbage and recycling
CF 3.2: Educate residents on innovative ways of solid waste management
CF 3.3: Create an enabling environment to encourage recycling. Research current recycling program and improve services through education and communication. Pursue curbside recycling.
CF 3.5: Ensure that solid waste is collected and disposed of efficiently
CF 3.6: Maintain and improve current recycling site on Rail Street

Goal 4: Maintain and improve educational system and library
CF 4.1: Invest in improving and expanding the existing library building and services
CF 4.2: Continue to collaborate and support the schools to provide high-quality education to all
CF 4.3: Continue to support programs designed to equip high school students for college and job market

Goal 5: Enhance public health
CF 5.1: Maintain and expand existing health infrastructure may include part-time clinic for medical checks at the senior center.
CF 5.2: Create an enabling environment necessary to attract additional health facilities to the city
CF 5.3: Collaborate with Clinics to expand and improve health service provided to the residents
CF 5.4: Support programs designed to educate residents on maintaining a healthy neighborhood
CF 5.5: Continue to provide infrastructure necessary to encourage residents to live an active life

Goal 6: Maintain and Improve public safety
CF 6.1: Support programs designed to reduce crime in the region
CF 6.2: Continue working with Monona County Sheriff for effective enforcement of county and laws

Community Facilities and Services Goals Continued

Goal 7: Maintain, improve and expand park and recreational facilities
CF 7.1: Collaborate with residents to prepare park and recreational master plan
CF 7.2: Invest in maintaining and expanding park amenities including: City Park, trails, splash pad
CF 7.3: Ensure new and existing parks meet the needs of the residents
CF 7.4: Ensure residents have easy access to park facilities within the City

Goal 8: Invest in providing entertainment options to the residents
CF 8.1: Continue to organize and support community events to stimulate a sense of place in the community.
CF 8.2: Create an enabling environment necessary to attract entertainment businesses to the downtown area of the City
CF 8.3: Continue to maintain and improve the Town and Country building to accommodate a wide range of community events.

LAND USE AND NATURAL RESOURCES

The Land Use and Natural Resources chapter provides an inventory of land use regulations and natural resources in Ute. This chapter was developed with consideration of the information provided in this plan, and existing zoning and land use resources provided by City of Ute.

IA Smart Planning Land Use

IA Smart Planning Guide states the following in regard to Land Use: "Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality."

"The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality." IA Smart Planning Guide states the following in regard to the Agricultural and Natural Resources Element, "Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources."[6]

Land Use Issues and Opportunities

City of Ute regulates land use through the Zoning district map and corresponding zoning ordinance that regulates permitted uses, building bulk, and development standards on property within the municipal boundary. The main issue and opportunity in the development of this land use chapter is to discuss and compare the zoning district map and ordinance with the following resources provided in this chapter and compiled for this land use analysis. Other issues that may be considered in land use analysis include: Trends in the market price of land used for specific purposes, identifying property that has the possibility for redevelopment or new development, and current and future provision of utilities within the municipality.

Land Use Chapter Resources
- Watersheds and Topography
- Zoning Regulations and district summary
- Existing Zoning District Map
- Zoning and County Class Map
- Land Use Guide Map

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Watersheds and Topography

The City of Ute is located northeast of the confluence of two rivers, the Soldier River and East Soldier River. Two watersheds divide the City from southwest to northeast and bear the names of the two rivers. Drainage in Ute generally flows from the watershed line north and west to the Soldier River and south and east to the East Soldier River. The Soldier River to the west and East Soldier River to the south of Ute are the nearest natural valleys. According to the map, it appears that a general slope exists with low lands in the northwest and southeast portions of the City.

Ute Watersheds and Topography Map

Zoning Regulations and District summary

The City of Ute Zoning map is associated with the Zoning Regulations in Ute Municipal Code Title VI Chapter 11 Zoning Ordinance. The Ute Zoning map identifies zoning districts including: residential, commercial, and industrial, further described below. The Ute Zoning Regulations set forth rules of building and property uses that are permitted, conditional or prohibited and sets forth building bulk regulations such as minimum lot size and building height. The City of Ute has jurisdiction to change the zoning districts within the municipal boundary. Zoning outside the municipal boundary is regulated by Monona County. The following list includes a summary of zoning districts that are administered through the Ute Zoning Ordinance and Zoning map.

SECTION 10. R RESIDENTIAL DISTRICT REGULATIONS
The R residential district generally permits one, two, and multi- family dwellings and other uses in accordance with the Zoning Ordinance. The R District is intended to provide for certain residential areas of the City now developed, and areas where similar residential development seems likely to occur.

SECTION 11. RMH RESIDENTIAL MOBILE HOME DISTRICT REGULATIONS
The RMH residential mobile home district generally permits any use permitted in the R district and mobile home parks and other uses in accordance with the Zoning Ordinance. The RMH District is intended and designed to provide for certain medium density residential areas of the City for the development of mobile home parks, which by reason of their design and location will be compatible with nearby residential areas.

SECTION 12. C COMMERCIAL DISTRICT REGULATIONS
The C commercial district generally permits any use permitted in the R district, retail businesses, service establishments and other uses in accordance with the Zoning Ordinance. The C District is intended to provide for the convenience shopping of persons living in Ute and the surrounding rural areas.

SECTION 13. HC HIGHWAY COMMERCIAL DISTRICT REGULATIONS
The HC commercial district generally permits any use permitted in the R and C districts, greater intensity uses such as lumber yards, and other uses in accordance with the Zoning Ordinance. The HC District is intended to provide for general commercial uses. These districts include much of the commercial property existing along the major streets of the City. The uses permitted are intended to accommodate both the local retail consumer and the automobile traveling consumer.

SECTION 14. HEAVY INDUSTRIAL DISTRICT—REGULATIONS
The industrial district generally permits any use permitted in the HC district, with the exception of residential units, heavy industrial uses, and other uses in accordance with the Zoning Ordinance. The industrial district is intended to provide for heavy industrial uses.

SECTION 15 P-D PLANNED DEVELOPMENT
The provisions of the planned development district are to be applied in instances where a tract of land of considerable size is developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this Ordinance. A planned development, to be eligible under this Section, must be in accordance with the comprehensive plans of the City. See section 15 of Ute Zoning Ordinance for more information.

