



## COMMUNITY DEVELOPMENT

## MEMORANDUM

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** September 19, 2013  
**Re:** Resolution to Approve • 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.

Based on comments received at the September 5<sup>th</sup> Council meeting the following paragraph was added as the second paragraph of the introduction (page 1-3):

*The Comprehensive Plan is an important tool for City Council and City Staff when determining priorities and allocating resources. Fiscal responsibility is one of the City's core values and important to maintaining the long-term fiscal health of the City. The Comprehensive Plan is structured in manner that defines the priorities that the community places on the various elements that comprise its overall vision. Implementation of the plan will be balanced with the availability of financial resources. The Comprehensive Plan will assist decision makers in allocating City resources in a manner that most effectively implements the community's highest priorities or goals.*

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 accepting, approving, and adopting the new City of Muscatine Comprehensive Plan for Thursday, September 19, 2013.

**BACKUP INFORMATION:**

1. Resolution approving, accepting, adopting the 2013 Comprehensive Plan – City of Muscatine, Iowa

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING  
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 has been conducted by the City Council of Muscatine to obtain further obtain public comment on this Comprehensive Plan;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, that the 2013 document known as the **Comprehensive Plan – City of Muscatine, Iowa** be accepted, approved, and adopted by City Council action on this resolution.

**PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of September 2013.**

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

---

**DeWayne M. Hopkins, Mayor**

**Attest:**

---

**Gregg Mandsager, City Clerk**