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# COMPREHENSIVE DEVELOPMENT PLAN

## PLANNING TOWARDS 2028



Prepared For  
**SIOUX RAPIDS, IOWA**  
**BUENA VISTA COUNTY**

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# INTRODUCTION

## INTRODUCTION

### LOCATION

Sioux Rapids, the fourth largest community in Buena Vista County, is located in the rolling hills of north central Buena Vista County along the Little Sioux River. According to the 2000 census Sioux Rapids had a population of 720. The City is just east of Linn Grove on U. S. Highway 71.

### HISTORY OF SIOUX RAPIDS

The staking of a claim by surveyors in 1855 is considered the start of Sioux Rapids. Abner Bell, the Weavers, and the Tuckers joined the surveyors at Fort Dodge on their return to the area in the spring of 1856. The small settlement by the Little Sioux River was the first and only settlement in Buena Vista County at the time. The Old Fort Dodge Road was laid out and became the “highway” for transporting supplies and for westward traveling settlers. The renegade Sioux Chief Inkpaduta and his band stopped on their way to the Spirit Lake Massacre. Luther Barnes came in 1858. He platted a city and called it Sioux Rapids. That fall, Buena Vista County was organized. A site for the county seat was selected, ten acres located a mile south of the present town. The county seat became known as Prairieville. In 1863, Richard Ridgeway acquired the NW ¼ Section 7 Lee Township. He sold it to D.C. Thomas and Dave Evans in 1869. They plotted the land into town lots and called it Sioux Rapids. No courthouse was ever built in Prairieville, so when the courthouse was built in Sioux Rapids in 1871, the county seat was moved.



The completion of the railroad between Fort Dodge and Sioux City led to rapid settlement in southern Buena Vista County. Storm Lake wanted to move the county seat, but two elections to move it failed. On January 1, 1877, the Sioux Rapids courthouse burned to the ground. During the next election, it was elected that the county seat would be moved to Storm Lake.

In 1882, the Chicago and Northwestern railroad came from Eagle Grove and continued west to Hawarden. The railroad became the lifeline and connection to the world. It was a time of building and growth. Sioux Rapids was incorporated in 1882. Rumor of a north-south railroad surfaced, and the M & St.L was built from Winthrop, Minnesota to Storm Lake in 1899 and continued through Sioux Rapids in 1900. These railroads made two new markets available. Houses and businesses were constructed and new families moved into town. In 1905, the 50<sup>th</sup> anniversary was celebrated. It was a large affair—three full days, 10,000 people in attendance. A new school was built—started in March 1914, students moved in January 1915. This building served through several consolidations and was replaced by the new Sioux Central School.

During this time, the products of the industrial revolution began to make their appearances—machinery and tools for farming, ready made garments, and the automobile. The teens were a time of prosperity. Sioux Rapids sent men and

women into service during the First World War. The Roaring 20's ended with the "crash" and the Great Depression. Many lost savings and their farms. Government programs put people back to work and provided assistance for farmers. The M & St.L railroad closed and the track and trestles were removed. Highway 71 was rerouted over a new bridge by the west edge of town. The economy was on the rise in the late 1930's. Several new business buildings were built.

On December 8, 1942, the nation was at war. Again, Sioux Rapids sent boys and girls off to the service of the country. It was a time to tighten belts, a time of rationing: machinery, tires, gas, fuel oil, sugar, coffee, and shoes. VE Day, May 6<sup>th</sup>, ended the war with Germany, and VJ Day, August 14, 1945 ended the Japanese War. The troops were coming home, but as in all wars, some made the supreme sacrifice.

With the end of the war, rationing ceased and items that had disappeared for the previous four years began to resurface in the market place. The Central Hotel was razed and the Sioux Theater was built in 1946. In 1948 the city streets were reworked. Cement curbs and gutters were installed and blacktop was laid in the traveled portion of the streets. The economy was good, materials were available. It was, once again, a time to build. St. Joseph Parish built a new Church and rectory. The Memorial Library, Gran Apartments, O.K. Motel and several business buildings—both downtown and along the highway—were erected. June 1949 found the nation in the Korean Conflict. Many boys from Sioux Rapids were called into service and several gave their lives in the line of duty.

The town's centennial was celebrated in 1955. Charlie Gustafson was the chairman. Rogers Company produced the Centennial Pageant "Soorama," with more than 300 local persons in the cast each evening. The pageant depicted the town's history over the past 100 years. "Soorama" was attended by 7,500 individuals at the three performances. The pageant was followed by a grand fireworks display that ended with a simulation of the "A-bomb." Former residents, Mr. and Mrs. Johnnie Dorland brought their carnival, "Royal United Shows" to help with the entertainment. The Centennial Parade followed an eighteen block route with approximately 20,000 viewers. One-thousand attended the church service on the stage. All of the churches participated.

Sioux Rapids' centennial celebration was the first of many in the area. The next years saw more building: an auditorium-gym at the school in 1958, a new post office, the First Lutheran Church, Ranco Fertiliservice, Nelson Products, Simonsen Iron Works, and New Concept Manufacturing built or added to their facilities. A swimming pool and a 24-unit retirement center were built. Several new business buildings were erected. Homes filled Riverview and Rebecca Additions. The highway was redone, and, acting as a dam, a lake was created. The surrounding area became a county park with a shelter house and sand beach.

Sioux Rapids schools have seen many changes. Sioux Rapids consolidated with Rembrandt to become Sioux Rapids-Rembrandt. The next consolidation became Sioux Valley (Linn Grove—Peterson) and now the four towns have become one district known as Sioux Central. A new K-12 school was built and opened in 1998. Prior to the start of the millennium, a small group of Sioux Rapidsians formed the Sioux Rapids 2000 committee. These people wished to see the town grow and were instrumental in attracting a new medical center into the community. They also envisioned more and better housing. A grant enabled twelve houses to receive up to \$25,000 each for housing upgrades. Valley Heights, a new housing addition, was begun upwards and beyond Riverview Addition. One house is completed and occupied, and two more are in construction.

## THE PURPOSE OF COMPREHENSIVE PLANNING

The Sioux Rapids 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 Sioux Rapids. 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 Sioux Rapids 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 the Sioux Rapids. 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 Sioux Rapids in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests.

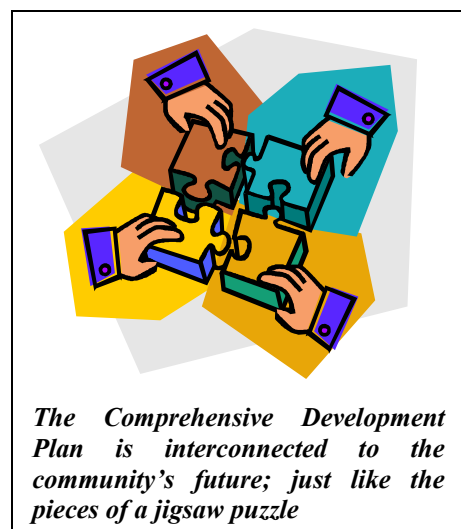
Planned growth will make Sioux Rapids more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

## THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with the data collection phase. Data is 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 Sioux Rapids 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 Sioux Rapids.



*The Comprehensive Development Plan is interconnected to the community's future; just like the pieces of a jigsaw puzzle*

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 Sioux Rapids City Council, the Plan Review Committee and citizens of Sioux Rapids. The time period for achieving goals, programs, and developments identified in the Sioux Rapids Comprehensive Development Plan is approximately 20 years. However, Sioux Rapids should review the Plan annually and complete an update of the document every five to ten years. Updating the Comprehensive Development Plan will allow Sioux Rapids 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. Pursuant to Iowa Code, the Sioux Rapids City Council has the authority to:

“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 Sioux Rapids Comprehensive Plan is comprised of the following chapters and sections:

- Profile Sioux Rapids
  - Demographic Analysis – Conditions and Trend Analysis
  - City Facilities
  - Existing Land Use
- Envision Sioux Rapids
  - Town Hall Meeting Results
  - Goals and Objectives
- Achieve Sioux Rapids
  - Future Land Use Plan
  - Transportation Plan
- Sioux Rapids 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 Sioux Rapids 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 Sioux Rapids 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 Sioux Rapids' evolution as it achieves its physical, social, and economic goals.

## **GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION**

The Sioux Rapids 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 Sioux Rapids, 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 SIOUX RAPIDS***



## DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of the City of Sioux Rapids. 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 Sioux Rapids, other municipalities, 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. Sioux Rapids' population in 2000 was 720 persons, which was a decrease of 41 persons, or -5.4%, from 1990. The City's population in 2004 was estimated to be 703, a decrease of 17 persons, or -2.4%, over 2000. The table indicates Sioux Rapids had a net decrease of 194 persons, or -21.6%, between 1980 and 2004.

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	-8.5%	870	-1.9%	-4.7%
Rembrandt	291	229	-21.3%	228	-0.4%	222	-2.6%	-23.7%
<b>Sioux Rapids</b>	<b>897</b>	<b>761</b>	<b>-15.2%</b>	<b>720</b>	<b>-5.4%</b>	<b>703</b>	<b>-2.4%</b>	<b>-21.6%</b>
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%
<b>Buena Vista County</b>	<b>20,774</b>	<b>19,965</b>	<b>-3.9%</b>	<b>20,411</b>	<b>2.2%</b>	<b>20,156</b>	<b>-1.2%</b>	<b>-3.0%</b>

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

Sioux Rapids exhibited its greatest population loss, both in terms of total number of persons and in percentage between 1980 and 1990, when it recorded a decrease of 136 persons, or -15.2%. During this period, both the incorporated (as a whole) and unincorporated areas of Buena Vista County also experienced a decrease in population of 202 and 607 persons, respectively.

## AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine which age groups (cohorts) within Sioux Rapids are 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 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 SIOUX RAPIDS, 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	39	5.1%	37	5.1%	-2	-5.1%	37	-
5-9	40	5.3%	49	6.8%	9	22.5%	49	-
10-14	44	5.8%	63	8.8%	19	43.2%	24	61.5%
15-19	52	6.8%	51	7.1%	-1	-19%	11	27.5%
20-24	27	3.5%	30	4.2%	3	11.1%	-14	-31.8%
25-29	32	4.2%	29	4.0%	-3	-9.4%	-23	-44.2%
30-34	40	5.3%	30	4.2%	-10	-25.0%	3	11.1%
35-44	92	12.1%	103	14.3%	11	12.0%	31	43.1%
45-54	58	7.6%	97	13.5%	39	67.2%	5	5.4%
55-64	80	10.5%	61	8.5%	-19	-23.8%	3	5.2%
65-74	109	14.3%	63	8.8%	-46	-42.2%	-17	-21.3%
75 & older	148	19.4%	107	14.9%	-41	-27.7%	-150	-58.4%
<b>Total</b>	<b>761</b>	<b>100.0%</b>	<b>720</b>	<b>100.0%</b>	<b>-41</b>	<b>-5.4%</b>	<b>-41</b>	<b>-5.4%</b>
Selected Characteristics	1990		2000		Total Change			
	Under 18 years of age		Under 18 years of age		18 and under		24	
	% of total population		% of total population		% change		15.5%	
	Total 65 yrs and older		Total 65 yrs and older		65 and older		-87	
	% of total population		% of total population		% change		-33.9%	
	Median Age		Median Age		Median Age		-4.8	
	Total Females		Total Females		Total Females		-45	
	Total Males		Total Males		Total Males		4	
	<b>Total Population</b>		<b>Total Population</b>		<b>Total Change</b>		<b>-41</b>	

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

Table 2 exhibits the age cohort structure for Sioux Rapids 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 Sioux Rapids, there were 39 children between the ages of 0 and 4 in 1990, and in 2000 there were 63 children between the ages of 10 and 14, an increase of 24 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.

Sioux Rapids 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 shown below:

<b>1990 Age Cohort</b>	<b>Number</b>	<b>2000 Age Cohort</b>	<b>Number</b>	<b>Change</b>
NA	NA	0-4 years	37 persons	+ 37 persons
NA	NA	5-9 years	49 persons	+ 49 persons
0-4 years	39 persons	10-14 years	63 persons	+ 24 persons
5-9 years	40 persons	15-19 years	51 persons	+ 11 persons
20-24 years	27 persons	30-34 years	30 persons	+ 3 persons
25-34 years	72 persons	35-44 years	103 persons	+ 31 persons
35-44 years	92 persons	45-54 years	97 persons	+ 5 persons
45-54 years	58 persons	55-64 years	61 persons	+ 3 persons
<b>Total Change</b>				<b>+ 163 persons</b>

Outside of the 2000 age groups of 0-4 and 5-9 years, the greatest increases included the 10-14 (2000) and 35-44 (2000) age groups. An important trend to note in Sioux Rapids is the increase of the 2000 cohorts of 10-14 and 15-19. This is an indication that a number of young couples with children moved into the area, which may be a result of the quality of life in the area, employment opportunities in the region, the City's proximity to the Des Moines, Sioux City, Minneapolis and Omaha metropolitan areas, and the proximity to larger employment centers such as Storm Lake, Spencer, Cherokee, Pocahontas, and Fort Dodge.

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

<b>1990 Age Cohort</b>	<b>Number</b>	<b>2000 Age Cohort</b>	<b>Number</b>	<b>Change</b>
10-14 years	44 persons	20-24 years	30 persons	- 14 persons
15-19 years	52 persons	25-29 years	29 persons	- 23 persons
55-64 years	80 persons	65-74 years	63 persons	- 17 persons
65 years +	257 persons	75 years +	107 persons	- 150 persons
<b>Total Change</b>				<b>- 204 persons</b>

The three age cohorts, from 2000, representing the most negative change, are the 25-29, 65-74 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 areas. The changes in the 20-24 and 25-29 age cohorts in 2000 are most likely related to persons completing their postsecondary education elsewhere and moving onto new careers outside of the City.

This is an indication that the City needs to focus on economic development strategies that attempt to capture a larger share of these age groups as they complete their college education.

The median age in Sioux Rapids decreased from 46.9 years in 1990 to 42.1 years in 2000. The proportion of persons less than 18 years of age increased by 15.5% between 1990 and 2000, while the proportion of those aged 65 years and older decreased by 33.9% overall.

The number of persons aged 55-74 decreased by 14 persons. In order to accommodate a growing number of elderly, who typically desire the ability to remain in place as they age, Sioux Rapids, in cooperation with Buena Vista County, should be involved in developing facilities that can house those in need of 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 Sioux Rapids an attractive place to live and work. Commuters living in the community are fine for increasing the population base, but the City needs a plan to develop its economic base as well, if it wants to improve both the tax base and quality of life. With a larger, secure economic base, Sioux Rapids would be better positioned to plan for and meet its future service needs.

#### POPULATION PROJECTIONS

Population Projections are estimates based upon past and present circumstances. Population projections allow Sioux Rapids 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 Sioux Rapids has for predicting future population changes. There are many methods to project the future population trends; the five projections used below are intended to give Sioux Rapids 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 Sioux Rapids, three different trend lines were reviewed: 1940 to 2004, 1990 to 2004, and 2000 to 2004. A review of these trend lines indicates the City is likely to experience a decrease in population through 2030. The following projections summarize the potential decennial population for Sioux Rapids through 2030.

#### Sioux Rapids Trend Analysis

Year	Trend: 1940 to 2004	Trend: 1990 to 2004	Trend: 2000 to 2004
2010	681 persons	693 persons	690 persons
2020	620 persons	655 persons	650 persons
2030	564 persons	619 persons	611 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 Sioux Rapid's population will decrease slightly through year 2010, followed by increases during the two decades through 2030.

### Sioux Rapids Cohort Survival Analysis

Year	Cohort Survival Model
2010	633 persons
2020	664 persons
2030	699 persons

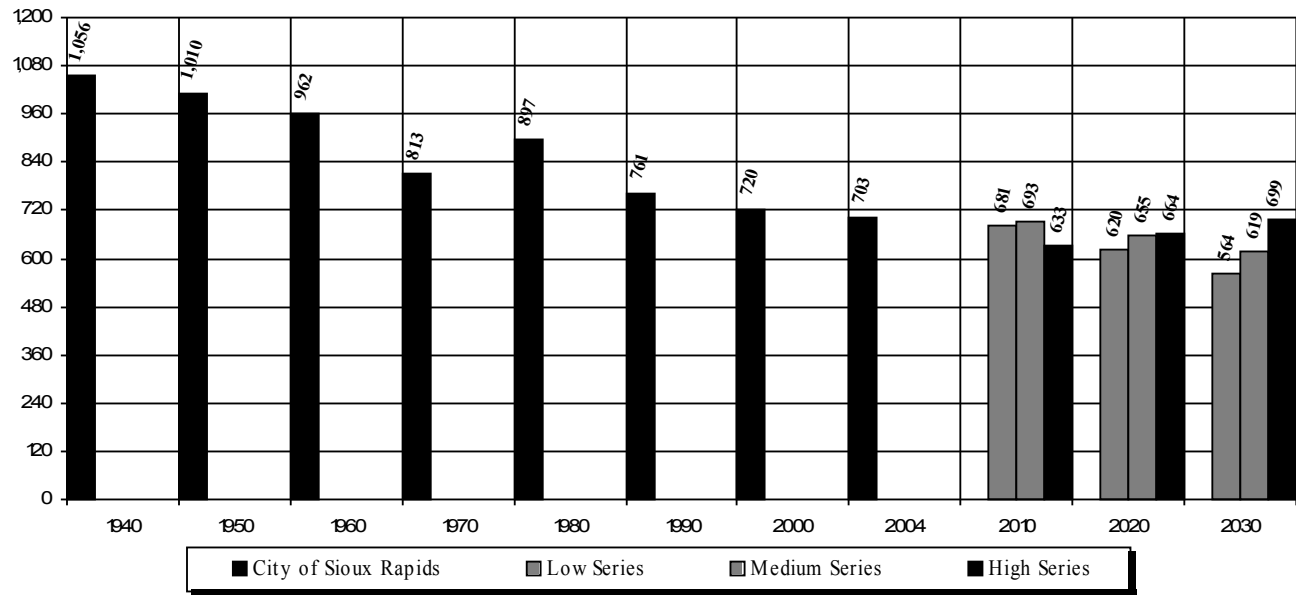
### Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the six population projections for Sioux Rapids 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 decrease in City population through the year 2030. The following population projections indicate the different scenarios that may be encountered by Sioux Rapids through the year 2030.

Year	Low Series = 1940-2004	Medium Series = 1990-2004	High Series = Modified Cohort
2010	681 persons	693 persons	633 persons
2020	620 persons	655 persons	664 persons
2030	564 persons	619 persons	699 persons

Figure 3 reviews the population history of Sioux Rapids between 1940 and 2004, and identifies the three population projection scenarios into the years 2010, 2020, and 2030. Figure 3 indicates the peak population for Sioux Rapids occurred in 1940 with 1,056 people. Beginning in 1940, Sioux Rapids has had an overall declining population. The only major changes occurred during the 1980's when the population spiked but continued to decline in the 1990's.

FIGURE 1: POPULATION TRENDS AND PROJECTIONS, CITY OF SIOUX RAPIDS, 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. Sioux Rapids should monitor population trends, size, and composition periodically in order to understand the direction their community is heading. Sioux Rapids'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	913	918	922	934	969	1,004	933	986	1,042
Alta	1,865	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
Nevele	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	1,033
Storm Lake	9,981	12,860	12,920	12,980	13,153	13,634	14,134	13,134	13,884	14,664
Tuesdale	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
<b>Buena Vista County</b>	<b>20,411</b>	<b>26,298</b>	<b>26,421</b>	<b>26,544</b>	<b>26,897</b>	<b>27,882</b>	<b>28,904</b>	<b>26,859</b>	<b>28,393</b>	<b>29,988</b>

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. 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.

Sioux Rapids shows a steady increase in population according to the projection displayed in Table 3. The high series projection is 1,033 by 2030. The population trends and projections in Figure 1 project two different trends for Sioux Rapids. The high series projects a steady increase in population up to 699 by 2030. Both the low and medium series projections in Figure 1 show decreasing populations of 564 and 619 persons, respectively.

