
**COMPREHENSIVE
DEVELOPMENT PLAN
PLANNING TOWARDS 2028**



Prepared For
LINN GROVE, IOWA
BUENA VISTA COUNTY

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TABLE OF CONTENTS

INTRODUCTION.....	4
INTRODUCTION.....	5
<i>Location</i>	5
THE PURPOSE OF COMPREHENSIVE PLANNING.....	5
THE COMPREHENSIVE PLANNING PROCESS	5
COMPREHENSIVE DEVELOPMENT PLAN COMPONENTS.....	6
GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION.....	7
PROFILE LINN GROVE.....	9
DEMOGRAPHIC PROFILE.....	10
<i>Population Trends and Analysis</i>	10
<i>Age Structure Analysis</i>	11
<i>Population Projections</i>	13
HOUSING PROFILE.....	16
<i>Age of Existing Housing Stock</i>	16
ECONOMIC AND EMPLOYMENT PROFILE.....	21
<i>Income Statistics</i>	21
<i>Regional Basic/Non-Basic Analysis</i>	24
COMMUNITY FACILITIES.....	27
<i>Linn Grove Facilities Inventory</i>	27
RECREATIONAL FACILITIES.....	28
<i>State Recreational Facilities</i>	28
<i>County Recreational Facilities</i>	28
<i>Community Recreational Facilities</i>	29
<i>Other Recreational Activities</i>	29
EDUCATIONAL FACILITIES	29
FIRE AND RESCUE.....	33
LAW ENFORCEMENT.....	36
CITY BUILDINGS.....	36
COMMUNICATION FACILITIES.....	36
<i>Radio</i>	36
<i>Television</i>	37
<i>Newspapers</i>	37
PUBLIC UTILITIES	37
<i>Electrical Service</i>	37
<i>Natural Gas</i>	37
<i>Telephone Services</i>	37
<i>Cable Television Provider</i>	37
<i>Municipal Water Supplier</i>	37
<i>Sanitary Sewer Supplier</i>	38

<i>Solid Waste Disposal Facilities</i>	38
HEALTH FACILITIES.....	38
<i>Hospital</i>	38
<i>Medical Clinics</i>	39
<i>Nursing Home Facilities</i>	39
EXISTING LAND USE.....	40
<i>Existing Land Use Categories</i>	40
<i>Existing Land Use Analysis within Corporate Limits</i>	40
.....	44
TRANSPORTATION SYSTEM AND FACILITIES.....	45
ENVISION LINN GROVE	47
ENVISION THE FUTURE.....	48
LINN GROVE’S TOWN HALL MEETING.....	48
LINN GROVE’S TOWN HALL MEETING RESULTS.....	49
LINN GROVE’S VISION.....	50
<i>Vision Statement</i>	50
LINN GROVE’S GOALS.....	50
<i>Goals and Objectives</i>	51
<i>Economic Development</i>	51
<i>Land Use</i>	52
<i>Housing</i>	52
<i>Public Health and Safety</i>	53
<i>Transportation</i>	53
<i>Recreation</i>	54
<i>Environment</i>	54
<i>Implementation, Evaluation, and Review</i>	55
ACHIEVE LINN GROVE	56
FUTURE LAND USE PLAN.....	57
<i>Future Land Use Classification</i>	58
<i>Residential Land Uses</i>	59
<i>Commercial (C)</i>	61
<i>Industrial (I)</i>	61
<i>Public/Quasi-Public (P)</i>	61
<i>Parks/Recreation (P/R)</i>	62
FUTURE LAND USE PLAN MAP.....	64
<i>Land Use Suitability Criteria</i>	64
<i>Land Use Transitions</i>	64
<i>Community Growth</i>	64
<i>Community Entrances</i>	65
<i>Future Development Challenges/Barriers</i>	65

TRANSPORTATION FACILITIES	66
<i>Street and Road Classification System</i>	66
PLAN IMPLEMENTATION	70
PLAN IMPLEMENTATION.....	71
<i>Achieving Linn Grove's Future Plan</i>	71
<i>Action Agenda</i>	71
<i>Support Programs for the Action Agenda</i>	71
PLAN MAINTENANCE.....	71
<i>Annual Review of the Plan</i>	71
<i>Unanticipated Opportunity</i>	72
<i>Methods for Evaluating Development Proposals</i>	72
<i>Immediate Recommendations</i>	73
<i>Short Term Recommendations</i>	73
<i>Long Term Recommendations</i>	73
<i>Continuing Recommendations</i>	73
<i>Public Education</i>	73

TABLE OF FIGURES

FIGURE 1: POPULATION TRENDS AND PROJECTIONS, CITY OF LINN GROVE, 1940 TO 2030.....	15
FIGURE 2: AGE OF EXISTING HOUSING STOCK, CITY OF LINN GROVE, 2000.....	16
FIGURE 3: SCHOOL DISTRICT MAP.....	31
FIGURE 4: RESCUE DISTRICTS.....	34
FIGURE 5: FIRE DISTRICTS.....	35
FIGURE 6: EXISTING LAND USE MAP, LINN GROVE.....	44
FIGURE 7: FUTURE LAND USE MAP.....	63
FIGURE 8: FUTURE TRANSPORTATION PLAN MAP.....	69

TABLE OF TABLES

TABLE 1: POPULATION TRENDS, BUENA VISTA COUNTY & COMMUNITIES, 1980 TO 2004....	10
TABLE 2: AGE-SEX CHARACTERISTICS, CITY OF LINN GROVE, 1990 TO 2000.....	11
TABLE 3: POPULATION PROJECTION SERIES, BUENA VISTA COUNTY AND COMMUNITIES, 2000 TO 2030.....	15
TABLE 4: COMMUNITY HOUSING TRENDS, CITY OF LINN GROVE, 1990 AND 2000.....	17
TABLE 5: HOUSING UNITS BY COMMUNITY, BUENA VISTA COUNTY AND COMMUNITIES - 2000.....	18
TABLE 6: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, CITY OF LINN GROVE, 1990 TO 2000.....	19
TABLE 7: SELECTED HOUSING CONDITIONS, LINN GROVE AND BUENA VISTA COUNTY, 1990 AND 2000.....	20
TABLE 8: HOUSEHOLD INCOME, LINN GROVE AND STATE OF IOWA, 1990 AND 2000.....	21
TABLE 9: HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER (55 YEARS & OLDER), CITY OF LINN GROVE, 2000.....	22
TABLE 10: HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, CITY OF LINN GROVE, 2000.....	23
TABLE 11: AGE 65 AND OLDER COSTS AS PERCENTAGE OF INCOME, CITY OF LINN GROVE, 2000.....	23
TABLE 12: BASIC/NON-BASIC EMPLOYMENT BY OCCUPATION, CITY OF LINN GROVE, 2000	25
TABLE 13: BASIC/NON-BASIC EMPLOYMENT BY INDUSTRY, CITY OF LINN GROVE, 2000.....	26
TABLE 14: STATE PARKS.....	28
TABLE 15: COUNTY PARKS AND FACILITIES.....	29
TABLE 16: BUENA VISTA COUNTY GOLF COURSES.....	29
TABLE 17: BUENA VISTA COUNTY PUBLIC SCHOOLS BY SCHOOL DISTRICT.....	32
TABLE 18: PRIVATE SCHOOLS.....	33
TABLE 19: FIRE AND RESCUE EQUIPMENT.....	33
TABLE 20: SWORN OFFICERS, BUENA VISTA AND SURROUNDING COUNTIES, 2000 – 2004....	36
TABLE 21: EXISTING LAND USE, LINN GROVE, 2005.....	41
TABLE 22: ACRES PER 100 PERSONS COMPARISON, BUENA VISTA COUNTY COMMUNITIES	42
TABLE 23: LAND USE COMPARISONS (IN ACRES), 2005.....	42

TABLE 24: WHAT ARE SOME OF THE POSITIVES OF LINN GROVE?.....	49
TABLE 25: WHAT NEEDS TO BE IMPROVED IN LINN GROVE?	49
TABLE 26: WHAT IS YOUR VISION OF LINN GROVE?.....	49
TABLE 27: WHAT NEEDS TO BE DONE TO ACHIEVE THIS VISION IN LINN GROVE?.....	50

INTRODUCTION

INTRODUCTION

LOCATION

Linn Grove is located in northwest Buena Vista County, Iowa. The City is almost directly west of Sioux Rapids. Linn Grove, the second smallest city in the county, has a population of 211 after the 2000 census. Linn Grove is located along C13 and west of U.S. Highway 71.

THE PURPOSE OF COMPREHENSIVE PLANNING

The Linn Grove Comprehensive Development Plan is designed to promote orderly growth and development for the city. The Comprehensive Development Plan will provide policy guidelines to enable citizens and elected officials to make informed decisions about the future of the city.

The Plan acts as a tool to “Develop a road map that guides the community through change”

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Linn Grove. The Comprehensive Development Plan is intended to encourage a strong economic base for the city so the goals of the city are achieved.

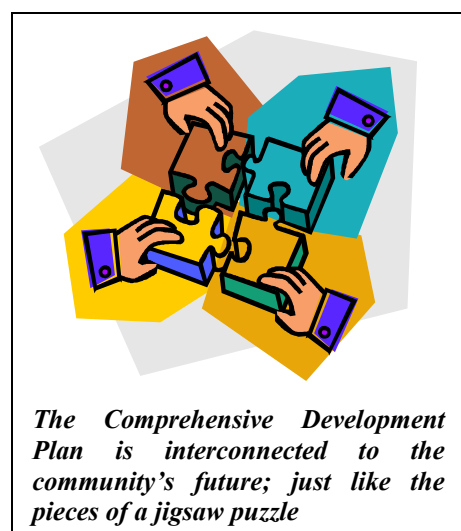


The Plan will assist Linn Grove in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety, and general welfare) and encourage appropriate land uses throughout the jurisdictional area of Linn Grove. The objective of planning is to provide a framework for guiding the community—whether a city or county, toward orderly growth and development. The Plan assists Linn Grove in balancing the physical, social, economic and aesthetic features as it responds to private sector interests.

Planned growth will make Linn Grove more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with the data collection phase. Information and data are collected that provides a snapshot of the past and present city conditions. Analysis of data provides the basis for developing forecasts for future land-use demands in the city.



The second phase of the planning process is the development of general goals and policies, based upon the issues facing the city. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Development Plan is a vision presented in text, graphics and tables that represent the desires of Linn Grove for the future.

The Comprehensive Development Plan represents a blueprint designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The Comprehensive Development Plan contains recommendations that when implemented will be of value to the residents of Linn Grove.

Implementation is the final phase of the process. A broad range of development policies and programs are required to implement the Comprehensive Development Plan. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan is dependent upon the adoption of the Plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the city.

The Plan was prepared under the direction of the Buena Vista County Planning Commission, with the assistance and participation of the Linn Grove City Council, the Plan Review Committee and citizens of Linn Grove. The time period for achieving goals, programs, and developments identified in the Linn Grove Comprehensive Development Plan is approximately 20 years. However, Linn Grove should review the Plan annually and complete an update of the document every five to ten years. Updating the Comprehensive Development Plan will allow Linn Grove to incorporate ideas and developments that were unknown at the time of the present process.

COMPREHENSIVE DEVELOPMENT PLAN COMPONENTS

Iowa Code permits cities to regulate land use by ordinance. All citations to the Iowa Code in this Plan are from the Iowa General Assembly website as of May 5, 2002. Pursuant to Iowa Code, the Linn Grove City Council has the authority:

“For the purpose of promoting the health, safety, morals, or the general welfare of the community or for the purpose of preserving historically significant areas of the community, any city is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.” (Iowa Code Ann § 414.1).

However, the Board is limited in their authority; their “powers exercised only with reference to land and structures located within the city limits.” (Iowa Code Ann § 414.23).

Pursuant to Iowa Code:

“The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safety from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.” (Iowa Code Ann § 414.3).

The Iowa Code defines factor regulations as follows:

“Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.” (Iowa Code Ann § 414.3).

The Linn Grove Comprehensive Plan is comprised of the following chapters and sections:

- Profile Linn Grove
 - Demographic Analysis – Conditions and Trend Analysis
 - City Facilities
 - Existing Land Use
- Envision Linn Grove
 - Town Hall Meeting Results
 - Goals and Objectives
- Achieve Linn Grove
 - Future Land Use Plan
 - Transportation Plan
- Linn Grove Plan Implementation

Analyzing past and existing demographic, housing, economic, and social trends permits the projection of likely conditions in the future. Projections and forecasts are useful tools for planning the community’s future; however, these tools are sometimes lacking in accuracy and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions. It is important for Linn Grove to closely monitor population, housing, and economic conditions that may influence the city. Through periodic monitoring, the City can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

The Comprehensive Development Plan records where Linn Grove has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Development Plan will serve to inform City officials as much as possible. The Comprehensive Development Plan is an information and management tool for City leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period. This information is the basis for Linn Grove’s evolution as it achieves its physical, social, and economic goals.

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Linn Grove government consists of a five member City Council and the mayor who perform the governmental functions for the City. The planning and zoning jurisdiction of Linn Grove, pursuant to Iowa Code Ann. § 335.3, includes all land and uses within the corporate limits of the city. There is one limitation, however, on the power to

regulate land use, which is the regulation of agriculture or agricultural structures as long as they are being used for agricultural purposes. (Iowa Code Ann. § 335.2)

Iowa Code also dictates how county and city zoning efforts interact in areas where they overlap. When cities enact zoning, they are empowered to extend their authority over any unincorporated areas within two miles of the city's limits, unless the County has already zoned the area. (Iowa Code Ann § 414.23). However, "Whenever a county in which this power is being exercised by a municipality adopts a county zoning ordinance the power exercised by the municipality and the specific regulations and districts thereunder shall be terminated within three months of the establishment of the administrative authority for county zoning, or at such date as mutually agreed upon by the municipality and county." (Iowa Code Ann. § 414.23)

Also, pursuant to Iowa Code Ann. § 335.24, if more than one statute, ordinance, or regulation conflict, the one that imposes the highest standards governs. However, there is one caveat to this general rule. Where a city has zoning regulations pertaining to subdivisions, those regulations can be authorized over the area within two miles of the city, even when the county has general jurisdiction over the area pursuant to Iowa Code Ann. § 414.23. Under authority of Iowa Code Ann. § 354.9, the city may pass an ordinance clearly establishing the area over which it will exercise subdivision review. In which case, the city must use the same standards it uses within its limits, and the city and county may enter into a 28E intergovernmental agreement on standards and conditions for review.

In essence, according to the Code of Iowa, counties and cities have the power to regulate land use through zoning ordinances. When a county adopts a zoning ordinance, agricultural land is generally exempt, and the ordinance extends to the corporate limits of cities. In the case of a city that has zoning at a time when the county does not, that city has zoning authority over the unincorporated area within two miles of its corporate limits. However, when a county enacts zoning, the county authority extends over that two mile area, and the city authority is then limited to land within its corporate limits. The only exception to this rule is the city may still exercise subdivision review powers within the two-mile area if they do so pursuant to a specific city ordinance clearly defining the two-mile limit.

PROFILE LINN GROVE

DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of the City of Linn Grove. It is important for the community to understand where it has been, where it is, and where it appears to be going. Population is the driving force behind housing, local employment, economic, and fiscal stability of the City. Historic population conditions assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, employment, and educational needs within the City. Projections provide an estimate for the City to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may effect projections significantly.

POPULATION TRENDS AND ANALYSIS

Table 1 indicates the population for the incorporated communities in the City of Linn Grove and other incorporated and unincorporated areas within Buena Vista County, between 1980 and 2004. This information provides an understanding of the past and present population trends and changes. Linn Grove's population in 2000 was 211 persons, an increase of 17 persons, or 8.8%, from 1990. The City's population in 2004 was estimated to be 213, an increase of 2 persons, or 0.9%, over 2000. Overall, the table indicates Linn Grove had a net increase of 8 persons, or 3.9%, between 1980 and 2004. Only two other communities in Buena Vista County experienced an increase in population during this period, Alta and Storm Lake.