Ute Existing Zoning Map

The following existing zoning map was made for discussion purposes. The data in the map was gathered from the current City of Ute zoning map, digitally remade from a paper copy at City Hall. The official zoning map and floodplain maps of the City of Ute is on file with the City Clerk.
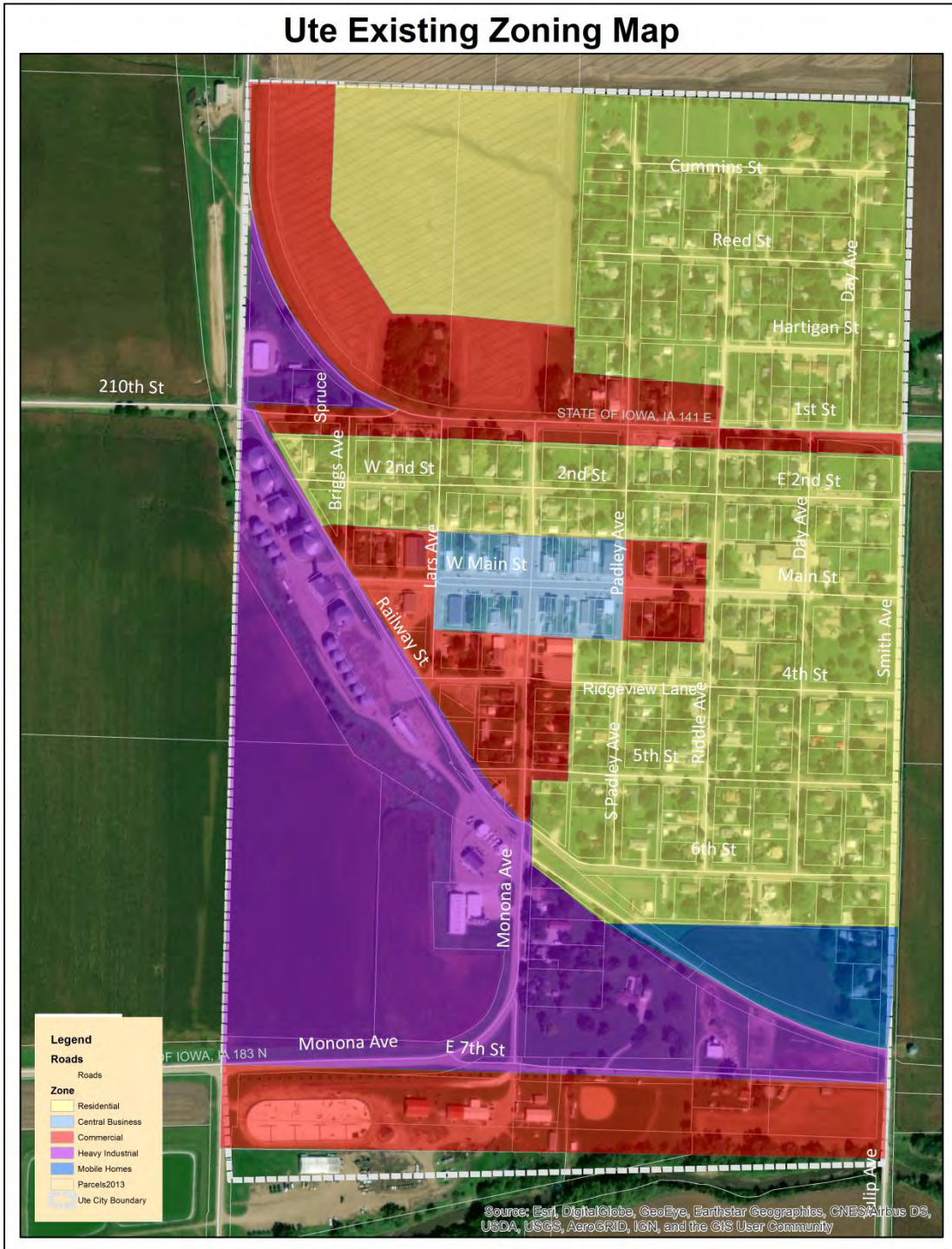
Ute Zoning and County Classification Map

The following map was developed for discussion purposes only. The County classification was gathered from 2013 county parcels data. The City may use this data to review and analyze the existing zoning as compared to the County Assessor classification. The City is not responsible for the accuracy of the data in the following map.

Ute Existing Zoning and County Classification Map
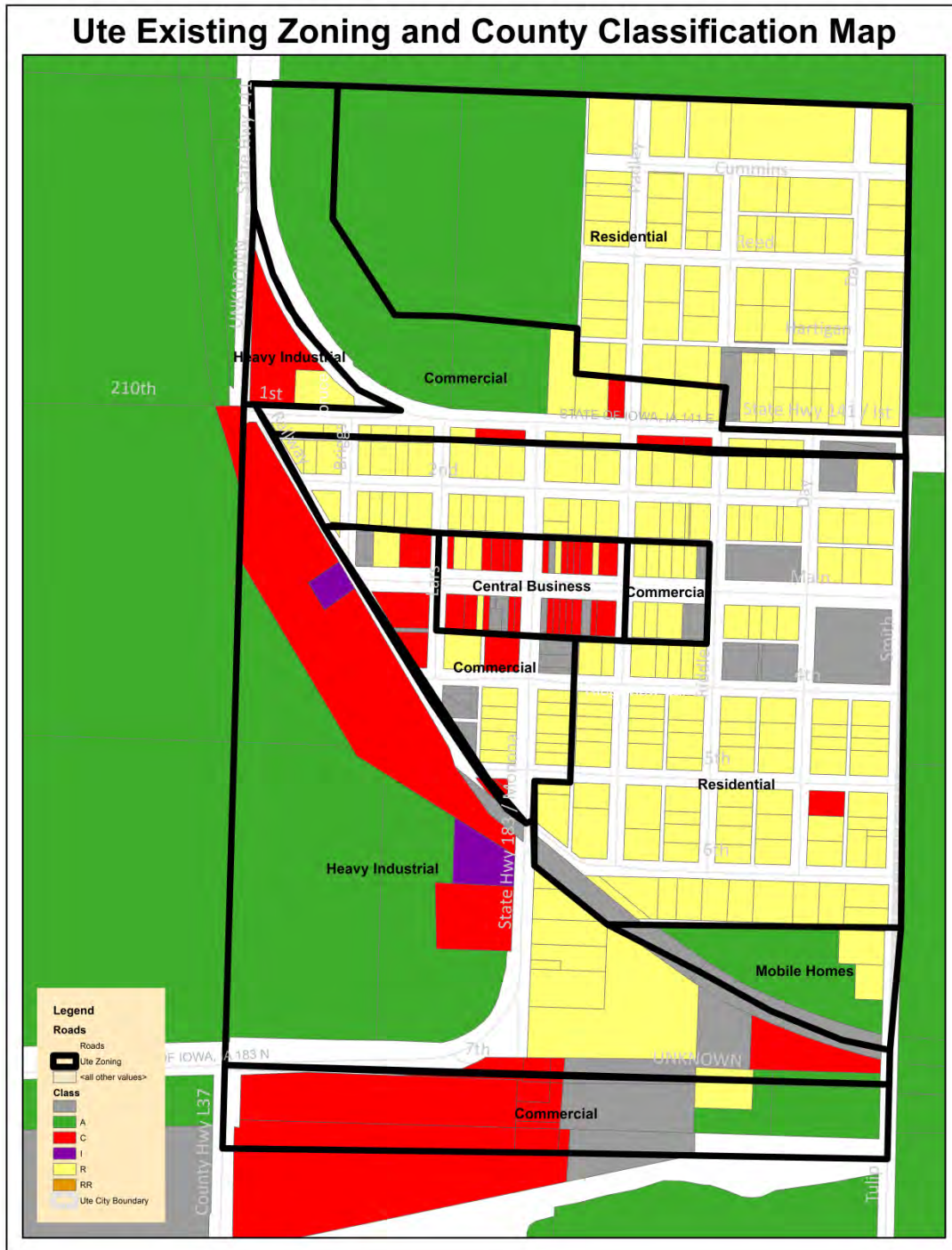
Land Use Guide Map and Text

The Ute Land Use Guide Map below provides a proposed land uses for future changes to the official Ute Zoning map and text of Ute Municipal Code Zoning Regulations. The Land Use guide map features land use designations with consideration of the land use resources within this chapter. The Land Use Guide Map introduces proposed zoning districts including: Institutional district, parks and open space district, and agricultural district, further described below.