## HOUSING PROFILE

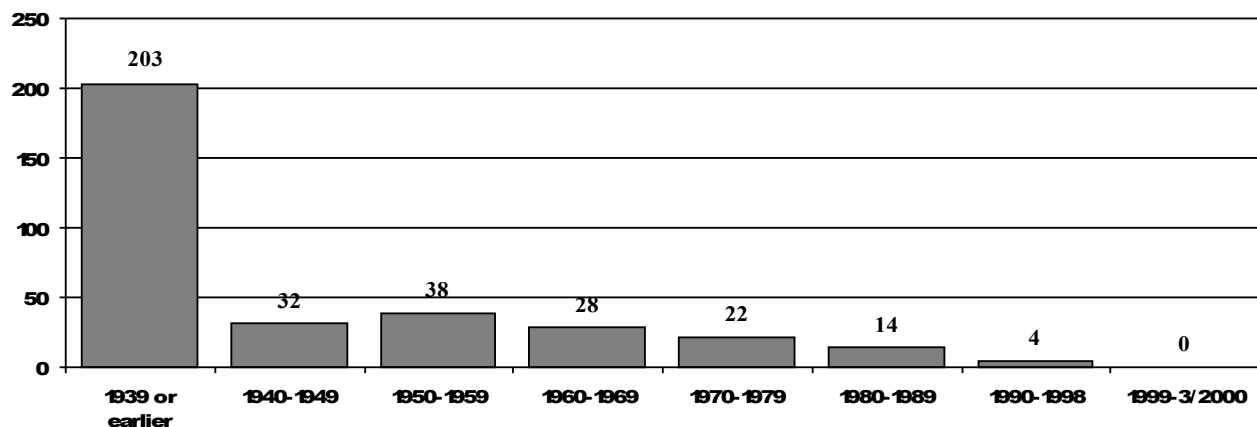
The Housing profile in this Plan identifies existing housing characteristics and projected housing needs for residents of Sioux Rapids. The primary goal of the housing profile is to allow the City to determine what needs to be done in order to provide safe, decent, sanitary, and affordable housing for every family and individual residing within the community. 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 Sioux Rapids 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 Sioux Rapids.

### AGE OF EXISTING HOUSING STOCK

An analysis of the age of the community'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 Sioux Rapids.

FIGURE 2: AGE OF EXISTING HOUSING STOCK, CITY OF SIOUX RAPIDS, 2000



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

Figure 2 indicates 203, or 59.5% of Sioux Rapids' total housing units, were constructed prior to 1940. An additional 134 units were constructed between 1940 and 2000, with the peak decade being 1950-1959, when 38 homes were built. This indicates there was a strong economy during this time. Nearly two-thirds of the City's housing units were built prior to 1940, which may indicate 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. Housing trends may also indicate the potential demand for additional owner- or renter-occupied housing. Examining housing trends is important in order to help understand the overall diversity of the population and their quality of life within Sioux Rapids.

TABLE 4: COMMUNITY HOUSING TRENDS, CITY OF SIOUX RAPIDS, 1990 AND 2000

Selected Characteristics	1990	2000	Change	% Change 1990-2000
Population	761	720	(41)	-5.4%
Persons in Households	726	698	(28)	-3.9%
Persons in Group Quarters	35	22	(13)	-37.1%
Persons per Household	2.14	2.28	0.14	6.5%
<b>Total Housing Units</b>	<b>377</b>	<b>338</b>	<b>(39)</b>	<b>-10.3%</b>
Occupied Housing Units	339	306	(33)	-9.7%
Owner-Occupied units	251	239	(12)	-4.8%
Renter-Occupied units	88	67	(21)	-23.9%
Vacant Housing Units	38	32	(6)	-15.8%
Owner-Occupied vacancy rate	-	2.8%	-	-
Renter-Occupied vacancy rate	-	9.5%	-	-
<b>Median Contract Rent - 1990 and 2000</b>				
City of Sioux Rapids	\$156	\$259	\$103	66.0%
Buena Vista County	\$218	\$320	\$102	46.8%
<b>Iowa</b>	<b>\$261</b>	<b>\$383</b>	<b>\$122</b>	<b>46.7%</b>
<b>Median Value of Owner-Occupied Units - 1990 and 2000</b>				
City of Sioux Rapids	\$24,200	\$40,000	\$15,800	65.3%
Buena Vista County	\$41,400	\$65,900	\$24,500	59.2%
<b>Iowa</b>	<b>\$45,900</b>	<b>\$82,100</b>	<b>\$36,200</b>	<b>78.9%</b>

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 decreased between 1990 and 2000 by 28 persons, or -3.9%. The number of persons in group quarters also decreased, by 13 persons, or -37.1%. In addition, the number of persons per household increased from 2.14 to 2.28 persons. Nationally, the trend has been towards a declining household size, and Sioux Rapids appears to be going against this trend.

Table 4 also indicates the number of occupied housing units decreased from 377 in 1990 to 338 in 2000, or -10.3%. Vacant housing units decreased as well, from 38 in 1990 to 32 in 2000, or -15.8%.



Median contract rent in Sioux Rapids increased from \$156 per month in 1990 to \$259 per month in 2000, or 66.0%, while Buena Vista County and the State of Iowa's median monthly contract rent increased by 46.8% and 46.7%, respectively. This indicates the City has seen contract rent grow at a rate of more than 40 percent higher than that of the County and State. 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 Sioux Rapids rents increased at a rate nearly two times faster than the rate of inflation. Thus, City tenants were paying significantly higher 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 Sioux Rapids increased from \$24,200 in 1990 to \$40,000 in 2000, an increase of 65.3%. The median value for owner-occupied housing units in Buena Vista County and the State of Iowa showed an increase of 59.2% and 78.9%, respectively. Housing values in Sioux Rapids increased at more than twice the rate of the CPI. This indicates housing values at all three levels exceeded inflation and were valued considerably higher in 2000, in terms of real dollars, than in 1990, on average.

In terms of real dollars, tenants in Sioux Rapids were paying higher contract rent. In addition, the residents in the City saw a substantial increase in housing costs. This trend has helped to create a seller's market and can also act as an incentive to property owners to update and rehabilitate housing units.

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

	<b>Housing</b>	<b>Occupied Housing</b>	<b>Vacant</b>	<b>Owner-</b>	<b>Renter-</b>	<b>Persons per</b>
<b>Community</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Occupied</b>	<b>Occupied</b>	<b>Household</b>
	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>
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
<b>Sioux Rapids</b>	<b>338</b>	<b>306</b>	<b>32</b>	<b>239</b>	<b>67</b>	<b>2.28</b>
Storm Lake	3,706	3,466	240	2,215	1,251	2.57
Truesdale	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
<b>Buena Vista County</b>	<b>8,145</b>	<b>7,499</b>	<b>646</b>	<b>5,279</b>	<b>2,220</b>	<b>2.54</b>

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, 4.1% of the County's housing stock is located in the City of Sioux Rapids.

TABLE 6: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, CITY OF SIOUX RAPIDS, 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	84	33.5%	49	55.7%	68	28.5%	29	43.3%	-19.0%	-40.8%
2 persons	94	37.5%	20	22.7%	103	43.1%	13	19.4%	9.6%	-35.0%
3 persons	26	10.4%	5	5.7%	23	9.6%	12	17.9%	-11.5%	140.0%
4 persons	36	14.3%	10	11.4%	30	12.6%	8	11.9%	-16.7%	-20.0%
5 persons	7	2.8%	1	1.1%	7	2.9%	3	4.5%	0.0%	200.0%
6 persons or more	4	1.6%	3	3.4%	8	3.3%	2	3.0%	100.0%	-33.3%
TOTAL	251	100.0%	88	100.0%	239	100.0%	67	100.0%	-4.8%	-23.9%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	2	0.8%	10	14.9%	6	2.5%	13	19.4%	200.0%	30.0%
25 to 34 years	22	8.8%	14	20.9%	20	8.4%	13	19.4%	-9.1%	-7.1%
35 to 44 years	39	15.5%	8	11.9%	38	15.9%	19	28.4%	-2.6%	137.5%
45 to 54 years	33	13.1%	4	6.0%	50	20.9%	6	9.0%	51.5%	50.0%
55 to 64 years	30	12.0%	12	17.9%	36	15.1%	4	6.0%	20.0%	-66.7%
65 to 74 years	57	22.7%	12	17.9%	31	13.0%	4	6.0%	-45.6%	-66.7%
75 years and over	68	27.1%	28	41.8%	58	24.3%	8	11.9%	-14.7%	-71.4%
TOTAL	251	100.0%	88	131.3%	239	100.0%	67	100.0%	-4.8%	-23.9%

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 Sioux Rapids in 2000, based upon number of persons, was two-person households, with 103 units, or 43.1% of the total owner-occupied units. By comparison, the largest household size for rentals was the single-person households which had 29 renter-occupied housing units, or 43.3% of the total renter-occupied units. Sioux Rapids was comprised of 213 one- or two-person households, or 69.6% of all households. Households having 5 or more persons comprised only 6.2% of the owner-occupied segment, and 7.5% of the renter-occupied segment. Citywide, households of 5- or more persons accounted for only 20 units, or 6.5% of the total.

When compared to 1990, two 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 100.0%, while units with one person decreased by 16 units, or -19.0%. Similarly, two of the six renter-occupied housing unit groups increased, with five-person units increasing by 2 new units, or 200.0%. Renter-occupied units with one person experienced the greatest percentage decrease, losing 20 units or -40.8% 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 75 years and over categories. The age groups accounted for 20.9% and 24.3% of the total, respectively, for a combined total

of 45.2%. Tenure by age indicates 73.3% of owner-occupied housing units were comprised of persons aged 45 years and older, while 67.2% of renter-occupied units were comprised of persons aged 45 years and younger. Sioux Rapids typically has a lower percentage of renter units being leased to people 45 years and older. Rental units in the possession of persons 34 years of age and lower accounted for 38.8% of the total rental units. The largest category of renter-occupied units was the 35 to 44 age group, with 28.4 of the renter-occupied total. This was followed closely by the 15-24 and 25-34 age groups with 19.4% each.