TABLE 1: POPULATION TRENDS, BUENA VISTA COUNTY & COMMUNITIES, 1980 TO 2004

Community	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2004	% Change 2000 to 2004	% Change 1980 to 2004
Albert City	818	779	-4.8%	709	-9.0%	691	-2.5%	-15.5%
Alta	1,720	1,820	5.8%	1,865	2.5%	1,852	-0.7%	7.7%
Lakeside	589	522	-11.4%	484	-7.3%	496	2.5%	-15.8%
Linn Grove	205	194	-5.4%	211	8.8%	213	0.9%	3.9%
Marathon	442	320	-27.6%	302	-5.6%	297	-1.7%	-32.8%
Newell	913	1,089	19.3%	887	-18.5%	870	-1.9%	-4.7%
Rembrandt	291	229	-21.3%	228	-0.4%	222	-2.6%	-23.7%
Sioux Rapids	897	761	-15.2%	720	-5.4%	703	-2.4%	-21.6%
Storm Lake	8,814	8,769	-0.5%	10,076	14.9%	9,981	-0.9%	13.2%
Truesdale	128	132	3.1%	91	-31.1%	88	-3.3%	-31.3%
Incorporated Areas	14,817	14,615	-1.4%	15,573	6.6%	15,413	-1.0%	4.0%
Unincorporated Areas	5,957	5,350	-10.2%	4,838	-9.6%	4,743	-2.0%	-20.4%
Buena Vista County	20,774	19,965	-3.9%	20,411	2.2%	20,156	-1.2%	-3.0%

Source: U.S. Census Bureau, Census of Population and Housing, 1980 - 1990, 2000, 2004

During this period, the unincorporated areas of Buena Vista County experienced a decrease in population of 512 persons, or -9.6%, while the incorporated areas increased by 958 persons, or 6.6%. With the exception of Linn Grove and Lakeside, estimates for Buena Vista County between 2000 and 2004 show population is decreasing slowly overall.

AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine the age groups (cohorts) within Linn Grove being affected by population shifts and changes. Each age cohort affects the population in a number of different ways. For example, the existence of larger young cohorts (20-44 years) means that there is a greater ability to sustain future population growth than does larger older cohorts. On the other hand, if the large, young cohorts maintain their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the City's population is necessary to effectively plan for the future.

TABLE 2: AGE-SEX CHARACTERISTICS, CITY OF LINN GROVE, 1990 TO 2000

Age	1990		2000		1990-2000		1990-2000	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	10	5.2%	18	8.5%	8	80.0%	18	-
5-9	9	9.8%	4	1.9%	-15	-78.9%	4	-
10-14	26	13.4%	21	10.0%	-5	-19.2%	11	110.0%
15-19	5	2.6%	15	7.1%	10	200.0%	-4	-21.1%
20-24	3	1.5%	10	4.7%	7	233.3%	-16	-615%
25-29	12	6.2%	12	5.7%	0	0.0%	7	140.0%
30-34	27	13.9%	4	1.9%	-23	-85.2%	1	33.3%
35-44	32	16.5%	39	18.5%	7	21.9%	0	0.0%
45-54	10	5.2%	37	17.5%	27	270.0%	5	15.6%
55-64	20	10.3%	15	7.1%	-5	-25.0%	5	50.0%
65-74	21	10.8%	23	10.9%	2	9.5%	3	15.0%
75 & older	9	4.6%	13	6.2%	4	44.4%	-17	-56.7%
Total	194	100.0%	211	100.0%	17	8.8%	17	8.8%
Selected Characteristics	1990		2000		Total Change			
	Under 18 years of age		Under 18 years of age		18 and under		-8	
	% of total population		% of total population		% change		-13.3%	
	Total 65 yrs and older		Total 65 yrs and older		65 and older		6	
	% of total population		% of total population		% change		20.0%	
	Median Age		Median Age		Median Age		8.2	
	Total Females		Total Females		Total Females		20	
	Total Males		Total Males		Total Males		-3	
	Total Population		Total Population		Total Change		17	

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990; DP-1 2000

Table 2 exhibits the age cohort structure for Linn Grove in 1990 and 2000. Population age structure may indicate significant changes that are affecting the different population segments within the City. Realizing the number of persons in each age cohort, and at what rate the age cohorts are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 2, changes between 1990 and 2000 occurred within a number of different age group cohorts.

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 1990 with the number of persons in the same age cohort 10 years later, or aged between 10 and 14 years in 2000. For example, in Linn Grove, there were 10 children between the ages of 0 and 4 in 1990, and in 2000 there were 21 children between the ages of 10 and 14, an increase of 11 children. A review of population by this method permits

one to undertake a detailed analysis of the cohorts moving in and out of the City. The positive change in this cohort indicates in-migration.

Linn Grove experienced growth in many of its age cohorts. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since the persons in that group were not born when the previous census was completed. Note that the cohorts represented in Table 2 differ from those listed below due to the consolidation of the 25-29 and 30-34 cohorts from 1990 into a 35-44 cohort in 2000. Increases in the cohorts occurred in eight age groups between 1990 and 2000, as follows:

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
NA	NA	0-4 years	18 persons	+ 18 persons
NA	NA	5-9 years	4 persons	+ 4 persons
0-4 years	10 persons	10-14 years	21 persons	+ 11 persons
15-19 years	5 persons	25-29 years	12 persons	+ 7 persons
20-24 years	3 persons	30-34 years	4 persons	+ 1 person
35-44 years	32 persons	45-54 years	37 persons	+ 5 persons
45-54 years	10 persons	55-64 years	15 persons	+ 5 persons
55-64 years	20 persons	65-74 years	23 persons	+ 3 persons
Total Change				+ 54 persons

Outside of the 2000 age groups of 0-4 and 5-9 years, the greatest increases included the 10-14 (2000) and 25-29 (2000) age groups. An important trend to note in Linn Grove is the increase into the 2000 cohorts of 15-19 and 20-24. Typically in rural Midwestern areas, these cohorts decrease as a result of the movement to secondary education locations. That movement is one contributor to the increase Buena Vista County as a whole has seen, since the County is home to Buena Vista University, located in Storm Lake. Some of this increase may be a result of the county's proximity to other two- and four-year institutions in the region. In addition, the increases seen in the 2000 cohorts of 10-14 and 35-44 indicate in-migration of family populations between 1990 and 2000.

There were three of the age-cohorts that existed in 1990 that in 2000 declined in number. While the County's population increased during this ten year span, an analysis of where the changes that took place will lead to an understanding of what services will be needed in the future.

Decreases in the cohorts occurred in three age groups between 1990 and 2000, as follows:

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
5-9 years	19 persons	15-19 years	15 persons	- 4 persons
10-14 years	26 persons	20-24 years	10 persons	- 16 persons
65 years +	30 persons	75 years +	13 persons	- 17 persons
Total Change				- 37 persons

The two age cohorts, from 2000, representing the most negative change are the 20-24 and 75 years and older age cohorts. The changes in the 75 years and older age cohort were most likely due to deaths or people moving into elderly care facilities located in other counties. The changes in the 20-24 age cohorts in 2000 are most likely related to persons completing their postsecondary education and moving onto new careers outside of the City. This indicates that the City needs to focus on economic development strategies that attempt to capture a larger share of that age group as they finish their college education.

The median age in the City of Linn Grove increased from 34.1 years in 1990 to 42.3 years in 2000. The proportion of persons less than 18 years of age decreased by 13.3% between 1990 and 2000, while the proportion of those aged 65 years and older increased by 20.0%. The 10-14 and 15-19 year old age groups of 2000 showed a total increase of 7 persons, which leads to the assumption that people with young families may have been drawn to the City because of its quality of life and proximity to the larger cities metropolitan areas.

The number of persons aged 55-74 increased by 8 persons. In order to accommodate a growing number of elderly, who typically desire the ability to remain in place as they age, Linn Grove, in cooperation with Buena Vista County, should be involved in developing facilities that can house those that need assistance and allow them to feel safe and comfortable. To encourage the return of the younger and middle age groups, the City should be involved in economic development activities, including housing options and the continued maintenance and improvement of infrastructure to accommodate new growth, making Linn Grove an attractive place to live and work.

POPULATION PROJECTIONS

Population projections are estimates based upon past and present circumstances. Population projections allow Linn Grove to estimate what the population will be in future years by looking at past trends. By analyzing population changes in this manner, the City will be able to develop a baseline of change from which they can create different future scenarios. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Linn Grove has for predicting future population changes. There are many methods to project the future population trends; the four projections used below are intended to give Linn Grove a broad overview of the possible population changes that could occur in the future.

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Linn Grove, three different trend lines were reviewed: 1980 to 2004, 1990 to 2004, and 2000 to 2004. A review of these trend lines indicates the City is likely to experience a slight increase in population through 2030. The following projections summarize the decennial population for Linn Grove through 2030.

Linn Grove Trend Analysis

Year	Trend: 1980 to 2004	Trend: 1990 to 2004	Trend: 2000 to 2004
2010	213 persons	221 persons	215 persons
2020	217 persons	237 persons	220 persons
2030	220 persons	253 persons	225 persons

Cohort Survival Analysis

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population, but excludes migration factors.

The Cohort Survival Model projection indicates Linn Grove's population will increase slightly through 2030.

Linn Grove's Cohort Survival Analysis

Year	Cohort Survival Model
2010	203 persons
2020	216 persons
2030	225 persons

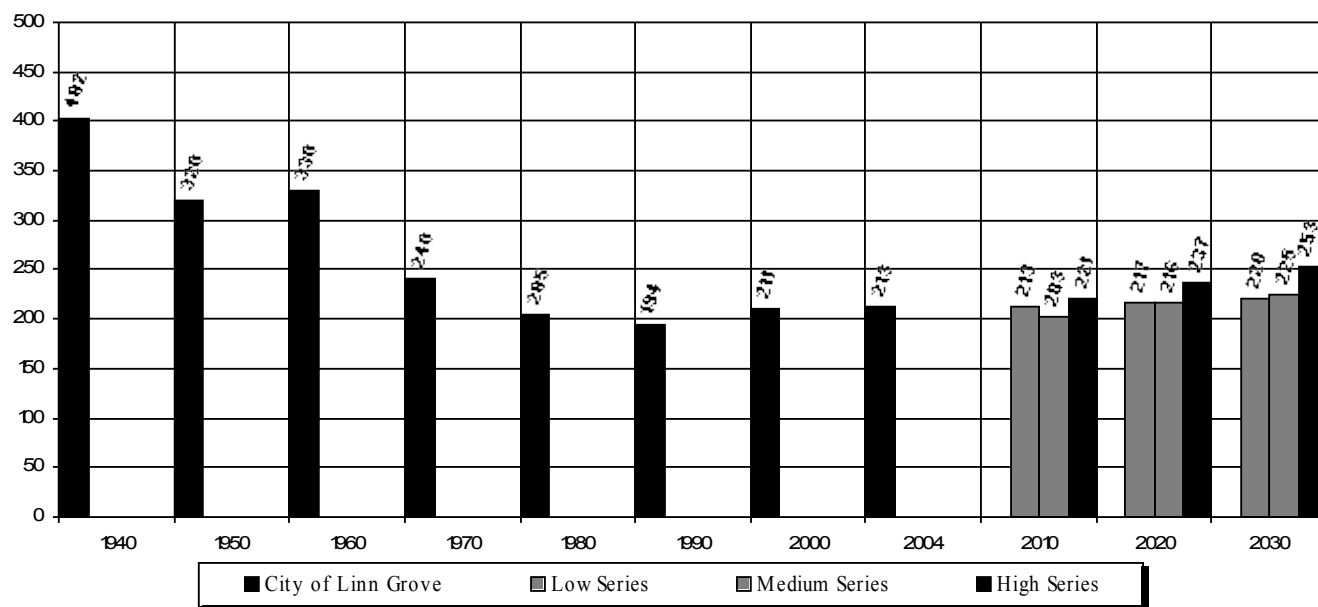
Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the four population projections for Linn Grove through the year 2030 is shown in Figure 1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All of the projections forecast an increase in Linn Grove's population through the year 2030. The following population projections indicate the different scenarios that may be encountered by Linn Grove through the year 2030.

Year	Low Series = 1980-2004	Medium Series = Cohort	High Series = 1990-2004
2010	213 persons	203 persons	221 persons
2020	217 persons	216 persons	237 persons
2030	220 persons	225 persons	253 persons

Figure 1 reviews the population history of Linn Grove between 1900 and 2004, and identifies the three population projection scenarios into the years 2010, 2020, and 2030. Figure 3 indicates the peak population for Buena Vista County occurred in 1940 with 402 people. Beginning in 1940, Buena Vista County has had an overall decreasing population until a steady increase starting in 1990 until 2004.

FIGURE 1: POPULATION TRENDS AND PROJECTIONS, CITY OF LINN GROVE, 1940 TO 2030



Source: U.S. Census Bureau, Census of Population and Housing, 1940-2000, 2004

As stated previously, the projections have been developed from data and past trends, as well as present conditions. A number of external and internal demographic, economic, and social factors may affect these population forecasts. Linn Grove should monitor population trends, size, and composition periodically in order to understand the direction their community is heading. Linn Grove's greatest population threat continues to be out-migration, and strategies should be developed to further examine and prevent this phenomenon.

TABLE 3: POPULATION PROJECTION SERIES, BUENA VISTA COUNTY AND COMMUNITIES, 2000 TO 2030

Community	2000 Census	Low Series			Medium Series			High Series		
		2010	2020	2030	2010	2020	2030	2010	2020	2030
Albert City	709	93	98	922	934	969	1004	933	986	1042
Alta	1865	2,403	2,414	2,425	2,458	2,548	2,641	2,454	2,594	2,740
Lakeside	484	624	627	629	638	661	685	637	673	711
Linn Grove	211	272	273	274	278	288	299	278	294	310
Marathon	302	389	391	393	398	413	428	397	420	444
Newell	887	1,143	1,148	1,154	1,169	1,212	1,256	1,167	1,234	1,303
Rembrandt	228	294	295	297	300	311	323	300	317	335
Sioux Rapids	703	906	910	914	926	960	996	925	978	1033
Storm Lake	9,981	12,860	12,920	12,980	13,153	13,634	14,134	13,134	13,884	14,664
Truesdale	88	113	114	114	116	120	125	116	122	129
Incorporated Areas	15,458	19,916	20,010	20,103	20,370	21,116	21,890	20,341	21,503	22,711
Unincorporated Areas	4,953	6,382	6,411	6,441	6,527	6,766	7,014	6,518	6,890	7,277
Buena Vista County	20,411	26,298	26,421	26,544	26,897	27,882	28,904	26,859	28,393	29,988

Source: Population projections, JEO Consulting Group, 2005

Table 3 shows the population projection by series for each of the areas within Buena Vista County. The population projections for the communities were found by determining the proportion of the total population that each community had in 2000 and calculating that percentage for each series. This method of projection is helpful and gives an idea of

where people are likely to live. However, projecting population through this method does not consider the social issues that people use when choosing a place to live, which have the potential to alter population projections in any direction.

HOUSING PROFILE

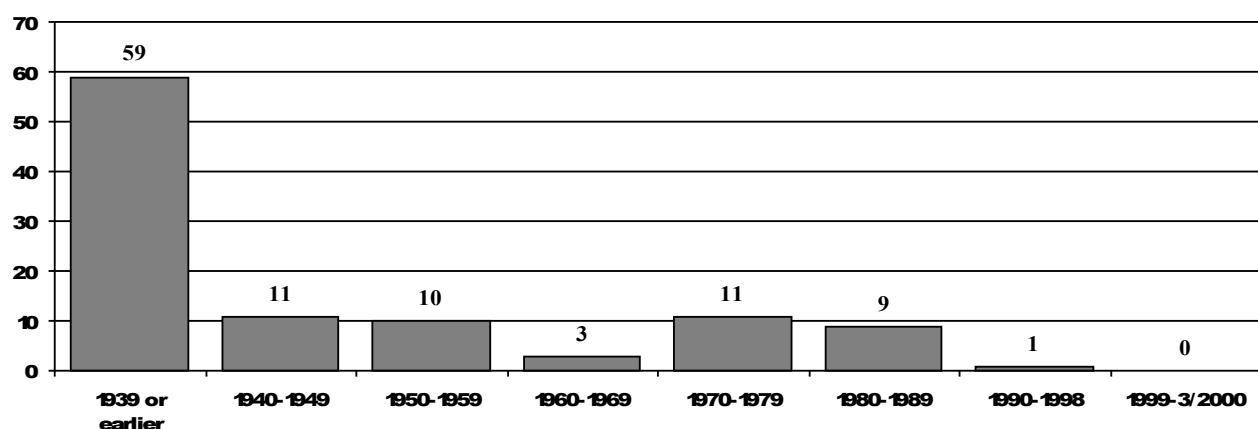
The Housing Profile in this Plan identifies existing housing characteristics and projected housing needs for residents of the City of Linn Grove. The primary goal of the housing profile is to allow the City to determine what needs to be done in order to provide safe, decent, sanitary, and affordable housing for every family and individual residing within Linn Grove. The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units to determine if housing costs are a financial burden to City residents.