The intent of the proposed zoning districts and changes is to efficiently regulate the use of land within the City, promote orderly growth of the City, and to promote the health, morals, safety and general welfare within the City. The proposed districts are applied to the land use guide map below including areas that are currently utilized for institutional or government uses, agriculture uses, and park or open space areas.

Proposed Zoning Districts

The City of Ute may choose to update the official zoning map with the following proposed zoning districts and changes. Zoning map and text amendments require a legal process outlined in Iowa Code. The City of Ute is encouraged to review the current zoning map and ordinance and amend as needed. The following proposed districts could be added to the Ute Zoning Ordinance and map to clarify land use regulations in Ute.

Proposed Institutional District
The purpose of the institutional district is to provide for the location of government, utility, school, and other public uses. The intent of the district is to recognize the special design consideration of institutional uses such as frequent public use, transportation accessibility, and parking needs and to appropriately regulate such uses within institutional district.

Proposed Parks and Open Space District
The purpose of the Parks and Open Space District is to preserve space for park, recreation, or conservation uses. Uses in the Parks and Open Space District may include: Park and recreation areas, land reserved for any of the following conservation uses: soil conservation, water supply conservation, flood control, and surface water drainage and removal.

Proposed Agriculture District
The purpose of the Agriculture District is to preserve the continued agricultural use of land and to prevent premature urban development in areas which are not adequately served by public facilities and/or services. The Agricultural District regulations are developed with the intent to balance the conservation of agriculture with the urban character of neighboring residential and commercial properties. Agricultural processes within the City of Ute shall operate with consideration of the neighboring urban character and include, where possible, mitigation of noise, traffic, smell, and air pollution.

Mobile Home District
The existing mobile home district is proposed to be removed from the zoning map and replaced by agriculture. Any application for a mobile home park will require extension of City infrastructure and rezoning to residential. Existing regulations for mobile home parks can be found in Ute Municipal Code Title VI Chapter 1 Mobile Home Regulation.

Land Use Guide Map

Ute Land Use Guide Map
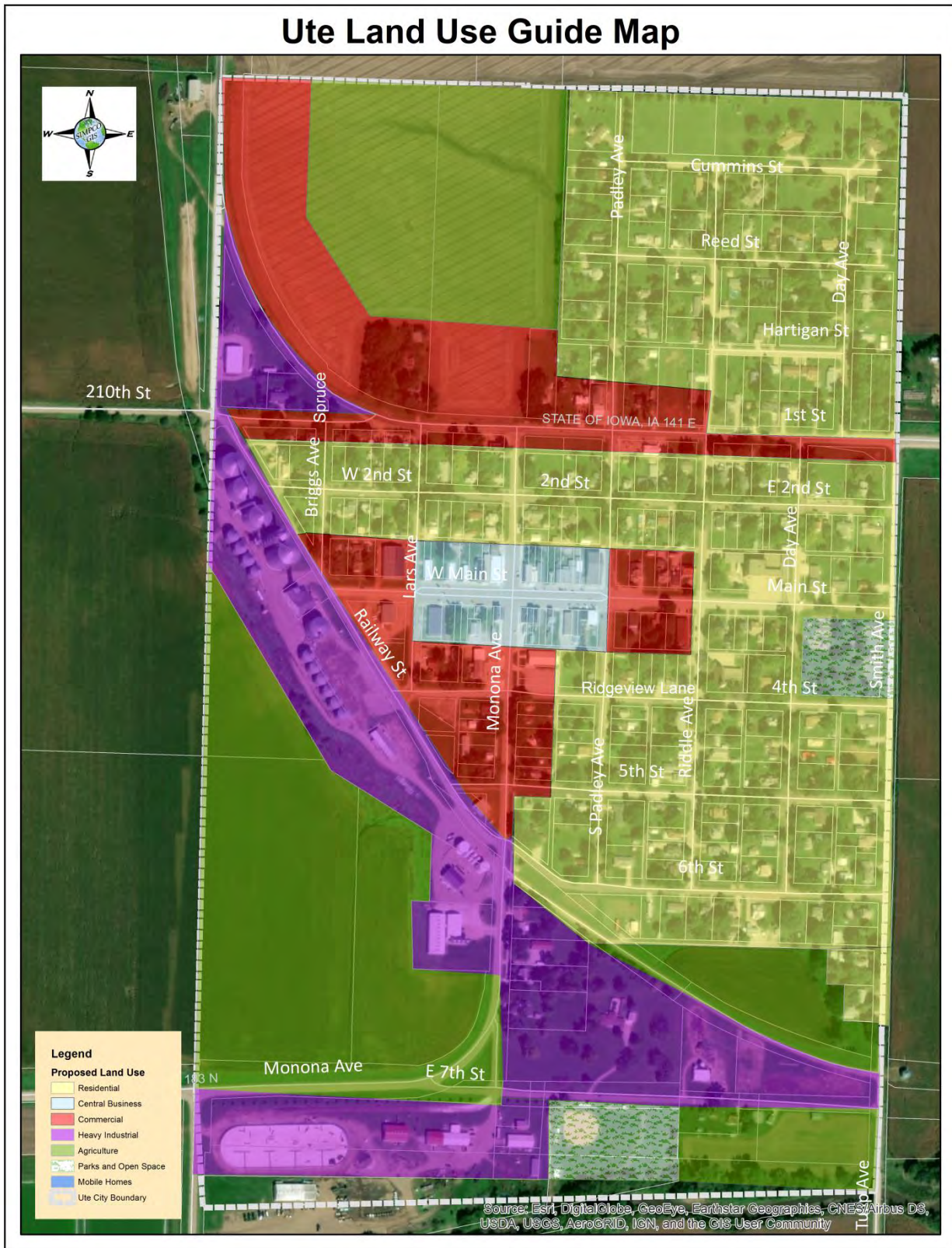
Land Use Goals

The following goals and objectives are possible options for the City to pursue. Actions will depend on individual circumstances and availability of resources. Development is regulated through the City's zoning code and municipal ordinances. Beyond zoning and municipal ordinances, City decision makers may ask the following questions when considering future land use decisions including new development and redevelopment proposals through applications for building permit, plat, subdivision, site plan, rezone, or variance. The following questions provide criteria for decision making. In answering the following questions about costs and benefits of proposed new development or redevelopment, the City can make more informed decisions affecting the future of the City.