TABLE 7: SELECTED HOUSING CONDITIONS, SIOUX RAPIDS AND BUENA VISTA COUNTY, 1990 AND 2000

Housing Profile	City of Sioux Rapids		Buena Vista County	
	Total	% of Total	Total	% of Total
1990 Housing Units	377		8,140	
1990 Occupied Housing Units	339	89.9%	7,515	92.3%
2000 Housing Units	338		8,145	
2000 Occupied Housing Units	306	90.5%	7,499	92.1%
<b>Change in Number of Units 1990 to 2000</b>				
Total Change	-39	-10.3%	5	0.1%
Annual Change	-4	-10%	1	0.0%
Total Change in Occupied Units	-33	-9.7%	-16	-0.2%
Annual Change in Occupied Units	-3	-10%	-2	0.0%
<b>Characteristics</b>				
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	12%
2000 Units Lacking Complete Plumbing Facilities	3	0.9%	81	10%
2000 Units with More Than One Person per Room	0	0.0%	248	3.0%
<b>Substandard Units</b>				
1990 Total	0	0.0%	161	2.0%
2000 Total	3	0.9%	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 Sioux Rapids. The City's occupancy household rate in the increased slightly from 89.9% of all housing in 1990 to 90.5% of all housing in 2000. Between 1990 and 2000, the number of housing units in Sioux Rapids decreased by 39, or an average of nearly four units per year. Similarly, there was a decrease of 33 occupied housing units.

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or which 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 Sioux Rapids, three housing units, or 0.9% of the total units, were considered substandard in 2000. The City should also assume other houses are in need of repair or modernization. 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 Sioux Rapids. In this section, employment by industry, household income statistics, and basic/non-basic analyses were reviewed for Sioux Rapids 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 Sioux Rapids 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 these data were derived from different census survey formats.

**TABLE 8: HOUSEHOLD INCOME, SIOUX RAPIDS AND STATE OF IOWA, 1990 AND 2000**

Household Income Ranges	1990				2000			
	City of Sioux Rapids	% of Total	State of Iowa	% of Total	City of Sioux Rapids	% of Total	State of Iowa	% of Total
Less than \$10,000	78	23.1%	173,098	16.2%	22	7.1%	93,783	8.2%
\$10,000 to \$14,999	39	11.6%	111,561	10.5%	28	9.0%	77,333	6.7%
\$15,000 to \$24,999	90	26.7%	221,213	20.8%	49	15.7%	165,122	14.4%
\$25,000 to \$34,999	53	15.7%	194,997	18.3%	71	22.8%	168,713	14.7%
\$35,000 to \$49,999	48	14.2%	191,863	18.0%	59	18.9%	218,204	19.0%
\$50,000 and over	29	8.6%	172,511	16.2%	83	26.6%	427,042	37.1%
<b>Total</b>	<b>337</b>	<b>100.0%</b>	<b>1,065,243</b>	<b>100.0%</b>	<b>312</b>	<b>100.0%</b>	<b>1,150,197</b>	<b>100.0%</b>
<b>Median Household Income</b>	\$19,708		\$26,229		\$33,250		\$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 Sioux Rapids for 1990 and 2000. In 1990, the household income range most commonly reported was \$15,000 to \$24,999, which accounted for 26.7% of all households. By 2000, the income range reported most was the \$50,000 and over, which accounted for 26.8% of the total. Those households earning less than \$15,000 decreased from 23.1% in 1990 to only 7.1% in 2000, less than one-third of the 1990 total.

The median household income for Sioux Rapids was \$19,708 in 1990, which was \$6,521 less than the State. By 2000, the median household income increased to \$33,250 or an increase of 68.7%, and was over \$6,200 less than the State. The CPI for this period was 32.1%, which indicates incomes in the City grew at more than twice the rate of inflation. Sioux Rapids 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 SIOUX RAPIDS, 2000**

<b>Income Categories</b>	<b>55 to 64 years</b>	<b>65 to 74 years</b>	<b>75 years and over</b>	<b>Householders age 55 and over</b>	<b>Householders age 55 and over</b>	<b>Total Households in Sioux Rapids</b>	<b>% of Total Households with Householders age 55 and over</b>
Less than \$10,000	0	2	12	<b>14</b>	9.3%	22	63.6%
\$10,000 to \$14,999	3	4	17	<b>24</b>	16.0%	28	85.7%
\$15,000 to \$24,999	0	9	18	<b>27</b>	18.0%	49	55.1%
\$25,000 to \$34,999	3	11	10	<b>24</b>	16.0%	71	33.8%
\$35,000 to \$49,999	11	0	7	<b>18</b>	12.0%	59	30.5%
\$50,000 or more	28	9	6	<b>43</b>	28.7%	83	51.8%
<b>Total</b>	<b>45</b>	<b>35</b>	<b>70</b>	<b>150</b>	<b>100.0%</b>	<b>312</b>	<b>48.1%</b>

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

Table 9 indicates household income for Sioux Rapids 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 150 households meeting this criterion. Of these households, 65 or 43.3% had incomes less than \$25,000 per year. Furthermore, 38 of these households, or 25.3% of the senior households, had incomes less than \$15,000 per year. In addition, these 38 households accounted for 12.2% 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, 63.6% of all households were over the age of 55. By contrast, only 30.5% of all households in the \$35,000 to \$49,999 income range are over 55 years of age, and 51.8% 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 Sioux Rapids account for a strong 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 SIOUX RAPIDS, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
<b>Less than \$10,000</b>						
Less than 30% of income	9	3.9%	0	0.0%	9	3.0%
More than 30% of income	0	0.0%	9	13.8%	9	3.1%
<b>\$10,000 to \$19,999</b>						
Less than 30% of income	31	13.4%	2	3.1%	33	11.2%
More than 30% of income	15	6.5%	4	6.2%	19	6.4%
<b>\$20,000 to \$34,999</b>						
Less than 30% of income	71	30.6%	22	33.8%	94	31.5%
More than 30% of income	3	1.3%	0	0.0%	3	1.0%
<b>\$35,000 to \$49,999</b>						
Less than 30% of income	40	17.2%	14	21.5%	54	18.3%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
<b>\$50,000 or more</b>						
Less than 30% of income	63	27.2%	14	21.5%	77	26.1%
More than 30% of income	0	0.0%	0	0.0%	0	0.0%
<b>TOTAL</b>	<b>232</b>	<b>100.0%</b>	<b>65</b>	<b>100.0%</b>	<b>297</b>	<b>100.7%</b>
<b>Housing Cost Analysis</b>						
Less than 30% of income	214	92.2%	52	80.0%	266	89.6%
More than 30% of income	18	7.8%	13	20.0%	31	10.4%
<b>TOTAL</b>	<b>232</b>	<b>100.0%</b>	<b>65</b>	<b>100.0%</b>	<b>297</b>	<b>100.0%</b>

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 266 households, or 89.6% of total households, paid less than 30% of their income towards housing costs. This means the remaining 31 households, or 10.4% of the total, were experiencing a housing cost burden.

There were 18 owner-occupied households and 13 renter-occupied households that experienced this housing cost burden. However, even though the total number of owner-occupied units exceeded the renter-occupied, only 7.8% of owner-occupied households had a housing cost burden, while 20.0% of renter-occupied households had a housing cost burden. The median rent in Sioux Rapids was \$259 in 2000, considerably less than the State median of \$383.

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. A housing cost burden affects 10 households age 65 and over. In 2000, there were 8 owner-occupied and 2 renter-occupied households age 65 and over with a housing cost burden. While 10.4% of the City's population as a whole experienced a housing cost burden, 9.5% of all households over age 65 experienced a housing cost burden. This finding is of particular importance because it shows that elderly households account for 32.3% of all the households indicating a housing cost burden; all while they continue to face increasing housing costs and fixed or decreasing incomes.

TABLE 11: AGE 65 AND OLDER COSTS AS PERCENTAGE OF INCOME, CITY OF SIOUX RAPIDS, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households age 65 and Over	% of Total Households
<b>Housing Cost Analysis</b>						
Less than 30% of income	92	92.0%	3	60.0%	95	90.5%
More than 30% of income	8	8.0%	2	40.0%	10	9.5%
<b>TOTAL</b>	<b>100</b>	<b>100.0%</b>	<b>5</b>	<b>100.0%</b>	<b>105</b>	<b>100.0%</b>

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 which occupational areas are 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, which represents the number of non-basic jobs 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 that are supported.

Table 12 indicates the occupation category, the percent of Sioux Rapids 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 Sioux Rapids. 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 the City 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 SIOUX RAPIDS, 2000

Occupation Category	Number of City of Sioux Rapids Workforce	% of City of Sioux Rapids Workforce	% of State Workforce	City of Sioux Rapids minus State of Iowa	Basic	Non-Basic
Management, professional, and related occupations	100	29.2%	31.3%	-2.1%	0.0%	29.2%
Service occupations	42	12.3%	14.8%	-2.5%	0.0%	12.3%
Sales and office occupations	69	20.2%	25.9%	-5.7%	0.0%	20.2%
<b>Farming, fishing, and forestry occupations</b>	<b>15</b>	<b>4.4%</b>	<b>1.1%</b>	<b>3.3%</b>	<b>3.3%</b>	<b>1.1%</b>
<b>Construction, extraction, and maintenance occupations</b>	<b>33</b>	<b>9.6%</b>	<b>8.9%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>8.9%</b>
<b>Production, transportation, and material moving occupations</b>	<b>83</b>	<b>24.3%</b>	<b>18.1%</b>	<b>6.2%</b>	<b>6.2%</b>	<b>18.1%</b>
<b>TOTAL</b>	<b>342</b>	<b>100%</b>	<b>100%</b>		<b>10.2%</b>	<b>89.8%</b>
<b>Economic base multiplier</b>	<b>9.80</b>					

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

In Sioux Rapids, there are three basic occupation industries: 1) Production, transportation, and material moving occupations, and 2) Farming, fishing, and forestry occupations, and 3) Construction, extraction, and maintenance occupations. Goods and services from these occupations are exported to markets outside of the community, which in turn generates an infusion of dollars into the local economy. Table 12 shows that 89.8 of the jobs in Sioux Rapids are non-basic, while only 10.2% provide goods and services outside of the City. With three of the six categories indicating exports, this is not a bad balance; however, nearly 93% 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 economy.