To project future housing needs, several factors must be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Linn Grove.

AGE OF EXISTING HOUSING STOCK

An analysis of the age of Linn Grove's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the City. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life in the community.

FIGURE 2: AGE OF EXISTING HOUSING STOCK, CITY OF LINN GROVE, 2000



Source: U.S. Census Bureau, Census of Population and Housing, SF3, 2000

Figure 2 indicates 59, or 56.7% of Linn Grove's 104 total housing units, were constructed prior to 1940. Linn Grove experienced steady housing development from 1940 to 1989, averaging roughly 7 new housing units per year, except for the 1960's when 3 units were built. This indicates there was a strong economy during these decades. Because nearly

56.7% of Linn Grove's housing units were built prior to 1940, there may be a need for a housing rehabilitation program to improve the quality and energy efficiency of these older homes. Additionally, demolition of units that are beyond rehabilitation may be necessary.

Housing Trends

An analysis of housing trends can reveal a great deal about the different sectors of the population in the City of Linn Grove. Housing trends may also indicate the potential demand for additional owner- or renter-occupied housing. Examining housing trends is important in order to understand the overall diversity of the population and their quality of life within Linn Grove.

TABLE 4: COMMUNITY HOUSING TRENDS, CITY OF LINN GROVE, 1990 AND 2000

Selected Characteristics	1990	2000	Change	% Change 1990-2000
Population	194	211	17	8.8%
Persons in Households	194	211	17	8.8%
Persons in Group Quarters	-	-	-	-
Persons per Household	2.46	2.37	-0.09	-3.7%
Total Housing Units	95	99	4	4.2%
Occupied Housing Units	79	89	10	12.7%
Owner-Occupied units	66	75	9	13.6%
Renter-Occupied units	13	14	1	7.7%
Vacant Housing Units	16	10	(6)	-37.5%
Owner-Occupied vacancy rate	-	3.8%	-	-
Renter-Occupied vacancy rate	-	0.0%	-	-
Median Contract Rent - 1990 and 2000				
City of Linn Grove	\$121	\$119	-\$2	-1.7%
Buena Vista County	\$218	\$320	\$102	46.8%
Iowa	\$261	\$383	\$122	46.7%
Median Value of Owner-Occupied Units - 1990 and 2000				
City of Linn Grove	\$14,999	\$20,300	\$5,301	35.3%
Buena Vista County	\$41,400	\$65,900	\$24,500	59.2%
Iowa	\$45,900	\$82,100	\$36,200	78.9%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990, DP-4 2000

Table 4 indicates the number of persons living in households increased between 1990 and 2000 by 17 persons, or 8.8%, with no persons living in group quarters. In addition, the number of persons per household decreased from 2.46 to 2.37 persons. Nationally, the trend has been towards a declining household size, and Linn Grove appears to be consistent with this trend.

Table 4 also indicates the number of occupied housing units increased slightly from 79 in 1990 to 89 in 2000, or 12.7%, while vacant housing units decreased from 16 in 1990 to 10 in 2000, or -37.5%. The increase in the number of housing units and subsequent reduction in vacant units is due to new home construction as well as the rehabilitation and use of vacant housing in the City.

Median contract rent in Linn Grove decreased from \$121 per month in 1990 to \$119 per month in 2000, or -1.7%. The State of Iowa's median monthly contract rent increased by 46.7%. Comparing changes in monthly rents between 1990 and 2000 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 1990 and 2000 increased at a rate of 32.1%, indicating Linn Grove tenants were paying significantly lower monthly rents in 2000, in terms of real dollars, than they were in 1990, on average.

The median value of owner-occupied housing units in Linn Grove increased from \$14,999 in 1990 to \$20,300 in 2000, an increase of 35.3%. The median value for owner-occupied housing units in the State showed an increase of 78.7%. Housing values in Linn Grove increased at a rate similar to the CPI. This indicates housing values in Linn Grove exceeded inflation and were valued slightly higher in 2000, in terms of real dollars, than in 1990, on average.

In terms of real dollars, tenants in Linn Grove were paying significantly lower contract rent, and the residents realized a slight increase in housing costs. This trend is not consistent with the State, as data show housing costs in Iowa, as a whole, substantially exceeded inflation

TABLE 5: HOUSING UNITS BY COMMUNITY, BUENA VISTA COUNTY AND COMMUNITIES - 2000

	Housing Units	Occupied Housing Units	Vacant Units	Owner- Occupied	Renter- Occupied	Persons per Household
Community	2000	2000	2000	2000	2000	2000
Albert City	312	284	28	233	51	2.38
Alta	791	726	65	526	200	2.56
Lakeside	211	184	27	152	32	2.63
Linn Grove	99	89	10	75	14	2.37
Marathon	162	138	24	109	29	2.19
Newell	381	361	20	295	66	2.32
Rembrandt	102	96	6	73	23	2.38
Sioux Rapids	338	306	32	239	67	2.28
Storm Lake	3,706	3,466	240	2,215	1,251	2.57
Tuesdale	47	39	8	34	5	2.33
Incorporated Areas	6,149	5,689	460	3,951	1,738	2.40
Unincorporated Areas	1,996	1,810	186	1,328	482	2.62
Buena Vista County	8,145	7,499	646	5,279	2,220	2.54

Source: U.S. Census Bureau, Census of Population and Housing, SF1 – DP1 2000

Table 5 examines housing characteristics for each of the communities and the unincorporated areas in Buena Vista County in the year 2000. The table indicates that the majority of the housing units are located in the communities. More specifically, 1.2% of the County's housing stock was located in Linn Grove in 2000. Quantifying these numbers will allow the City to understand conditions of housing within its corporate limits. Based upon Table 5, 75.5% of the housing units were located within the incorporated portion of Buena Vista County. Of the vacant units, 28.8% were located in the unincorporated area. In regards to renter-occupied units, only 21.7% of the units were in the unincorporated area.

TABLE 6: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, CITY OF LINN GROVE, 1990 TO 2000

	1990				2000				O.O.	R.O.
Householder Characteristic	Owner-Occupied	% O.O.	Renter-Occupied	% R.O.	Owner-Occupied	% O.O.	Renter-Occupied	% R.O.	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	19	28.8%	2	15.4%	25	33.3%	4	28.6%	31.6%	100.0%
2 persons	20	30.3%	5	38.5%	33	44.0%	2	14.3%	65.0%	-60.0%
3 persons	12	18.2%	2	15.4%	6	8.0%	2	14.3%	-50.0%	0.0%
4 persons	11	16.7%	4	30.8%	4	5.3%	3	21.4%	-63.6%	-25.0%
5 persons	3	4.5%	0	0.0%	4	5.3%	1	7.1%	33.3%	NA
6 persons or more	1	1.5%	0	0.0%	3	4.0%	2	14.3%	200.0%	NA
TOTAL	66	100.0%	13	100.0%	75	100.0%	14	100.0%	13.6%	7.7%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	0	0.0%	1	7.7%	0	0.0%	1	7.1%	NA	0.0%
25 to 34 years	13	19.7%	5	38.5%	4	5.3%	1	7.1%	-69.2%	-80.0%
35 to 44 years	18	27.3%	3	23.1%	17	22.7%	5	35.7%	-5.6%	66.7%
45 to 54 years	2	3.0%	2	15.4%	22	29.3%	4	28.6%	1000.0%	100.0%
55 to 64 years	14	21.2%	0	0.0%	7	9.3%	1	7.1%	-50.0%	NA
65 to 74 years	11	16.7%	1	7.7%	18	24.0%	0	0.0%	63.6%	-100.0%
75 years and over	8	12.1%	1	7.7%	7	9.3%	2	14.3%	-12.5%	100.0%
TOTAL	66	100.0%	13	92.9%	75	100.0%	14	100.0%	13.6%	7.7%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990 / SF4 2000

Table 6 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing this data allows the City the ability to determine where there may be a need for additional housing. In addition, the City could target efforts for housing rehabilitation and construction at those segments of the population exhibiting the largest need.

The largest section of owner-occupied housing in Linn Grove in 2000, based upon number of persons, was two-person households, with 33 units, or 44.0% of the total owner-occupied units. By comparison, the largest household size for rentals was the single-person households which had 4 renter-occupied housing units, or 28.6% of the total renter-occupied units. Linn Grove was comprised of 64 1- or 2-person households, or 71.9% of all households. Households having 5 or more persons comprised only 9.3% of the owner-occupied segment, and 21.4% of the renter-occupied segment. Citywide, households of 5- or more persons accounted for only 10 units, or 11.2% of the total.

When compared to 1990, four of the six owner-occupied household groups grew in number. Owner-occupied household groups of six persons or more grew by the greatest percentage, increasing by 4 units, or 200.0%, while units with four persons decreased by 8 units, or -63.6%. Only one of the six renter-occupied housing unit groups increased, with one-person units increasing by 2 new units, or 100.0%. Renter-occupied units with two persons experienced the greatest percentage decrease, losing 3 units or -60.0% from 1990.

According to the 2000 data in Table 6, the largest groups of the owner-occupied units were the 45 to 54 years and 65 to 74 years categories. The age groups accounted for 29.3% and 24.0% of the total, respectively, for a combined total of 53.3%. Tenure by age indicates 71.9% of owner-occupied housing units were comprised of persons aged 45 years and

older, while 49.9% of renter-occupied units were comprised of persons aged 45 years and younger. The largest category of renter-occupied units was the 35 to 44 age group, with 35.7% of the renter-occupied total, followed by the 45 to 54 age group with 28.6%.

TABLE 7: SELECTED HOUSING CONDITIONS, LINN GROVE AND BUENA VISTA COUNTY, 1990 AND 2000

Housing Profile	City of Linn Grove		Buena Vista County	
	Total	% of Total	Total	% of Total
1990 Housing Units	95		8,140	
1990 Occupied Housing Units	79	83.2%	7,515	92.3%
2000 Housing Units	99		8,145	
2000 Occupied Housing Units	89	89.9%	7,499	92.1%
Change in Number of Units 1990 to 2000				
Total Change	4	4.2%	5	0.1%
Annual Change	0	0.4%	1	0.0%
Total Change in Occupied Units	10	12.7%	-16	-0.2%
Annual Change in Occupied Units	1	1.3%	-2	0.0%
Characteristics				
1990 Units Lacking Complete Plumbing Facilities	0	0.0%	61	0.7%
1990 Units with More Than One Person per Room	0	0.0%	100	1.2%
2000 Units Lacking Complete Plumbing Facilities	8	8.1%	81	1.0%
2000 Units with More Than One Person per Room	1	1.0%	248	3.0%
Substandard Units				
1990 Total	0	0.0%	161	2.0%
2000 Total	9	9.1%	329	4.0%

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990, DP-4 2000

Table 7 indicates changes in housing conditions and includes an inventory of substandard housing for the City of Linn Grove. The occupied housing rate in Linn Grove increased from 83.2% of all housing in 1990 to 89.9% of all housing in 2000. Between 1990 and 2000, the number of housing units in Linn Grove increased by 4, or an average of less than 1 unit per year. There was also an increase of 10 occupied housing units. This indicates the loss of vacant housing in the City was partly due to these units becoming inhabited.

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold piped water, a bathtub or shower, and a flush toilet. HUD defines overcrowding as more than one person per room. When these criteria are applied to Linn Grove, 9 housing units, or 9.1%, were considered substandard in 2000. It should be noted, however, that this figure was reached by adding together the number of housing meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on lack of complete plumbing facilities.

What these data fail to consider are housing units that have met both criterion and any such housing units were counted twice, once under each criterion. Even so, the City should not assume that these data overestimate the number of substandard housing. Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

ECONOMIC AND EMPLOYMENT PROFILE

Economic data are collected in order to understand area markets, changes in economic activity and employment needs and opportunities within the City of Linn Grove. In this section, employment by industry, household income statistics, and basic/non-basic analyses were reviewed for Linn Grove and the State of Iowa.

INCOME STATISTICS

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Linn Grove in comparison to the State. These data were reviewed to determine whether households experienced income increases at a rate comparable to the State of Iowa and the Consumer Price Index (CPI). Note that income statistics may exhibit different numbers than housing statistics due to the fact that the data was derived from different census survey formats.

TABLE 8: HOUSEHOLD INCOME, LINN GROVE AND STATE OF IOWA, 1990 AND 2000

Household Income Ranges	1990				2000			
	City of Linn Grove	% of Total	State of Iowa	% of Total	City of Linn Grove	% of Total	State of Iowa	% of Total
Less than \$10,000	16	21.3%	173,098	16.2%	8	8.2%	93,783	8.2%
\$10,000 to \$14,999	6	8.0%	111,561	10.5%	7	7.2%	77,333	6.7%
\$15,000 to \$24,999	26	34.7%	221,213	20.8%	22	22.7%	165,122	14.4%
\$25,000 to \$34,999	17	22.7%	194,997	18.3%	13	13.4%	168,713	14.7%
\$35,000 to \$49,999	6	8.0%	191,863	18.0%	17	17.5%	218,204	19.0%
\$50,000 and over	4	5.3%	172,511	16.2%	30	30.9%	427,042	37.1%
Total	75	100.0%	1,065,243	100.0%	97	100.0%	1,150,197	100.0%
Median Household Income	\$20,179		\$26,229		\$33,125		\$39,469	

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 / DP-3 2000

Table 8 indicates the number of households in each income range for the City of Linn Grove for 1990 and 2000. In 1990, the household income range most commonly reported was \$15,000 to \$24,999, which accounted for 34.7% of all households. By 2000, the income range reported most was the \$50,000 and over, which accounted for 37.1% of the total. Those households earning less than \$15,000 decreased from 21.3% in 1990 to only 8.2% in 2000, nearly a third of the 1990 total.

The median household income for Buena Vista County was \$20,179 in 1990, which was \$6,050 less than the State. By 2000, the median household income increased to \$33,125 or an increase of 64.2%, and was over \$6,344 less than the State. The CPI for this period was 32.1%, which indicates median incomes increased by two times the rate of inflation. Linn Grove households were earning more, in real dollars, in 2000 than in 1990.

TABLE 9: HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER (55 YEARS & OLDER), CITY OF LINN GROVE, 2000

Income Categories	55 to 64 years	65 to 74 years	75 years and over	Householders age 55 and over	Householders age 55 and over	Total Households in Linn Grove	% of Total Households with Householders age 55 and over
Less than \$ 10,000	0	4	0	4	10.5%	8	50.0%
\$ 10,000 to \$ 14,999	0	3	0	3	7.9%	7	42.9%
\$ 15,000 to \$ 24,999	2	3	7	12	31.6%	22	54.5%
\$ 25,000 to \$ 34,999	0	9	2	11	28.9%	13	84.6%
\$ 35,000 to \$ 49,999	2	2	0	4	10.5%	17	23.5%
\$ 50,000 or more	0	4	0	4	10.5%	30	13.3%
Total	4	25	9	38	100.0%	97	39.2%

Source: U.S. Census Bureau, Census of Population and Housing, SF4 2000

Table 9 indicates household income for Linn Grove householders aged 55 years and over in 2000. The purpose for this information is to determine the income level of the City's senior households. The table indicates 38 households meeting this criterion. Of these households, 19 or 50.0% had incomes less than \$25,000 per year. Furthermore, 7 of these households, or 18.4%, had incomes less than \$15,000 per year. These 7 households accounted for 46.7% of all households in the City earning less than \$15,000. This information indicates many of these households could be eligible for housing assistance to ensure they continue to live at an appropriate standard of living. The number of senior households could easily continue to grow during the next twenty years. As the size of the 55 and over age cohort increases, these typically fixed income households may be required to provide their entire housing needs for a longer period of time. Also, the fixed incomes, in terms of real dollars, that support seniors generally decline at a faster rate than any other segment of the population.

The last two columns of Table 9 indicate the total number of households in each income level and the proportion of those households that were age 55 years and older. Note that in the income level of less than \$10,000, 50.0% of all households were over the age of 55. By contrast, only 23.5% of all households in the \$35,000 to \$49,999 income range are over 55 years of age, and only 13.3% of all households in the \$50,000 or more income range was over 55 years of age. This indicates that those who are over 55 years of age in Linn Grove account for a significant part of these income groups and appear to be increasing in line with all ages in these income groups. As noted above, the over 55 age group may increase faster than any other cohort in the next twenty years.