Land Use Decision Criteria/Questions:
1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, police, fire, ambulance, etc.) to the new development or redevelopment?
2. What is the tax profit for the City if the development or redevelopment is implemented?
3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment?
4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses?
5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses?
6. How is the proposed development or redevelopment in line with or in conflict with the goals, strategies and action steps set forth in this comprehensive plan and city ordinances?

Land Use Goal 1: Develop and redevelop land and structures with good neighborhood design principles, develop subdivision regulations, and incorporate smart planning principles

LU1.1: Develop and redevelop land and structures with good neighborhood design principles
   LU1.1.1: Consider the following design principles in proposed development or redevelopment:
- Avoid developing within the floodplain or near wetlands
- Design accessible and connected neighborhoods that are connected to surrounding neighborhoods and the city center (walkable, bikeable, well-maintained roads sidewalks, grid-pattern)
- Preserve land for recreation and preservation purposes (Greenspace, nearby parks, trails, mature trees, linear parks with recreational trails)
- Provide access to amenities (employment opportunities, a downtown commercial district, strong schools and numerous community facilities and services)
- Provide a safe environment, accessible for emergency services (friendly, low traffic, watch out for each other)
- Support nuisance free neighborhoods (well-maintained, quiet, no odor, compliance with zoning)
- Encourage energy efficient, sustainable building design standards
- Preserve historic character of neighborhoods and local historic districts

   LU1.1.2: Consider form based code development or integration into existing zoning that promotes good neighborhood design.

LU1.2:   Develop subdivision regulations for new platted developments which include design standards for streets, sidewalks, and trail easements in new developments.

LU1.3:   Create a subdivision regulation administration process to ensure an efficient and accurate process.

LU1.4 Incorporate IA Smart Planning principles in development and redevelopment.
    LU1.51 Consider and measure trends in the market price of land used for specific purposes, in plans for future land use throughout the municipality.
    LU1.52 Develop the land use chapter and guide map to include:
- Existing and potential land use conflicts
- Future provision of utilities within the municipality
- Current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal
- Current and potential impacts on local watersheds and air quality
- Programs addressing preservation and protection of agricultural and natural resources

Land Use Goal 2: Consider the financial sustainability of new developments and redevelopments by asking the following questions. Land Use Decision Criteria/Questions:
    1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, fire, ambulance, etc.) to the new development or redevelopment?
    2. What is the tax profit for the City if the development or redevelopment is implemented?
    3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment?
    4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses?
    5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses?
    6. How is the proposed development or redevelopment in line with or in conflict with the goals, strategies and action steps set forth in this comprehensive plan and city ordinances?

Land Use Goal 3: Administer, enforce, review and update the City's zoning map and ordinance.

LU3.1: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *interpret and administer* the zoning map and ordinance as adopted by City Council.
    LU3.1.1 The City will use zoning and permitting checklists to ensure a proper and efficient zoning review process is used in interpretation and administration of the ordinance.
    LU3.1.2   The City will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.

LU3.2: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *enforce* the zoning map and ordinance adopted by City Council.

LU3.3: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *review and update* the zoning map and ordinance with reference and consideration of the Comprehensive Plan.

> LU3.3.1: In review and update of the zoning map and ordinance, the City will determine the land use sections and address permissible uses in each zone with development standards, minimum setbacks and maximum building coverage along with streets, sidewalks, signs and parking regulations.
>
> LU3.3.2: In review of the existing zoning map and zoning ordinance, consider matching the zoning ordinance text with the zoning districts on the map.
>
> LU3.3.3 The City may also consider the land use guide map and land use recommendations in the land use chapter of the comprehensive plan including: adopting zoning districts that more accurately describe the land use of the property such as parks, institutional uses (City Hall, Fire station), and agricultural land.
>
> LU3.3.4: Consider form based code development or integration into existing zoning.

Land Use Goal 4: Preserve and protect valuable agricultural land and natural resources and provide separation between livestock operations and urban development.

LU4.1: Provide separation between livestock and urban/community development. Avoid locating new livestock operations next to established residential developments when possible.

LU4.2: Protect natural resources from improper development practices that would increase the potential for soil erosion and pollution.

LU4.3: Consider topography, soils floodplain, and road development or maintenance when identifying areas for development.

Implementation

The City of Ute will strive to implement the vision, goals, objectives, and action steps developed in this Comprehensive Plan. The vision statement stated below encompasses the overarching image of the City's future. Goals, objectives, and action steps were developed throughout the plan in the following categories: Housing and Neighborhoods, Economic Development, Transportation, Community Facilities and Services, Land Use and Natural Resources.

Ute, Iowa is friendly and helpful. Our community is honest, works together and is dedicated to helping each other. Ute is a nice, clean, well-kept town. Ute hosts fun activities and maintains good parks. The town is quiet and safe. Ute has businesses that meet the needs of residents and visitors. Ute maintains good utility and transportation infrastructure and community services. The town is inclusive and has opportunities for community involvement.

Implementation Tips
1. Read and review the goals and objectives in the implementation action plan
2. Form a group of dedicated stakeholders or topic area stakeholder groups and meet regularly to discuss the status and implementation of goals and objectives
3. Assign the following to each goal and objective: Priority, timeframe or deadline, cost estimate, responsible party (ies), and performance measures for success.

Implementation Action Plan

The list below is an action plan to reach the City's vision and goals developed within this Comprehensive Plan. It is recommended that the City Staff regularly review and revise the implementation plan and identify priorities, timelines and measure progress. The following goals and objectives are possible options for the city to pursue. Actions will depend on individual circumstances and availability of resources.

