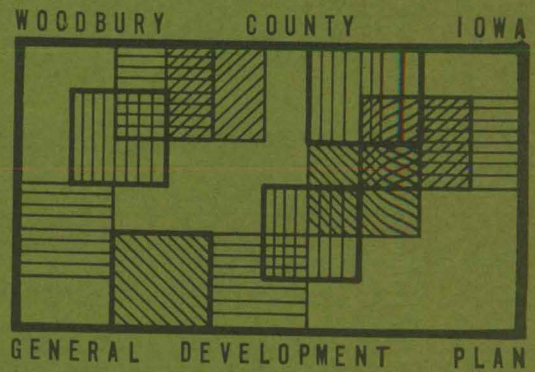


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Smithland Iowa

JULY 1970

COMPREHENSIVE PLAN



VK
VEENSTRA & KIMM
ENGINEERS & PLANNERS

TOWN OF SMITHLAND, IOWA
COMPREHENSIVE PLAN
AUGUST, 1970

WOODBURY COUNTY PLANNING STUDY
PARTICIPATING COMMUNITIES

ANTHON
BRONSON
CORRECTIONVILLE
CUSHING
HORNICK

LAWTON
MOVILLE
OTO
PIERSON
SALIX

SMITHLAND

The preparation of this report was financially aided through a Federal Grant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Urban Planning Grant

Project No. P-115

Prepared under contract for and financed in part by the Iowa Development Commission under the provisions of Chapter 28, Code of Iowa, as amended.

VEENSTRA & KIMM
Engineers & Planners
West Des Moines, Iowa



VEENSTRA & KIMM
ENGINEERS & PLANNERS
924 FOURTH STREET, WEST DES MOINES, IOWA
ZIP CODE — 50265 • PHONE — 515-277-6161

August 3, 1970

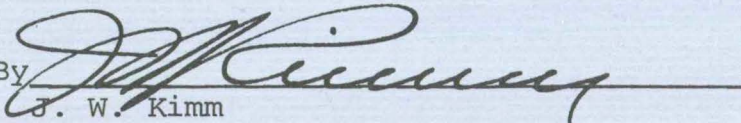
Honorable Mayor and Council
Town of Smithland
Smithland, Iowa 51056

Gentlemen:

We submit herewith the Comprehensive Plan report for the Town of Smithland. The report has been prepared in accordance with the scope of services agreed upon with your Council, the Woodbury County Board of Supervisors and the Iowa Development Commission. Separate reports have been prepared for the 11 towns included in the study and the unincorporated areas of the County.

Respectfully submitted,

VEENSTRA & KIMM

By 
J. W. Kimm

JWK:jk
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PART 1 - GENERAL

INTRODUCTION

The purpose of the Comprehensive Plan is to provide a program for the orderly and efficient growth and development of the Town of Smithland. The Plan is concerned with the effective use of land, structures and open space, both public and private, to make the community a desirable place in which to live and work.

This report presents the results of planning studies and analyses leading to the development of a Comprehensive Plan for the Town of Smithland. The studies include population trends and characteristics, economic factors, use of land and structures, public utilities and streets, educational and recreational facilities and an analysis of the Town's financial condition.

Recommendations are presented for the basic Comprehensive Plan elements. These include the Land Use Plan, the Major Streets Plan and the Community Facilities Plan. Methods of implementing the Plan recommendations include the zoning and subdivision ordinances and the capital improvement program.

LOCATION

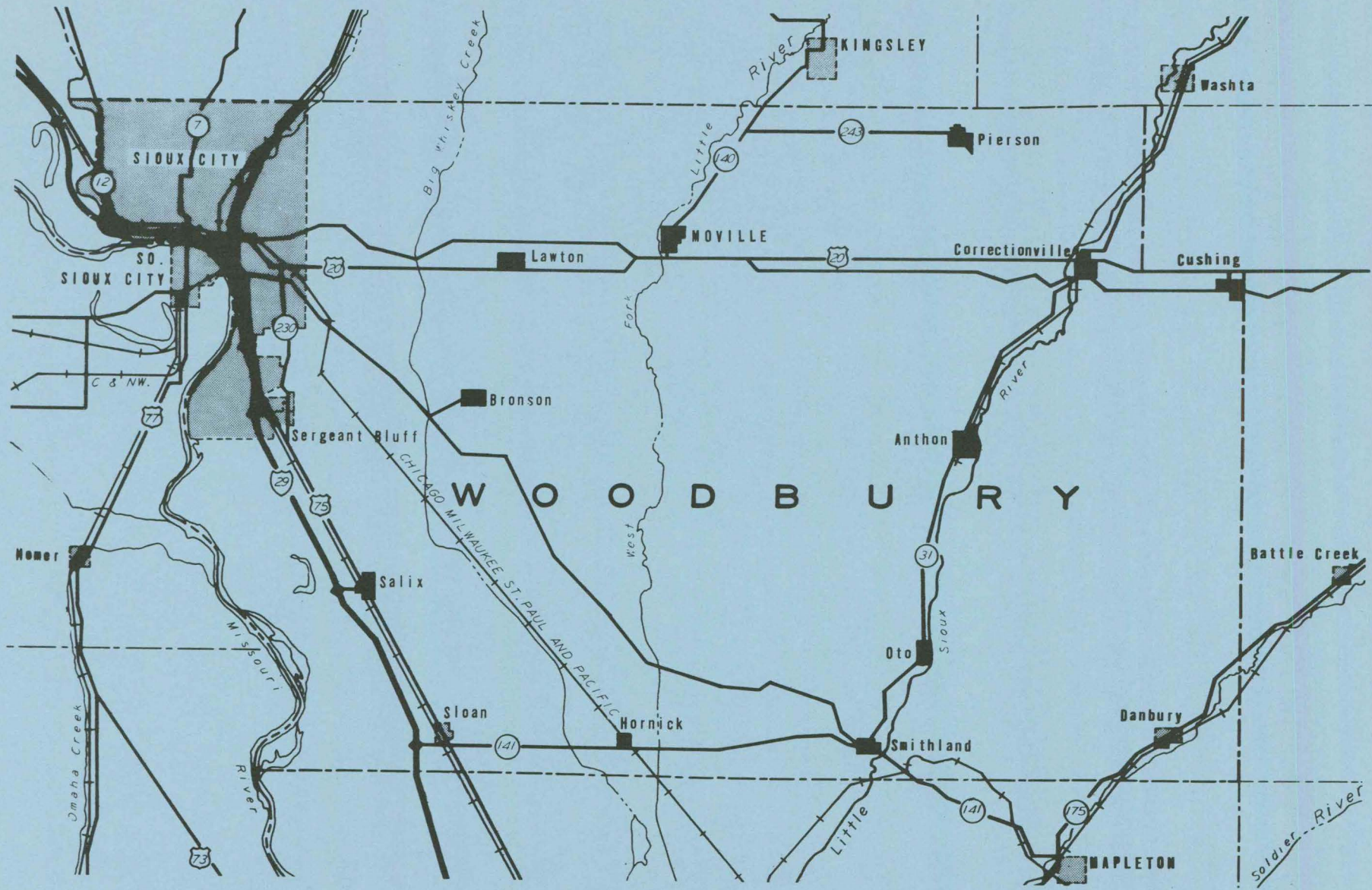
Smithland is located in Little Sioux Township approximately 35 miles southeast of Sioux City. The Town is served by Highway 31, which runs north and south through the center of Town and by Highway 141 which runs east and west. Highway 31 terminates at the intersection with Highway 141 in Smithland. Figure 1 shows the location of Smithland with reference to other communities in the County and surrounding area.

TOPOGRAPHY

The Little Sioux River flows from north to south just east of the Town limits. All of the Town lies within the watershed of the Little Sioux River. The topography generally falls from west to east with a difference in elevation of about 160 feet. The average elevation through the center of Town is approximately 1,090 feet above mean sea level.

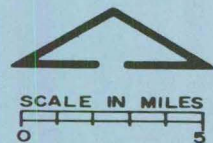
GENERAL

Smithland has a Mayor-Council form of government. The Mayor and five Councilmen are elected at large for two-year terms, with all the terms expiring concurrently. The water system is municipally owned and operated under control of the Town Council. The Town does not have a sanitary sewer system. Electrical service is



VICINITY MAP

FIGURE 1



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provided by Iowa Public Service Company. Telephone service is provided by Western Iowa Telephone Association.

Additional services provided by the Town include police and fire protection and a public park system.

PART 2 - ECONOMY AND POPULATION

GENERAL

The information presented in this Part is a supplement to the economy and population study prepared as part of the overall Woodbury County Development Plan. This data is primarily applicable to the individual communities participating in the study.

The tables presented in this Part have been prepared, based on the responses to the Woodbury County Household Survey. The survey forms were distributed to all known households in the Towns of Anthon, Bronson, Correctionville, Cushing, Hornick, Lawton, Merville, Oto, Pierson, Salix and Smithland on December 4, 5 and 6, 1968. The tabulations shown are based upon survey returns received from 858 households. This is approximately 48% of the 1,784 survey forms distributed.

Because of the method of distribution and collection of the survey, it is not statistically feasible to expand the responses of the survey to 100%. However, as a practical matter, the data is considered representative of the participating towns.

Table 1 is a summary of the household survey returns for the individual towns.

TABLE 1 - SUMMARY OF HOUSEHOLD SURVEY RETURNS

<u>Town</u>	<u># Distributed</u>	<u># Returned</u>	<u>% Returned</u>
Anthon	249	112	45.0
Bronson	68	34	50.0
Correctionville	301	132	43.9
Cushing	87	36	41.4
Hornick	80	40	50.0
Lawton	123	72	58.5
Moville	411	217	52.8
Oto	64	33	51.6
Pierson	158	67	42.4
Salix	116	55	47.4
Smithland	<u>127</u>	<u>60</u>	<u>47.2</u>
TOTAL	1,784	858	48.1

ECONOMIC AND POPULATION DATA

Tabulations of economic and population data for each of the participating communities are shown in Tables 2 through 8, beginning on page 2-7. Figures 2 through 6 show graphically the information presented in most of the tables.

Table 2 and Figure 2 show the residence history of the Woodbury County towns. The data indicates the length of residence of the Town population. The Towns of Lawton, Salix, Cushing and Oto indicated the greatest increase of new residents over the last 10 years. The most pronounced increase in all the towns generally occurred in the period between 1965 and 1969. It should be noted that the increase of new residents has been offset by out-migration from many of the towns.

Age distribution of the surveyed towns is shown in Table 3 and Figure 3. The towns with the highest percentage in younger age groups are Oto, Salix, Bronson, Cushing and Merville. Older population composition is indicated by Hornick, Pierson and Anthon. Towns with the most population in the productive age groups, between 15 and 64, are Smithland, Lawton, Cushing and Correctionville.

The educational level of the surveyed town residents, 25 years and older, is indicated in Table 4 and Figure 4. The towns with the highest educational level appear to be Lawton, Merville, Cushing and Anthon. A high percentage in these towns, 25% or more, have completed college or had some college education. The towns of Oto, Smithland, Pierson, Correctionville and Anthon have a high percentage, over 20%, with a grade school education or less.

The annual family income of the surveyed town residents is shown in Table 5 and Figure 5. The towns that exhibit higher educational levels and younger, productive age groups, also indicate higher incomes. The towns of Lawton and Merville have approximately 25% of the families earning over \$10,000 a year. This compares to 17.6% for the total of all towns in the same income range.

The towns with large retired populations generally have lower family incomes. These include Oto, Hornick and Smithland.

Occupational groupings are summarized in Table 6. The occupational groups vary for each Town. Anthon, Cushing, Lawton, Merville and Pierson have the largest percentages in the professional groups, primarily in the teacher classification. Prominent in all towns are the skilled and semi-skilled occupational groups, consisting of craftsmen, mechanics and construction workers, factory workers, drivers and deliverymen. The large percentage not reporting an occupation correspond closely to persons aged 65 and over and are probably retired.

The location of employment is shown in Table 7 and Figure 6. Towns in close proximity to Sioux City have the largest percentage of employed persons working in Sioux City. Bronson, Lawton and Salix indicate over 30% of their residents working in Sioux City. Anthon, Cushing and Hornick have the greatest percentage of their residents, over 45%, employed locally.

The location of usual purchase of goods and services is shown in Table 8. In most of the towns, goods and services purchased locally include groceries, hardware, gasoline and auto service, banking, barbering and appliance repair. Other items, such as

large appliances, automobiles and clothing are usually purchased in Sioux City. The location of usual purchase of goods and services by the town residents indicates the retail strength of the community. The lack of available goods and services in many towns is apparent. Towns with small retail and service centers are not attracting enough customers to allow merchants to conduct a sufficient volume of business.

It is recommended that each town concentrate on promoting and developing its local resources including recreational areas, retirement facilities, schools, improved retail trade centers and the development and retention of local industries.