TABLE 10: HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, CITY OF LINN GROVE, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
Less than \$10,000						
Less than 30% of income	8	12.3%	0	0.0%	8	11.3%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
\$10,000 to \$19,999						
Less than 30% of income	12	18.5%	2	28.6%	14	20.1%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
\$20,000 to \$34,999						
Less than 30% of income	12	18.5%	2	28.6%	14	20.1%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
\$35,000 to \$49,999						
Less than 30% of income	13	20.0%	0	0.0%	13	18.3%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
\$50,000 or more						
Less than 30% of income	20	30.8%	3	42.9%	24	33.0%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
TOTAL	65	100.0%	7	100.0%	72	102.8%
Housing Cost Analysis						
Less than 30% of income	65	100.0%	7	100.0%	72	100.0%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
TOTAL	65	100.0%	7	100.0%	72	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H73 and H97, 2000

Table 10 shows owner-occupied and renter-occupied housing costs as a percentage of householder income in 2000. In addition, the table identifies the number of households experiencing a housing cost burden. Note the total number of households is different, due to the use of a different survey form. A housing cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), occurs when gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Table 10 shows 72 households, or 100.0% of the households surveyed, paid less than 30% of their income towards housing costs. This means no households in Linn Grove were experiencing a housing cost burden.

Table 11 shows owner and renter costs for householders age 65 and over. Similar trends are shown in Table 11 as were shown in Table 10. No housing cost burden affected households age 65 and over. However, as the population continues to age, some of this segment may in time face increasing housing costs and fixed or decreasing incomes.

TABLE 11: AGE 65 AND OLDER COSTS AS PERCENTAGE OF INCOME, CITY OF LINN GROVE, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households age 65 and Over	% of Total Households
Housing Cost Analysis						
Less than 30% of income	23	100.0%	2	100.0%	25	100.0%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
TOTAL	23	100.0%	2	100.0%	25	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H71 and H96, 2000

REGIONAL BASIC/NON-BASIC ANALYSIS

The following data examine six occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

- Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.
- Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

This analysis is used to further understand the occupational areas exporting goods and services outside the area, thus importing dollars into the local economy. The six occupational categories used in the analysis are listed below:

- Management, professional, and related occupations
- Service occupations
- Sales and office occupations
- Farming, fishing and forestry occupations
- Construction, extraction, and maintenance occupations
- Production, transportation, and material moving occupations

A related concept to the basic/non-basic distinction is that of a Basic Multiplier. The basic multiplier is a number, that represents the number of non-basic jobs are supported by each basic job. A high basic multiplier means that the loss of one basic job will potentially have a large impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for workers in that economy. Finally, the more money generated by basic jobs within a community; the more non-basic jobs are supported.

Table 12 indicates the occupation category, the percent of Linn Grove residents employed in each category, the percent of State residents employed in each category, and the basic and non-basic employment for that category in the City. The formula for determining the basic or non-basic nature of an occupation entails subtracting the State's percentage of workforce in a particular occupation from the percentage of the workforce in that occupation in the City. If Linn Grove has a lower proportion of its workforce employed in an occupation than the State as a whole, then that occupation is non-basic.

TABLE 12: BASIC/NON-BASIC EMPLOYMENT BY OCCUPATION, CITY OF LINN GROVE, 2000

Occupation Category	Number of City of Linn Grove Workforce	% of City of Linn Grove Workforce	% of State Workforce	City of Linn Grove minus State of Iowa	Basic	Non-Basic
Management, professional, and related occupations	37	32.5%	31.3%	1.2%	1.2%	31.3%
Service occupations	10	8.8%	14.8%	-6.0%	0.0%	8.8%
Sales and office occupations	22	19.3%	25.9%	-6.6%	0.0%	19.3%
Farming, fishing, and forestry occupations	12	10.5%	1.1%	9.4%	9.4%	1.1%
Construction, extraction, and maintenance occupations	8	7.0%	8.9%	-1.9%	0.0%	7.0%
Production, transportation, and material moving occupations	25	21.9%	18.1%	3.8%	3.8%	18.1%
TOTAL	114	100%	100%		14.4%	85.6%
Economic base multiplier	6.94					

Source: U.S. Census Bureau, Census of Population and Housing, DP-3, 2000

In Linn Grove, there are three basic occupation industries: 1) Farming, fishing, and forestry occupations, 2) Production, transportation, and material moving occupations, and 3) Management, professional, and related occupations. Goods and services from these occupations are exported to markets outside of the community, that in turn generates an infusion of dollars into the local economy. Table 12 shows that 85.6% of the jobs in Linn Grove are non-basic, while 14.4% provide goods and services outside of the City. With three of the six categories indicating exports, this is not a bad balance; however, nearly 92% of the exports are within two of the categories. If an economic downturn occurred in this area, it could have a major impact on the City's economy.

The basic multiplier for Linn Grove is 6.94. This number indicates that 6.94 non-basic jobs support every one basic job in the City. Every time the City loses a job in one of the basic occupation categories, it potentially could lose 6.94 non-basic jobs. In order to decrease this potential, Linn Grove needs to accentuate the basic jobs by diversifying the employment base even more. Communities want a balance of basic and non-basic employment in their economy to ensure future economic stability.

TABLE 13: BASIC/NON-BASIC EMPLOYMENT BY INDUSTRY, CITY OF LINN GROVE, 2000

Industry Categories	City of Linn Grove		State of Iowa		City of Linn Grove minus State of Iowa	Basic	Non-Basic
	2000	% of Total	2000	% of Total			
Agriculture, forestry, hunting and mining	23	20.2%	65,903	4.4%	15.8%	15.8%	4.4%
Construction	4	3.5%	91,824	6.2%	-2.7%	0.0%	3.5%
Manufacturing	36	31.6%	253,444	17.0%	14.6%	14.6%	17.0%
Wholesale Trade	4	3.5%	53,267	3.6%	-0.1%	0.0%	3.5%
Retail Trade	7	6.1%	179,381	12.0%	-5.9%	0.0%	6.1%
Transportation and warehousing and utilities	4	3.5%	73,170	4.9%	-1.4%	0.0%	3.5%
Information	2	1.8%	41,970	2.8%	-1.1%	0.0%	1.8%
Finance, Insurance, Real Estate and rental and leasing	2	1.8%	100,395	6.7%	-5.0%	0.0%	1.8%
Professional, scientific, management, administration, and waste management service	0	0.0%	90,157	6.1%	-6.1%	0.0%	0.0%
Educational, health, and social services	20	17.5%	324,142	21.8%	-4.2%	0.0%	17.5%
Arts, entertainment, recreation, accommodation and food services	5	4.4%	98,819	6.6%	-2.2%	0.0%	4.4%
Other services (except public administration)	5	4.4%	66,286	4.4%	-0.1%	0.0%	4.4%
Public Administration	2	1.8%	51,058	3.4%	-1.7%	0.0%	1.8%
Total	114	100.0%	1,489,816	100.0%		30.3%	69.7%
Base Multiplier	3.30						

Source: US Census – 2000 DP-3

Table 12 shows that one of the three non-basic occupation categories, Construction, is very close to the same percentage as the State, so it is possible that this category could become basic, if additional jobs were created. If this occupational area was to surpass the State percentage, it would start to contribute to the basic employment of the City, which in turn would lower the basic multiplier. However, as jobs are added to one occupation category, the percentages for all of the industries will change. This makes forecasting future basic and non-basic occupations complex and difficult.

Table 13 offers another basic/non-basic analysis. This approach is based upon Industry Categories instead of Occupation Categories. With the data presented in this table, Linn Grove will have more detailed information to define where job growth needs to occur. Note that the total percentage of basic and non-basic employment is calculated in this table.

According to Table 13, the following industries are considered basic in the City of Linn Grove:

- Agriculture, forestry, fishing, hunting and mining
- Manufacturing

These industries are providing many of the basic jobs that are supporting non-basic employment. The industries having the most room for growth are Wholesale Trade; Information; and Transportation and warehousing and utilities. These industries fail to meet the State average by 0.1%, 1.1%, and 1.4% respectively.

Tables 12 and 13 combine to give Linn Grove a picture of the employment conditions. In order to boost the economy of the City, there must be a flow of money into the community from other regions. To do that, Linn Grove needs to offer

goods and services to those other areas. The City could also diversify its economic structure, which will add strength and stability.

COMMUNITY FACILITIES

State and local governments provide a number of goods and services for their citizens. The people, buildings, equipment and land utilized in the process of providing these goods and services are referred to in the public facilities inventory.

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, well being, and enjoyment of the residents of a jurisdiction, in this case, Linn Grove. These facilities and services provide City residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs. It is important for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

An important step is to establish a list of services and facilities that are currently provided to citizens of the city. In some instances, there are a number of goods and services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the county. These organizations are important providers of goods and services, especially in sparsely populated rural areas.

LINN GROVE FACILITIES INVENTORY

The Facilities Inventory component of a Comprehensive Development Plan list all the available services and facilities in Linn Grove. This inventory provides a resource for decision makers to evaluate future demands. Information was gathered by JEO Consulting Group, Inc. staff, Buena Vista County, and City of Linn Grove staff.

The Facilities Inventory for Linn Grove is divided into the following categories:

- Recreational Facilities
- Educational Facilities
- Fire and Police Protection
- County Buildings
- Transportation Facilities
- Communication Facilities
- Public Utilities
- Health Facilities

RECREATIONAL FACILITIES

Linn Grove is located along the Little Sioux River in northwest Buena Vista County. The river corridor has not been urbanized, and its surroundings remain relatively untouched, offering many recreational opportunities to City residents. An abundance of heavily wooded hillside within Linn Grove offers an outstanding opportunity to view wildlife within the community. Linn Grove dam, located on the north side of the community, offers outstanding fishing and camping opportunities. Canoeing is also a common sport in Linn Grove. Brief descriptions of these and other recreational facilities maintained and operated by the State of Iowa, Buena Vista County, and the City of Linn Grove are given below.

STATE RECREATIONAL FACILITIES

Although the parks listed below are located outside Linn Grove, these resources offer a variety of recreational opportunities to City residents. A general distance of 60 miles was used when determining what sites to include in the following table.

TABLE 14: STATE PARKS

Name	County	Size	Features	Amenities
Black Hawk State Park	Sac	86 Acres	957 acre glacier-formed lake	Modern campsites (68 electric, 108 non-electric), open picnic shelters, hiking and interpretive trails, swimming, fishing, boating, Frisbee golf course, volleyball courts, and playground
Ambrose A. Call State Park	Kossuth	138 Acres	Log cabin style lodge available for large gatherings	Shelter, lodge, hiking, modern facilities, and camping
Twins Lake State Park	Calhoun	NA	Natural lake with stock fishing	Fishing, picnicking, cross county skiing, and camping
Wanata State Park	Clay	160 Acres	Overlooks the scenic Little Sioux River Valley, picnic shelter listed on the National Register of Historic Places	Hiking, fishing, and picnicking

Source: Iowa Department of Natural Resources, 2005

COUNTY RECREATIONAL FACILITIES

The Buena Vista County Conservation Board is responsible for twelve facilities within the County. These include Brooke Wildlife Area, Buena Vista County Conservation Park, Bur Oak Wildlife Area, Elk Wildlife Area, Gabrielson Park/Gustafson Lake, Linn Grove Dam, Linn Grove Wildlife Area, Pheasant Ridge Wildlife Area, Raccoon River Heritage Wildlife Corridor, South Cove Park, Sturcker Pit Area, and Three Waters Wildlife Area. The features of each location are outlined below in Table 27. Most County parks have places designated for passive recreation such as camping, hiking, and picnicking, which do not have an intense impact on the environment. However, some of the County parks provide more specialized recreational activities including hunting, fishing, and boating.

TABLE 15: COUNTY PARKS AND FACILITIES

Name	Location	Size	Features	Activities
Brooke Wildlife Area	5 miles west of Linn Grove	60 acres	Maintained as wildlife area	Hunting and trapping allowed
Buena Vista County Conservation Park	5 miles west of Linn Grove	308 acres	Prairie grass area, arboretum, and nature trails	Modern and primitive camping facilities, picnicking, basketball, playground, hiking, cross country skiing, snowmobiling, and tubing
Bur Oak Wildlife Area	2 miles south of Peterson	40 acres	Maintained as wildlife area	Hunting allowed
Elk Wildlife Area	8 miles north of Alta	65 acres	Maintained as wildlife area	Hunting and trapping allowed
Gabrielson Park/ Gustafson Lake	South edge of Sioux Rapids on Highway 71	36 acres	7.5-acre man-made lake, 7 acres of native prairie grasses and wildflowers, and enclosed heated shelter house	Fishing, swimming, boating, picnicking, and playground
Linn Grove Dam Area	Linn Grove	12 acres	Located on the Little Sioux River	Primitive camping, fishing, boating, picnicking, and playground
Linn Grove Wildlife Area	Southeast edge of Linn Grove	9.5 acres	Wildlife refuge	No hunting allowed
Pheasant Ridge Wildlife Area	3 miles south of Newell	6 acres	Maintained as wildlife area	Hunting allowed
Raccoon River Heritage Wildlife Corridor	Starts 2 miles west of Newell	330 acres	Maintained as wildlife area	Hunting, trapping, fishing, and boating
South Cove Park	South edge of Storm Lake	3 acres	Located along bank of 3,000-acre Storm Lake	Fishing, boating, picnicking, and playground
Sturchler Pit Area	1 mile north and west of Newell	120 acres	5-acre gravel pit located along the Raccoon River, prairie grass areas	Fishing, boating, picnicking, and playground
Three Waters Wildlife Area	5 miles northwest of Newell	85 acres	Maintained as wildlife area, prairie grass areas, three water bodies (creek, small lake and the Raccoon River)	Hunting, trapping, fishing, and boating

Source: Buena Vista County Conservation Board, 2005

COMMUNITY RECREATIONAL FACILITIES

Linn Grove is home to a number of outdoor recreational opportunities as a result of its location next to the Little Sioux River. The Linn Grove Dam offers fishing opportunities, bird watching (including bald eagles), camping, photography, biking, and hiking. Linn Grove is located on part of the 131-mile Inkpaduta historical river trail. Canoeing the river trail is a popular summertime activity. The Buena Vista County Conservation Park offers shelter houses, picnic areas, trails, and an abundance of wildlife and scenery.

OTHER RECREATIONAL ACTIVITIES

Golf Courses

There are no golf courses located near Linn Grove and a total of six golf courses in the County. A brief description of each is given in Table 28 below.

TABLE 16: BUENA VISTA COUNTY GOLF COURSES

Name	Location	Type of Facility	Number of Holes	Season
Aurelia Golf Club	Aurelia	Semi-Private	9	April 1 to November 1
Lake Creek Country Club	Storm Lake	Semi-Private	18	April 1 to November 1
Little Sioux Golf & Country Club	Sioux Rapids	Semi-Private	9	April 15 to October 21
Newell Golf Course	Newell	Public	9	April 1 to October 31
Spencer Golf and Country Club	Spencer	Semi-Private	18	April 1 to November 1
Spencer Municipal Golf Course	Spence	Public	9	April 1 to October 31
Storm Lake Municipal Golf Course	Storm Lake	Public	9	March 25 to November 1
West Links Estates Golf Course	Linn Grove	Public	10	April 1 to October 31

Source: www.golfable.com

EDUCATIONAL FACILITIES

There are a total of ten school districts that serve the residents of Buena Vista County, as depicted in Figure 3. Of these, the residents of Linn Grove are served by the Sioux Central Community School District (6035), which includes the elementary school, middle, and high school facilities, in addition to a primary-level charter school, all located south of Sioux Rapids. Children in Linn Grove attend Sioux Central Elementary School, which consists of pre-kindergarten to sixth grade and had a total enrollment of 145 students during the 2004-2005 school year. Sioux Central Middle School consists of grades seven through eight and had an enrollment of 144 students in 2004-2005. Sioux Central High School, with grades 9 through 12, had 231 students in 2004-2005.