Implementation Table

Housing	Status
Goal H1: Encourage diversity and affordability in the types of available housing	
HN1.1 Consider a housing study to assess existing housing stock and future needs with the following objectives in mind. • Provide a variety of attractive housing at prices that are affordable for all income levels. Offer housing incentives to develop affordable housing. • Provide a variety of housing types including: 1st time home buyer housing, single family, 2-3 unit, townhouse, condominiums, multi-unit, variety of number of bedrooms (ex. 2-3 bedroom), variety of owner and rental • Identify land for development or re-development, vacant land and analyze land use/zoning	
HN1.2 Promote construction of energy-efficient housing	
HN1.3 Annually record and keep record of housing characteristics such as: types of housing, building permits, census housing tenure (rent or own), census number of units in structure. Use the information to create a balance of housing choices and a variety of housing unit types and prices.	
HN1.4 Consider senior housing options including nursing home, living in place rehabilitation, barrier-free housing, assisted living, etc.	
Goal H2: Support rehabilitation and maintenance of existing housing	
HN2.1 Offer incentives for rehabilitation and maintenance of existing housing with consideration of historic preservation and promote existing programs through SIMPCO and Mid Sioux Opportunity.	
HN2.2 Enforce City Ordinance (property maintenance and rental housing regulations)	
HN2.3 Review City Ordinance housing regulations and amend as needed (Ute Municipal Code last updated 2017)	
HN2.4 Develop a rental housing management program and partnership to address housing issues	
HN2.5 Remove or rehabilitate vacant buildings and redevelop underutilized property	
HN2.6 Provide housing program information and resources for housing rehabilitation to residents	
Goal H3: Promote the vitality and character of established and new residential neighborhoods	
HN3.1 Promote the location of housing near employment centers and public amenities	
HN3.2 Develop and implement good neighborhood design standards through subdivision and zoning ordinances (Title VI Physical Environment Chapter 7 Subdivision Regulations last updated 2017)	
HN3.3 Promote planned neighborhood development - Ensure that growth occurs within neighborhoods and not separate disconnected developments.	
HN3.4 Promote tree planting and continue tree re-planting plan with Mid American grant for tree replacement and tree trimming program every-other-year.	
HN3.5 Consider Urban Revitalization and Urban Renewal plans to facilitate housing development in Ute.	

Transportation	Status
Goal T1: Maintain and improve existing street system	
T1.1 Work with local (Monona County), regional (Siouxland Interstate Metropolitan Planning Council), and state (Iowa Department of Transportation), to plan and facilitate resurfacing and renovation of distressed streets. Some regional and state roads that need improvement (June 2018) include the following: Highway 141 extension to Railway street State Highway 183 into Ute extending west from 7th street	
T1.2 Promote connectivity in the local street network	
T1.3 Consider adopting street design standards and complete streets policy	
T1.4 Ensure effective and efficient road wayfinding and signage to promote safety for all road users including: Replace faded or rusted signage, enforce street signage, place stop signs at intersections	
T1.5 Maintain and improve alleys	
T1.6 Maintain and improve street lighting. Continue the LED street light conversion program through MidAmerican for energy efficiency and cost savings.	
T1.7 Periodically review street and traffic ordinance and amend as needed	
T1.8 Continue good maintenance of roads including debris and sand cleaning and snow removal	
Goal T2: Promote and enhance sidewalk and trails and other transportation infrastructure to serve all users and modes	
T2.1 Develop a connected, well-maintained sidewalk and trail network. Adopt and implement sidewalk and trail master plan	
T2.2 Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, lighting, benches, trash cans, wayfinding and others to encourage walking	
T2.3 Consider regional trail connections for biking and walking	
T2.4 Periodically review sidewalk and trail ordinance and amend as needed. Enforce sidewalk ordinance and address maintenance issues including snow removal (Ute Municipal Code TITLE VI PHYSICAL ENVIRONMENT CHAPTER 8 SIDEWALK REGULATIONS Last Updated 2017)	
T2.5 Provide information about transit options such as Siouxland Regional Transportation System (SRTS) at public locations such as City Hall and Library.	
T2.6 Promote ADA accessibility compliance in sidewalk, path, and trail construction.	

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Economic Development	Status
Goal ED1: Promote the stabilization, retention, and expansion of existing employers in Ute	
ED1.1 Continue existing business expansion programs and research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.	
ED1.2 Annually meet with local employers to discuss business needs and concerns. Keep a contact list of existing businesses, organizations, and employers for monitoring and networking. Consider an annual survey supporting businesses and asking about current status of business such as number of employees, needs, issues, and opportunities.	
ED1.3 Improve business retention by creating programs that encourage businesses to stay through creative incentives or traditional incentives such as encouraging competitive wages, tax incentives, and property acquisition and improvement.	
Goal ED2: Promote business recruitment and entrepreneurship	
ED2.1. Identify needed services and businesses and strategically recruit businesses to Ute	
ED2.2 Research economic development recruitment strategies and employment opportunities	
ED2.3 Develop network of lenders-investors to provide capital for new businesses and entrepreneurs	
ED2.4 Work with area economic development partners, schools, and businesses to identify existing entrepreneurial resources and programs and provide current program information to the public.	
ED2.5 Work with organizations to provide a business start-up toolkit for new entrepreneurs and encourage experienced entrepreneurs to mentor local leaders, local investors, and potential entrepreneurs in how to navigate the entrepreneurial process	
Goal ED3: Promote workforce development initiatives	
ED3.1 Support marketing of the following: Internships and apprenticeships, potential employees, current business needs, desired target industries, create a unified City marketing message	
ED3.2 Work with school to match education to available employment	
ED3.3 Support career academies	
ED3.4 Encourage school districts to integrate Science, Technology, Engineering, and Math (STEM) into educational programs	
Goal ED4: Promote preservation and protection of agricultural and natural resources	
ED4.1 Support preservation of valuable agricultural land and agri-business	
ED4.2 Consider developing agricultural resources such as community garden, farmer's market, greenhouse, community supported agriculture, farm cooperative.	
ED4.3 Support preservation of natural resources such as streams, wetlands, hills, rock outcroppings, etc. and natural resource education.	
Goal ED5: Coordinate economic development efforts within the region	
ED5.1 Collaborate with regional economic development efforts and initiatives to encourage and support entrepreneurship and business start-up programs	
ED5.2 Coordinate goals and economic development initiatives with regional partners such as Monona County Development and Siouxland Interstate Metropolitan Council (SIMPCO).	

Community Facilities and Services	Status
Goal 1: Supply safe water, effective treatment and disposal of waste water and storm water	
CF 1.1: Develop a master plan for the maintenance of community infrastructure	
CF 1.2: Invest in maintaining and expanding existing water, wastewater, storm water infrastructure	
CF 1.3: Maintain and improve existing procedure for the treatment of potable water to ensure that safe water is supplied to residents	
CF 1.4: Continue to ensure that the treatment of waste and storm water meets and/or exceeds DNR standards before discharging into the environment	
Goal 2: Continue to partner with utility companies to sustain quality of life	
CF 2.1: Continue to create an enabling environment to encourage utility companies to improve the existing services provided to residents	
CF 2.2: Continue to provide broadband and Wifi for residents and businesses to connect to the internet and encourage good service at affordable prices	
CF 2.3: Establish educational programs to educate residents on renewable energy	
CF 2.4: Encourage residents to subscribe to renewable energy programs provided by utility companies	
Goal 3: Maintain and improve the management of solid waste	
CF 3.1: Continue Sanitary Services with Monona County including garbage and recycling	
CF 3.2: Educate residents on innovative ways of solid waste management	
CF 3.3: Create an enabling environment to encourage recycling. Research current recycling program and improve services through education and communication. Pursue curbside recycling.	
CF 3.5: Ensure that solid waste is collected and disposed of efficiently	
CF 3.6: Maintain and improve current recycling site on Rail Street	
Goal 4: Maintain and improve educational system and library	
CF 4.1: Invest in improving and expanding the existing library building and services	
CF 4.2: Continue to collaborate and support the schools to provide high-quality education to all	
CF 4.3: Continue to support programs designed to equip high school students for college and job market	
Goal 5: Enhance public health	
CF 5.1: Maintain and expand existing health infrastructure may include part-time clinic for medical checks at the senior center.	
CF 5.2: Create an enabling environment necessary to attract additional health facilities to the city	
CF 5.3: Collaborate with Clinics to expand and improve health service provided to the residents	
CF 5.4: Support programs designed to educate residents on maintaining a healthy neighborhood	
CF 5.5: Continue to provide infrastructure necessary to encourage residents to live an active life	
Goal 6: Maintain and Improve public safety	
CF 6.1: Support programs designed to reduce crime in the region	
CF 6.2: Continue working with Monona County Sheriff for effective enforcement of county and laws	