The future development of the Little Sioux River Valley as a recreational area can be a source of economic growth for towns located within the Valley. The recreational development of the Little Sioux River Valley is discussed in the Woodbury County General Development Plan report.

Towns close to Sioux City can be expected to develop primarily as residential communities. These towns presently have a significant percentage of their employed population working in Sioux City. The quality of living and type of services provided in these communities will have important effects on their future growth and development.

FUTURE POPULATION

The population history of Smithland since 1940 and future population estimates to 1990 are summarized below:

<u>Date</u>	<u>Population</u>
1940	389
1950	373
1960	349
1970	372 (Estimated)
1980	370
1990	360

The population of Smithland decreased slightly between 1940 and 1960. It is estimated that the population has increased to 372 at the present time. The future population is expected to remain stable at about 360 to 370 persons. The development of a sanitary sewerage system and increased employment by the Westendorf Company could result in the population exceeding the estimates shown above.

The retail trade analysis for Smithland and the other Woodbury County towns is discussed in more detail along with the economic analysis of the entire County in the General Development Plan report prepared for Woodbury County.

TABLE 2 - LENGTH OF RESIDENCE

	<u>Anthorn</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>	
	#	%	#	%	#	%	#	%
Less than 1 year	2	1.8	5	14.7	7	5.3	3	8.3
1-3 years	11	9.8	5	14.7	13	9.8	3	8.3
4-6 years	17	15.2	2	5.9	10	7.6	6	16.7
7-10 years	14	12.5	2	5.9	10	7.6	4	11.1
More than 10 years	68	60.7	20	58.8	91	69.0	20	55.6
No response	-	-	-	-	1	0.7	-	-
	<u>112</u>	<u>100.0</u>	<u>34</u>	<u>100.00</u>	<u>132</u>	<u>100.0</u>	<u>36</u>	<u>100.0</u>

	<u>Hornick</u>		<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>	
	#	%	#	%	#	%	#	%
Less than 1 year	1	2.5	6	8.3	14	6.4	3	9.1
1-3 years	3	7.5	11	15.3	20	9.2	7	21.2
4-6 years	3	7.5	9	12.5	19	8.8	1	3.0
7-10 years	1	2.5	9	12.5	19	8.8	4	12.1
More than 10 years	30	75.0	34	47.2	145	66.8	17	51.6
No response	2	5.0	3	4.2	-	-	1	3.0
	<u>40</u>	<u>100.0</u>	<u>72</u>	<u>100.0</u>	<u>217</u>	<u>100.0</u>	<u>33</u>	<u>100.0</u>

	<u>Pierson</u>		<u>Salix</u>		<u>Smithland</u>		<u>Total All Towns</u>	
	#	%	#	%	#	%	#	%
Less than 1 year	3	4.5	7	12.7	1	1.7	52	6.1
1-3 years	6	9.0	7	12.7	5	8.3	91	10.6
4-6 years	5	7.5	8	14.5	7	11.7	87	10.1
7-10 years	7	10.4	6	10.9	6	10.0	82	9.6
More than 10 years	46	68.6	27	49.2	40	66.6	538	62.7
No response	-	-	-	-	1	1.7	8	0.9
	<u>67</u>	<u>100.0</u>	<u>55</u>	<u>100.0</u>	<u>60</u>	<u>100.0</u>	<u>858</u>	<u>100.0</u>

LENGTH OF RESIDENCE

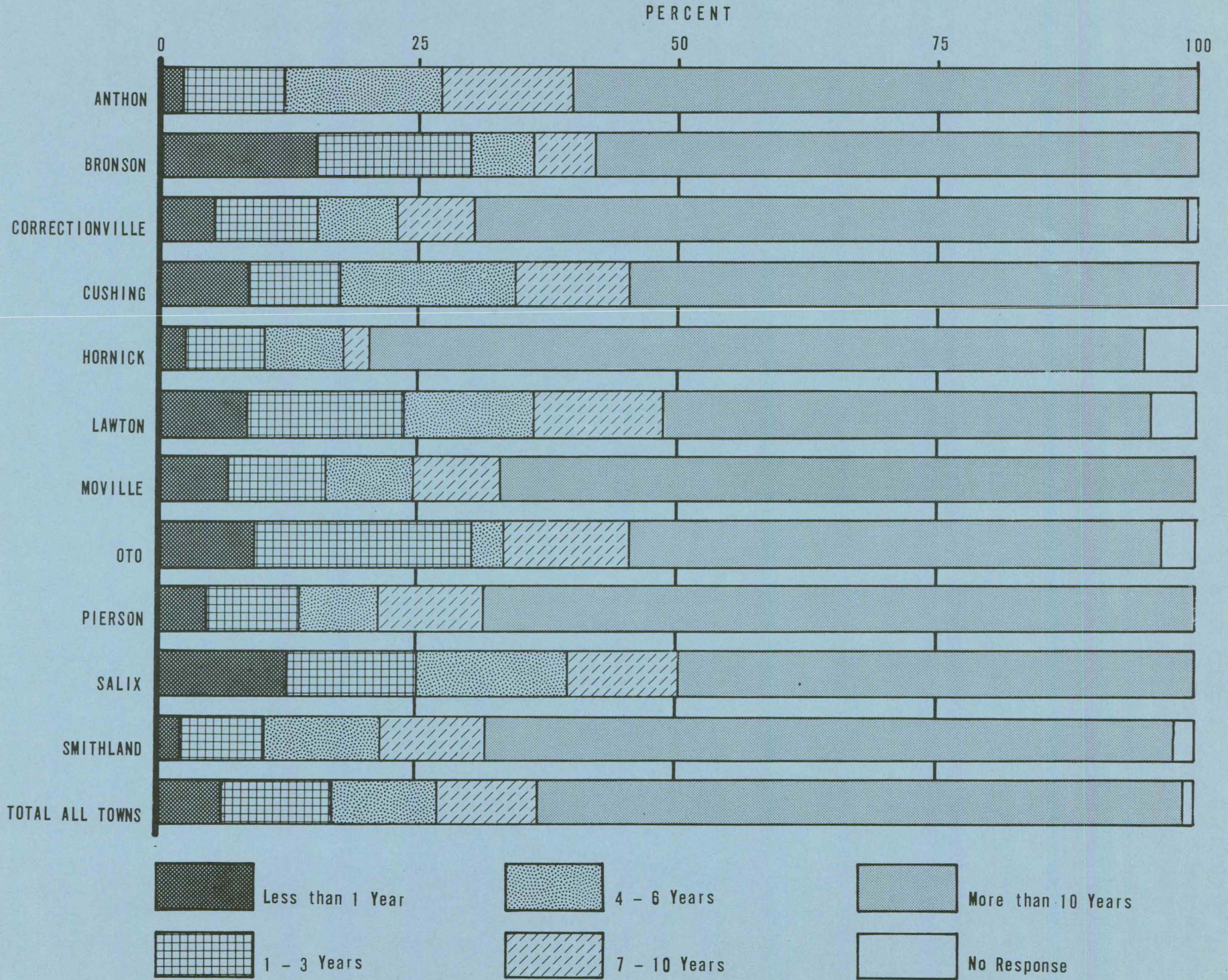


FIGURE 2

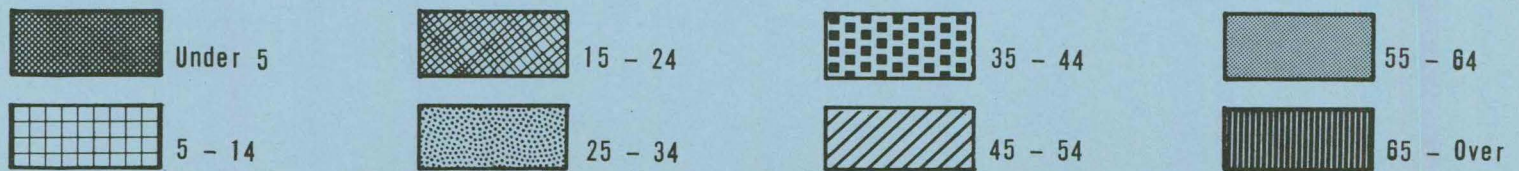
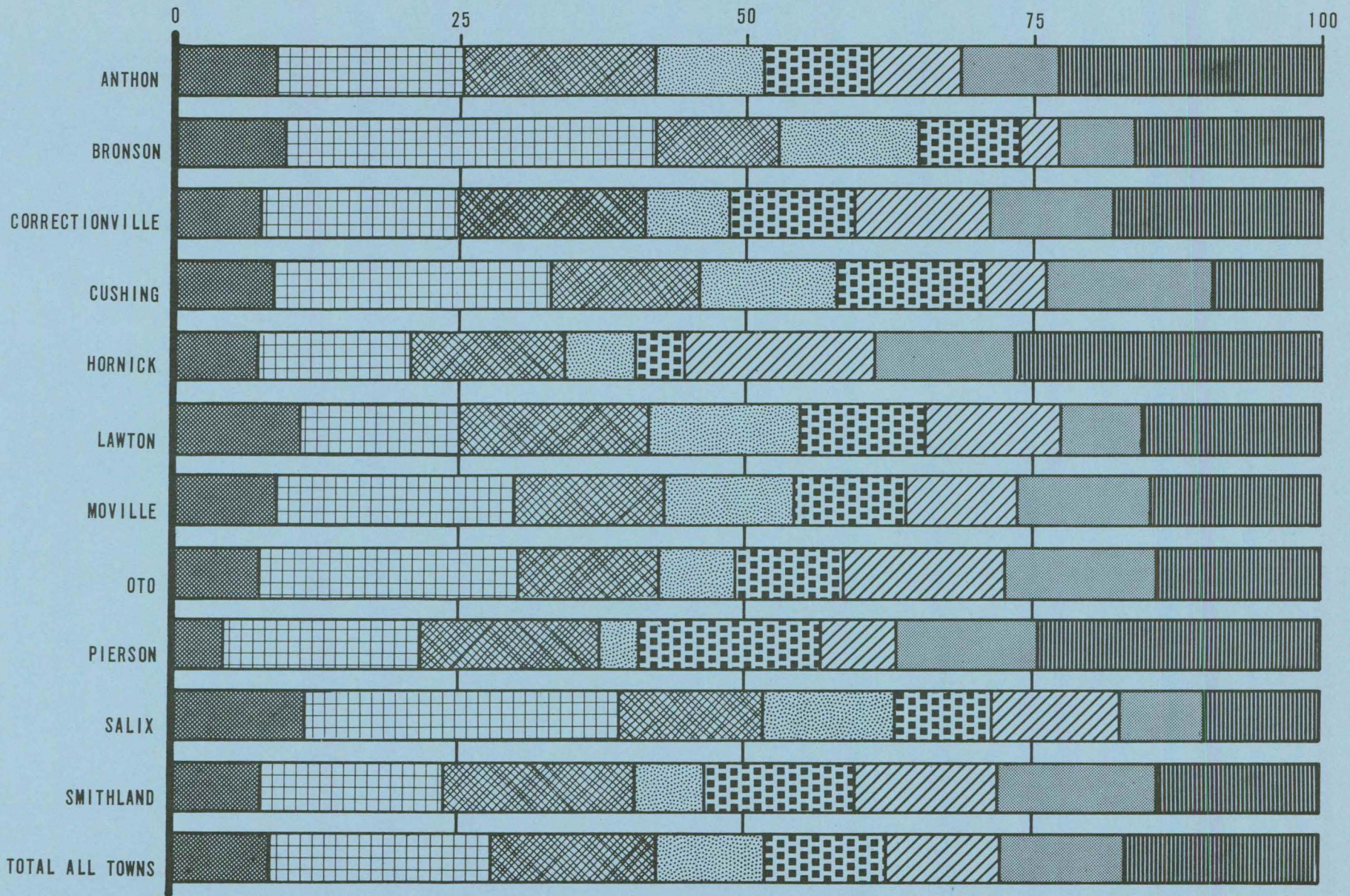
TABLE 3 - COMPARISON OF AGE DISTRIBUTION IN PERCENT

<u>Age Group</u>	<u>Anthon</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>		<u>Hornick</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Under 5	28	9.0	12	9.8	26	7.3	10	8.6	7	7.1
5 - 14	51	16.3	40	32.4	61	17.2	28	24.1	13	13.3
15 - 24	53	17.0	13	10.6	59	16.5	15	12.9	13	13.3
25 - 34	30	9.6	15	12.2	26	7.3	14	12.1	6	6.1
35 - 44	30	9.6	11	8.9	39	10.9	15	12.9	4	4.1
45 - 54	25	8.0	4	3.3	43	12.0	6	5.3	16	16.3
55 - 64	27	8.7	8	6.6	39	10.9	17	14.6	12	12.2
65 - Over	68	21.8	20	16.2	64	17.9	11	9.5	27	27.6
Total	312	100.0	123	100.0	357	100.0	116	100.0	98	100.0