FIGURE 3: SCHOOL DISTRICT MAP

TABLE 17: BUENA VISTA COUNTY PUBLIC SCHOOLS BY SCHOOL DISTRICT

School District/ District Number	School Name/Type & Location	Grades	2000-2001 Enrollment	2004-2005 Enrollment	Percent Change 2000-01 to 2004-05
Albert City-Truesdale (0072)	Albert City-Linn Grove Elementary (Albert City)	PK-5	111	104	-6.3%
	Albert City-Linn Grove High (Albert City)	6-12	149	*	---
Alta (0171)	Alta Elementary (Linn Grove)	PK-4	219 **	194	-11.4%
	Alta Middle (Linn Grove)	5-8	200 ***	187	-6.5%
	Alta High (Linn Grove)	9-12	204	198	-2.9%
Aurelia (0423)	Aurelia Elementary (Aurelia)	PK-4	136	106	-22.1%
	Aurelia Middle (Aurelia)	5-8	109	73	-33.0%
	Aurelia High (Aurelia)	9-12	116	145	25.0%
Galva-Holstein (2376)	Galva-Holstein Elementary (Holstein)	PK-4	173	183	5.8%
	Galva-Holstein Middle (Holstein)	5-8	184	143	-22.3%
	Galva-Holstein High (Holstein)	9-12	202	196	-3.0%
Laurens-Marathon (3537)	Laurens-Marathon Elementary (Laurens)	PK-5	194 **	177	-8.8%
	Laurens-Marathon Middle (Laurens)	6-8	123	116	-5.7%
	Laurens-Marathon High (Laurens)	9-12	268	165	-38.4%
Newell-Fonda (4644)	Newell-Fonda Lower (Newell)	PK-3	104 **	129	24.0%
	Newell-Fonda Higher (Fonda)	4-5	72	66	-8.3%
	Newell-Fonda Middle (Fonda)	6-8	113	111	-1.8%
	Newell-Fonda High (Newell)	9-12	180	169	-6.1%
Schaller-Crestland (5823)	Schaller-Crestland Middle-Elementary (Schaller)	PK-8	332 **	291	-12.3%
	Schaller-Crestland High (Early)	9-12	166	159	-4.2%
Sioux Central (6035)	Sioux Central Elementary (Sioux Rapids)	PK-5	205	145	-29.3%
	Sioux Central Middle (Sioux Rapids)	6-8	137	144	5.1%
	Sioux Central High (Sioux Rapids)	9-12	230 †	231	0.4%
	Buffalo Ridge Charter (Sioux Rapids)	1-6	---	59	---
South Clay (6092)	South Clay Elementary (Gillett Grove)	PK-6	112	74	-33.9%
Storm Lake (6219)	North Elementary (Storm Lake)	2-4	108 ††	115	6.5%
	South Elementary (Storm Lake)	K-4	239 ††	246	2.9%
	East Elementary (Storm Lake)	PK-1	109 ††	125	14.7%
	West Elementary (Storm Lake)	K-4	246 ††	197	-19.9%
	Storm Lake Middle (Storm Lake)	5-8	554	619	11.7%
	Storm Lake High (Storm Lake)	9-12	630	641	1.7%
	Storm Lake Alternative (Storm Lake)	---	---	2	---

Note: Grade levels shown in table are those which were offered in 2004-2005.

* No data available for Albert City-Linn Grove High School in 2004-2005 as students now are attending Sioux Central Middle and High schools.

** Schools did not offer PK classes in 2000-2001.

*** Enrollment figure comprised of numbers for two middle schools in 2000-2001; one with grades 5 and 6, and the other with grades 7 and 8.

† 2000-2001 enrollment figure for Sioux Central High School includes special education students for grades 6 through 12.

†† All elementary schools in Storm Lake Community School District had grades K through 4 in 2000-2001.

Source: Iowa Department of Education, 2005.

Private Schools

In addition to the education provided to residents of Linn Grove via the public school system, the residents also have the availability of private schools within the area. The private schools closest to Linn Grove are St. Mary's Grade School, St. Mary's High School and Concordia Lutheran School, all of which are religion-based. School enrollments for the 2004-2005 school year are shown in Table 30 below.

TABLE 18: PRIVATE SCHOOLS

School Name/Type & Location	Grades	2004-2005 Enrollment
St. Mary's Grade School (Storm Lake)	PK-4	147
St. Mary's High School (Storm Lake)	5-12	145
Concordia Lutheran School (Storm Lake)	K-6	38

Source: Iowa Department of Education, 2005.

Postsecondary Schools

There are several postsecondary institutions that serve the residents of the Linn Grove area. The following are some of the main facilities:

- Bellevue University, WIT Campus (Sioux City, Iowa)
- Briar Cliff University (Sioux City, Iowa)
- Buena Vista University (Storm Lake, Iowa)
- Des Moines Area Community College (Carroll, Iowa)
- Dordt College (Sioux Center, Iowa)
- Iowa Central Community College (Sac City, Iowa)
- Iowa Lakes Community College (Emmetsburg and Estherville, Iowa)
- Iowa State University (Ames, Iowa)
- Morningside College (Sioux City, Iowa)
- Northwest Iowa Community College (Sheldon, Iowa)
- Northwestern College (Orange City, Iowa)
- St. Luke's College (Sioux City, Iowa)
- Western Iowa Tech Community College (Cherokee, Iowa)

FIRE AND RESCUE

TABLE 19: FIRE AND RESCUE EQUIPMENT

Vehicle	Gallons Per Min	Gallon Capacity	Year and Make
Pumper	500	1100	1985 Pierce
Additional Items			
1000 gal porta tank			

Source: Buena Vista County, 2003

FIGURE 4: RESCUE DISTRICTS

FIGURE 5: FIRE DISTRICTS

LAW ENFORCEMENT

Law enforcement in Linn Grove is the responsibility of the Buena Vista County Sheriff. The office of the Sheriff and the County Jail are located in the County Courthouse, 215 East 5th Street, in the City of Storm Lake.

Buena Vista County has a number of facilities to serve its residents. Table 20 identifies the number of sworn officers serving the area. The years are 2000 through 2004, as per the available data through the Iowa Uniform Crime Report. The number of sworn officers is then converted to officers per 1,000 people; this conversion is done in order to better compare counties with varying populations. The proportionate data are present as a means of comparison, but there are no hard standards to follow.

TABLE 20: SWORN OFFICERS, BUENA VISTA AND SURROUNDING COUNTIES, 2000 – 2004

County	2001		2002		2003		2004	
	Sworn Officer	Officers per 1,000	Sworn Officer	Officers per 1,000	Sworn Officers	Officers per 1,000	Sworn Officers	Officers per 1,000
Buena Vista	9	0.87	10	0.96	10	0.97	10	0.97
Calhoun	7	0.63	7	0.63	7	0.65	5	0.47
Cherokee	6	0.78	5	0.65	6	0.80	6	0.81
Clay	9	1.49	9	1.48	9	1.53	9	1.53
Ida	8	1.02	8	1.02	8	1.04	8	1.06
O'Brien	9	0.88	11	1.07	10	1.00	10	1.02
Palo Alto	8	1.29	8	1.29	8	1.33	8	1.34
Pocahontas	5	0.58	7	0.81	7	0.84	6	0.72
Sac	7	0.76	7	0.76	7	0.79	6	0.69

Source: Iowa Uniform Crime Report, 2000-2004.

The data indicate Buena Vista County has been steady in the number of officers employed, with a slight increase between 2001 and 2002. These indicate that in 2000 and 2001 there were nine sworn officers; then, in 2002 and 2003 the number increased to 10 sworn officers. As stated, these are only sworn officers and not total employees.

CITY BUILDINGS

Linn Grove owns and operates the Community Center/Fire Station and rents out the Slagle Building.

COMMUNICATION FACILITIES

RADIO

There are several radio stations that provide music, entertainment, and information to Linn Grove residents. Among these radio stations are:

KASI-1430 AM	KAYL-990 AM/101.7 FM	KBGG-1700 AM	KBVU-97.5 FM
KCCO-105.1 FM	KCHE-1440 AM/92.1 FM	CIM-1380 AM	KDCR-88.5 FM
KDFR-91.3 FM	KDSN-1530 AM/107.1 FM	KFGQ-1260 AM/99.3 FM	KGGO-94.9 FM
KGLI-95.5 FM	KILR-1070 AM/95.9 FM	KHKI-97.3 FM	KICB-88.1 FM
KIOA-93.3 FM	KICD-1240 AM/107.7 FM	KJAN-1220 AM	KJJY-92.5 FM
KJMC-89.3 FM	KKBZ-99.3 FM	KKDM-107.5 FM	KKEZ-94.5 FM
KKIA-92.9 FM	KKRL-93.7 FM	KLGA-1600 AM/92.7 FM	KLKK-103.7 FM
KLLT-104.9 FM	KLTI-104.1 FM	KMNS-620 AM	KMXD-100.3 FM
KNOD-105.3 FM	KPSZ-940 AM	KRKQ-98.3 FM	KRNT-1350 AM

TELEVISION

Linn Grove residents are served by several regional television stations, including:

- WOI-Channel 5 (ABC)-Ames/Des Moines
- KCAU-Channel 9 (ABC)-Sioux City
- KMEG-Channel 14 (CBS)-Sioux City
- KCCI-Channel 8 (CBS)-Des Moines
- KELO-Channel 3 (CBS)-Sioux Falls, SD
- KTIV-Channel 4 (NBC)-Sioux City
- WHO-Channel 13 (NBC)-Des Moines
- KDSM-Channel 17 (Fox)-Des Moines
- KPWB-Channel 23 (WB)-Ankeny
- KDIN-Channel 11 (PBS)-Des Moines
- KSIN-Channel 27 (PBS)-Sioux City

NEWSPAPERS

The official paper of the city government is the Peterson Patriot. There are several other newspapers serving the residents of Linn Grove. These include the Storm Lake Times, Sioux City Journal, Des Moines Register, and Ames Tribune. Other regional newspapers from nearby communities include the Spencer Daily Reporter, Ida County Courier, Fort Dodge Messenger, and Humboldt Independent.

PUBLIC UTILITIES

Utility services, including power, water, telephone, and waste disposal, are essential factors in the development of residential, commercial, and industrial areas. One of Linn Grove's goals should be to provide adequate services to its residents. The following sections identify and discuss certain utilities found in Linn Grove.

ELECTRICAL SERVICE

Alliant Energy is a private corporate supplier of electricity in Linn Grove. The company's service area includes the communities of Albert City, Linn Grove, Rembrandt, and Sioux Rapids, as well as a significant portion of rural Buena Vista County. Alliant distributes power to the area that has been generated at its plants in Des Moines and Cedar Rapids. Company officials based in Cedar Rapids determine any improvements that are or will be needed to the system.

NATURAL GAS

Alliant Energy supplies natural gas to the City of Linn Grove.

TELEPHONE SERVICES

Iowa Telecom provides telephone services to the City of Linn Grove.

CABLE TELEVISION PROVIDER

Wetherell Cable provides cable services to the City of Linn Grove.

MUNICIPAL WATER SUPPLIER

The City of Linn Grove supplies water to its residents. The system consists of two wells that are connected to the water treatment plant, distribution system of mains as well as a 30,000 gallon water tank. Linn Grove uses 35,000 gallons of water per day on average. The system serves all 211 residents of Linn Grove. The type of water treatment is factuative.

Linn Grove has no plans to expand its municipal water services at this time during the planning period. Rural water is also available if needed.

SANITARY SEWER SUPPLIER

The City of Linn Grove provides wastewater treatment services to its residents. The facility, located just north of Linn Grove by the river, started operation in 1982. The treatment system consists of three lagoons. There is no expansion of services planned at this time during the planning process.

SOLID WASTE DISPOSAL FACILITIES

The solid waste facility near Storm Lake in Buena Vista County recently was recently closed but the Harold Rowley Material Recovery Center, located off of 630th Street, approximately two miles southeast of the communities of Lakeside and Storm Lake remains open. The material recovery center performs recycling and composting services and is located at the landfill location. Solid waste is now delivered to a facility in Cherokee County.

Buena Vista County is part of a comprehensive solid waste planning area with two other counties, Plymouth and Cherokee, and the City of Fonda in Pocahontas County. This means that the County's facilities accept waste from and can send waste to facilities in these other jurisdictions. Currently, the only municipal facility outside of the County that accepts general waste is the Cherokee County Landfill. The Plymouth County Landfill was converted to a construction and demolition debris only facility in Fiscal Year 2000-2001.

Since Fiscal Year 1999-2000, the Buena Vista County Sanitary Landfill has accepted an average of more than 6,000 tons of waste annually, ranging from 4,633 tons in FY 2002-2003 to 9,191 tons in FY 1999-2000.

HEALTH FACILITIES

Health care facilities are critical to the quality of life and safety of a community and its residents. The facilities include hospitals, clinics, and elderly care facilities. These facilities need to be located in key areas in order to provide efficient and cost effective health care.

Medical care services are of particular importance to the large number of elderly residents in Linn Grove. In addition to the Buena Vista Regional Medical Center, there are three medical clinics in the County. Additional medical facilities can be found in the following adjacent counties: Cherokee (Cherokee Regional Medical Center), Clay (Spencer Hospital), Ida (Horn Memorial Hospital), O'Brien (Baum Harmon Mercy Hospital and Northwest Iowa Health Center), Palo Alto (Palo Alto County Health System), and Pocahontas (Pocahontas Community Hospital).

HOSPITAL

The Buena Vista Regional Medical Center, located in Storm Lake, is a full-service healthcare facility with 49 staffed beds, which provides general medical and surgical care for inpatient, outpatient, and emergency room patients. Some of the services the facility is equipped to handle include surgery/endoscopy, prenatal care and labor/delivery, cardiac and pulmonary rehabilitation, hospice, oncology, specialty physicians, and a laboratory.

MEDICAL CLINICS

The County has three primary medical clinics serving the residents. These clinics are the Buena Vista Clinic and Storm Lake Family Health Center in the City of Storm Lake, and the Sioux Rapids Family Care clinic in Sioux Rapids.

The Buena Vista Clinic and Storm Lake Family Health Center are closely associated with the Buena Vista Regional Medical Center and Iowa Health System (IHS), based in Des Moines. The Buena Vista Clinic facility offers family practice, internal medicine, and orthopedic services, and is staffed by seven physicians and a nurse practitioner. The Storm Lake Family Health Center also offers services in family medicine and orthopedics, and is staffed with five physicians. Both clinics offer care by medical professionals with a variety of specialized clinical interests.

The third facility is Sioux Rapids Family Care in Sioux Rapids. This clinic, affiliated with Avera McKennan Hospital and University Health Center in Sioux Falls, South Dakota, is staffed by three physicians whose primary specialty is family medicine, supported by two nurse practitioners and two physicians' assistants.

NURSING HOME FACILITIES

Nursing home facilities can range from fully staffed assisted-living arrangements to an apartment-like setting staffed by few persons, who may have only basic medical knowledge. These facilities are designed to accommodate persons in various health conditions in a setting that provides as much independence as possible to the resident. There are multiple nursing home facilities around Linn Grove, but none in the city. Sioux Care Center is located in Sioux Rapids six miles to the east, Sutherland Care Center is located 14 miles to the northwest, and Methodist Manor and Buena Vista Manor are located in Storm Lake 15 miles south.

EXISTING LAND USE

An inventory and evaluation of the existing land use within the corporate boundaries of a community is an integral part of the planning process. Land use can be defined as to the way a specific parcel of land is currently utilized. Land use can include pastureland, cropland, recreational areas, and any type of developed land. Land uses can also be layered, such as in a downtown building where people live above commercial areas. The number and type of land uses constantly change within a community and can impact the community. Because of this, the short and long term success of the community is directly contingent upon utilization of resources given the constraints the City faces during the course of the planning period.

Linn Grove's unique topography creates a non-typical pattern of land use compared to other Midwest communities. Established communities often experience new development on the fringes of the community that are typically reflective of other development patterns in the area. Overall, development patterns in and around Linn Grove have been influenced largely by topography, the Little Sioux River, wetlands, and manmade features such as railroads and highways. This pattern is likely to continue to influence development patterns throughout the course of the planning period.

EXISTING LAND USE CATEGORIES

Seven land use categories were used when the existing land uses of Linn Grove were surveyed. Land uses are generally best described in terms of broad categories that provide descriptions of the location and grouping of numerous businesses, institutions, and structures. For the purposes of this Comprehensive Development Plan, the following land use classifications were used:

- Single-Family Residential
- Multi-Family Residential
- Civic (including public and quasi-public)
- Commercial
- Industrial
- Recreation
- Agriculture/Vacant

EXISTING LAND USE ANALYSIS WITHIN CORPORATE LIMITS

Buena Vista County staff completed a field survey that noted the land use of each parcel of land within Linn Grove. This information was then put into a map by JEO. The existing land use map was later reviewed by Linn Grove representatives. The results of the survey are shown graphically on Figure 6.

Table 21 is divided into four columns of information from the existing land use survey conducted in 2006 including the total acres, percentages, and acres per 100 persons. The acres per 100 persons establishes a baseline from which land use numbers can be equally compared from community to community as well as to project future land use needs due to population.