The basic multiplier for Sioux Rapids is 9.80. This number indicates that 9.80 non-basic jobs support every one basic job in the community. Every time the City loses a job in one of the basic occupation categories, the City potentially could lose 9.80 non-basic jobs. In order to decrease this potential, Sioux Rapids needs to accentuate the basic jobs by diversifying the employment base even more. Cities 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 SIOUX RAPIDS, 2000

Industry Categories	City of Sioux Rapids		State of Iowa		City of Sioux Rapids minus State of Iowa	Basic	Non-Basic
	2000	% of Total	2000	% of Total			
<b>Agriculture, forestry, hunting and mining</b>	<b>16</b>	<b>4.7%</b>	<b>65,903</b>	<b>4.4%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>4.4%</b>
Construction	21	6.1%	91,824	6.2%	0.0%	0.0%	6.1%
<b>Manufacturing</b>	<b>71</b>	<b>20.8%</b>	<b>253,444</b>	<b>17.0%</b>	<b>3.7%</b>	<b>3.7%</b>	<b>17.0%</b>
<b>Wholesale Trade</b>	<b>18</b>	<b>5.3%</b>	<b>53,267</b>	<b>3.6%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>3.6%</b>
<b>Retail Trade</b>	<b>45</b>	<b>13.2%</b>	<b>179,381</b>	<b>12.0%</b>	<b>1.1%</b>	<b>1.1%</b>	<b>12.0%</b>
<b>Transportation and warehousing and utilities</b>	<b>32</b>	<b>9.4%</b>	<b>73,170</b>	<b>4.9%</b>	<b>4.4%</b>	<b>4.4%</b>	<b>4.9%</b>
Information	0	0.0%	41,970	2.8%	-2.8%	0.0%	0.0%
Finance, Insurance, Real Estate and rental and leasing	14	4.1%	100,395	6.7%	-2.6%	0.0%	4.1%
Professional, scientific, management, administration, and waste management service	13	3.8%	90,157	6.1%	-2.3%	0.0%	3.8%
Educational, health, and social services	67	19.6%	324,142	21.8%	-2.2%	0.0%	19.6%
Arts, entertainment, recreation, accommodation and food services	19	5.6%	98,819	6.6%	-1.1%	0.0%	5.6%
<b>Other services (except public administration)</b>	<b>23</b>	<b>6.7%</b>	<b>66,286</b>	<b>4.4%</b>	<b>2.3%</b>	<b>2.3%</b>	<b>4.4%</b>
Public Administration	3	0.9%	51,058	3.4%	-2.5%	0.0%	0.9%
<b>Total</b>	<b>342</b>	<b>100.0%</b>	<b>1,489,816</b>	<b>100.0%</b>		<b>13.5%</b>	<b>86.5%</b>
<b>Base Multiplier</b>	<b>7.39</b>						

Source: US Census – 2000 DP-3

Table 12 shows that two of the non-basic occupation categories are close to the same percentage as the State, so it is possible that these categories could become basic, if additional jobs were created. If these occupational areas were to surpass the State percentage, they 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, Sioux Rapids 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 strong in Sioux Rapids:

- Agriculture, forestry, fishing, hunting and mining
- Manufacturing
- Wholesale Trade
- Retail Trade
- Transportation and warehousing and utilities
- Other services (except public administration)

These industries are providing many of the basic jobs that are supporting non-basic employment. The industries having the most room for growth are Construction; Arts, entertainment, recreation, accommodation and food services; Educational, health and social services; Professional, scientific, management, administration and waste management

services; Public administration; Finance, Insurance, Real Estate and rental and leasing; and Information. These industries either are equal to or fail to meet the State average by less than 3.0%.

Tables 12 and 13 combine to give Sioux Rapids a picture of the employment conditions. In order to boost the economy of the community, there must be a flow of money into the area from other regions. To do that, Sioux Rapids needs to offer goods and services to those other areas. The City could also diversify its economic structure, which will add strength and stability.

### Commuter Trends

Travel time to work is a factor used to gauge where Sioux Rapids' labor force is working. However, the data may be skewed when comparing the travel time to the actual miles traveled to work due to potential traffic issues during certain times of the day. Table 14 shows the number of residents of Sioux Rapids that travel to work in each of several time categories.

Table 14 indicates the workforce spent more time traveling to work in 2000 than in 1990. The average travel time increased from 16.4 minutes in 1990 to 24.3 minutes in 2000. When looking at travel time categories, the largest percentage increase occurred in the 45 to 59 minutes category, which grew by 11 persons, or 1100.0%. The next largest increase occurred in the 30 to 44 minutes category, which grew by 34 persons, or 109.7%. These increases in time traveled are most likely due to a growing number of people commuting to jobs outside of Sioux Rapids to places such as Storm Lake, IA or Spencer, IA.

TABLE 14: TRAVEL TIME TO WORK, SIOUX RAPIDS, 1990 TO 2000

Travel Time Categories	1990	% of Total	2000	% of Total	% Change
Less than 5 minutes	60	21.9%	57	17.2%	-5.0%
5 to 9 minutes	77	27.8%	64	19.3%	-16.9%
10 to 19 minutes	49	17.3%	32	9.7%	-34.7%
20 to 29 minutes	45	15.8%	69	20.8%	53.3%
30 to 44 minutes	31	10.9%	65	19.6%	109.7%
45 to 59 minutes	1	0.4%	12	3.6%	1100.0%
60 minutes or more	14	4.9%	21	6.3%	50.0%
Worked at home	7	2.5%	11	3.3%	57.1%
<b>Total</b>	<b>284</b>	<b>100.0%</b>	<b>331</b>	<b>100.0%</b>	<b>16.5%</b>
<b>Mean Travel Time (minutes)</b>	<b>16.4</b>		<b>24.3</b>		<b>48.2%</b>

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 – SF 3 Table PCT56 and DP3, 2000

Three time categories showed decreases in the number of people commuting. These were the less than 5 minutes, 5 to 9 minutes, and 10 to 19 minutes, which decreased by 3, 13, and 17 persons, respectively. The reason for these decreases may be a result of a decrease in the number of well-paying jobs in the City, coupled with more lucrative opportunities in other places. The number of persons working at home increased from 7 in 1990 to 11 in 2000, a change of 48.2%.

## 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, Sioux Rapids. 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 city. These organizations are important providers of goods and services, especially in sparsely populated rural areas.

### SIOUX RAPIDS FACILITIES INVENTORY

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

The Facilities Inventory for Sioux Rapids 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

Sioux Rapids is located along the rolling hills of the Little Sioux River valley in north central Buena Vista County. The river corridor and its surroundings remain relatively untouched, offering many recreational opportunities to City residents. Below is a summary of local, county, and state/federal recreational facilities available to Sioux Rapids residence.

### STATE RECREATIONAL FACILITIES

Although the parks listed below are located outside Sioux Rapids, 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 15: 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 Area, Linn Grove Wildlife Area, Pheasant Ridge Wildlife Area, Raccoon River Heritage Wildlife Corridor, South Cove Park, Sturcher 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 16: 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

Sioux Rapids offers a number of outdoor recreational opportunities. Gabrielson County Park is located just south of town and offers Gustafson Lake to the residents of Sioux Rapids. Available recreational activities include fishing, sandy swimming beaches, and picnic areas with a playground. The cabin built by Sioux Rapid's original settler is still on display.

## OTHER RECREATIONAL ACTIVITIES

### Golf Courses

There is currently one golf course in the City of Sioux Rapids, the Little Sioux Golf & Country Club. In addition, there are five golf courses in other parts of the County. A brief description of each is given in Table 17 below.

TABLE 17: BUENA VISTA COUNTY GOLF COURSES

Name	Location	Type of Facility	Number of Holes	Season
Alta Golf and Country Club	Alta	Private	9	April 1 to November 1
Lake Creek Country Club	Storm Lake	Semi-Private	18	April 1 to November 1
Laurens Golf and Country Club	Laurens	Private	9	April 1 to October 31
Little Sioux Golf and 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	Spencer	Public	9	April 1 to October 31
Spring Hills County Club	Mallard	Public	9	April 1 to November 1
Storm Lake Municipal Golf Course	Storm Lake	Public	9	March 25 to November 1
West Links Estates Golf Course	Alta	Public	10	April 1 to October 31

Source: [www.golfable.com](http://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 Sioux Rapids are served by the Sioux Central Community School District (6035), which has one elementary school, one middle school, one high school and a primary-level charter school, all located in the City of Sioux Rapids. Children in Sioux Rapids attend Sioux Central Elementary School, which consists of Pre-kindergarten to 5<sup>th</sup> grade and had a total enrollment of 145 students during the 2004-2005 school year. Sioux Central Middle School consists of grades 6 through 8 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 18: 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-Truesdale Elementary (Albert City)	PK-5	111	104	-6.3%
	Albert City-Truesdale High (Albert City)	6-12	149	*	---
Alta (0171)	Alta Elementary (Alta)	PK-4	219 **	194	-11.4%
	Alta Middle (Alta)	5-8	200 ***	187	-6.5%
	Alta High (Alta)	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-Truesdale 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 Sioux Rapids via the public school system, the residents also have the availability of private schools within the area. The private schools closest to Sioux Rapids 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 19: 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 Sioux Rapids area. The following are some of the main facilities:

- Augustana College (Sioux Falls, South Dakota)
- 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 (Fort Dodge, Webster City, Storm Lake, Iowa)
- Iowa Lakes Community College (Emmetsburg, 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)
- University of Sioux Falls (Sioux Falls, South Dakota)
- Western Iowa Tech Community College (Cherokee, Iowa)

## FIRE AND POLICE PROTECTION

TABLE 20: FIRE AND RESCUE

Vehicle	Gallons Per Min	Gallon Capacity	Year and Make
Pumper/Tanker	1000	1200	1996 Chevy
Pumper	750	1000	1980 Chevy
Pumper/Tanker	500	1000	1964 Ford
Equipment Van	na	na	1976 Chevy
Tanker/3000 gal porta tank	na	2200	1975 Chevy
Brush Truck	250	200	1990 Ford
<b>Additional Items</b>			
1000 gal porta tank (2)	Thermal Imaging Camera		
Jaws of Life (2)	6000psi Compressor & Cascade System		

Source: Buena Vista County, 2005



**FIGURE 4: FIRE DISTRICT MAP**

**FIGURE 5: RESCUE DISTRICT MAP**

## LAW ENFORCEMENT

Law enforcement in Sioux Rapids 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 5<sup>th</sup> Street, in the City of Storm Lake.

