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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator

From: Andrew Fangman, City Planner

Date: September 5, 2013

Re: Resolution to Set a Public Hearing • City of Muscatine of Comprehensive Plan

INTRODUCTION:

BACKGROUND:

The Comprehensive Plan is the vision of what community members desire Muscatine to become over the course of the next decade; and the specific actions, policies, and projects needed to make this vision a reality. The Comprehensive Plan addresses all the diverse facets of the community and provides a comprehensive vision, in the form of goals, to guide individual decisions regarding a particular facet of the community so that they are not made in isolation, but rather are made in a manner that furthers implementation of the vision of the desired Muscatine. The plan provides a roadmap based on community input for leveraging the strengths of the community, taking advantage of opportunities, correcting weaknesses, and addressing challenges in order to achieve all goals of the plan.

For a comprehensive plan to be both meaningful and successful, the vision at the heart of the plan must come from the community itself. The first step in developing this vision contained within the comprehensive plan was for community members to identify the strengths, weaknesses, challenges, and opportunities facing Muscatine and their neighborhood and what they want the City of Muscatine and their neighborhood to become. This process primarily occurred at series of town hall meetings in the summer of 2012.

A total of eight town hall meetings were held in the summer of 2012, one each in the seven planning districts, and one communitywide English/Spanish bilingual town hall meeting. At these town hall meetings there was a facilitated discussion on the strengths, weaknesses, opportunities, and challenges that community members felt are facing both Muscatine and their neighborhood and what improvements they desire to see. These discussions focused on four broad topics that are particularly relevant to the comprehensive plan: land use, infrastructure, economic development, and quality of life. All comments, ideas, and suggestions offered were recorded and were used as the starting point for the creation of the goals and implementation strategies of the comprehensive plan.

The goals and the implementation strategies to accomplish these goals are the heart of the comprehensive plan. Creating these goals and implementation strategies was the task of four

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

community member advisory groups (CMAGs). The CMAGs were composed of residents and representatives from the business community, neighborhood groups, community organizations, and governmental entities. Each CMAG addressed one of the four following broad set of related topics: infrastructure, land use, economic development, or quality of life. These four CMAGs met a total of 26 times during which the 82 goals and 501 implementation strategies that are at the heart of the Comprehensive Plan.

The entire draft comprehensive plan can be viewed at:

<http://www.muscatineiowa.gov/index.aspx?NID=654>

RECOMMENDATION/RATIONALE: It is recommended that the City Council take action to approve the resolution setting a public hearing on the new City of Muscatine Comprehensive Plan for Thursday, September 19, 2013.

BACKUP INFORMATION:

1. Resolution string the Public Hearing
2. Public Notice

RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING ON THE COMPREHENSIVE PLAN OF THE
CITY OF MUSCATINE, IOWA**

WHEREAS, the community recognized the need for a new comprehensive plan for the City and the unincorporated area located within two miles of the Corporate boundaries; and

WHEREAS, eight town hall meetings were held to gather community input on the strengths, weaknesses, opportunities, and challenges that community members feel are facing both Muscatine as whole and their neighborhood in particular and what improvements community members desire to see; and

WHEREAS, four Community Member Advisory Groups, working with City staff, used the community input received at the town hall meetings to draft the goals and implementation strategies of the comprehensive plan; and

WHEREAS, the Planning and Zoning Commission on August 13, 2013 voted to recommend approval the Comprehensive Plan of the City of Muscatine, Iowa; and

WHEREAS, a public hearing must be conducted by the City Council of Muscatine prior to the adoption of a comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, September 19, 2013, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 5th day of September 2013.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

PUBLIC NOTICE CONCERNING

Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing on the Comprehensive Plan for the City of Muscatine, Iowa.

Notice is hereby given that the, Planning and Zoning Commission on August 13, 2013 voted to recommend approval the Comprehensive Plan of the City of Muscatine, Iowa.

The Comprehensive Plan is the vision of what community members desire Muscatine to become over the course of the next decade; and the specific actions, policies, and projects needed to make this vision a reality. The Comprehensive Plan addresses all the diverse facets of the community and provides a comprehensive vision, in the form of goals, to guide individual decisions regarding a particular facet of the community so that they are not made in isolation, but rather are made in a manner that furthers implementation of the vision of the desired Muscatine. The plan provides a roadmap based on community input for leveraging the strengths of the community, taking advantage of opportunities, correcting weaknesses, and addressing challenges in order to achieve all goals of the plan.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said comprehensive plan on September 19, 2013, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to attend and comment on the comprehensive plan.

Gregg Mandsager, City Clerk