TABLE 21: EXISTING LAND USE, LINN GROVE, 2005

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	88.0	34.9	23.5	41.7
Single-family	88.0	34.9	23.5	41.7
Multi-family	0.0	0.0	0.0	0.0
Manufactured Housing	0.0	0.0	0.0	0.0
Commercial	2.1	0.8	0.6	1.0
Industrial	9.9	3.9	2.6	4.7
Civic	11.0	4.4	2.9	5.2
Recreation	104	41.3	27.7	49.3
Transportation	37.1	14.7	9.9	17.6
Total Developed Land	252.1	100.0	67.2	119.5
Agriculture/Vacant	123.1	-	32.8	58.3
Total Area	375.1	-	100.0	177.8

Source: 2006 Linn Grove Comprehensive Development Plan, JEO Consulting Group, Inc.

Note: Acres per 100 is based upon the 2000 US Census

Residential uses accounted for approximately 88.0 acres in the city, or 34.9% of the developed area of the community and comprising 23.5% of the total corporate area. All of the residential area is comprised of single family residential. There was no multi-family residential recorded during the existing land use survey. Manufactured housing was not included in the land use survey.

Commercial areas in Linn Grove comprise 0.8% of the developed area of the community. Linn Grove has just less than 10 acres of land dedicated to industrial uses within the corporate limits. This totals 3.9% of the total developed area.

Civic uses in the community, both public and quasi-public, include municipal buildings, churches, and cemeteries. Overall, these uses comprise 4.4% of the developed acreage in the community. Linn Grove, due to the Little Sioux River, has a large amount of recreational land. At the time of the survey 104 acres of land were designated for recreational uses which total 41.3 % of all the developed area. Transportation related uses, such as streets and alleys comprised the remaining 14.7% of the developed area in the community, or 9.9% of the entire corporate area.

Overall, the land use types mentioned above account for 67.2% of the total land area within the community, with the remaining 32.8% reported as vacant/agriculture. Determining the amount of vacant land within the city boundaries is important and will help determine the capability of the community to grow. However, due to the Little Sioux River, a large amount of this land may lie within the 100-year floodplain and not be easily developed, if at all.

The fourth column in Table 20 calculates the number of acres per 100 persons in order to see how the community has developed with regard to density. Examining the density of the community in this manner allows Linn Grove to better plan for services such as community facilities and programs by comparing itself against other similar communities.

As seen in the existing land use map, Linn Grove has not developed according to the traditional patterns found in other communities of its size. Due to the Little Sioux River and topographical features, Linn Grove has developed sporadically.

TABLE 22: ACRES PER 100 PERSONS COMPARISON, BUENA VISTA COUNTY COMMUNITIES

	Linn Grove	% of Total	Albert City	% of Total	Marathon	% of Total	Sioux Rapids	% of Total	Community Average
Land Use Category									
Residential	41.7	23.5%	16.2	35.0%	26.9	17.0%	12.3	28.8%	26.9%
Single-family	41.7	23.5%	15.5	33.5%	25.7	16.3%	12.0	28.1%	25.9%
Multi-family	0.0	0.0%	0.7	1.5%	1.2	0.8%	0.4	0.9%	1.1%
Manufactured Housing (NA)	0.0	0.0%	0.0	0.0%	0	0.0%	0.0	0.0%	0.0%
Commercial	1.0	0.6%	1.9	4.1%	1.8	1.1%	1.7	4.0%	3.1%
Industrial	4.7	2.6%	9.6	20.7%	21.9	13.9%	1.2	2.8%	12.5%
Civic	5.2	2.9%	1.6	3.5%	3.6	2.3%	2.1	4.9%	3.6%
Recreation	49.3	27.7%	4.8	10.4%	2.9	1.8%	1.7	4.0%	5.4%
Transportation	17.6	9.9%	7	15.1%	16.2	10.3%	13.4	31.4%	18.9%
Total Developed Land	119.5	67.2%	40.5	88.8%	73.3	46.4%	32.6	76.1%	70.4%
Vacant/Agriculture	58.3	32.8%	5.8	12.5%	84.7	53.6%	10.1	23.7%	29.9%
Total Area	177.8	100.0%	46.3	101.3%	158.0	100.0%	42.7	99.8%	100.4%

Source: 2006 Albert City Comprehensive Development Plan, JEO Consulting Group, Inc.

Note: Acres per 100 is based upon the 2000 US Census

Table 22 shows the acres per 100 persons comparison of three Buena Vista communities and Linn Grove. This comparison uses both the number of acres and size of population to analyze the existing land use for the community. This creates a base standard that allows for a more accurate comparison between the various communities.

Linn Grove has by far the most residential and recreation land with 41.7 and 49.3 acres per 100 persons respectively. Civic, Commercial, and Transportation are relatively comparable among all the communities. The large amount of recreational land is due to the Linn Gove Dam Area and the facilities associated with it, as well as the wildlife area located on the east side of town.

Land Use Comparative Analysis

The data in Table 22 compares the existing land use of Linn Grove against the communities of Albert City, Marathon, and Sioux Rapids. These communities are similar in size, both in land area and population. In addition, the consultant, ensuring similar methodology, conducted the land use surveys for each of the communities in the table.

TABLE 23: LAND USE COMPARISONS (IN ACRES), 2005

	Linn Grove	% of Total	Albert City	% of Total	Marathon	% of Total	Sioux Rapids	% of Total	Community Average
Land Use Category									
Residential	88.0	23.5%	114.8	35.0%	81.1	17.0%	153.6	28.9%	26.9%
Single-family	88.0	23.5%	110.1	33.5%	77.5	16.2%	149.2	28.0%	25.9%
Multi-family	0.0	0.0%	4.7	1.4%	3.6	0.8%	4.4	0.8%	1.0%
Manufactured Housing	0.0	0.0%	0.0	0.0%	0	0.0%	0.0	0.0%	0.0%
Commercial	2.1	0.6%	9.1	2.8%	5.5	1.2%	21.4	4.0%	2.6%
Industrial	9.9	2.6%	68.4	20.8%	66.1	13.9%	15.4	2.9%	12.5%
Civic	11.0	2.9%	11.3	3.4%	10.9	2.3%	26.4	5.0%	3.6%
Recreation	104.0	27.7%	33.7	10.3%	8.9	1.9%	21.7	4.1%	5.4%
Transportation	37.1	9.9%	49.6	15.1%	48.9	10.2%	167.6	31.5%	18.9%
Total Developed Land	252.1	67.2%	286.9	87.4%	221.4	46.4%	406.1	76.3%	70.0%
Vacant/Agriculture	123.1	32.8%	41.4	12.6%	255.7	53.6%	126.1	23.7%	30.0%
Total Area	375.2	100.0%	328.3	100.0%	477.1	100.0%	532.2	100.0%	100.0%

Source: 2006 Buena Vista County Community Comprehensive Plans

Note: Manufactured housing was not included in the land use survey

Linn Grove, when compared to the other three communities, has a lower amount of commercial, industrial, and civic land uses. On the other hand, due to the presence of the Little Sioux River, Linn Grove has a larger amount of land used for recreational purposes. Linn Grove has similar amounts of land being utilized for residential uses as the other communities.

FIGURE 6: EXISTING LAND USE MAP, LINN GROVE



TRANSPORTATION SYSTEM AND FACILITIES

The transportation system and a summary of available transportation facilities is a requirement of a comprehensive plan. Regardless of size, residents within a community have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. None of the transportation facilities present are available within the community and require residents to travel to the nearest location. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Linn Grove.

Railroad Service

There is no railroad traveling through Linn Grove. Rail freight service in the Linn Grove area is provided by Union Pacific Railroad. Rail passenger service in Iowa is currently provided by the California Zephyr from Chicago, Illinois, to Oakland, California, and the Southwest Chief from Chicago, Illinois, to Los Angeles, California. The California Zephyr operates over the Burlington Northern-Santa Fe (BNSF) tracks in southern Iowa, providing daily trips in both directions. Stations include Burlington, Mount Pleasant, Ottumwa, Osceola, and Creston. The Southwest Chief also operates daily in both directions over the BNSF tracks in extreme southeast Iowa, with one stop in Fort Madison (IDOT, 2006).

Bus Service

The nearest commercial bus service, operated by Greyhound, is available in Mason City. This route runs north and south across central Iowa connecting Des Moines, Ames, and Mason City. Another Greyhound route travels along Interstate 80 from Council Bluffs, Iowa to Davenport, Iowa. A third route runs from the Mason City area to Waterloo, Cedar Rapids, and Davenport.

Commercial Airport Service

The Sioux Gateway Airport, located in Sioux City, Iowa, is the closest commercial service airport. Northwest Airlines operates six daily flights with service to Minneapolis, Minnesota.

Fort Dodge Airport, located in Webster County, is the closest regional airport. Located 80 miles southeast of Linn Grove, the airport is primarily used for general aviation. The two runways also support commercial flights to Minneapolis/St. Paul provided by Northwest Airlink.

Eppley Airport, located 145 miles away in Omaha, is another regional airport. In 1999 the airport served a total of 3.77 million passengers, 77 million pounds of mail, and 172 million pounds of cargo. The airport itself is located four miles northwest of downtown Omaha on a site encompassing approximately 2,650 acres. The terminal area includes 368,000 square feet with 21 boarding gates. The airport includes three runways, 9,502 feet x 150 feet, 8,152 feet x 150 feet, 4,060 feet x 75 feet. Adjacent to the airport is long and short term parking in the garage, surface parking as well economy parking located a short distance from the airport. Airlines serving Eppley include the following:

- America West Airlines
- American Airlines
- Continental Airlines
- Delta Air Lines
- Frontier Airlines
- Midwest Express Airlines
- Northwest Airlines

- Southwest Airlines
- Trans World Airlines
- United Airlines
- US Airways Express

Small Craft Public Airports

The closest small craft public airport facility is located in Storm Lake. Storm Lake Municipal airport has three runways, two are constructed of concrete and one consists of turf.

Surface Transportation

The surface transportation system for Linn Grove is based primarily upon the system of local streets that are connected to the county road system, which allows the community access to the surrounding region. These roadways are an essential aspect of community development for the residents of Linn Grove as they provide for movement of goods and services into and through the city.

State and Federal Highways

The city of Linn Grove is located on paved highway M36. The city is four miles south of State Highway 10, and seven miles west of US Highway 71.

Community Street System

The street system in Linn Grove is comprised of a network of collector and local streets that provide access to locations within the community. The street system in the community is non-typical of the traditional grid system found in other communities of that size. The street system is greatly influenced by the Little Sioux River and the local topography.

ENVISION LINN GROVE

ENVISION THE FUTURE

Without public participation, a comprehensive plan would not be complete. The following Chapter of the Comprehensive Development Plan includes information obtained through public participation. The main form of public participation during the Linn Grove plan was a town hall meeting held in the community. Other portions of this chapter will review the results of the town hall meeting; develop a vision statement for the community, and set goals, objectives, and policies that will guide the future.

LINN GROVE'S TOWN HALL MEETING

This section of the Plan is the beginning of the ongoing process of visioning. The Town Hall meeting was held with the public in order to gather their input towards the creation of a future vision of Linn Grove. From their input, goals and policies were developed. These goals and policies become the foundation upon which the future will be built. From here, the City can develop action statements and benchmark criteria to monitor its progress. On Thursday, February 9, 2006, a Town Hall Meeting was held at the Linn Grove Council Chambers to gather input on issues (both positive and negative) facing the community. The meeting included a brainstorming session. There were between 8 to 10 residents in attendance, who were asked a series of questions designed to stimulate discussion and feedback on their perception of the City. The group was asked what they like about Linn Grove and what needs to be improved in Linn Grove. Then the group was asked to identify major issues within Linn Grove and what projects need to be completed in the next twenty years. The group was asked to vote for each topic discussed for each of the questions asked. The four questions, in order, are:

1. What are some of the positives for Linn Grove?
2. What is your vision of Linn Grove?
3. What needs to be done to achieve this vision in Linn Grove?
4. What needs to be improved in Linn Grove?

After each question was posed, the participants were encouraged to brainstorm and respond with as many answers as possible. Participants were told that any answer was fair game, and that they were not allowed to evaluate the merits of any answer until the end of the meeting. The approach encourages participants to offer responses without apprehension. In addition, responses that appear outlandish or unreasonable may spark ideas in other participants that may not have been raised otherwise. Brainstorming sessions were allowed to continue as long as participants had responses, and previous questions could be re-visited at any time if any participant wanted to add a response.

Once the four questions had been posed, and the four brainstorming sessions were concluded, the participants were given the opportunity to vote for the three responses to each question they felt most strongly about. All responses have remained on the list, and will be presented in this Plan, whether they received votes or not. The point totals were tabulated to determine the top three responses to each question. Note that point totals for each question within one meeting may differ, as participants may not have voted for three responses. The results of the tabulations follow.

LINN GROVE'S TOWN HALL MEETING RESULTS

TABLE 24: WHAT ARE SOME OF THE POSITIVES OF LINN GROVE?

	Positive Aspect	Total Points	% of Total Points
1.	County Park & Dam	5	20.0%
2.	Town is Well Kept	3	12.0%
3.	River/Good Fishing	3	12.0%
4.	Rural Water/Own Well	2	8.0%
5.	Adequate Sewer System	2	8.0%
6.	Location	2	8.0%
7.	Scenic Byway/Beauty/Eagles	2	8.0%
8.	Post Office	2	8.0%
9.	Active Churches	1	4.0%
10.	Bank	1	4.0%
11.	Elevator	1	4.0%
12.	Gas Station	1	4.0%
13.	Annual Celebrate	0	0.0%
14.	Hatchery	0	0.0%
	Total	25	100.0%

Source: Linn Grove Town Hall Meeting, February 9, 2006, JEO Consulting Group, Inc.

TABLE 25: WHAT NEEDS TO BE IMPROVED IN LINN GROVE?

	Future Projects	Total Points	% of Total Points
1.	Need More People Involved in Community	7	22.6%
2.	Café	6	19.4%
3.	New Streets/Improvements	4	12.9%
4.	Lights on the Dam	3	9.7%
5.	More Businesses in Town	3	9.7%
6.	New Emergency Siren/Raised	3	9.7%
7.	Home Improvement for Low Income Residences	3	9.7%
8.	New Equipment for Fire Dept./More Interest	1	3.2%
9.	New Sidewalks	1	3.2%
10.	Covered Bridge	0	0.0%
	Total	31	100.0%

Source: Linn Grove Town Hall Meeting, February 9, 2006, JEO Consulting Group, Inc.

TABLE 26: WHAT IS YOUR VISION OF LINN GROVE?

	Vision	Total Points	% of Total Points
1.	Restaurant/Businesses/Antique Stores/Art Galleries	7	29.2%
2.	Activities for Youth	7	29.2%
3.	Walking/Driving Trail	5	20.8%
4.	Continued Annual Jamboree	3	12.5%
5.	Visitor's Center/Conservation Ctr	2	8.3%
6.	Wal-Mart	0	0.0%
	Total	24	100.0%

Source: Linn Grove Town Hall Meeting, February 9, 2006, JEO Consulting Group, Inc.

TABLE 27: WHAT NEEDS TO BE DONE TO ACHIEVE THIS VISION IN LINN GROVE?

	Achieve the Vision	Total Points	% of Total Points
1.	Money \$/Grants & Other Funding Sources	8	33.3%
2.	Get More People Involved	6	25.0%
3.	Cooperation	3	12.5%
4.	New Businesses w/o Losing Small Town Feel	3	12.5%
5.	Involve the Youth	2	8.3%
6.	Shared Vision/Plan	1	4.2%
7.	Develop a Knowledge Base	1	4.2%
8.	Develop New Leadership	0	0.0%
9.	Celebrate Successes	0	0.0%
	Total	24	100.0%

Source: Linn Grove Town Hall Meeting, February 9, 2006, JEO Consulting Group, Inc.

LINN GROVE'S VISION

Planning for future land uses within Linn Grove is an ongoing process of goal setting and problem solving. The focus of the process is to continually gauge public perceptions and desires so that the City is able to monitor the quality of life it provides. Planning focuses on ways to solve existing problems within the City, and provides a management tool to help the residents achieve a desired future vision.