Goal 7: Maintain, improve and expand park and recreational facilities	Status
CF 7.1: Collaborate with residents to prepare park and recreational master plan CF 7.2: Invest in maintaining and expanding park amenities including: City Park, trails, splash pad CF 7.3: Ensure new and existing parks meet the needs of the residents CF 7.4: Ensure residents have easy access to park facilities within the City	
Goal 8: Invest in providing entertainment options to the residents	
CF 8.1: Continue to organize and support community events to stimulate a sense of place in the community. CF 8.2: Create an enabling environment necessary to attract entertainment businesses to the downtown area of the City CF 8.3: Continue to maintain and improve the Town and Country building to accommodate a wide range of community events.	

Land Use	Status
Land Use Goal 1: Develop and redevelop land and structures with good neighborhood design principles, develop subdivision regulations, and incorporate smart planning principles	

LU1.1: Develop and redevelop land and structures with good neighborhood design principles
    LU1.1.1: Consider the following design principles in proposed development or redevelopment:
• Avoid developing within the floodplain or near wetlands
• Design accessible and connected neighborhoods that are connected to surrounding neighborhoods and the city center (walkable, bikeable, well-maintained roads sidewalks, grid-pattern)
• Preserve land for recreation and preservation purposes (Greenspace, nearby parks, trails, mature trees, linear parks with recreational trails)
• Provide access to amenities (employment opportunities, a downtown commercial district, strong schools and numerous community facilities and services)
• Provide a safe environment, accessible for emergency services (friendly, low traffic, watch out for each other)
• Support nuisance free neighborhoods (well-maintained, quiet, no odor, compliance with zoning)
• Encourage energy efficient, sustainable building design standards
• Preserve historic character of neighborhoods and local historic districts
    LU1.1.2: Consider form based code development or integration into existing zoning that promotes good neighborhood design.	

LU1.2: Develop subdivision regulations for new platted developments which include design standards for streets, sidewalks, and trail easements in new developments.	
LU1.3: Create a subdivision regulation administration process to ensure an efficient and accurate process.	

LU1.4 Incorporate IA Smart Planning principles in development and redevelopment.
    LU1.41   Consider and measure trends in the market price of land used for specific purposes, in plans for future land use throughout the municipality.
    LU1.42 Develop the land use chapter and guide map to include:
• Existing and potential land use conflicts
• Future provision of utilities within the municipality
• Current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal	

• Current and potential impacts on local watersheds and air quality • Programs addressing preservation and protection of agricultural and natural resources	
Land Use Goal 2: Consider the financial sustainability of new developments and redevelopments by asking the following questions.	
2.1 Land Use Decision Criteria/Questions: 1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, fire, ambulance, etc.) to the new development or redevelopment? 2. What is the tax profit for the City if the development or redevelopment is implemented? 3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment? 4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses? 5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses? 6. How is the proposed development or redevelopment in line with or in conflict with the goals, strategies and action steps set forth in this comprehensive plan and city ordinances?	
Land Use Goal 3: Administer, enforce, review and update the City's zoning map and ordinance.	

LU3.1: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *interpret and administer* the zoning map and ordinance as adopted by City Council.
  LU3.1.1 The City will use zoning and permitting checklists to ensure a proper and efficient zoning review process is used in interpretation and administration of the ordinance.
  LU3.1.2 The City will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.	

LU3.2: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *enforce* the zoning map and ordinance adopted by City Council.	

LU3.3: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *review and update* the zoning map and ordinance with reference and consideration of the Comprehensive Plan.
  LU3.3.1: In review and update of the zoning map and ordinance, the City will determine the land use sections and address permissible uses in each zone with development standards, minimum setbacks and maximum building coverage along with streets, sidewalks, signs and parking regulations.
  LU3.3.2: In review of the existing zoning map and zoning ordinance, consider matching the zoning ordinance text with the zoning districts on the map.
  LU3.3.3 The City may also consider the land use guide map and land use recommendations in the land use chapter of the comprehensive plan including: adopting zoning districts that more accurately describe the land use of the property such as parks, institutional uses (City Hall, Fire station), and agricultural land.
  LU3.3.4: Consider form based code development or integration into existing zoning.	

Land Use Goal 4: Preserve and protect valuable agricultural land and natural resources and provide separation between livestock operations and urban development.	
LU4.1: Provide separation between livestock and urban/community development. Avoid locating new livestock operations next to established residential developments when possible.	
LU4.2: Protect natural resources from improper development practices that would increase the potential for soil erosion and pollution.	
LU4.3: Consider topography, soils floodplain, and road development or maintenance when identifying areas for development.	

2018 Goal Priorities Record

Staff gathered priorities in regard to the 2018 Ute Comprehensive Plan goals and strategies through an implementation priority worksheet. Five participants submitted the worksheet ranking their priority plan category, goals, and strategies including top 1, 2 , 3 choices in the following categories: Overall plan topic, housing, transportation, economic development, community facilities and services, and land use. Participants were invited to rank their favorite overall goal and also their top 3 select strategies under each goal. Numbers were inverted to display the highest number as the top priority in the tables below. The following results were recorded and tabulated for the Council's review and consideration and made part of this plan for reference.

As stated above, the following priority goals and strategies are possible options for the city to pursue. Actions will depend on individual circumstances and availability of resources.