	<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>		<u>Pierson</u>		<u>Salix</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Under 5	22	11.0	59	8.9	8	7.5	8	4.1	23	11.7
5 - 14	28	14.0	138	20.8	24	22.6	34	17.4	54	27.4
15 - 24	33	16.5	87	13.1	13	12.3	30	15.4	25	12.7
25 - 34	27	13.5	76	11.4	7	6.6	6	3.1	23	11.7
35 - 44	22	11.0	65	9.8	10	9.4	31	15.9	17	8.6
45 - 54	24	12.0	65	9.8	15	14.2	13	6.7	22	11.2
55 - 64	14	7.0	78	11.7	14	13.2	24	12.3	14	7.1
65 - Over	30	15.0	97	14.5	15	14.2	49	25.1	19	9.6
Total	200	100.0	665	100.0	106	100.0	195	100.0	197	100.0

	<u>Smithland</u>		<u>Total All Towns</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Under 5	13	7.6	216	8.5
5 - 14	27	15.9	498	19.6
15 - 24	28	16.6	369	14.6
25 - 34	10	5.9	240	9.5
35 - 44	22	13.0	265	10.5
45 - 54	21	12.4	253	10.0
55 - 64	23	13.9	269	10.6
65 - Over	25	14.7	425	16.7
Total	169	100.0	2,535	100.0

PERCENT



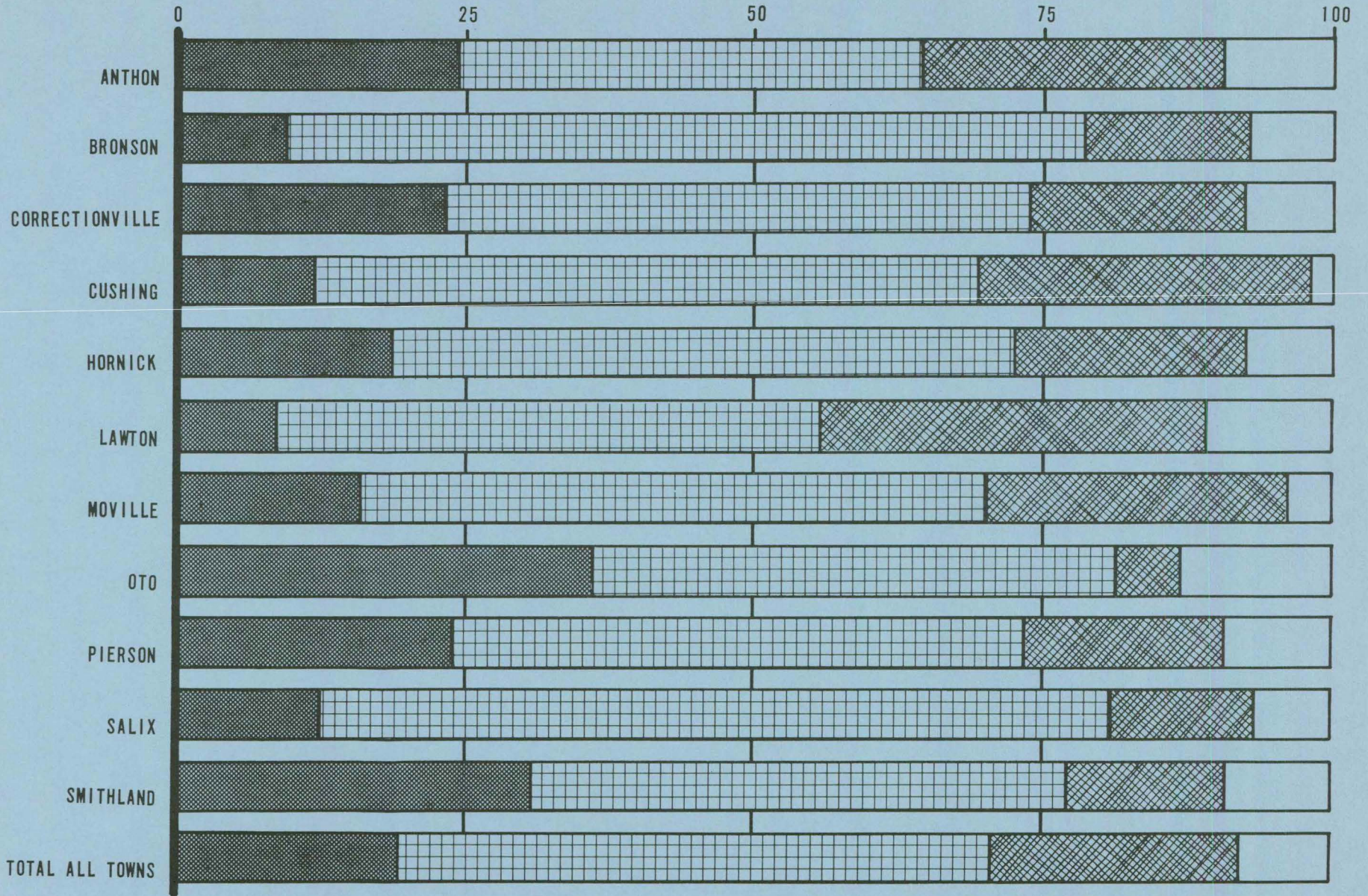
AGE DISTRIBUTION

FIGURE 3

TABLE 4 - EDUCATIONAL LEVEL

	<u>Anthon</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
8th Grade or less	42	24.1	5	9.1	49	23.1	7	11.8
Some high school	70	40.2	38	69.1	107	50.5	34	57.6
Some college	45	25.9	8	14.5	40	18.9	17	28.8
No response	17	9.8	4	7.3	16	7.5	1	1.8
	<u>174</u>	<u>100.0</u>	<u>55</u>	<u>100.0</u>	<u>212</u>	<u>100.0</u>	<u>59</u>	<u>100.0</u>
	<u>Hornick</u>		<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
8th Grade or less	12	18.5	10	8.4	58	15.8	19	35.8
Some high school	35	53.8	56	47.1	199	54.1	24	45.3
Some college	13	20.0	40	33.6	96	26.1	3	5.7
No response	5	7.7	13	10.9	15	4.0	7	13.2
	<u>65</u>	<u>100.0</u>	<u>119</u>	<u>100.0</u>	<u>368</u>	<u>100.0</u>	<u>53</u>	<u>100.0</u>
	<u>Pierson</u>		<u>Salix</u>		<u>Smithland</u>		<u>Total All Towns</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
8th Grade or less	26	23.9	11	12.4	31	30.7	270	19.2
Some high school	54	49.5	61	68.5	47	46.5	725	51.6
Some college	19	17.4	11	12.4	14	13.9	306	21.8
No response	10	9.2	6	6.7	9	8.9	103	7.4
	<u>109</u>	<u>100.0</u>	<u>89</u>	<u>100.0</u>	<u>101</u>	<u>100.0</u>	<u>1,404</u>	<u>100.0</u>

PERCENT



EDUCATIONAL LEVEL

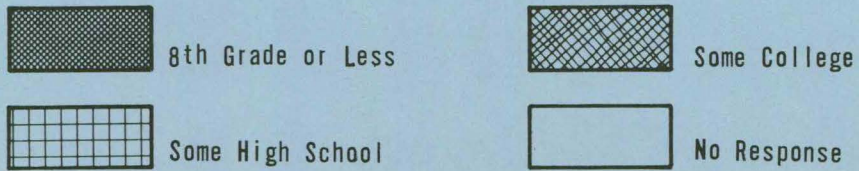


TABLE 5 - ANNUAL FAMILY INCOME

	<u>Anthony</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than \$2,500	13	11.6	4	11.8	18	13.6	7	19.4
\$ 2,500 - \$4,999	20	17.9	8	23.6	28	21.2	9	25.0
\$ 5,000 - \$7,499	24	21.4	4	11.8	34	25.8	5	13.9
\$ 7,500 - \$9,999	14	12.5	10	29.2	21	15.9	5	13.9
\$10,000 - Over	20	17.9	4	11.8	14	10.6	7	19.4
No response	<u>21</u>	<u>18.7</u>	<u>4</u>	<u>11.8</u>	<u>17</u>	<u>12.9</u>	<u>3</u>	<u>8.4</u>
	112	100.0	34	100.0	132	100.0	36	100.0

	<u>Hornick</u>		<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than \$2,500	7	17.5	5	6.9	24	11.1	7	21.2
\$ 2,500 - \$4,999	7	17.5	7	9.8	33	15.2	9	27.3
\$ 5,000 - \$7,499	10	25.0	12	16.7	40	18.4	9	27.3
\$ 7,500 - \$9,999	6	15.0	14	19.4	40	18.4	-	-
\$10,000 - Over	4	10.0	19	26.4	53	24.4	2	6.1
No response	<u>6</u>	<u>15.0</u>	<u>15</u>	<u>20.8</u>	<u>27</u>	<u>12.5</u>	<u>6</u>	<u>18.1</u>
	40	100.0	72	100.0	217	100.0	33	100.0

	<u>Pierson</u>		<u>Salix</u>		<u>Smithland</u>		<u>Total All Towns</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than \$2,500	4	6.0	6	10.9	12	20.0	107	12.5
\$ 2,500 - \$4,999	11	16.4	7	12.7	7	11.7	146	17.0
\$ 5,000 - \$7,499	15	22.4	17	30.9	11	18.3	181	21.1
\$ 7,500 - \$9,999	9	13.4	6	10.9	12	20.0	137	16.0
\$10,000 - Over	9	13.4	10	18.2	9	15.0	151	17.6
No response	<u>19</u>	<u>28.4</u>	<u>9</u>	<u>16.4</u>	<u>9</u>	<u>15.0</u>	<u>136</u>	<u>15.8</u>
	67	100.0	55	100.0	60	100.0	858	100.0

VEENSTRA & KIMM
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ANNUAL FAMILY INCOME