Developing future goals is accomplished through a process called visioning. Visioning allows the City to evaluate present conditions, identify problem areas, and build a consensus among City residents for the best way to manage future change. The result of the visioning process is a picture of how the residents of Linn Grove would like to see the community evolve over the next twenty or so years. The next step is an evaluation of strengths and weaknesses in the City. Once identified, the City will be able to determine specific items that need to change in order to achieve its vision. This provides the City with a “roadmap” to the future.

Change is a continuous process. By changing one characteristic in the community it may impact another and another. Change does not occur in a vacuum. The chain reaction can continue for several steps before particular changes are noticed. Because of this dynamic, Linn Grove should develop specific benchmarks which can help monitor change, thus creating a means by which development can be measured. Armed with a set of benchmark criteria, the City can monitor the effects of change at a specific level.

VISION STATEMENT

“Linn Grove is committed to maintaining and preserving the quality of life for its citizens. The community is committed to expanding its economic base, maximizing its historical and recreational values, and promoting public participation in civic, social and cultural processes. Linn Grove will work to promote public participation in community decision making. Linn Grove will prosper through the development of healthy communication and will prosper and create a home residents are proud of and visitors will always remember.”

LINN GROVE'S GOALS

This section will examine specific goals and policies for Linn Grove in the future. These are essential to the future and need to be monitored on a regular basis. As specific goals, objectives and policies are achieved, the community needs to establish additional goals, objectives, and policies to tackle new issues. In order to be successful in the use of goals, objectives, and policies, it is critical to define what is meant by these terms.

GOALS AND OBJECTIVES

Goals are desires, necessities and issues which should be attained in the future. A goal should be established in a manner that can be accomplished. Goals are the end state of a desired outcome. Goals also play a factor in the establishment of policies within a community. In order to attain certain goals, certain policies within local government may need to be modified or changed.

Objectives are steps, which are performed in order to attain specific goals. Objectives must be action oriented, must be measurable through both specific degree of achievement and in terms of time. Objectives can be established in a way which assigns specific individuals.

The following sections have been established in order to group specific actions into categories.

ECONOMIC DEVELOPMENT

Goal 1

Linn Grove will promote and encourage economic development, especially recreational development, necessary to support the needs of present and future residents so that Linn Grove economy is stable and diverse.

Objectives

- 1.1 Work with Buena Vista County to recruit new commercial businesses to Linn Grove.
- 1.2 Work with residents and businesses in the community to determine what additional retail and service businesses need to be recruited to Linn Grove.
- 1.3 Encourage economic development through increased advertisement of the community park, the dam, and fishing opportunities.
- 1.4 Continue development and make use of the community webpage to promote community attractions, business and recreational opportunities, and increase communication.

Goal 2

Promote and encourage economic development activities that will support existing local businesses.

Objectives

- 2.1 Establish or enhance a regional economic development effort with Buena Vista County and the communities in Buena Vista County.
- 2.2 Identify those business owners that might be retiring in the near future. Work with these individuals to set up a business development program to recruit future business owners into the community.

- 2.3 The youth of Linn Grove should be encouraged to remain in the community or return after completion of their post-secondary education. Economic development projects should be established to provide such encouragement. The youth of Linn Grove should continue to be involved in the identification and development of these projects.
- 2.4 Encourage, promote and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises in Linn Grove.

LAND USE

Goal 3

The City of Linn Grove should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, and maintaining and increasing land values. Guiding future growth and development in the City towards a compact pattern of land uses based on the efficient and economical expansion of public infrastructure will maintain and improve the quality of life for all residents.

Objectives

- 3.1 The City should work to increase communication between property owners and stakeholders and increase public participation during decision making in relation to future land use changes.
- 3.2 Linn Grove should encourage future development in areas that can be properly served by utilities.
- 3.3 As development attempts to move into areas that are not easily served by utilities, the City should establish policies for shared costs of utility extensions.
- 3.4 When developments are proposed to develop along the hillsides of the area, special criteria should be used that will allow creative platting of lots into clusters.
- 3.5 Future developments should be encouraged to preserve tree groves and natural drainage ways as part of the development.
- 3.6 The City should consider requiring special restrictions in areas where development occurs on slopes greater than 15%.

HOUSING

Goal 4

Affordable housing should be distributed throughout the community providing various housing choices. In addition, existing housing stock in the community should be maintained as well as preserved.

Objectives

- 4.1 Work with existing home owners that are 55 years of age or older to develop a program that will assist them in selling their home to a younger family in the future.
- 4.2 The City needs to establish a rehabilitation and renovation program for the community. This program will become critical in the future, if not already in demand, to improve the housing stock of Linn Grove. This based upon the fact that nearly 56.7% of the existing housing stock was constructed prior to 1940.

- 4.3 Complete a Blighted and Substandard Study and the corresponding General Redevelopment Plan for the community. These studies will enable the City to use Tax Increment Financing for certain housing projects such as assisted living and other senior housing.
- 4.4 The City needs to work with state officials to identify substandard/deteriorating housing units and develop a program for the rehabilitation or demolition of the units.
- 4.5 Support housing options for all incomes and physical capabilities of Linn Grove's residents.
- 4.6 New residential developments should be accompanied by covenants when appropriate, which provide for the maintenance of common areas, easements and drainage.

PUBLIC HEALTH AND SAFETY

Goal 5

The City of Linn Grove will continue to support health care, fire protection and law enforcement programs by exploring programs and alternative services to insure optimum service levels and public costs.

Objectives

- 5.1 The City will work toward structurally improving community facilities.
- 5.2 The City will work with the youth of the community to increase the beautification of community.
- 5.3 The City Council will continue to support the efforts of the Fire Department through equipment upgrades and training.
- 5.4 The City will work toward improving the quality of the water in the community.
- 5.5 The City will work to update the existing sanitary sewer system within the community.
- 5.6 Future development in Linn Grove should remain out of any designated 100-year flood plain.
- 5.7 Linn Grove should work to increase public knowledge of the dangers involved with the river and the dam.

TRANSPORTATION

Goal 6

The City of Linn Grove will provide a transportation system that improves access and circulation for vehicular traffic within the community.

Objectives

- 6.1 Development in Linn Grove shall be guided to safely utilize existing public investment in roads, and programs to reduce road development or maintenance.
- 6.2 The City will work with property owners of odd lots and improperly platted lots to replat the tracts into a more reasonable configuration that will allow for better transportation access.
- 6.3 Linn Grove will ensure measures are taken to decrease the accumulation of snow and ice on steep and winding roads within the community.
- 6.4 The City Council will work to develop a main street repair, rehabilitation, and beautification program for the community. The program could be undertaken through the use of Community Development Block Grant funds, Tax Increment Financing (if the appropriate project were proposed) and/or through the creation of paving districts.

- 6.5 The City will work on developing a future recreational trails plan and system as part of the Old O'Brien Glacial Trail Scenic Byway.
- 6.6 The City will provide adequate parking spaces for agricultural equipment and other large vehicles.

RECREATION

Goal 7

Linn Grove should provide adequate park and recreation opportunities for the residents of the community of all ages. These facilities should be a combination of expanding of existing facilities and the establishment of newer facilities. Linn Grove should work to promote the Old O'Brien Glacial Trail Scenic Byway.

Objectives

- 7.1 The City should work to increase recreational opportunities for youth in the community.
- 7.2 Establish policies and guidelines for the development of new park facilities as new subdivisions are proposed and approved.
- 7.3 Work with the development regulations to establish the means for the creation of clustered developments that will allow the community to see creative layouts while preserve open spaces for natural, environmental, and recreational purposes.
- 7.4 Work on developing a future recreational trails plan and system.
- 7.5 Work to increase economic development opportunities by promoting the local outdoor recreational assets within Linn Grove.
- 7.6 Examine the possibility of adding additional campsites to the campground in the Linn Grove dam area.

ENVIRONMENT

Goal 8

The City of Linn Grove has a number of environmental conditions surrounding the community including floodplain, hillsides, and natural drainage ways. The City will work towards a balance of protecting these assets while encouraging development on the community's perimeter.

Objectives

- 8.1 Work with the development regulations to establish the means for the creation of clustered developments that will allow the community to see creative layouts while preserving open spaces for natural, environmental and recreational purposes.
- 8.2 Future developments should be encouraged to preserve tree groves and natural drainage ways as part of the development.
- 8.3 Federal requirements and regulations shall be followed when land use regulations are being developed. The City regulations should at a minimum be as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines.
- 8.4 A Surface Water Protection Area should be established to protect the unique character and environmental quality of the area.
- 8.5 A Wellhead Protection Area should be established to protect the domestic supply of drinking water for Linn Grove.

- 8.6 Promote quality land management through the development of erosion control design standards for larger commercial and industrial developments.
- 8.7 Consideration will be given to adopting a resolution requiring environmental impact review of all major public and private development proposals and the social and economic costs and benefits associated with any particular development proposal will be properly evaluated prior to public endorsement or approval.
- 8.8 The City of Linn Grove will cooperate with Iowa Department of Natural Resources in enforcing state and federal regulations designed to achieve high air quality.
- 8.9 The City of Linn Grove will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as prevailing wind direction and velocity.

IMPLEMENTATION, EVALUATION, AND REVIEW

Goal 9

Changing needs and unforeseen conditions and opportunities will necessitate future review, evaluation, and updating of the Comprehensive Development Plan and its supporting documents. Intergovernmental coordination of all planning activities affecting land uses within the City is necessary to ensure an integrated comprehensive plan for City of Linn Grove.

Objectives

- 9.1 Adopt an updated zoning and subdivision regulation that supports and enforces the goals and objectives of this Comprehensive Development Plan.
- 9.2 If zoning and subdivision regulations are established work to create a planning commission that meets on a regular basis.
- 9.3 Adopt a procedural manual and application process for addressing the enforcement of the Plan and regulations.
- 9.4 Develop a Blighted and Substandard Study as well as the accompanying General Redevelopment Plan. These implementation studies will allow the City to expand its opportunities for economic development and will allow the City to use Tax Increment Financing, if the opportunity presents itself.
- 9.5 The Planning Commission (if established) and the City Council should hold a joint meeting annually to assess any major changes in the community (unforeseen opportunities). The meeting should evaluate potential changes to the Comprehensive Development Plan and development regulations.

ACHIEVE LINN GROVE

FUTURE LAND USE PLAN

The Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in this Land Use Plan reflect several things, including:

- Current existing use of land within and around the community
- Desired types of growth including location of growth
- Physical characteristics and strengths and constraints to future growth
- Current population and economic trends affecting the community

Linn Grove should review and understand the above criteria when making decisions about the future use of land within open spaces within the corporate boundary and the land immediately surrounding the corporate boundary of the City. While monitoring past trends and analyzing growth trends in the community is important, they must be coupled with substantial, achievable goals and policies in order to provide Linn Grove with a blueprint for growth that allows the community to prosper throughout the planning period.

Less arbitrary and more efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Future Land Use Plan acknowledges that these factors play an important role in the growth and development of a community. The Future Land Use Plan section is intended to be a general guide to future land use that will balance private sector development, the critical growth element in any community, with the concerns, interests, and demands of the overall local economy.

The following future land use objectives, along with the more specific objectives listed in the Envision Linn Grove section, need to be reviewed whenever there is a proposed modification to the Plan. These items need to be balanced with the possibility that an ‘unforeseen opportunity’ may present itself in a given proposal. Weighing all of these factors will allow the community to make solid land use decisions in the future.

- Identify past trends in demand for various land use categories (residential, commercial, industrial, public/semi-public).
- Combine community goals with estimated future demands to project future land use needs.
- Establish policies and land use suitability standards to:
 - a. Protect and enhance current and future buildings and land use;
 - b. Provide reasonable alternatives and locations for various land uses;
 - c. Promote efficient use of public facilities and utilities.

FUTURE LAND USE CLASSIFICATION

An analysis of the existing land uses is important in understanding potential needs for the future. Existing land uses were determined through visual survey of the community, maps, and aerial photographs. An analysis is provided in the Profile Linn Grove Section. This analysis, used in combination with the population projections, public input, and the future land use forecast, forms the foundation for the future land use plan. This plan uses the following classifications:

- Agriculture (AG)
- Transitional Agriculture (TA)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Commercial (C)
- Industrial (I)
- Public/Quasi Public (P)
- Parks/Recreation (P/R)

Each of these Future Land Use categories will be discussed in full detail in the following paragraphs.

Agriculture (AG)

This land use designation intends for the continued use of cropland, farmsteads, livestock areas, animal services, crop services, horticulture, community supported agriculture and tree farms. At some point in the future this designation may transition into an urbanized area. Typically agricultural land use is located outside of the corporate boundary and will be regulated by Buena Vista County.

Transitional Agriculture (TA – Buena Vista County)

The Transitional Agriculture area is intended for traditional agriculture uses around the perimeter of the community. These areas are identified on the Future Land Use map based upon locations determined by Buena Vista County. Types of allowable uses within this area include:

- Agricultural uses
- Limited residential uses, non-farm related development on acreages
- Based upon specific design criteria and proper location, mobile home parks may be allowed in this district.

RESIDENTIAL LAND USES

Residential development is the backbone of a community. These areas are where the residents live and spend their quality time. The next three land use designations are intended for single-family dwellings, townhouses, duplexes, multifamily dwellings, apartments, group homes and elderly homes. The difference among the various groups is the density of development in each land use category.

Low Density Residential (LDR)

Low Density Residential is intended to accommodate large-lot residential development including acreage development. The recommended density for this land use designation is a minimum of three to five acres per unit. This type of land use would not be recommended in prime developable areas near Linn Grove due to the amount of land consumed. An example of a typical Low Density Residential land use area would be a cluster development that works to incorporate the natural amenities of the area. A portion of the development site would allow single family residential and the remaining area of the site would be left undeveloped. City services may or may not be provided within these areas but are not likely. Accommodations for the placement of onsite wastewater treatment systems are required. Types of allowable uses within this area include:

- Single-family dwellings, including accessory uses. Lot size is dependent upon how sanitary wastewater is treated and the method of disposal. The use of central disposal systems in subdivisions may also lower the minimum lot size.
- Public and quasi-public uses.
- Based upon specific design criteria and proper location Mobile Home Parks may be allowed in this district.



A typical Large-Lot Development on the edge of a city.

Medium Density Residential (MDR)

The next residential level is medium density residential with a density that ranges from three to ten units per acre. This density would allow for single family dwellings on lots ranging from 7,500 square feet to 15,000 square feet. City services such as water and sewer would be required.

The Medium Density Residential district allows for a greater number of homes than the Low Density Residential district, by providing more useable open space or specific amenities as a tradeoff. This density is intended to encourage variations to the standard detached single-family environment. The single-family detached dwellings, with some occasional townhouse and condominium developments, are included in the District. In addition, some two to four family dwellings can be mixed into a development. This land use category allows for some limited multi-family developments in conjunction with

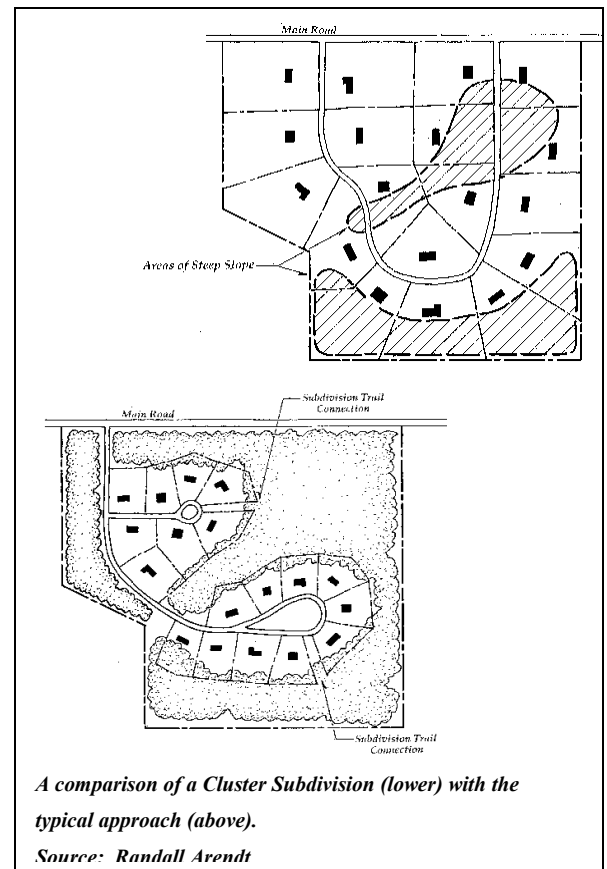


A standard Single-Family Residential street.

developments that are predominately single-family units. These areas can provide some opportunities for affordable housing to be mixed into an overall residential neighborhood concept. Most dwellings will be one or two story, and will maintain a typical residential scale and character.