Top Plan Category Results (Largest number represents top priority)	
Community Facilities and Services	25
Housing	18
Economic Development	17
Transportation	8
Land Use	7

Housing Goal Results (Largest number represents top priority	
Goal H2: Support rehabilitation and maintenance of existing housing	4
Goal H1: Encourage diversity and affordability in the types of available housing	1
Goal H3: Promote the vitality and character of established and new residential neighborhoods	0

Housing Strategy Results (Largest number represents top priority)	
Goal H1:	
HN1.1 Consider a housing study to assess existing housing stock and future needs with the following strategies in mind.	12
HN1.4 Consider senior housing options including nursing home, living in place rehabilitation, barrier-free housing, assisted living, etc.	6
HN1.2 Promote construction of energy-efficient housing	5
HN1.3 Annually record and keep record of housing characteristics such as: types of housing, building permits, census housing tenure (rent or own), census number of units in structure. Use the information to create a balance of housing choices and a variety of housing unit types and prices.	1
· Provide a variety of attractive housing at prices that are affordable for all income levels. Offer housing incentives to develop affordable housing.	0
· Provide a variety of housing types including: 1st time home buyer housing, single family, 2-3 unit, townhouse, condominiums, multi-unit, variety of number of bedrooms (ex. 2-3 bedroom), variety of owner and rental	0
· Identify land for development or re-development, vacant land and analyze land use/zoning	0
Goal H2:	
HN2.5 Remove or rehabilitate vacant buildings and redevelop underutilized property	10
HN2.1 Offer incentives for rehabilitation and maintenance of existing housing with consideration of historic preservation and promote existing programs through SIMPCO and Monona County.	5
HN2.2 Enforce City Ordinance (property maintenance and rental housing regulations)	3
HN2.4 Develop a rental housing management program and partnership to address housing issues	3
HN2.6 Provide housing program information and resources for housing rehabilitation to residents	3
HN2.3 Review City Ordinance housing regulations and amend as needed (Ute Municipal Code last updated 2017)	0
Goal H3:	
HN3.5 Consider Urban Revitalization and Urban Renewal plans to facilitate housing development in Ute.	11
HN3.4 Promote tree planting and continue tree re-planting plan with Mid American grant for tree replacement and tree trimming program every-other-year.	7
HN3.3 Promote planned neighborhood development - Ensure that growth occurs within neighborhoods and not separate disconnected developments.	4
HN3.2 Develop and implement good neighborhood design standards through subdivision and zoning ordinances (Title VI Physical Environment Chapter 7 Subdivision Regulations last updated 2017)	1
HN3.1 Promote the location of housing near employment centers and public amenities	0

Transportation Goal Results	
Goal T1: Maintain and improve existing street system	3
Goal T2: Promote and enhance sidewalk and trails and other transportation infrastructure to serve all users and modes	2

Transportation Strategy Results	
Goal T1:	
T1.8 Continue good maintenance of roads including debris and sand cleaning and snow removal	9
T1.5 Maintain and improve alleys	7
T1.1 Work with local (Monona County), regional (Siouxland Interstate Metropolitan Planning Council), and state (Iowa Department of Transportation), to plan and facilitate resurfacing and renovation of distressed streets. Some regional and state roads that need improvement (June 2018) include the following:	3
T1.4 Ensure effective and efficient road wayfinding and signage to promote safety for all road users including: Replace faded or rusted signage, enforce street signage, place stop signs at intersections	3
T1.6 Maintain and improve street lighting. Continue the LED street light conversion program through MidAmerican for energy efficiency and cost savings.	1
T1.7 Periodically review street and traffic ordinance and amend as needed	1
Highway 141 extension to Railway street	0
State Highway 183 into Ute extending west from 7th street	0
T1.2 Promote connectivity in the local street network	0
T1.3 Consider adopting street design standards and complete streets policy	0
Goal T2:	
T2.5 Provide information about transit options such as Siouxland Regional Transportation System (SRTS) at public locations such as City Hall and Library.	7
T2.2 Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, lighting, benches, trash cans, wayfinding and others to encourage walking	3
T2.3 Consider regional trail connections for biking and walking	3
T2.6 Promote ADA accessibility compliance in sidewalk, path, and trail construction.	3
T2.1 Develop a connected, well-maintained sidewalk and trail network. Adopt and implement sidewalk and trail master plan	1
T2.4 Periodically review sidewalk and trail ordinance and amend as needed. Enforce sidewalk ordinance and address maintenance issues including snow removal (Ute Municipal Code TITLE VI PHYSICAL ENVIRONMENT CHAPTER 8 SIDEWALK REGULATIONS Last Updated 2017)	0

Economic Development Goal Results	
Goal ED2: Promote business recruitment and entrepreneurship	5
Goal ED1: Promote the stabilization, retention, and expansion of existing employers in Ute	0
Goal ED3: Promote workforce development initiatives	0
Goal ED4: Promote preservation and protection of agricultural and natural resources	0
Goal ED5: Coordinate economic development efforts within the region	0

Economic Development Strategy Results	
Goal ED1:	
ED1.2 Annually meet with local employers to discuss business needs and concerns. Keep a contact list of existing businesses, organizations, and employers for monitoring and networking. Consider an annual survey supporting businesses and asking about current status of business such as number of employees, needs, issues, and opportunities.	11
ED1.1 Continue existing business expansion programs and research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.	7
ED1.3 Improve business retention by creating programs that encourage businesses to stay through creative incentives or traditional incentives such as encouraging competitive wages, tax incentives, and property acquisition and improvement.	6
Goal ED2:	
ED2.1. Identify needed services and businesses and strategically recruit businesses to Ute	8
ED2.5 Work with organizations to provide a business start-up toolkit for new entrepreneurs and encourage experienced entrepreneurs to mentor local leaders, local investors, and potential entrepreneurs in how to navigate the entrepreneurial process	6
ED2.2 Research economic development recruitment strategies and employment opportunities	5
ED2.4 Work with area economic development partners, schools, and businesses to identify existing entrepreneurial resources and programs and provide current program information to the public.	5
ED2.3 Develop network of lenders-investors to provide capital for new businesses and entrepreneurs	0
Goal ED3:	
ED3.1 Support marketing of the following: Internships and apprenticeships, potential employees, current business needs, desired target industries, create a unified City marketing message	7
ED3.3 Support career academies	6
ED3.2 Work with school to match education to available employment	4
ED3.4 Encourage school districts to integrate Science, Technology, Engineering, and Math (STEM) into educational programs	4
Goal ED4:	
ED4.2 Consider developing agricultural resources such as community garden, farmer's market, greenhouse, community supported agriculture, farm cooperative.	9
ED4.3 Support preservation of natural resources such as streams, wetlands, hills, rock outcroppings, etc. and natural resource education.	9
ED4.1 Support preservation of valuable agricultural land and agri-business	5
Goal ED5:	
ED5.1 Collaborate with regional economic development efforts and initiatives to encourage and support entrepreneurship and business start-up programs	7
ED5.2 Coordinate goals and economic development initiatives with regional partners such as Monona County Development and Siouxland Interstate Metropolitan Council (SIMPCO).	6

Community Facilities and Services Goal Results	
Goal 1: Supply safe water, effective treatment and disposal of waste water and storm water	4
Goal 7: Maintain, improve and expand park and recreational facilities	1
Goal 2: Continue to partner with utility companies to sustain quality of life	0
Goal 3: Maintain and improve the management of solid waste	0
Goal 4: Maintain and improve educational system and library	0
Goal 5: Enhance public health	0
Goal 6: Maintain and Improve public safety	0
Goal 8: Invest in providing entertainment options to the residents	0