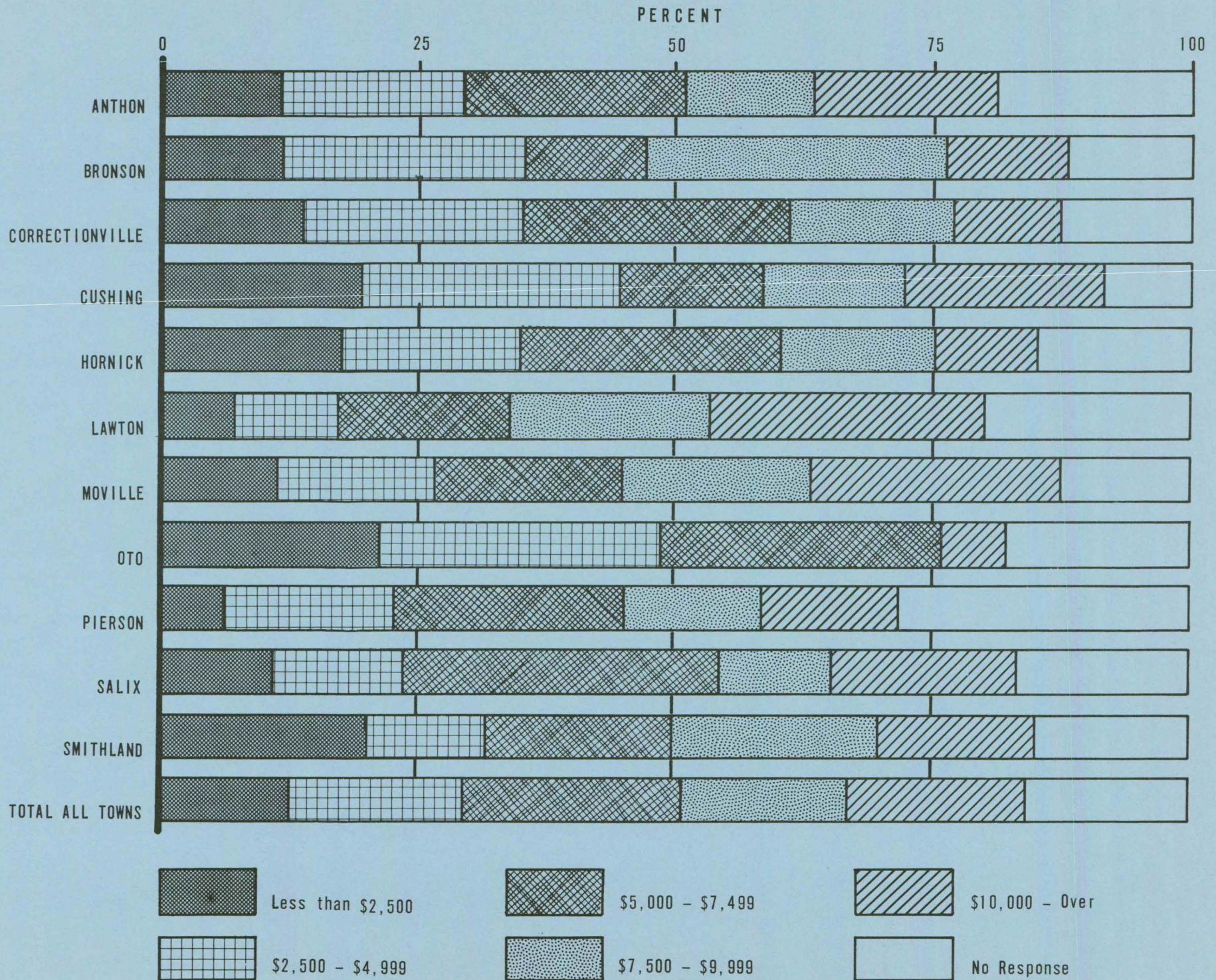


FIGURE 5

TABLE 6 - OCCUPATIONAL GROUPING OF EMPLOYED POPULATION

<u>Occupation Group</u>	<u>Anthony</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Engineers and Other Technical	-	-	-	-	-	-	-	-
Medical and Other Health Workers	1	1.0	-	-	2	1.5	2	5.1
Teachers, Elementary and Secondary	11	11.1	2	6.3	7	5.3	7	17.8
Other Professional	5	5.1	-	-	3	2.3	1	2.7
Farmers and Farm Managers	4	4.0	-	-	3	2.3	1	2.7
Managers and Proprietors, etc.	8	8.1	3	9.4	15	11.5	-	-
Clerical and Kindred Workers	10	10.1	5	15.6	15	11.5	4	10.3
Sales Workers, Retail and Other	8	8.1	1	3.1	8	6.1	3	7.7
Craftsmen, Mechanics, Construction, etc.	10	10.1	4	12.5	22	16.8	5	12.8
Operatives, Drivers and Deliverymen	8	8.1	9	28.1	17	13.0	6	15.4
Private Household Workers	-	-	-	-	-	-	-	-
Service Workers; Waiters, Bartenders	10	10.1	2	6.3	12	9.2	3	7.6
Farm Laborers	-	-	1	3.1	1	0.7	-	-
Laborers, Except Farm and Mine	4	4.0	-	-	4	3.1	3	7.6
Occupation Not Reported	20	20.2	5	15.6	22	16.8	4	10.3
	99	100.0	32	100.0	131	100.0	39	100.0
Unemployed	-		-		5		-	
Retired	33		7		22		5	

TABLE 6 - (CONT.) OCCUPATIONAL GROUPING OF EMPLOYED POPULATION

<u>Occupational Group</u>	<u>Hornick</u>		<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Engineers and Other Technical	-	-	-	-	-	-	-	-
Medical and Other Health Workers	-	-	1	1.4	6	2.9	-	-
Teachers, Elementary and Secondary	2	5.4	11	15.2	18	8.6	2	6.7
Other Professional	1	2.7	3	4.2	17	8.1	-	-
Farmers and Farm Managers	2	5.4	-	-	5	2.0	2	6.7
Managers and Proprietors, etc.	4	10.9	10	13.9	21	10.3	2	6.7
Clerical and Kindred Workers	2	5.4	8	11.1	18	8.6	-	-
Sales Workers, Retail and Other	3	8.1	4	5.6	15	7.1	1	3.3
Craftsmen, Mechanics, Construction, etc.	3	8.1	16	22.2	32	15.3	3	10.0
Operatives, Drivers and Deliverymen	8	21.6	8	11.1	29	13.8	6	20.0
Private Household Workers	-	-	-	-	-	-	-	-
Service Workers; Waiters, Bartenders	3	8.1	1	1.4	18	8.6	2	6.7
Farm Laborers	-	-	-	-	1	0.5	1	3.3
Laborers, Except Farm and Mine	1	2.7	1	1.4	1	0.5	4	13.3
Occupation Not Reported	8	21.6	9	12.5	26	12.9	7	23.3
	<u>37</u>	<u>100.0</u>	<u>72</u>	<u>100.0</u>	<u>207</u>	<u>100.0</u>	<u>30</u>	<u>100.0</u>
Unemployed	-		1		6		1	
Retired	6		17		37		3	

TABLE 6 - (CONT.) OCCUPATIONAL GROUPING OF EMPLOYED POPULATION

Occupation Group	Pierson		Salix		Smithland		Total All Towns		State*
	#	%	#	%	#	%	#	%	%
Engineers and Other Technical	-	-	-	-	1	1.7	1	0.1	0.3
Medical and Other Health Workers	2	3.3	1	1.8	1	1.7	16	2.0	1.7
Teachers, Elementary and Secondary	5	8.3	2	3.6	3	5.2	70	8.5	4.5
Other Professional	4	6.7	2	3.6	-	-	36	4.4	4.0
Farmers and Farm Managers	2	3.3	5	9.1	1	1.7	25	3.1	4.4
Managers and Proprietors, etc.	4	6.7	5	9.1	7	12.1	79	9.6	10.2
Clerical and Kindred Workers	4	6.7	3	5.5	8	13.8	77	9.4	10.8
Sales Workers, Retail and Other	6	10.0	2	3.6	2	3.4	53	6.5	7.6
Craftsmen, Mechanics, Construction, etc.	7	11.7	8	14.5	9	15.6	119	14.5	14.1
Operatives, Drivers and Deliverymen	4	6.7	10	18.2	11	19.0	116	14.2	18.1
Private Household Workers	-	-	-	-	1	1.7	1	0.1	2.6
Service Workers; Waiters, Bartenders	6	10.0	4	7.3	4	6.9	65	7.9	10.1
Farm Laborers	1	1.7	1	1.8	-	-	6	0.7	3.6
Laborers, Except Farm and Mine	1	1.7	4	7.3	-	-	23	2.8	5.3
Occupation Not Reported	14	23.3	8	14.5	10	17.2	133	16.2	2.7
	60	100.0	55	100.0	58	100.0	820	100.0	100.0
Unemployed	-		-		-		13		
Retired	16		6		12		164		

* = 1960 U. S. Census, Rural Non-Farm Population.

TABLE 7 - LOCATION OF EMPLOYMENT

	<u>Anthon</u>		<u>Bronson</u>		<u>Correctionville</u>		<u>Cushing</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Local community	57	45.2	7	17.5	66	42.0	22	50.0
Surrounding rural area	12	9.5	5	12.5	20	12.7	8	18.2
Sales territory	2	1.6	-	-	-	-	3	6.8
Sioux City	3	2.4	15	37.5	18	11.5	2	4.6
Other	7	5.6	4	10.0	9	5.7	3	6.8
No response	45	35.7	9	22.5	44	28.1	6	13.6
	<u>126</u>	<u>100.0</u>	<u>40</u>	<u>100.0</u>	<u>157</u>	<u>100.0</u>	<u>44</u>	<u>100.0</u>

	<u>Hornick</u>		<u>Lawton</u>		<u>Moville</u>		<u>Oto</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Local community	22	48.9	24	27.3	100	39.5	14	41.2
Surrounding rural area	7	15.6	5	5.7	31	12.3	7	20.6
Sales territory	-	-	2	2.3	7	2.8	-	-
Sioux City	3	6.7	28	31.8	42	16.6	3	8.8
Other	-	-	6	6.8	17	6.7	1	2.9
No response	13	28.8	23	26.1	56	22.1	9	26.5
	<u>45</u>	<u>100.0</u>	<u>88</u>	<u>100.0</u>	<u>253</u>	<u>100.0</u>	<u>34</u>	<u>100.0</u>

	<u>Pierson</u>		<u>Salix</u>		<u>Smithland</u>		<u>Total All Towns</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Local community	29	38.2	18	28.6	25	37.3	384	38.7
Surrounding rural area	10	13.2	11	17.5	5	7.5	121	12.1
Sales territory	3	3.9	-	-	2	3.0	19	1.9
Sioux City	3	3.9	18	28.6	8	11.9	143	14.4
Other	4	5.3	4	6.3	5	7.5	60	6.0
No response	27	35.5	12	19.0	22	32.8	266	26.8
	<u>76</u>	<u>100.0</u>	<u>63</u>	<u>100.0</u>	<u>67</u>	<u>100.0</u>	<u>993</u>	<u>100.0</u>

2-14

VEENSTRA & KIMM
Engineers & Planners

LOCATION OF EMPLOYMENT

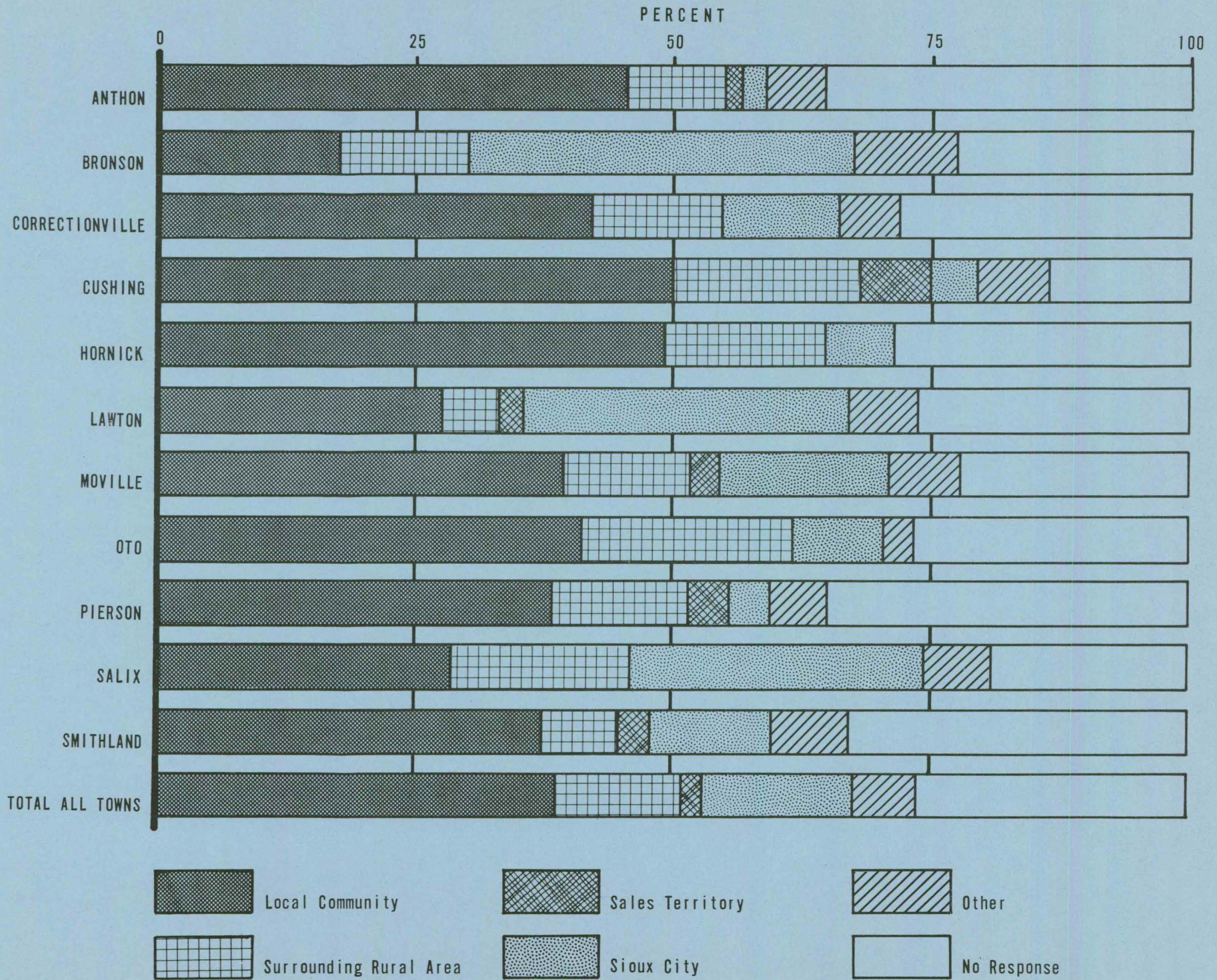


FIGURE 6

TABLE 8 - LOCATION OF USUAL PURCHASE OF GOODS AND SERVICES
SMITHLAND, IOWA

	<u>Locally</u>		<u>Sioux City</u>		<u>Other Woodbury</u>		<u>Outside Woodbury</u>		<u>No</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>County</u>	<u>Town</u>	<u>County</u>	<u>County</u>	<u>Response</u>	<u>%</u>
Groceries	35	58.3	6	10.0	3	5.0	13	21.7	3	5.0
Women's Clothing	1	1.7	43	71.7	1	1.7	4	6.7	11	18.3
Children's Clothing			27	45.0	-	-	5	8.3	27	45.0
Men's Clothing	3	5.0	37	61.7	-	-	4	6.7	16	26.7
Furniture	5	8.3	26	43.3	2	3.3	6	10.0	21	35.0
Large Appliances	11	18.3	22	36.7	1	1.7	4	6.7	22	36.7
Hardware	41	68.3	3	5.0	1	1.7	3	5.0	11	18.3
Automobiles	3	5.0	9	15.0	9	15.0	23	38.3	15	25.0
Drugs	7	11.7	16	26.7	7	11.7	24	40.0	6	10.0
Medical and Dental	7	11.7	10	16.7	8	13.3	23	38.3	12	20.0
Barber and Beauty	43	71.7	1	1.7	3	5.0	4	6.7	9	15.0
Banking	40	66.7	1	1.7	1	1.7	9	15.0	9	15.0
Gasoline and Auto Service	42	70.0	2	3.3	-	-	1	1.7	13	21.7
Dry Cleaning	3	5.0	2	3.3	6	10.0	28	46.7	19	31.7
Household and Appliance Repair	33	55.0	5	8.3	1	1.7	8	13.3	13	21.7