Buena Vista County has a number of facilities to serve its residents. Table 21 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 21: SWORN OFFICERS, BUENA VISTA AND SURROUNDING COUNTIES, 2000 – 2004**

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

Source: Iowa Uniform Crime Report, 2000-2004.

## CITY BUILDINGS

Sioux Rapids owns and maintains the City Hall, an ambulance bay and the city maintenance shed.

## COMMUNICATION FACILITIES

### RADIO

There are several radio stations that provide music, entertainment, and information to Sioux Rapids 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	KCIM-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**

Sioux Rapids 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**

There are several newspapers serving the residents of Sioux Rapids. 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 Sioux Rapids's goals should be to provide adequate services to its residents. The following sections identify and discuss certain utilities found in Sioux Rapids.

### **ELECTRICAL SERVICE**

Alliant Energy is a private corporate supplier of electricity in Sioux Rapids. The company's service area includes the communities of Albert City, Linn Grove, Sioux Rapids, 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 provides natural gas service to Sioux Rapids.

### **TELEPHONE SERVICES**

There are multiple telephone providers in Sioux Rapids including Qwest, Evertek, Web Wireless, Iowa Telecom, and Iowa One.

### **MUNICIPAL WATER SYSTEMS**

The City of Sioux Rapids has a water treatment plant that uses a nitrate filtration system for the city's drinking water.

## SANITARY SEWER

The City of Sioux Rapids has a three-cell lagoon system for the disposal of the city's waste-water.

## SOLID WASTE DISPOSAL FACILITIES

Two solid waste disposal facilities currently the residents of Sioux Rapids, the County's Sanitary Landfill and the Harold Rowley Material Recovery Center. Both sites are located off of 630<sup>th</sup> Street, approximately two miles southeast of the communities of Lakeside and Storm Lake. While the Iowa Department of Natural Resources indicates the landfill is permitted to operate through November 2006, the facility is slated for closure (permitted to be completed by year 2017). The material recovery center performs recycling and composting services and is located at the landfill location.

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 Sioux Rapids. 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 two nursing home facilities within 13 miles of Sioux Rapids. Sioux Care Center is located in Sioux Rapids, while Pleasant View Home is located 13 miles southeast of Sioux Rapids in Albert City.

#### **EXISTING LAND USE**

Existing land uses can be defined as the way a specific parcel of land is utilized. The number and type of uses are constantly changing, producing a number of impacts that can benefit or detract from the community. As a result, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the city faces during the course of the planning period.

Existing patterns of land use are often fixed in older communities, while development in newer areas is often reflective of current development practices adjacent to the new development. Sioux Rapids is nearly land locked by the steep topography, the Little Sioux River, and wetlands. The past development patterns in and around Sioux Rapids have been influenced by topography and manmade features such as water, railroads and highways. These factors will likely continue to influence development patterns throughout the course of the planning period.

#### **Existing Land Use Categories**

The utilization of land is best described in specific categories that provide broad descriptions the location and grouping of numerous businesses, institutions, and structures. For the purposes of the Comprehensive Development Plan, the following land use classifications are used:

- Single Family Residential (including townhouses)
- Multi-Family Residential (includes duplexes and apartments)
- Commercial
- Industrial
- Civic (Public and Quasi-public, includes churches and schools)
- Recreation (including open space)
- Agricultural

### Existing Land Use Analysis within Corporate Limits

Buena Vista County evaluated each parcel of land within Sioux Rapids as part of the planning process. JEO later compared the results with aerial photography. The existing land use map was later evaluated by representatives of Sioux Rapids. The data from the survey is analyzed in the following paragraphs.

Table 22 includes various types of existing land use data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare the all land uses to the total area within the corporate limits of Sioux Rapids; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 6.

**TABLE 22: EXISTING LAND USE, SIOUX RAPIDS, 2005**

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	153.6	37.8	28.8	12.3
Single-family	149.2	36.7	28.0	12.0
Multi-family	4.4	1.1	0.8	0.4
Manufactured Housing	0.0	0.0	0.0	0.0
Commercial	21.4	5.3	4.0	1.7
Industrial	15.4	3.8	2.9	1.2
Civic	26.4	6.5	5.0	2.1
Recreation	21.7	5.3	4.1	1.7
Transportation	167.6	41.3	31.5	13.4
Total Developed Land	406.1	100.0	76.3	32.6
Vacant/Agriculture	126.4	-	23.7	10.1
<b>Total Area</b>	<b>532.5</b>	<b>-</b>	<b>100.0</b>	<b>42.7</b>

Source: 2006 Sioux Rapids Comprehensive Development Plan, JEO Consulting Group, Inc.

Note: Acres per 100 is based upon the 2004 population estimates.

Sioux Rapid's residential uses accounted for approximately 153.6 acres in the city, or 37.8% of the developed area of the community. The majority of residential area is comprised of single family residential, accounting for 36.7% of the developed area in Sioux Rapids. Multi-family housing is limited with only 4.4 acres. Manufactured housing was not included in the land use survey.

Table 22 displays Sioux Rapid's with 21.4 acres of commercial space. This area comprises 5.3% of the developed area of the community. Sioux Rapids has 15.4 aces of industrial uses within the corporate limits.

Civic uses include all public and quasi-public structures and uses, such as municipal buildings and churches. Overall, these uses comprise of 26.4 acres of the developed acreage in the community, which is 6.5% of the total developed area. Recreational areas account for 5.3% of the developed land in Sioux Rapids. Transportation related uses, such as streets and alleys, consist of the remaining 41.3% of the developed area in the community.

Overall, the land use types mentioned above account for 76.3% of the total land area within the community, with the remaining 18.2% reported as vacant/agriculture. The vacant/agricultural land allows a community to anticipate the

amount of land that may be available for future growth and development within the existing municipal boundary. It is important to know that areas of this vacant land may be difficult to develop due to natural conditions, such as floodplains or topography.

The number of acres per 100 people is provided in Table 22 in order to see how the community has developed with regard to density. Examining the density of the community in this manner, allows Sioux Rapids to better plan for services such as community facilities and programs by comparing itself against traditionally accepted development standards.

The existing land use map for Sioux Rapids displays a typical Midwestern community layout. Recreational, industrial, and most of the commercial uses all located on the outskirts of the community. Civic uses, displayed in blue, are scattered throughout the community.

**TABLE 23: ACRES PER 100 PERSONS COMPARISON, BUENA VISTA COUNTY COMMUNITIES**

	Sioux Rapids	% of Total	Alta	% of Total	Marathon	% of Total	Albert City	% of Total	Community Averages
<b>Land Use Category</b>									
Residential	12.3	28.8%	11.6	29.2%	26.9	17.0%	16.2	35.0%	27.1%
Single-family	12.0	28.1%	10.7	27.0%	25.7	16.3%	15.5	33.5%	25.6%
Multi-family	0.4	0.9%	0.9	2.3%	1.2	0.8%	0.7	1.5%	1.5%
Manufactured Housing (NA)	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0%
Commercial	1.7	4.0%	1.0	2.5%	1.8	1.1%	1.3	2.8%	2.2%
Industrial	1.2	2.8%	1.9	4.8%	21.9	13.9%	9.6	20.7%	13.1%
Civic	2.1	4.9%	2.8	7.1%	3.6	2.3%	1.6	3.5%	4.3%
Recreation	1.7	4.0%	7.5	18.9%	2.9	1.8%	4.8	10.4%	10.4%
Transportation	13.4	31.4%	7.5	18.9%	16.2	10.3%	7.0	15.1%	14.8%
Total Developed Land	32.6	76.1%	32.3	81.4%	73.3	46.4%	40.5	87.5%	71.7%
Vacant/Agriculture	10.1	23.7%	7.4	18.6%	84.7	53.6%	5.8	12.5%	28.3%
<b>Total Area</b>	<b>42.7</b>	<b>99.8%</b>	<b>39.7</b>	<b>100.0%</b>	<b>158.0</b>	<b>100.0%</b>	<b>46.3</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 2006 Sioux Rapids Comprehensive Development Plan, JEO Consulting Group, Inc.

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

Table 23 shows the acres per 100 persons comparison of Sioux Rapids to three other Buena Vista County communities of similar size. 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.

Sioux Rapids has a relatively similar composition of residential, commercial, and vacant/agriculture land uses. When it comes to recreation and industrial however Sioux Rapids is lower than the other communities.

### Land Use Comparative Analysis

Table 23 compares the land use make-up of Sioux Rapids to three other similar communities similar in size, both in land area and population, and all located in Buena Vista County. The table shows that there are varying levels of uses in each community. The table is purely for comparison purposes and does not indicate that one community's make-up is better than another. The land use surveys were all conducted using similar methodology by Buena Vista County staff.



TABLE 24: LAND USE COMPARISONS (IN ACRES), 2006

	Sioux Rapids	% of Total	Alta	% of Total	Marathon	% of Total	Albert City	% of Total	Community Averages
Land Use Category									
Residential	153.6	28.8%	200.1	29.3%	81.1	17.0%	114.8	35.0%	27.1%
Single-family	149.2	28.0%	184.3	27.0%	77.5	16.2%	110.1	33.5%	25.6%
Multi-family	4.4	0.8%	15.8	2.3%	3.6	0.8%	4.7	1.4%	1.5%
Manufactured Housing	0.0	0.0%	0.0	0.0%	0	0.0%	0.0	0.0%	0.0%
Commercial	21.4	4.0%	16.5	2.4%	5.5	1.2%	9.1	2.8%	2.1%
Industrial	15.4	2.9%	32.4	4.8%	66.1	13.9%	68.4	20.8%	13.1%
Civic	26.4	5.0%	47.3	6.9%	10.9	2.3%	11.3	3.4%	4.2%
Recreation	21.7	4.1%	129.6	19.0%	8.9	1.9%	33.7	10.3%	10.4%
Transportation	167.6	31.5%	129.1	18.9%	48.9	10.2%	49.6	15.1%	14.8%
Total Developed Land	406.1	76.3%	555.0	81.4%	221.4	46.4%	286.9	87.4%	71.7%
Vacant/Agriculture	126.4	23.7%	126.9	18.6%	255.7	53.6%	41.4	12.6%	28.3%
<b>Total Area</b>	<b>532.5</b>	<b>100.0%</b>	<b>681.9</b>	<b>100.0%</b>	<b>477.1</b>	<b>100.0%</b>	<b>328.3</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 2006 Buena Vista County Community Comprehensive Plans

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

Sioux Rapids, when compared to Alta, Marathon, and Albert City, has twice as much commercial space at 4.0% of the developed area. The community average is 2.1%. However, Sioux Rapids currently has 2.9% of its land use as industrial, which is significantly lower than the three community average of 13.1%. Sioux Rapids also has less recreational land by percentage of developed land at 4.1% compared to the community average of 10.4%. Land used for transportation in Sioux Rapids is listed as 31.5% of all developed land which is significantly higher than the community average of 14.8%

**FIGURE 6: EXISTING LAND USE MAP, SIOUX RAPIDS**



## TRANSPORTATION SYSTEM AND FACILITIES

All communities have specific transportation needs regardless of their size or location. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not 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 Sioux Rapids.