Goal 1: water, waste water and storm water	
CF 1.2: Invest in maintaining and expanding existing water, wastewater, storm water infrastruc.	9
CF 1.3: Maintain and improve existing procedure for the treatment of potable water to ensure that safe water is supplied to residents	8
CF 1.1: Develop a master plan for the maintenance of community infrastructure	4
CF 1.4: Continue to ensure that the treatment of waste and storm water meets and/or exceeds DNR standards before discharging into the environment	3
Goal 2: utility	
CF 2.1: Continue to create an enabling environment to encourage utility companies to improve the existing services provided to residents	10
CF 2.2: Continue to provide broadband and Wifi for residents and businesses to connect to the internet and encourage good service at affordable prices	8
CF 2.3: Establish educational programs to educate residents on renewable energy	3
CF 2.4: Encourage residents to subscribe to renewable energy programs provided by utility companies	3
Goal 3: solid waste	
CF 3.1: Continue Sanitary Services with Monona County including garbage and recycling	12
CF 3.5: Ensure that solid waste is collected and disposed of efficiently	6
CF 3.6: Maintain and improve current recycling site on Rail Street	4
CF 3.3: Create an enabling environment to encourage recycling. Research current recycling program and improve services through education and communication. Pursue curbside recycling.	2
CF 3.2: Educate residents on innovative ways of solid waste management	0

Goal 4: educational system and library	
CF 4.3: Continue to support programs designed to equip high school students for college and job market	11
CF 4.2: Continue to collaborate and support the schools to provide high-quality education to all	8
CF 4.1: Invest in improving and expanding the existing library building and services	5
Goal 5: public health	
CF 5.5: Continue to provide infrastructure necessary to encourage residents to live an active life	10
CF 5.4: Support programs designed to educate residents on maintaining a healthy neighborhood	8
CF 5.1: Maintain and expand existing health infrastructure may include part-time clinic for medical checks at the senior center.	3
CF 5.3: Collaborate with Clinics to expand and improve health service provided to the residents	3
CF 5.2: Create an enabling environment necessary to attract additional health facilities to the city	0
Goal 6: public safety	
CF 6.2: Continue working with Monona County Sheriff for enforcement of county and city laws	12
CF 6.1: Support programs designed to reduce crime in the region	4
Goal 7: park recreational facilities	
CF 7.3: Ensure new and existing parks meet the needs of the residents	7
CF 7.4: Ensure residents have easy access to park facilities within the City	7
CF 7.1: Collaborate with residents to prepare park and recreational master plan	5
CF 7.2: Invest in maintaining and expanding park amenities including: City Park, trails, splash pad	5
Goal 8: entertainment	
CF 8.1: Continue to organize and support community events to stimulate a sense of place in the community.	9
CF 8.3: Continue to maintain and improve the Town and Country building to accommodate a wide range of community events.	8
CF 8.2: Create an enabling environment necessary to attract entertainment businesses to the downtown area of the City	4

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Land Use Goal Results	
Land Use Goal 4: Preserve and protect valuable agricultural land and natural resources and provide separation between livestock operations and urban development.	3
Land Use Goal 2: Consider the financial sustainability of new developments and redevelopments by asking the following questions.	2
Land Use Goal 1: Develop and redevelop land and structures with good neighborhood design principles, develop subdivision regulations, and incorporate smart planning principles	0
Land Use Goal 3: Administer, enforce, review and update the City's zoning map and ordinance.	0

Land Use Strategy Results	
Land Use Goal 1: neighborhood design principles	
LU1.4 Incorporate IA Smart Planning principles in development and redevelopment.	11
LU1.41 Consider and measure trends in the market price of land used for specific purposes, in plans for future land use throughout the municipality.	
LU1.42 Develop the land use chapter and guide map to include:	
· Existing and potential land use conflicts	
· Future provision of utilities within the municipality	
· Current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal	
· Current and potential impacts on local watersheds and air quality	
· Programs addressing preservation and protection of ag and natural resources	
LU1.1: Develop and redevelop land and structures with good neighborhood design principles	9
LU1.1.1: Consider the following design principles in proposed development or redevelopment:	
Avoid developing within the floodplain or near wetlands	
Design accessible and connected neighborhoods that are connected to surrounding neighborhoods and the city center (walkable, bikeable, well-maintained roads sidewalks, grid-pattern)	
Preserve land for recreation and preservation purposes (Greenspace, nearby parks, trails, mature trees, linear parks with recreational trails)	
Provide access to amenities (employment opportunities, a downtown commercial district, strong schools and numerous community facilities and services)	
Provide a safe environment, accessible for emergency services (friendly, low traffic, watch out for each other)	
Support nuisance free neighborhoods (well-maintained, quiet, no odor, comply zoning)	
Encourage energy efficient, sustainable building design standards	
Preserve historic character of neighborhoods and local historic districts	
LU1.1.2: Consider form based code development or integration into existing zoning that promotes good neighborhood design.	
LU1.3: Create a subdivision regulation administration process to ensure an efficient and accurate process.	3
LU1.2: Develop subdivision regulations for new platted developments which include design standards for streets, sidewalks, and trail easements in new developments.	1
Land Use Goal 2: financial sustainability questions	
2.1 Land Use Decision Criteria/Questions:	1
1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, fire, ambulance, etc.) to the new development or redevelopment?	
2. What is the tax profit for the City if the development or redevelopment is implemented?	
3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment?	
4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses?	
5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses?	
6. How is the proposed development or redevelopment in line with or in conflict with the goals and strategies set forth in this comprehensive plan and city ordinances?	

Land Use Goal 3: zoning map and ordinance	
LU3.1: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *interpret and administer* the zoning map and ordinance as adopted by City Council.	10
LU3.1.1 The City will use zoning and permitting checklists to ensure a proper and efficient zoning review process is used in interpretation and administration of the ordinance.	
LU3.1.2 The City will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.	
LU3.2: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *enforce* the zoning map and ordinance adopted by City Council.	9
LU3.3: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will *review and update* the zoning map and ordinance with reference and consideration of the Comprehensive Plan.	5
LU3.3.1: In review and update of the zoning map and ordinance, the City will determine the land use sections and address permissible uses in each zone with development standards, minimum setbacks and maximum building coverage along with streets, sidewalks, signs and parking regulations.	
LU3.3.2: In review of the existing zoning map and zoning ordinance, consider matching the zoning ordinance text with the zoning districts on the map.	
LU3.3.3 The City may also consider the land use guide map and land use recommendations in the land use chapter of the comprehensive plan including: adopting zoning districts that more accurately describe the land use of the property such as parks, institutional uses (City Hall, Fire station), and agricultural land.	0
LU3.3.4: Consider form based code development or integration into existing zoning.	0
Land Use Goal 4: agricultural land and natural resources	
LU4.3: Consider topography, soils floodplain, and road development or maintenance when identifying areas for development.	11
LU4.1: Provide separation between livestock and urban/community development. Avoid locating new livestock operations next to established residential developments when possible.	6
LU4.2: Protect natural resources from improper development practices that would increase the potential for soil erosion and pollution.	7

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