Total Responses - 60

PART 3 - LAND USE AND ZONING

GENERAL

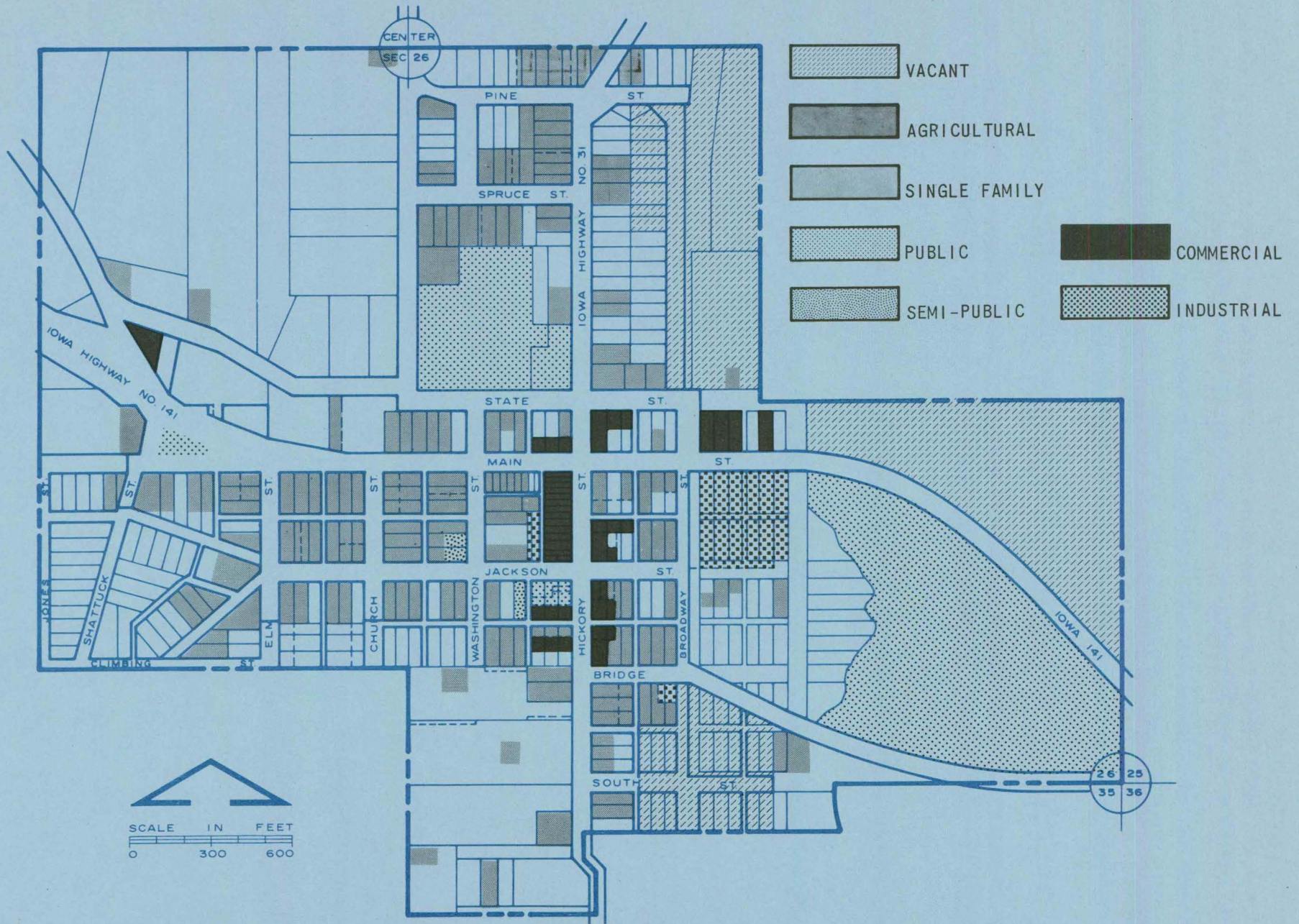
The most important component of the Comprehensive Plan is the Land Use Plan. The Land Use Plan establishes the patterns of future growth for the community by the allocation of reasonable and desirable areas for residential, commercial and industrial growth.

Existing land use studies indicate the degree of existing development, physical characteristics of the community, areas available for future development and the adequacy of public and semi-public facilities to serve the present and future population.

Zoning regulations provide the legal means for accomplishing the purposes of the Land Use Plan to guide and control future development. In addition, a well administered zoning ordinance will assist in maintaining and protecting existing property values from encroachment by incompatible land uses.

EXISTING LAND USE

Existing land use in Smithland is indicated on Figure 7. Information shown on this map was obtained from field studies of each parcel of land in the Town during the week of January 13, 1969. Table 9 shows a summary of land use by type, area and percentage. Two percentages are shown; one is the ratio of each type of land use area to the



EXISTING LAND USE SMITHLAND IOWA

FIGURE 7

total area of the Town; and the other the ratio of each type of land use area to the developed area of the Town. Both figures are useful in analyzing the development of the Town. The latter percentages are more meaningful since they indicate the degree to which the Town has been developed for urban purposes.

TABLE 9 - EXISTING LAND USE DISTRIBUTION

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Developed Town</u>	<u>Percent of Total Town</u>
Single family	28.6	29.3	13.9
Commercial	3.6	3.6	1.7
Industrial	2.5	2.5	1.2
Public and semi-public	23.9	24.6	11.6
Streets and alleys	38.8	40.0	18.9
<u>TOTAL DEVELOPED LAND</u>	<u>97.4</u>	<u>100.0</u>	<u>47.3</u>
<u>UNDEVELOPED LAND</u>			
Vacant	78.3		38.4
Agriculture	29.3		14.3
<u>TOTAL TOWN</u>	<u>205.0</u>		<u>100.0</u>

Agricultural land use is land that was under cultivation at the time of the survey or appeared to have been under cultivation during the preceding year. Vacant land is land that did not appear to have been cultivated during the past year and is not being put to urban use.

Approximately 47% of the total land area of Smithland is developed in urban uses. The largest single land use classification within the Town is vacant land consisting of 78.3 acres. Much of the vacant land includes the hilly and wooded areas in the northwest and southwest parts of Town.

Residential land use accounts for 28.6 acres or 29.3% of the developed area of the Town. This percentage is slightly lower than the average for the other surveyed Woodbury County towns. There are no multiple family residences in Smithland.

Commercial uses account for 3.6% of the developed area of the Town. Commercial development is concentrated along Hickory Street between Bridge and State Streets. A bank, grocery store, gas station and several retail and service shops are the principal commercial uses in the business district. Several of the commercial buildings are vacant.

Industrial land use includes 2.5 acres. Most of the industrial land use is accounted for by the Westendorf manufacturing plant located southeast of Highway 141 (Main Street) and Broadway Street.

Public and semi-public uses total approximately 24 acres. Public uses include the parks, elementary school, post office, Town Hall, and the Fire Station. Semi-public uses include one church and the Legion building.

Public streets and alleys comprise a major land use area of 39 acres or about 40% of the developed area of the Town. This percentage is above the average for the surveyed Woodbury County towns. There are no railroads in Smithland.

HOUSING

An exterior survey of existing housing conditions was conducted as part of the land use survey in January, 1969. The purpose was to gain an overall picture of the housing quality of the Town, to identify any major problem areas and to attempt to determine the degree of any existing substandard housing conditions. The survey was limited to an analysis of exterior conditions. Generally, when substandard exterior conditions are evident, it can be expected that interior conditions will also be substandard.

In determining housing conditions the definitions used by the U. S. Bureau of the Census were applied to this study as they relate to an exterior survey. These definitions are as follows:

1. Sound housing is defined as that which has no defects, or only slight defects which are normally corrected during the course of regular maintenance. Slight defects include the lack of paint and slight damage to steps, porch, chimney or walls.
2. Deteriorating housing has one or more defects of an intermediate nature. Such defects include holes or open cracks in the walls, floors or roof; rotted window frames and broken or missing stair treads. Such defects lead to serious structural deterioration if not corrected.
3. Dilapidated housing has one or more critical defects or

has a combination of intermediate defects. Examples of critical defects include holes, open cracks, or missing materials over large areas of floors, walls or roof; sagging floors, wall or roof; damage by fire or storm; and inadequate original construction. Dilapidated housing does not provide adequate or safe shelter.

For the purposes of this study, two general classifications have been used; sound and substandard. Sound housing is the same as that defined by the Census Bureau. Substandard housing includes both the deteriorated and dilapidated conditions used by the Census Bureau.

The survey indicated that over 92% of the housing in Smithland appears to be sound. Of the 129 dwellings surveyed, only 10 were classified as substandard. Six of the substandard dwellings appear to be occupied. These dwellings should be repaired to provide safe and adequate shelter.

Approximately 85% of the persons completing the Household Survey indicated that they own their homes. This figure is typical for most of the towns in Woodbury County.

The age of housing in Smithland as determined from the Household Survey is summarized in Table 10. About 45% of the housing in Smithland is over 40 years old with about 13% built within the last 10 years.

TABLE 10 - AGE OF HOUSING

	<u>Number</u>	<u>Percent</u>
Under 10 years	8	13.3
10 to 19 years	5	8.4
20 to 39 years	8	13.3
40 years and over	27	45.0
No response	<u>12</u>	<u>20.0</u>
	60	100.0

A breakdown of the value of housing as noted by responses to the Household Survey is shown in Table 11. These figures were obtained from the home owner's estimate of the value of his property.

TABLE 11 - VALUE OF RESIDENTIAL PROPERTY

	<u>Number</u>	<u>Percent</u>
Under \$4,000	12	20.0
\$4,000 - \$7,999	21	35.0
\$8,000 - \$11,999	6	10.0
\$12,000 - Over	7	11.7
No response	<u>14</u>	<u>23.3</u>
	60	100.0

Fifty-five percent of the housing in Smithland is valued at less than \$8,000. This percentage is higher than the other surveyed Woodbury County towns in the same valuation range. About 12% of the housing is valued at over \$12,000.

LAND USE PLAN

The Land Use Plan, indicating the proposed use of land within the corporate limits of Smithland, is shown on Figure 13 in the envelope at the back of this report.

Low density or single family residential land use is proposed for about 84 acres. Presently, 28.6 acres are used for this purpose. Thus, about 55 acres now vacant or in agricultural use are designated for future residential development.

Assuming a range of 9 to 12 people per net acre in the low density areas, sufficient residential land is proposed for a population growth of about 500 persons.

The residential areas shown on Figure 13 provide sufficient land for future development and allow builders and developers a reasonable choice of locations and types of land.

Approximately 10 acres of commercial land are proposed. This compares with 3.6 acres presently used for commercial purposes. New areas proposed include the expansion of the business district and the development of a highway service commercial area along Highway 141. This new area provides land for parking and building setbacks, not available in the business district.

Approximately 18 acres of industrial land use are proposed. This compares with 2.5 acres presently used for industrial purposes. New industrial land is proposed south of the existing industrial area. Most of the proposed industrial land is now vacant.