### Railroad Service

Sioux Rapids is not located near an active railroad. The closed rail freight service in the Sioux Rapids 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, 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 75 miles southeast of Sioux Rapids, 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 Sioux Rapids is based primarily upon the system of local streets that are connected to the state and federal road system, which allows the community access to the surrounding region. These roadways are an essential aspect of community development for the residents of Sioux Rapids as they provide for movement of goods and services into and through the city.

### **State and Federal Highways**

The primary transportation system for Sioux Rapids is State Highway 10/US Highway 71, which connects Spencer, Iowa and Storm Lake, Iowa. US Highway 71 is a major arterial which runs all across Buena Vista County.

### **Community Street System**

The street system in Sioux Rapids is comprised of a network of collector and local streets that provide access to locations within the community. The street system in the community consists of a grid system, which is typical of most small communities found in the Midwest. The street system is slightly influenced by the Little Sioux River that runs from the southeast to the northwest on the north side of town. Two cul-de-sacs are located on the southwest side of town.

# *ENVISION SIOUX RAPIDS*

## ENVISION THE FUTURE

The following chapter of the Comprehensive Development Plan includes information obtained through public participation. The main form of public participation during the Sioux Rapids 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.

### SIoux RAPID'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 Sioux Rapids. 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 Monday, February 6, 2006, a Town Hall Meeting was held at the Sioux Rapids Legion Building to gather input on issues (both positive and negative) facing the community. The meeting included a brainstorming session. There were between 15 and 20 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 Sioux Rapids and what needs to be improved in Sioux Rapids. Then the group was asked to identify major issues within Sioux Rapids 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 Sioux Rapids?
2. What is your vision of Sioux Rapids?
3. What needs to be done to achieve this vision in Sioux Rapids?
4. What needs to be approved in Sioux Rapids?

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.

## SIOUX RAPIDS'S TOWN HALL MEETING RESULTS

TABLE 25: WHAT ARE SOME OF THE POSITIVES OF SIOUX RAPIDS, 2006

	Positive Aspect	Total Points	% of Total Points
1.	Good Schools	5	16.1%
2.	Golf/Recreational Opportunities	3	9.7%
3.	Service Providers (Dr./ETC)	3	9.7%
4.	Fire/Rescue	3	9.7%
5.	Major Highway	2	6.5%
6.	Geographic Location	2	6.5%
7.	Involvement by Younger Adults	2	6.5%
8.	Ambulance	2	6.5%
9.	Good Daycare Center	1	3.2%
10.	Business Growth	1	3.2%
11.	Churches	1	3.2%
12.	Lots for Development	1	3.2%
13.	Grocery Stores	1	3.2%
14.	Industry	1	3.2%
15.	Good Water System	1	3.2%
16.	Law Enforcement	1	3.2%
17.	Retirement Housing	1	3.2%
18.	Swimming Pool	0	0.0%
19.	Retail Opportunities	0	0.0%
20.	Good Mix of Ages	0	0.0%
21.	Ethnic Diversity	0	0.0%
22.	Strong Knowledge Base	0	0.0%
23.	Senior Center	0	0.0%
24.	Emergency Notification	0	0.0%
<b>Total</b>		<b>31</b>	<b>100.0%</b>

Source: Sioux Rapids Town Hall Meeting, February 6, 2006, JEO Consulting Group, Inc.

TABLE 26: WHAT NEEDS TO BE IMPROVED IN SIOUX RAPIDS, 2006

	Future Projects	Total Points	% of Total Points
1.	Downtown Appearance	9	25.0%
2.	Employment Opps. For Youth	4	11.1%
3.	More Industry Job Opps.	4	11.1%
4.	Sidewalks	3	8.3%
5.	Improve Patronage of Local Businesses	3	8.3%
6.	Highway Corridor Appearance	3	8.3%
7.	More Business in Downtown	2	5.6%
8.	More Community Involvement	2	5.6%
9.	Improve Website/City Marketing	2	5.6%
10.	Streets	1	2.8%
11.	Utility Costs (Electric & Gas)	1	2.8%
12.	Roads Around Old School	1	2.8%
13.	New Housing/Rehabilitation (Refacing)	1	2.8%
14.	Water/Sewer Under Streets	0	0.0%
15.	Recreation for Youth	0	0.0%
16.	Shortage of Rental Properties	0	0.0%
17.	New City Hall	0	0.0%
18.	ADA Accessibility in Library	0	0.0%
19.	Overall Appearance	0	0.0%
20.	Levee	0	0.0%
21.	Traffic Control	0	0.0%
22.	Better Highway Lighting School & City	0	0.0%
<b>Total</b>		<b>36</b>	<b>100.0%</b>

Source: Sioux Rapids Town Hall Meeting, February 6, 2006, JEO Consulting Group, Inc.

**TABLE 27: WHAT IS YOUR VISION OF SIOUX RAPIDS, 2006**

Vision		Total Points	% of Total Points
1.	Main Street/Arts Community/Thriving	7	21.2%
2.	Overall Pride from all Age Group in the Town	6	18.2%
3.	Good Streets	4	12.1%
4.	More Technology Jobs (Night Industry)	4	12.1%
5.	More Industry	3	9.1%
6.	Good Water/Sewer Lines	2	6.1%
7.	Continue to Expand Service Provider Times	2	6.1%
8.	Assisted Living/Senior Housing	2	6.1%
9.	Rec Program for Youth (Summer/Yr Round)	1	3.0%
10.	RVPark	1	3.0%
11.	Walking/Bicycle Trails Along River in Town	1	3.0%
12.	Good Summer Education Program	0	0.0%
13.	Move JEO to Town	0	0.0%
<b>Total</b>		<b>33</b>	<b>100.0%</b>

Source: Sioux Rapids Town Hall Meeting, February 6, 2006, JEO Consulting Group, Inc.

**TABLE 28: WHAT NEEDS TO BE DONE TO ACHIEVE THIS VISION IN SIOUX RAPIDS, 2006**

Achieve the Vision		Total Points	% of Total Points
1.	Outside Funding Sources	8	22.9%
2.	More Volunteers	7	20.0%
3.	Prioritization	7	20.0%
4.	Think Outside of Box	7	20.0%
5.	More Cooperation Among Existing Groups	4	11.4%
6.	Improve Attitude	2	5.7%
7.	Shared Vision	0	0.0%
		<b>35</b>	<b>100.0%</b>

Source: Sioux Rapids Town Hall Meeting, February 6, 2006, JEO Consulting Group, Inc.

## SIOUX RAPID'S VISION

Planning for future land uses within Sioux Rapids is an ongoing process of goal setting and problem solving. The focus of the process is to continually gauge public perceptions and desires so 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.

Development of 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 method of managing future change. The result of the visioning process is a picture of how the residents of Sioux Rapids 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, Sioux Rapids should develop specific benchmarks that 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 specific levels.



## VISION STATEMENT

“The City of Sioux Rapids will preserve and enhance the appearance of the community by working together to seek the necessary resources for Main Street improvements. Sioux Rapids will work proactively through increased public participation to encourage innovative and unique development leading to new job opportunities. By strengthening the small town atmosphere and pride of the people, Sioux Rapids will encourage new people to join the community, residents to stay, and visitors to return, Sioux Rapids will continue to prosper long into the future”

## SIOUX RAPID’S GOALS

This section will examine specific goals and policies for Sioux Rapids 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 is a broad-based statement of the ultimate result of the change being undertaken. 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

Work to promote and encourage specific industrial based businesses that will add to the economic base and increase opportunities for employment in Sioux Rapids.

### Objectives

- 1.1 Work with the Storm Lake Area Development Corporation and Iowa Lakes Economic Development Corporation and others to recruit an industrial based business to Sioux Rapids.
- 1.2 Work with residents and businesses in the community to determine what additional retail and service businesses need to be recruited to Sioux Rapids.
- 1.3 Improve and enhance the community website to better promote and advertise opportunities for new businesses, recreational opportunities, and community events.

**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 through the Storm Lake Area Development Corporation and others.
- 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 Sioux Rapids 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 Sioux Rapids 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 on Main Street.
- 2.5 Encourage existing business owners to create jobs for the youth of Sioux Rapids.

**LAND USE****Goal 3**

The City of Sioux Rapids 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 to focus on the development of residential properties.
- 3.2 Sioux Rapids 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 Then developments propose 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 closely evaluate any construction proposed 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 Sioux Rapids. This based upon the fact that nearly 59.5% 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 Sioux Rapids'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.
- 4.7 Ensure land is available for new residents to construct homes in and immediately around Sioux Rapids.

**PUBLIC HEALTH AND SAFETY****Goal 5**

The City of Sioux Rapids 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 all streets.
- 5.2 The City will work with the youth of the community to increase the beautification of the community, specifically Main Street
- 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 building development in Sioux Rapids should remain out of any designated 100-year flood plain.

**TRANSPORTATION****Goal 6**

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

**Objectives**

- 6.1 Development in Sioux Rapids shall be guided to safely utilize existing public investment in roads, and programs to reduce road 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 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.
- 6.4 The City will work on developing a future recreational trails plan and system.
- 6.5 Sioux Rapids will provide adequate space for parking of large agricultural equipment.