Subdivisions should be designed using principles of environmental conservation and clustering, when appropriate. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The areas being protected can be used as natural open spaces, linear parks, or trails. This will add to property values in a positive way as people are drawn to live in areas that provide natural amenities.

This district is intended to provide character through allowing a number of alternative housing opportunities within a neighborhood setting. Because of the higher concentration of residents in some of these areas, open space and linear parks should be used in conjunction with this area to provide visual interest and contrast with the more densely developed residential form.



Another beneficial result accompanying cluster development is an overall increase in open space without an increase of the park system. Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots.

High Density Residential (HDR)

The High Density Residential area is intended to accommodate denser residential development, such as apartments. As development pressure increases in Linn Grove, new areas of High Density Residential development will need to be identified.

It is anticipated that this land use district will accommodate large scale developments, specifically apartment complexes. These areas should be located to:

- Act as a buffer between more intensive uses, (i.e. Commercial and Industrial) and the Low Density and Medium Density Residential Areas
- Create a buffer between low density residences and intensive transportation residences.
- Be located along a collector or arterial street, as indicated on the Transportation Plan Map.
- The developed density of these areas should be 10-35 or more housing units per acre.

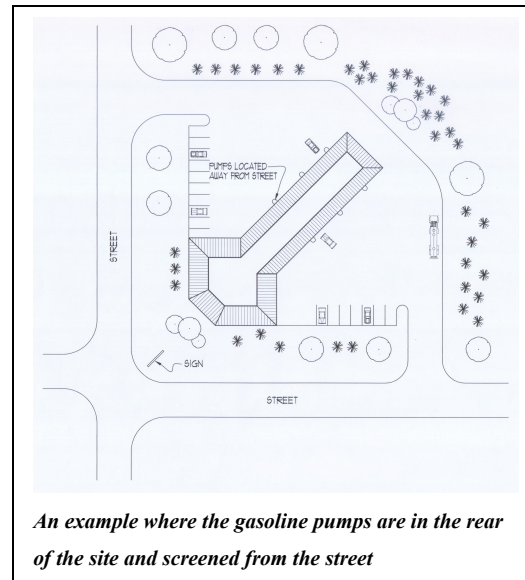


COMMERCIAL (C)

Commercial development is critical to the future stability of the community. Commercial uses account for one of two non-residential uses that aid in balancing the tax receipts of a community. More importantly is the fact that commercial uses provide the various goods and services required by local residents. The Linn Grove Future Land Use Plan only identifies areas as Commercial, but the land use is typically divided into three categories:

- General Commercial
- Downtown Commercial
- Highway Commercial

General Commercial and Downtown Commercial uses contain shops and service-oriented businesses that provide goods and services to those living locally, while Highway Commercial Uses are typically located to meet the needs of the traveling public; local residents will often benefit from these uses as well.

**INDUSTRIAL (I)**

This land use district is intended to designate areas in and around the community that are suitable for industrial uses. This district is typically located where existing industrial uses are present and near major interchanges of the expressway or near railroad tracks. Uses within these areas need to be compatible with the residents of the community. Highly hazardous and odorous uses are not encouraged.

Uses that are encouraged in these locations are:

- Warehouses and self storage facilities
- Manufacturing uses where water and waste demands are minimal
- Manufacturing uses that have low levels of emissions and odors
- Service oriented repair businesses
- Agricultural uses including agricultural processing facilities

PUBLIC/QUASI-PUBLIC (P)

This land use district is intended for existing publicly owned and semi-publicly owned and operated facilities, such as city hall, churches, publicly owned utilities, etc. These areas have been delineated based upon the location of existing uses. The public/quasi-public land use district is a general area that can be utilized anywhere within the community. These uses are intended to accommodate existing public facilities, and to allow the flexibility to add more facilities within the community as needed.

PARKS/RECREATION (P/R)

These land use districts are intended for parks, green space, trails, recreational areas, and areas protected for environmental reasons, including open space. The Open Space land use designation is not intended to be an extension of the City's existing park system. These areas are intended to be used to preserve natural features, as well as a buffer between different levels of development. The City supports the retention of natural open space within developments. This land use designation can be used as a tool to encourage environmentally sensitive development. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers to designate the open areas.



An example of Open Space

FIGURE 7: FUTURE LAND USE MAP

FUTURE LAND USE PLAN MAP

There are nine future land use districts overall, shown in Figure 7. A larger number of land use types will give Linn Grove more control and more options for the location of different uses and the appearance of the community, while promoting the health, safety, and general welfare of the public. These future land use areas will then become the basis for developing Zoning and Subdivision Regulations.

The Future Land Use Plan has been developed through input from citizens, city leaders, and elected officials of Linn Grove with assistance from Buena Vista County staff. Figure 7 is a representation of future land uses in Linn Grove. Each land use addresses the purpose of the district and the general development guidelines that should be applied to such land use area(s) in the future.

LAND USE SUITABILITY CRITERIA

This section of the Plan begins to address the question “How will this plan be implemented?” The major assumption of this plan is:

“Specific development criteria will be adopted to help guide builders, investors, and community leaders in making good decisions concerning Linn Grove’s future.”

Based upon that assumption, the implementation criteria will be specific statements that describe the relationship between or among land uses and establish criteria or design standards that new development must meet.

LAND USE TRANSITIONS

New development should provide, if needed, any screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are done along streets, alleys or natural features (streams, railroads, etc.) whenever possible.

COMMUNITY GROWTH

New development should, to the greatest extent possible, be contiguous to existing development or services. This will allow for the logical and cost effective extension of streets and utility services. The City may authorize non-contiguous development if:

- The developer pays for the “gap” costs of extending services from the existing connections to the proposed development, or
- The extension would open up needed or desirable areas of the community for additional growth, and
- Issues are related to adjacent/transitional agriculture uses.

The Future Land Use Plan, along with the Transportation Plan, provides the necessary tools to direct future development in Linn Grove. The Future Land Use Plan is based upon existing conditions and projected conditions for the community.

COMMUNITY ENTRANCES

First impressions of the community are made at the entrances. These impressions are critical to a community's overall image and identity. An emphasis to establish a quality impression should be given to both new and existing developments located near community entrances. Larger setbacks, landscaping standards, and development codes are ways Linn Grove can achieve these positive impressions.

FUTURE DEVELOPMENT CHALLENGES/BARRIERS

Linn Grove's location within close proximity to the Little Sioux River hinders the community's ability to grow to the north due to floodplain and varying topography. The presence of a confined animal feeding operation on the west edge of town may potentially limit residential growth.

ANNEXATION

As the City grows in size it must look for opportunities to extend its borders to provide a superior quality of life for its residents. To do this, the State of Iowa has established a process for communities to expand their municipal boundary into areas that are contiguous to the community, provided such actions are justified. According to the Code of Iowa, property may be annexed into a City either through a voluntary or involuntary petition, although the affected City as well as the State of Iowa's City Development Board must take action upon both types of petitions.

Annexation of urban/suburban areas adjacent to existing municipal boundaries can be driven by many factors. The following reasons for annexation to be considered are:

- Create a more uniform and orderly municipal boundary.
- Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
- Better ensure orderly growth pursuant to housing, land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
- Provide more equitable taxation to existing property owners for the urban services and facilities that non-residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses, and associated support.
- Ensure ability to impose and consistently enforce planning processes and policies.
- Ability of residents of urban areas adjacent to the village to participate in municipal issues, including elections, that either do or will have an impact on their properties.
- Anticipate and allocate resources for infrastructure improvements to affected annexed areas.
- Increase number of street and lane miles while increasing dollars received from the State Department of Transportation.
- Provide long term planning abilities as it relates to growth and provision of services.

Concerning a petition for Involuntary Annexation, Section 378.11 of the Code of Iowa states:

"A petition for incorporation, discontinuance, or boundary adjustment may be filed with the board by a city council, a county board of supervisors, a regional planning authority, or five percent of the qualified electors of a city or territory involved in the proposal. Notice of the filing, including a copy

of the petition, must be served upon the council of each city for which a discontinuance or boundary adjustment is proposed, the board of supervisors for each county which contains a portion of a city to be discontinued or territory to be incorporated, annexed or severed, the council of a city if an incorporation includes territory within the city's urbanized area, and any regional planning authority for the area involved.”

“Within ninety days of receipt of a petition, the board shall initiate appropriate proceedings or dismiss the petition. The board may combine for consideration petitions or plans which concern the same territory or city or which provide for a boundary adjustment or incorporation affecting common territory. The combined petitions may be submitted for consideration by a special local committee pursuant to section 368.14A.”

The petition must substantially include the following information as applicable:

1. A general statement of the proposal.
2. A map of the territory, city or cities involved.
3. Assessed valuation of platted and unplatted land.
4. Names of property owners.
5. Population density.
6. Description of topography.
7. Plans for disposal of assets and assumption of liabilities.
8. Description of existing municipal services, including but not limited to, water supply, sewage disposal, and fire and police protection.

TRANSPORTATION FACILITIES

Transportation networks tie communities together and provide a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians, and accessibility to all parts of the city. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Linn Grove, including major projects that ensure implementation of the Future Land Use Plan.

STREET AND ROAD CLASSIFICATION SYSTEM

Chapter 306.4 of the Code of Iowa provides for the necessary jurisdiction of municipalities over their street systems. The chapter states, “Jurisdiction and control over the municipal street system shall be vested in the governing bodies of each municipality; except that the department and the municipal governing body shall exercise concurrent jurisdiction over the municipal extensions of primary roads in all municipalities. When concurrent jurisdiction is exercised, the department shall consult with the municipal governing body as to the kind and type of construction, reconstruction, repair, and maintenance, and the two parties shall enter into agreements with each other as to the division of costs thereof.”

There are five function classifications of highways, roads, and streets in Iowa according to the level of service provided. The classification of streets and roads in each community is periodically updated to be current with city boundary

changes and the function of the streets. The classification system serves as a basis for determining future priorities, funds distribution, and jurisdiction over the various highways, roads, and streets in the State. These classifications are as follows:

Expressways/Interstate

Expressways are restricted access, free-flow roads designed to carry high traffic volumes at high speeds with minimum friction. All traffic movement is lane separated by flow direction and all intersections with local and regional roads are made with grade separated interchanges.

At the time of the planning period, Linn Grove did not have an expressway or interstate located within its corporate limits.

Principal Arterials

Principal arterials are roads that serve regional needs and connect major activity centers. Principal arterials usually serve the highest traffic corridors and are designated to accommodate relatively high speeds. Special traffic control devices, such as traffic signals, raised medians, and special turn lanes are usually used in controlling and separating traffic flows.

At the time of the planning period, Linn Grove one principal arterial traveling north to south through town along Weaver Street, part of paved County Road M36.

Minor Arterials

Minor arterials are streets that connect and support the principal arterials within a community. These streets aid in connecting major activity centers with other parts of the city. Minor arterials typically allow access onto the adjacent properties while accommodating numerous left-turn movements and curb cuts. These streets are typically designed for speeds of 40 miles per hour or less.

Collectors

The collector street system links neighborhoods together and connects these neighborhoods with arterials, expressways, and activity centers. Collectors are usually designed for low speeds of 30 miles or less. Collectors are designed to connect the motoring public from the arterials to their ultimate designations, especially within residential neighborhoods.

Local

The remaining streets are classified as local service streets that provide access to adjoining properties within the city and connect to the collector and arterial street system.

Land use and the transportation system create the pattern for future development. An improved or new transportation route generates a greater level of accessibility and determines the way adjacent land may be utilized in the future. In the short term, land use shapes the demand for transportation. New or improved roads, county roads, and highways may change land values, thus altering the intensity of that land is utilized.

The adequacy of a community's transportation and circulation system will have a substantial impact on the rate and pattern of its future growth and development. Ensuring the circulation system is able to expand efficiently and remains consistent with the Future Land Use Plan requires careful, long-range planning efforts. The transportation and circulation needs depend upon how closely the street network can be matched to the existing land use patterns. With the development of an agricultural processing facility, Linn Grove can expect future growth that can increase the demand made on the street network. It is important that the future land use pattern be considered along with the existing pattern when decisions regarding street classification are determined. The street system is based upon factors such as traffic demand and trip generation that in turn forms the basis for a classification system and appropriate design standards.

FIGURE 8: FUTURE TRANSPORTATION PLAN MAP

PLAN IMPLEMENTATION

PLAN IMPLEMENTATION

ACHIEVING LINN GROVE'S FUTURE PLAN

Successful city plans have the same key ingredients, consensus, ideas, hard work, and the application of each of these things in solving community problems. This section of the plan contains the inspiration of the many City officials and residents who have participated in the planning process. Nevertheless, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. It is recommended to review the relevant goals during planning and budget setting sessions. However, it is also recommended that the City select elements of the plan for immediate action; the goals of highest priority that are described below as the Action Plan.

ACTION AGENDA

The Action Agenda is a combination of the following:

- Goals and Objectives
- Growth Policies
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Linn Grove.



SUPPORT PROGRAMS FOR THE ACTION AGENDA

Four programs will play a vital role in the success of Linn Grove's plan. These programs are:

1. Capital Improvements Financing--an annual predictable investment plan that uses a six to ten-year planning horizon to schedule and fund projects integral to the plan's implementation.
2. Zoning Regulations--updated land use districts can allow the City to provide direction for future growth (requires establishment of a Planning and Zoning Commission).
3. Subdivision Regulations--establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
4. Plan Maintenance--an annual and five-year review program will allow the City flexibility in responding to growth and a continuous program of maintaining the plan's viability.

PLAN MAINTENANCE

ANNUAL REVIEW OF THE PLAN

A relevant, up to date plan is critical to the on-going success of the plan. To maintain the confidence of both public and private sector, evaluate the effectiveness of planning activities, and most importantly, to make mid-plan corrections on the use of City resources, the plan must be current. Thus, an annual review should occur when the City Council, residents, and staff are able to review the plan and recommend any necessary changes.

In the event Linn Grove develops a Zoning Ordinance and Subdivision Regulations a Planning and Zoning Commission would need to be established.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning and Zoning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes and if the recommended policies are still valid for the City and its long-term growth.

The Planning and Zoning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan;
2. Identify any changes in the status of projects called for in the plan; and
3. Bring forth any issues, or identify any changes in conditions that may impact the validity of the plan.

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen that could necessitate revisions to the plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the plan that would be processed as per the procedures in the next section.

UNANTICIPATED OPPORTUNITY

If major, new, innovative development opportunities arise that impact several elements of the plan and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The City Council or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by the Code of Iowa and should provide for organized participation and involvement of interested and impacted citizens.

METHODS FOR EVALUATING DEVELOPMENT PROPOSALS

The interpretation of the plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent neighborhood
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or detrimental impact that may affect adjacent properties, or the City at large, if the request is approved

- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- Comparison of the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- Consideration of professional staff recommendations

IMMEDIATE RECOMMENDATIONS

1. Adopt the Comprehensive Development Plan
2. Establish a zoning ordinance and subdivision regulations

SHORT TERM RECOMMENDATIONS

1. Update and adopt building codes that consider hazard mitigation, improved building technology, and environmentally sensitive factors
2. Work with property owners and residents to develop methods and strategies to redevelop the downtown
3. Develop methods to provide ongoing maintenance and replacement of facilities and equipment
4. Work with businesses in the City to develop an economic development strategy

LONG TERM RECOMMENDATIONS

1. Begin working with area stakeholders to identify and utilize programs and strategies to maximize housing opportunity in the City
2. Work with residents, businesses, and property owners to develop methods and policies that reduce the amount of runoff, erosion, and other pollutants

CONTINUING RECOMMENDATIONS

1. Develop a public education program for residents, businesses, and property owners that provides information about the ongoing planning process and how they can be involved.

PUBLIC EDUCATION

Finally, broad public support and involvement is necessary for the development and use of nearly any implementation policy or program. If adequate support is to be developed, a permanent program educating residents is necessary. People who understand the methods and priorities of meeting the needs of the community must take the initiative to stimulate the interest and the understanding required to ensure action is taken. The governing body of Linn Grove should strive to implement an active public participation process by creating an educational process on land use issues annually.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of two or more public agencies or private organizations can be coordinated. Frequently constraints prevent organizations from working with one another (i.e. financial resources, legal authority, restriction of joint uses of facilities, etc). Efforts should be made to bridge this gap with open communication, cooperation, and the realization that the issue at hand could benefit the health, safety, and general welfare of the residents in Linn Grove.