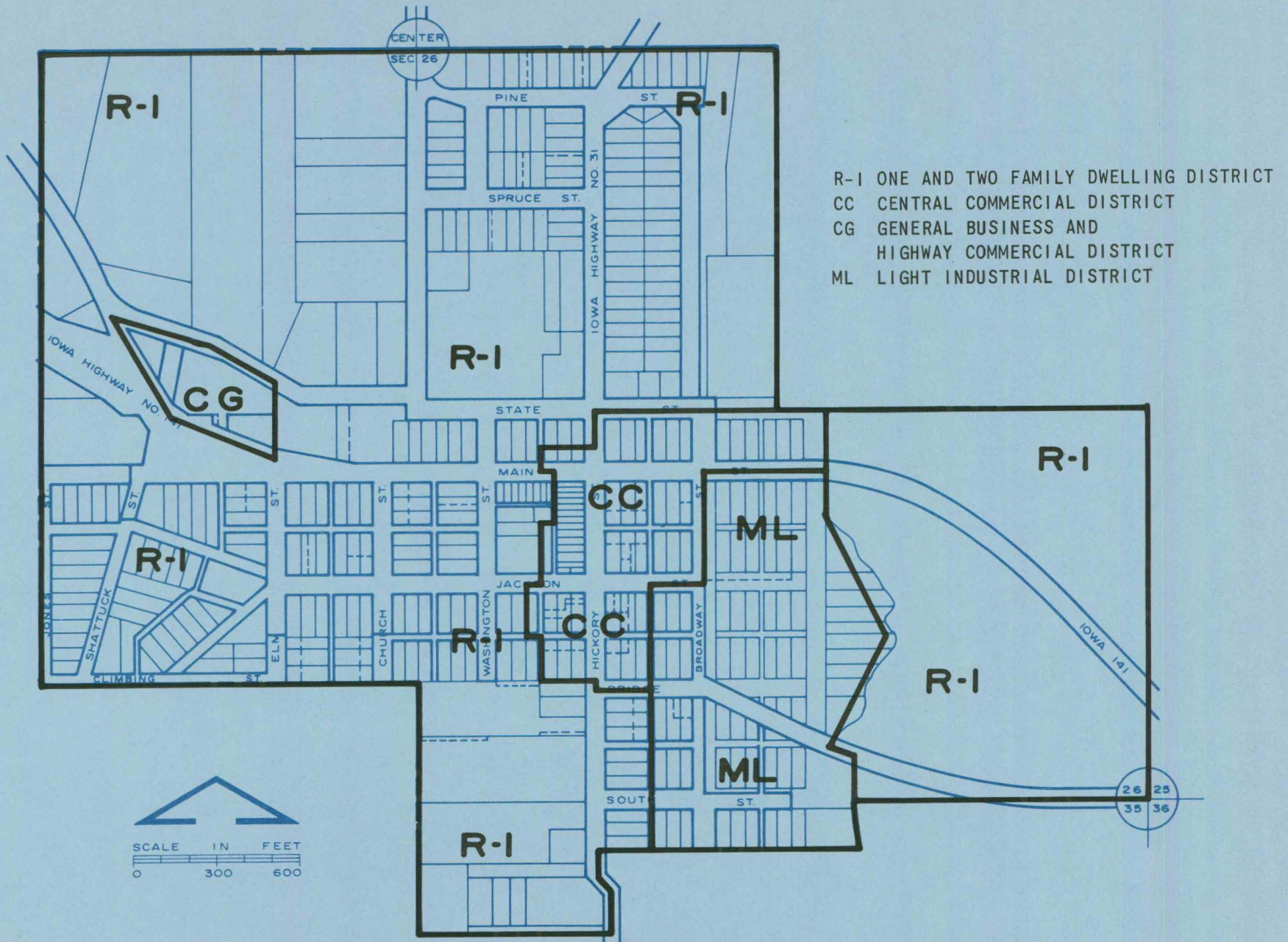
Public and semi-public uses total 36.5 acres. There are 23.9 acres presently used for these purposes. Most of the additional area is land owned by the Town for a future sewage lagoon site. Public facilities including parks, schools, utilities and public buildings are discussed in subsequent Parts of this report.

ZONING AND SUBDIVISION ORDINANCES

A proposed zoning ordinance and subdivision regulations have been prepared and submitted to Town officials in a separate report. The recommended zoning district map for Smithland is shown on Figure 8. A brief summary of the district classifications included in the zoning ordinance and shown on the map is as follows:

R-1 - One and Two Family Dwelling District - low density residential district, similar to much of the existing developed residential areas. This is the dominant zoning of the Town and is recommended for the future residential development.

RMH - Mobile Home Park District - provides for mobile home park development in residential areas. The design and location of



PROPOSED ZONING MAP SMITHLAND IOWA

FIGURE 8

mobile home parks requires approval by the Planning Commission and Town Council. This district is available for future development and has not been shown on the map.

CC - Central Commercial District - provides for the general shopping needs of the local and nearby rural population. The District includes the existing business area.

CG - General Business and Highway Commercial District - provides for shopping areas outside the central business district.

ML - Light Industrial District - provides for general uses and activities of a light industrial nature.

MH - Heavy Industrial District - provides for almost any industrial use, subject to certain regulations and requirements. This district has not been mapped but is available for possible future use.

The zoning and subdivision ordinances provide the legal means of guiding and controlling future growth as proposed in the Comprehensive Plan. After the adoption of the Comprehensive Plan by the Planning Commission and Council, a series of public hearings should be held by both bodies leading to the adoption of these ordinances. Future requests to amend these ordinances should be considered in relation to the Comprehensive Plan as adopted or subsequently amended.

PART 4 - COMMUNITY FACILITIES

GENERAL

Community facilities include the publicly owned land and buildings which serve the community. The quality and extent to which these facilities are provided determine, in most instances, the quality of the community. Future residential, commercial and industrial growth attracted to Smithland will be concerned about community facilities available in the community. The type and location of public buildings, schools, parks and recreational areas are most important to the future of Smithland.

SCHOOLS

Smithland is located in the Westwood Community School District. The District serves an area of approximately 231 square miles. This includes 182 square miles in Woodbury County and 49 square miles in Monona County. In Woodbury County, the District includes all of Lakeport, Sloan and Willow Townships; most of Liberty and Little Sioux Townships; and parts of Grange, West Fork, Grant and Oto Townships. In addition to the elementary school in Smithland, the District operates schools in Hornick, Holly Springs, Sloan and Salix. During the 1969-1970 school year there were 1,045 students enrolled in the system.

The Elementary School in Smithland is located on a site of approximately 8 acres at the northwest corner of State Street and Highway 31. The school was originally constructed in 1913 with

the gymnasium added in 1936 and a classroom wing in 1954. The building appears to be in good condition and well maintained. The building has 13 classrooms and provides adequate facilities to accomodate 200 students. During the 1969-1970 school year, there were 141 students in grades K through 6 enrolled in the school. A basketball court, playground equipment, baseball field and an open play area are provided on the school site.

PARKS AND RECREATION

Smithland has two municipally owned parks. The largest and most actively used park is located on the south side of Highway 141 in the east part of Town. The park covers approximately 18 acres and includes a picnic area, restrooms, baseball field and an open play area. The park appears to be well maintained.

A small roadside park is located within the street right-of-way at the intersection of Main Street and Highway 141 in the west part of Town. The site includes an historical marker commemorating the first school erected in Woodbury County in 1854. The park needs improved maintenance and additional landscaping.

The plan for parks and recreational areas is shown on Figure 13 in the envelope at the back of this report. No additional park land is proposed. The existing Town park and the school recreational facilities are adequate to meet the needs of the Town.

New private recreational areas can be expected to develop along the Little Sioux River in the future. The Smithland Forest Preserve located west of Smithland provides additional recreational facilities for Smithland residents. This park developed by the Woodbury County Conservation Board is discussed in the General Development Plan Report for the County.

PUBLIC BUILDINGS

Public buildings in Smithland include the Town Hall and Fire Station. The Town Hall is located along Jackson Street between Washington and Hickory Streets. The building appears structurally sound but is in need of general maintenance. The building is small and does not provide sufficient space for public meetings. The Fire Station is located east of the Town Hall. The building is in good condition and is adequate to serve the Town.

PART 5 - STREETS AND UTILITIES

GENERAL

The purpose of street planning is to provide an adequate, safe and efficient system of streets serving the various types of land uses within the community. Provision must be made for the future as well as the present. Street classifications and standards must be developed to assure that the streets will be able to accomodate future growth.

Utilities planning includes an analysis of the basic public facilities of water supply and distribution and sewage collection and treatment. The adequacy of these facilities must be evaluated in terms of existing development and the ability to meet future population and land use needs.

EXISTING STREETS

There are about 4.6 miles of existing street right-of-way within the Town of Smithland. This includes both paved and unpaved streets. Approximately 3.1 miles of streets are paved or have some type of asphaltic surface treatment. Only 0.4 miles of street surfacing is gravel or dirt.

The various types of street surfacing are shown on Figure 9. About one mile, or 22% of the existing streets are paved with portland cement concrete. Highway 141 accounts for all of the concrete surfaced streets in the Town. About 0.7 miles or 15% of the

streets have asphaltic concrete surfacing. The condition of these streets ranges from good to excellent.

About 1.4 miles of streets have an asphalt wearing surface or have been treated with oil or penetration asphalt. Most of these streets do not have curb and gutter. The condition of these streets varies from poor to good throughout the Town.

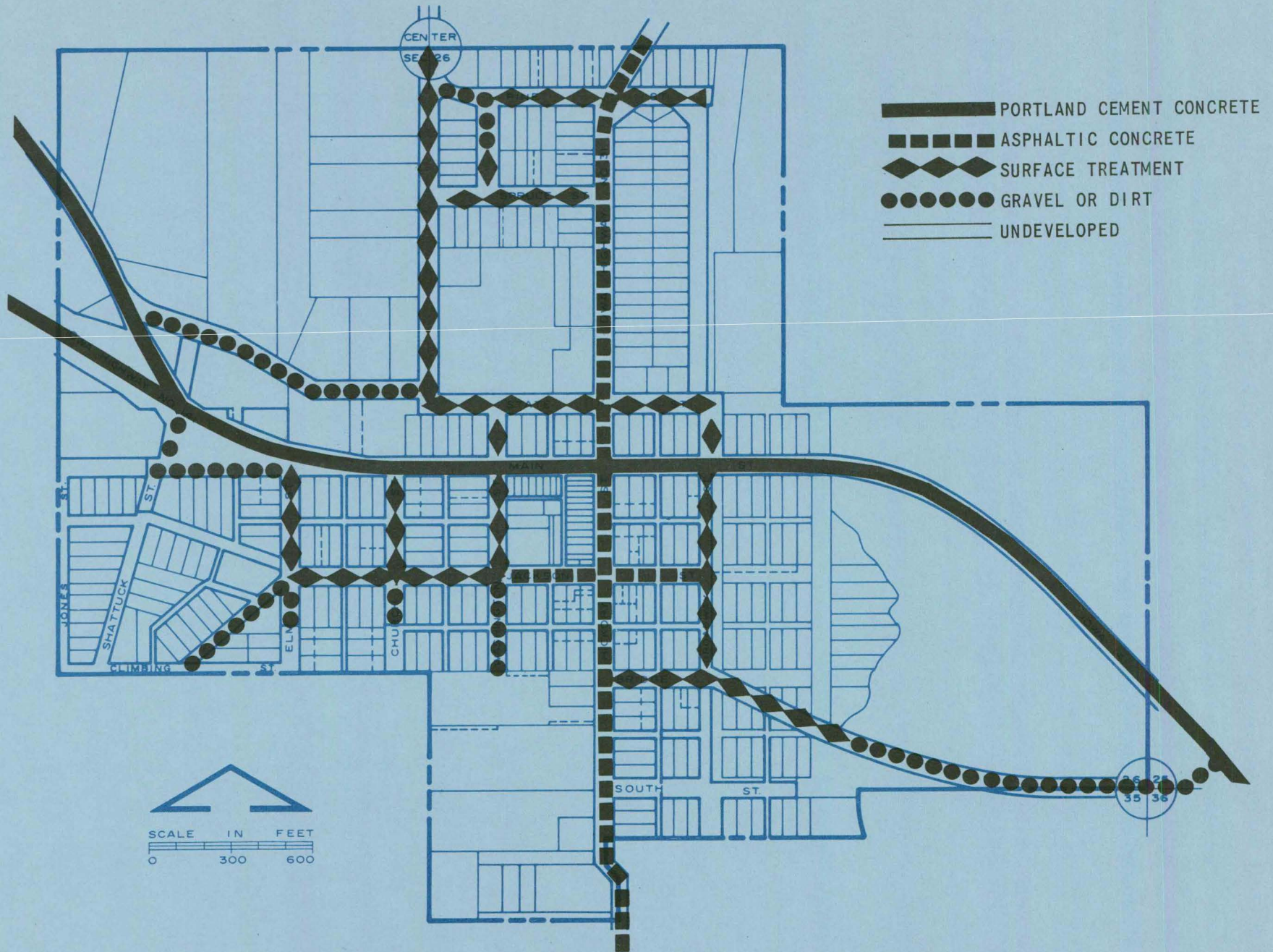
Table 12 summarizes street surfacing conditions in Smithland.

TABLE 12 - EXISTING STREET SURFACING

<u>Street Surfacing</u>	<u>Miles of Street</u>	<u>Percent of Total Town</u>
Portland Cement Concrete	1.0	21.7
Asphaltic Concrete	0.7	15.3
Surface Treatment	1.4	30.4
Gravel or Dirt	0.4	8.7
Undeveloped	<u>1.1</u>	<u>23.9</u>
TOTAL	4.6	100.0

The proposed subdivision ordinance recommends that all streets in new developments be paved by the subdivider. This will prevent the development of any new unpaved streets. It is also recommended that the Council initiate a paving program for the existing unpaved streets serving developed areas.

Financing can be from a combination of sources including road use tax funds, general obligation bonds and special assessments. Financing of street improvements is discussed in the capital improvement program section in Part 6.