## RECREATION

### Goal 7

Sioux Rapids 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.

### Objectives

- 7.1 The City should work to increase recreational opportunities for youth.
- 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.

## ENVIRONMENT

### Goal 8

The City of Sioux Rapids has a number of environmental conditions surrounding the community including floodplain, the Little Sioux River, steep topography, 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 preserve 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 Wellhead Protection Area should be established to protect the domestic supply of drinking water for Sioux Rapids.

- 8.5 Promote quality land management through the development of erosion control design standards for larger commercial and industrial developments.
- 8.6 Consideration will be given to adopting an 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.
- 8.7 The City of Sioux Rapids will cooperate with Iowa Department of Natural Resources in enforcing state and federal regulations designed to achieve high air quality.
- 8.8 The City of Sioux Rapids 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 Sioux Rapids.

### **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 Adopt a procedural manual and application process for addressing the enforcement of the Plan and regulations.
- 9.3 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.
- 9.4 The Planning Commission and the City Council should hold a joint meeting every five years to assess any major changes in the community (unforeseen opportunities). The meeting should evaluate potential changes to the Comprehensive Development Plan and development regulations.
- 9.5 The Planning Commission should meet a least once every three months or more often if needed.

## *ACHIEVE SIOUX RAPIDS*

## FUTURE LAND USE PLAN

The Future 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

Sioux Rapids should review and understand the above criteria when making decisions about the future use of land 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 the residents of Sioux Rapids 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 budgets. 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 Sioux Rapids 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/quasi-public)
- Combine community goals with likely future demands to identify 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 a visual survey of the community, maps, and aerial photographs. An analysis is provided in the Profile Sioux Rapids Chapter. 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 on 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/QP)
- Parks/Recreation (P/R)

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

## **AGRICULTURAL LAND USES**

Agricultural uses within the future land use plan for Sioux Rapids are covered by two different districts dealing with varying levels of residential density within the agricultural areas adjacent to the corporate boundaries.

### **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 urban developed use. Typically agricultural land uses are 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 as a traditional area uses around the perimeter of the community. These areas are identified in the Future Land Use map based upon locations determined as Transitional Agriculture 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 the quality time in their lives. The next three land use designations address 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 Sioux Rapids 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 this land use designation. However, due to the expense of extending services to a small number of residences it is 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 traditional large-lot development on the edge of a city.*

### Medium Density Residential (MDR)

The next residential district is medium density residential with a density ranging from three to ten units per acre. This would be the most common density found throughout the existing portions of Sioux Rapids. This density would allow land for single family dwellings anywhere from 7,500 square feet to 15,000 square feet lots. City services such as water and sewer would be provided.

Medium Density Residential development allows for a greater number of homes compared to 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.



*A typical single-family residential street.*

Besides single-family detached dwellings, townhouses, and condominium developments, as well as two to four family dwellings may be mixed into a subdivision. In addition, this land use category will allow for some limited multi-family developments in conjunction with developments that predominately contain single-family units. These types of policies will provide some opportunity for affordable housing in such a way that it is incorporated into an overall mixed-use residential neighborhood. 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 should increase property values as people are drawn to live in areas that provide natural amenities.

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.

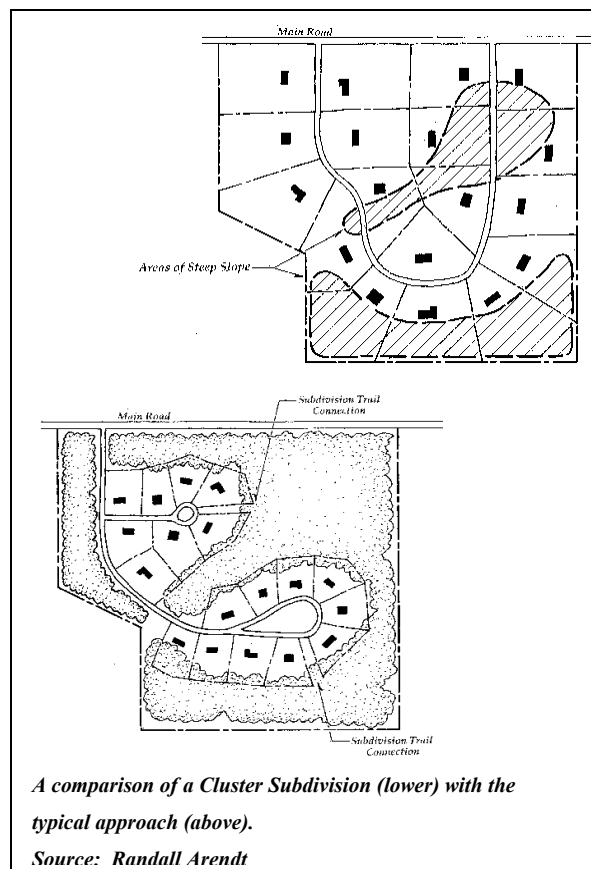
This district is intended to encourage quality characteristics while allowing a number of alternative housing opportunities within a neighborhood setting. Because of the higher concentration of residents in some of these areas regardless of the type of development, open space and linear parks should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

### High Density Residential (HDR)

This Future Land Use district is intended to accommodate dense residential development, such as apartments and condominiums. During the planning period, it is not anticipated that development of this density level will become a major issue; therefore, there is no need to designate any areas for High Density Residential Development. However if development pressure increases in Sioux Rapids, a need may develop for new areas of High Density Residential development.

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 lower density residences and intensive transportation facilities.
- 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.



*Multi-family structures similar to this may be acceptable in areas designated as High Density.*

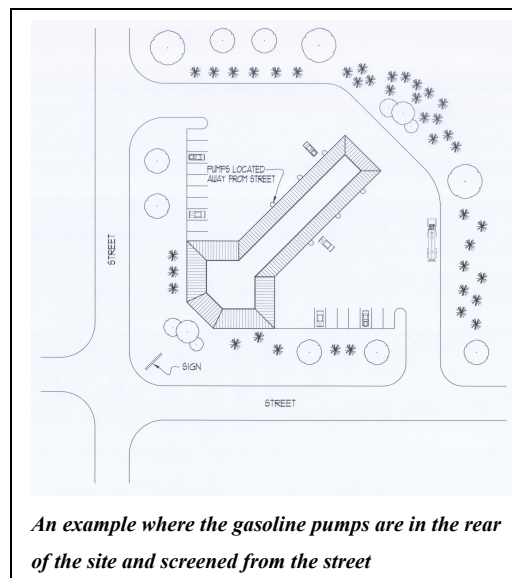
**COMMERCIAL (C)**

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 Sioux Rapids Future Land Use Plan only identifies areas as Commercial; it does not break the land uses up further into the categories below. However Commercial land uses are typically divided into these 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 local residents. Downtown Commercial will typically have further restrictions on square footage or signage, etc in order to preserve a downtown corridor. Highway Commercial Uses typically are located to meet the needs of the traveling public; local residents will often benefit from these uses as well.



*An example where the gasoline pumps are in the rear of the site and screened from the street*

**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 transportation corridors. Uses within these areas need to be compatible with the residents of the community. Highly hazardous and odorous uses are generally 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 facilities such as City Hall, churches, publicly owned utilities, etc. These areas are based upon the location of existing uses and no new areas have been identified. 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 the Sioux Rapids area develops.

**PARKS/RECREATION (P/R)**

This land use district is 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 development densities. As such, they would initially be void of any park-like amenities. The City supports the retention of natural open space within developments. This land use designation can be used as a tool to encourage environmentally



*An example of Open Space*

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.

**FIGURE 7: FUTURE LAND USE MAP**

## FUTURE LAND USE PLAN MAP

There are ten future land use districts overall, shown in Figure 7. A larger number of land use types will give Sioux Rapids more control and development 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.

This key element of the Future Land Use Plan has been developed through input from citizens, city leaders, planning and zoning commission members, and elected officials of Sioux Rapids with assistance from Buena Vista County staff. Figure 7 is a representation of future land uses in Sioux Rapids. Each land use category will address the purpose of the land use area 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 Sioux Rapids’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, 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.
- The extension would open up needed or desirable areas of the community for additional growth.
- The development is 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 Sioux Rapids. 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 communities can achieve these positive impressions.

## FUTURE DEVELOPMENT CHALLENGES/BARRIERS

Sioux Rapids is located along the edge of the Little Sioux River creating a natural barrier to development due to the floodplain and topography that go with the river.

## 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 are 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 AND SYSTEM FUTURE**

Transportation networks tie communities together and provide a link to the outside world. Adequate transportation systems are essential for the safe and efficient flow of vehicles and pedestrians, and provide access to all parts of the city. The Transportation Plan will identify future improvements necessary to provide safe and efficient circulation of vehicles within Sioux Rapids, including new projects that ensure effective implementation of the Future Land Use Plan.

The Code of Iowa, Chapter 306.4 provides the necessary jurisdiction of municipalities over municipal 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.”

## STREET AND ROAD CLASSIFICATION SYSTEM

There are five functional 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, Sioux Rapids 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, Sioux Rapids had one principal arterial running through town US Highway 71.

### *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 transportation create a pattern to guide future development. An improved or new transportation route generates a greater level of accessibility and determines how adjacent land may be utilized in the future. In the short

term, land use can shape the demand for transportation corridors. For example with an anticipated increase in industrial development, roadways would need to be improved or constructed to handle an increase in heavy truck traffic.

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 transportation 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. 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, which in turn forms the basis for a classification system and appropriate design standards.

**FIGURE 8: FUTURE TRANSPORTATION PLAN MAP**

## ***PLAN IMPLEMENTATION***

## **PLAN IMPLEMENTATION**

### **ACHIEVING SIOUX RAPID'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 recommend that the City select elements of the plan for immediate action; the goals of highest priority which 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 Sioux Rapids.

### **SUPPORT PROGRAMS FOR THE ACTION AGENDA**

Four programs will play a vital role in the success of Sioux Rapid'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.
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 planning success. 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 necessary changes.

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 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 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 which 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 that 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 and Zoning 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 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 for 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 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 Sioux Rapids 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 Sioux Rapids.