EXISTING STREET SURFACING
SMITHLAND IOWA

FIGURE 9

MAJOR STREETS PLAN

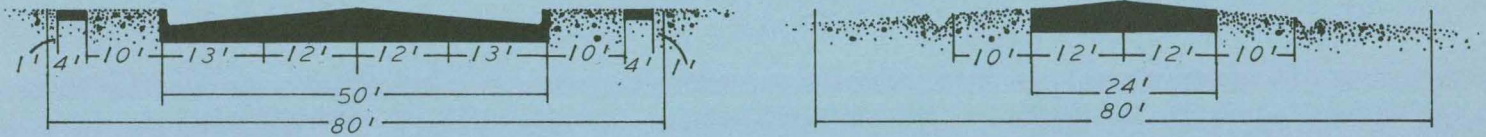
The Major Streets Plan is shown on Figure 13. Highways 141 and 31 are both designated as thoroughfares. This is because of the function of these roads as part of the State Highway System. These streets also serve as a collector street system for the Town. Other streets, not designated on the Plan, are considered as residential or local service streets. These streets provide access to adjoining properties. They do not serve as major traffic carriers. Right-of-way cross-sections for each street classification, including local service, are shown on Figure 10. It is recommended that the cross-sections shown on Figure 10, along with the street classifications and locations shown on Figure 13, be adopted by the Planning Commission and Council. Standards for the Major Streets Plan can then be adopted into the subdivision ordinance and into programs for paving new streets and widening existing streets.

Most of the streets in Smithland are classified as local service streets. These streets provide access to abutting property. They should not serve as thoroughfares or collectors, except in unusual situations. Wherever possible, they should be designed to discourage through traffic.

THOROUGHFARE

DEVELOPED AREAS
4 MOVING LANES
NO PARKING

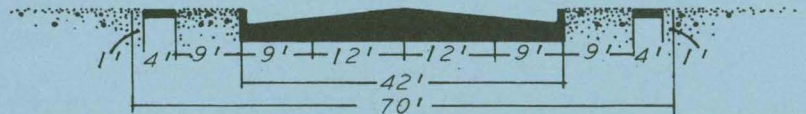
UNDEVELOPED AREAS
2 MOVING LANES
NO PARKING



COLLECTOR

2 MOVING LANES
2 PARKING LANES

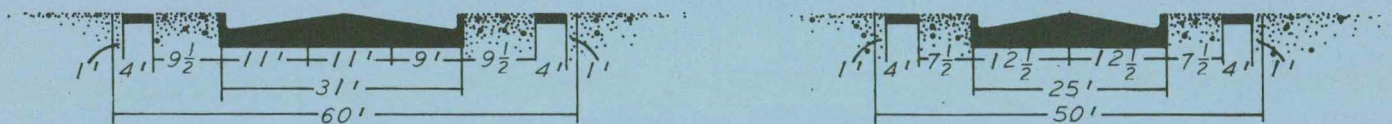
One or both parking lanes may be omitted in undeveloped areas



LOCAL SERVICE

NORMAL R.O.W. (60')
2 MOVING LANES
1 PARKING LANE

REDUCED R.O.W. (50')
2 MOVING LANES
NO PARKING



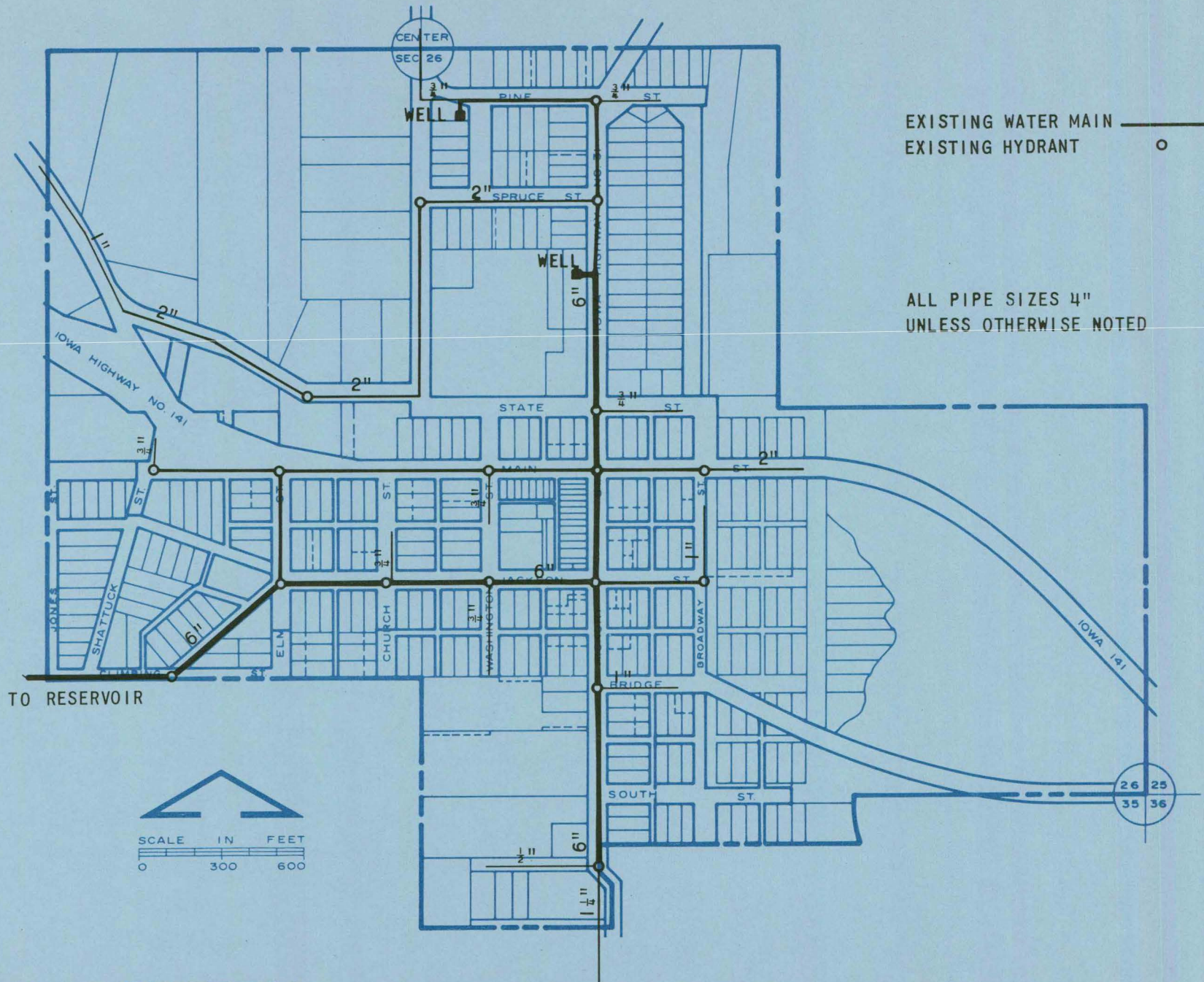
TYPICAL STREET CROSS-SECTIONS

A 60 foot right-of-way with 31 feet of pavement is recommended as the standard for all local service streets in new subdivisions. Similar standards should be required in developing a paving program for the existing unpaved streets. It may be necessary to reduce the paving width to 25 feet on some existing streets that are presently developed with smaller rights-of-way. A 50 foot right-of-way is adequate for streets less than 300 feet in length which terminate in a cul-de-sac or circular right-of-way. These streets generally serve only a few homes and have limited traffic, moving at minimum speed.

WATER SYSTEM

Water for Smithland is supplied by two wells located in the north part of Town. Well No. 1 is located on the west side of Highway 31 south of Spruce Street. This well was drilled in 1953 at a depth of 65 feet. Well No. 2 is located approximately 500 feet west of Highway 31 on Pine Street. This well was drilled in 1965 at a depth of 98 feet. The wells draw water from Pleistocene sand and gravel deposits. No treatment of the water supply is provided. A concrete storage reservoir with a capacity of 45,000 gallons is located southwest of the Town.

The water distribution system is shown on Figure 11. The system serves all of the developed Town. The system is primarily 6" and 4" mains. Hydrant distribution is generally good throughout the



WATER SYSTEM SMITHLAND IOWA

FIGURE 11

Town although several hydrants are located on 2" pipe.

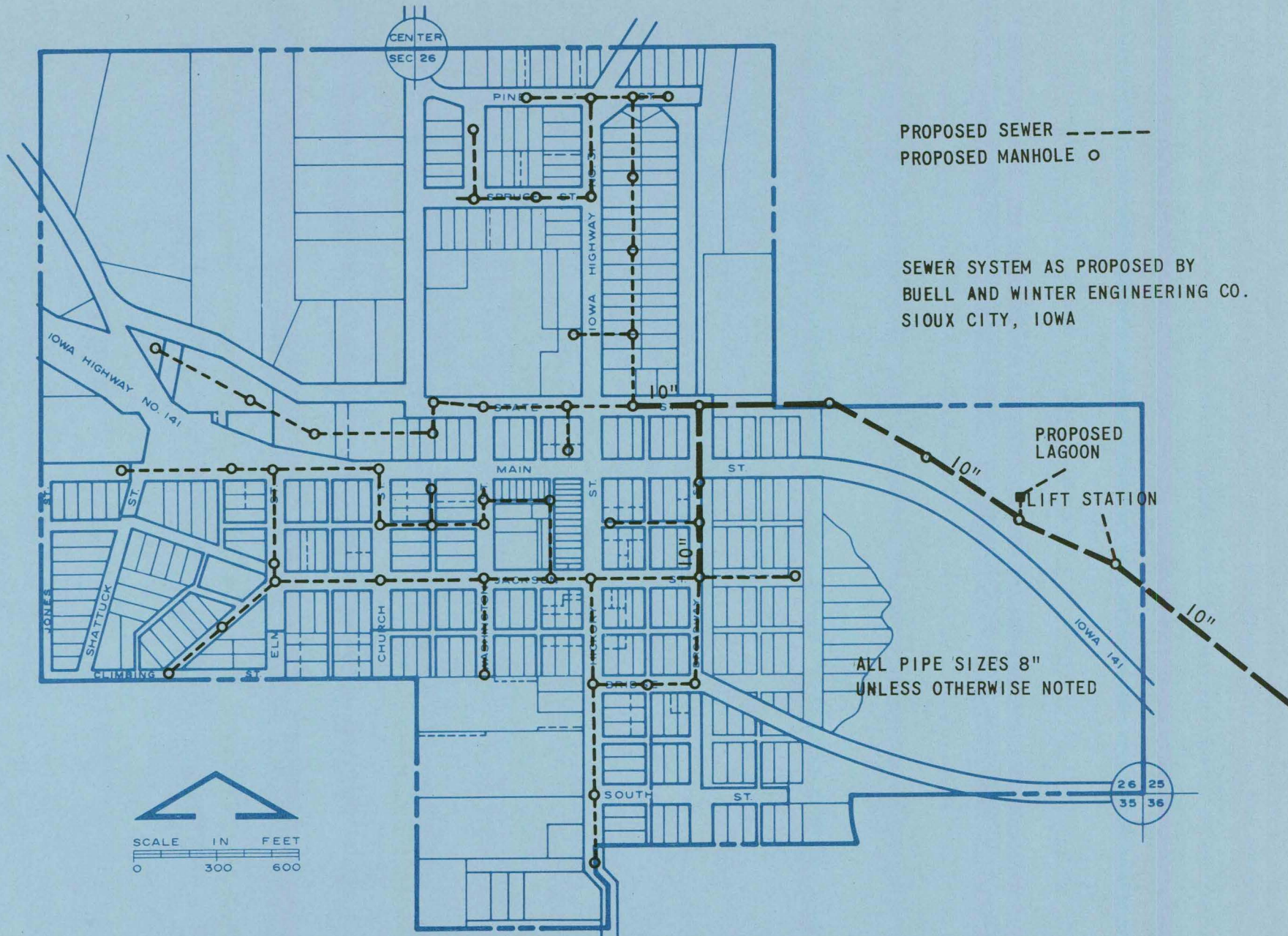
There are a number of improvements that should be made in the future to strengthen the system and provide adequate fire protection. The following improvements are recommended:

1. Eliminate all dead ends in the system.
2. Provide cross connecting mains to strengthen system pressures.
3. Require 6" mains as a minimum for all future additions or extensions to the system.
4. Replace all existing mains smaller than 6" with 6" mains. This can be done over a period of years, beginning with the 2" and smaller pipe.
5. Provide water treatment to reduce hardness, iron and manganese content.

SANITARY SEWER SYSTEM

At the present time Smithland does not have a sanitary sewer system. Sanitary wastes are disposed of by private facilities consisting of privy vaults, septic tanks and cesspools.

A recommended sewerage system proposed by the Town's sanitary engineers is shown on Figure 12. The system is designed to



SANITARY SEWER SYSTEM SMITHLAND IOWA

FIGURE 12

VEENSTRA & KIMM
Engineers & Planners

serve all of the developed Town. A lift station is proposed to pump sewage collected from the system to the sewage lagoon. The sewage lagoon will be located north of Highway 141 in the east part of Town. The sewer system would be constructed with 8" and 10" pipes. The lagoon will have a surface area of 2.4 acres and is designed to serve a population of 440. The proposed sewerage system should be adequate to meet the Town's needs for the foreseeable future.

Smithland has attempted to obtain financial assistance from several Federal Agencies involved in sewerage construction programs. The Town presently has an application pending with the Farmers Home Administration (FHA) for a loan and grant for construction of the lateral sewer system.

SOLID WASTE

Smithland does not provide public garbage or refuse collection and disposal services. The Town leases a small area south of Town for a dumping area. Local residents may use this site to dispose of their refuse.

The Woodbury County General Development Plan includes recommendations for the formation of a County wide solid waste system. Pending the development of such a system, Smithland should consider

contracting with a private refuse hauler to provide collection and disposal services to the Town. This service could be financed on a monthly basis, paid by local residents, and collected with the water bill.

PART 6 - FINANCING

GENERAL

The Capital Improvement Program is the financial budget of the community for expenditures outside of the regularly occurring operating costs found in the annual budget. Capital improvements usually refer to major physical improvements such as paving, water and sewerage system improvements, public buildings, parks and similar facilities. The Capital Improvement Program outlines the necessary improvements, determines their order of priority, and establishes a method of financing consistent with the financing capability of the community.

VALUATION

An important indicator of community growth and financial capability is the increase or decrease in the assessed valuation of property in the Town. Table 13 shows the assessed valuation history of Smithland for the last six years. Figures for 1970 were not available at the time of preparation of this report.

TABLE 13 - ASSESSED VALUATION HISTORY 1964-1969

<u>Year</u>	<u>Assessed Valuation</u>	<u>Monies and Credits*</u>
1964	\$236,771	\$179,322
1965	236,771	179,322
1966	221,252	295,663
1967	240,584	349,792
1968	257,676	298,410
1969	238,357	377,867

*Combined 1 and 6 mill valuations.

Valuations in Smithland have generally remained stable over the past six years. The decrease shown between 1965 and 1966 was due, in part, to the reappraisal of all property in Woodbury County. The overall increase in assessed valuations between 1964 and 1969 was less than 1%.

PROPERTY TAXES

The property tax levy for the operation of municipal government services is shown in Table 14 for the period of 1964 to 1969. The table includes the dollar amount raised by the tax levy. The effect of the property reappraisal is indicated by the increase in the 1966 millage rate.

TABLE 14 - PROPERTY TAX RATE 1964-1969

<u>Year</u>	<u>Tax Levy in Mills</u>	<u>Dollar Amount Raised by Tax Levy</u>
1964	23.788	\$5,901
1965	23.788	5,632
1966	29.255	6,900
1967	26.904	6,900
1968	24.817	6,395
1969	29.358	- -

INDEBTEDNESS

General obligation bonds outstanding in Smithland total \$5,000.

General obligation bonds are an obligation of the entire community.

They are retired by a debt service levy included in the property tax rate or by using certain designated revenue sources, such as Road Use Tax funds, for retirement of street improvement bonds.

State law requires that outstanding general obligation bonds not exceed 5% of the total 100% valuation of the Town, including monies and credits. Based upon current estimates, the total 100% valuation of Smithland is approximately \$1,260,000, including monies and credits. This figure is based on assessed valuation as 27% of the total valuation. This results in a general obligation bonding limit of about \$63,000. With \$5,000 outstanding, this leaves Smithland with a reserve general obligation bonding power of about \$58,000.

It is usually advisable to use general obligation bonding power for non-revenue producing projects such as public buildings, park land and fire equipment. In addition, general obligation bonds must be used to finance any deficiencies that arise on projects that are assessed against benefited property, such as paving or sewers.

Revenue bonds are not a general obligation of the community. They are retired from income earned by a particular utility. At the present time there is no revenue bond debt on the water system in Smithland.

CAPITAL IMPROVEMENT PROGRAM

Capital improvements needed in Smithland in the next 6 years have been determined on the basis of information supplied by Town officials in a financial questionnaire distributed in February, 1970. The following is a brief description of the improvements in order of priority:

1. Sanitary Sewer System: This project, discussed in Part 5 and shown on Figure 12, includes the construction of a lateral sewer system, outfall sewer, pumping station, and sewage lagoon. The cost of the complete system based on preliminary estimates by the Town's engineers would be about \$124,000. This includes \$62,000 for the lateral sewer system; \$40,000 for the outfall sewer, pumping station and lagoon; and \$22,000 in various incidental costs. In accordance with legislation passed this year by the Iowa Legislature, Smithland appears to be eligible for a combined Federal and State grant of 75% of the cost of the outfall sewer, pumping station and lagoon. The Town would also be eligible for a grant on approximately 40% of the incidental costs. The cost of the lateral sewer system can be financed through special assessments, revenue bonds or a combination of both. If special assessment financing is used, general obligation bonds will be needed to pay

any deficiencies. The method of financing will depend upon the Town receiving an FHA grant and loan. If the FHA grant is approved, sewer revenue bond financing will probably be required to finance the Town's share of the cost.

2. Paving: A long range paving program is recommended for the unpaved developed streets in the Town. This program should be delayed until the sewer system is constructed. Recommended financing would be 50% by special assessment and 50% general obligation bonds. The bonds can be retired by revenues received from Road Use Tax Funds. In 1969, the Town received approximately \$3,600 in Road Use Tax Funds. It is estimated that in 1970 this figure will increase to about \$4,300, due to changes enacted in the distribution formulae by the Iowa Legislature in 1969.

3. Water System Improvements: This project, discussed in Part 5, involves various improvements to strengthen the water distribution system and improve the water quality. Water distribution system improvements can be financed over a period of years using water revenues. It is suggested that a minimum of \$3,000 per year be budgeted

for these improvements. It will be necessary to increase water rates to provide the necessary revenues. Construction of a water treatment plant should be given serious consideration by the Town. This would require revenue bond financing. The increase in water rates necessary to finance the water system improvements would not be unreasonable to provide for a quality water system.

It is recommended that the Capital Improvement Program be reviewed each year prior to the preparation of the Town's annual operating budget. This should be done jointly by the Council, Planning Commission and other public officials and agencies. The program should be adjusted as the needs of the community vary from year to year. Cost estimates and methods of financing should be reviewed and updated as projects are completed or rescheduled.

PART 7 - COMPREHENSIVE PLAN SUMMARY

The recommendations concerning land use, community facilities and major streets, discussed in Parts 3, 4 and 5, are shown on the Comprehensive Plan map on Figure 13 in the envelope at the back of this report. The proposed zoning ordinance and subdivision regulations have been prepared based upon the recommendations included in the Comprehensive Plan and have been submitted in a separate report.

The recommended development of Smithland as shown on Figure 13 will result in the land use areas and percentages shown in Table 15.

TABLE 15 - PROPOSED LAND USE DISTRIBUTION

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total Town</u>
Single Family	83.6	40.8
Commercial	9.7	4.7
Industrial	18.0	8.8
Public and Semi-Public	36.5	17.8
Streets and Alleys	<u>57.2</u>	<u>27.9</u>
TOTAL TOWN	205.0	100.0

The Comprehensive Plan recommendations shown on Figure 13 and discussed in this report are summarized below:

1. Future residential development is proposed for most of the undeveloped land in the northwest and northeast parts of Town.

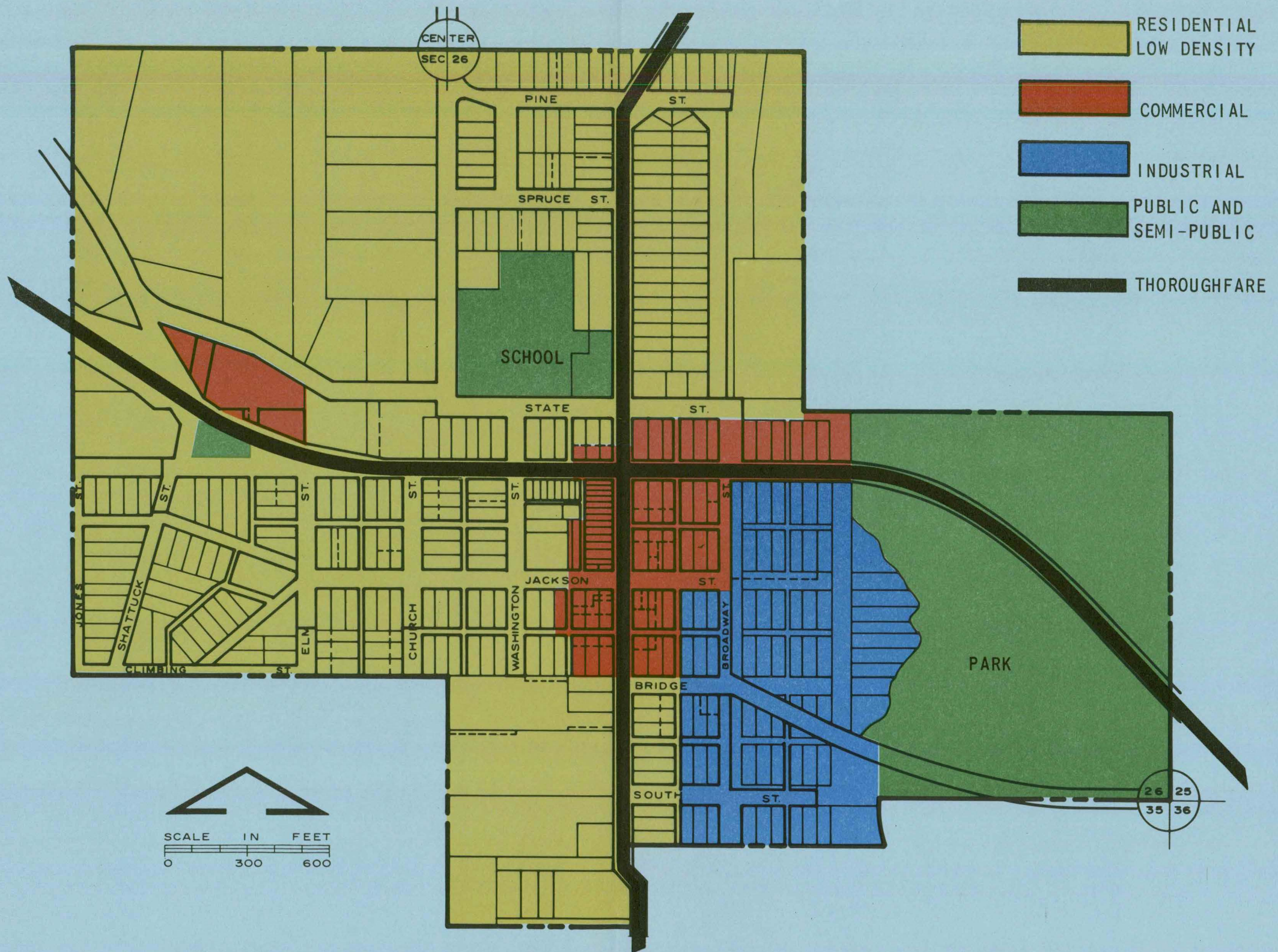
2. New commercial development is recommended for the area east and north of the business district. A small highway commercial area is proposed at the intersection of relocated and old Highway 141.
3. An enlarged industrial area is proposed south of the existing industrial development.
4. A system of major and collector streets is recommended to serve the community.
5. Improvements to the water system and construction of a sanitary sewerage system, proposed by the Town's engineers, are recommended.

Implementation of the planning program requires putting the goals and objectives of the community, as reflected in the Comprehensive Plan, into effect. This requires the effective use of the zoning ordinance, subdivision regulations and the Capital Improvement Program. Building, electrical, plumbing and fire prevention codes which provide standards for public health and safety are of equal importance. It also requires public leadership and citizen participation.

Zoning and subdivision ordinances have been prepared and submitted as part of the planning study. Smithland has not adopted any of

the construction codes listed above. Standard codes prepared by recognized national and state organizations are available for adoption by reference. These codes are revised and updated every 3 or 4 years by their sponsoring organizations. It is recommended that Smithland take the necessary legal steps to adopt the model codes available.

The Capital Improvement Program, previously discussed in this report, is an important tool to implement planning. By scheduling the needs of the Town in a financial program that is workable and practical, most of the goals of the Comprehensive Plan can be realized.



SMITHLAND - Comprehensive Plan

WOODBURY COUNTY IOWA - GENERAL DEVELOPMENT PLAN

Veenstra & Kimm - Engineers and Planners - West Des Moines, Iowa

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Urban Planning Grant Project No. P-115. Prepared under contract for and financed in part by the Iowa Development Commission under the provisions of Chapter 28, Code of Iowa, as amended.

FIGURE 13

STATE LIBRARY OF IOWA



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