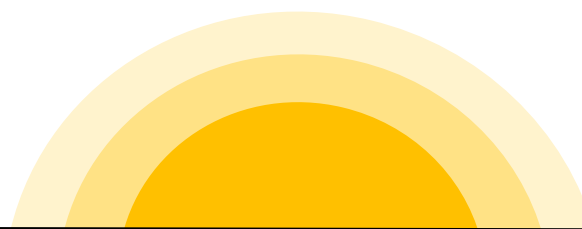


HARTFORD

HORIZON 2045



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This plan could not have been completed without the assistance of numerous community members and leaders. Their support and guidance was invaluable during the preparation of the plan. Thank you to all who participated but a special thank you to the following:

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Prepared by the staff of the Des Moines Area MPO
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Chapter 1

Introduction to Planning + Hartford

Hartford is a welcoming, safe, and beautiful place to live.

- ... with cohesive **LAND USE** to provide space for current and future development.
- ... with practical **HOUSING** to stimulate diversity and availability of choice.
- ... with attractive **BUSINESS AND EMPLOYMENT** to advance opportunities to innovate and serve.
- ... with vibrant **RECREATION AND NATURAL SPACES** to promote healthy lifestyles and resiliency.
- ... with efficient **INFRASTRUCTURE AND UTILITIES** to supply reliable and sustainable connections.
- ... with inclusive **FACILITIES AND SERVICES** to nurture vital municipal and communal needs.

Purpose of Planning

Planning provides a coordinated effort amongst community and government officials to direct change and growth. Through planning, a community can ensure infrastructure investments are in areas where growth is planned. On a less noticeable level, planning offers the ability to create a vision of what the community wants to be in the future and helps identify ways to achieve the desired goal.

Comprehensive Plan + Zoning Ordinance

The legal backdrop of planning and land use regulations incorporate two major components: the comprehensive plan and the zoning ordinance. Each component has its own independent function; however, they also must work in concert to guide and shape development.

This document, the comprehensive plan, lays out the existing conditions in Hartford and provides goals and a blueprint for the future across multiple topics. The comprehensive plan notably includes a future land use map to help guide decisionmakers, but the future land use map is not a standalone plan for the future. The comprehensive plan and its components form a living document and should be reviewed regularly and amended as growth and development occurs. Most importantly, Iowa Code Chapter 414.3 states that, “Regulations shall be made in accordance with a comprehensive plan.” In all, the comprehensive plan must be used and consulted when city regulations are created and land use changes are made. Consistency between the comprehensive plan and other city policies, documents, and maps is important.

The zoning ordinance is the legal structure to implement land use regulations. The zoning ordinance consists of two parts the zoning ordinance text and a zoning map. Both work together to define zones and give parameters for uses of the land in and around Hartford. The ordinance text defines what is allowed in

each zone. The zoning map serves to delineate the zones outlined in the zoning text parcel by parcel. With a zoning ordinance, the city has legal power to permit or limit development by property owners or developers. A successful zoning ordinance must be based on an up-to-date comprehensive plan.

Planning in Iowa

The State of Iowa passed Smart Planning Legislation in 2010 that created ten smart planning principles that state agencies and local governments “shall consider and may apply during deliberation of all appropriate planning, zoning, development, and resource management decisions.” Additionally, in an effort to more accurately define what a comprehensive plan should include, this legislation created 13 smart planning elements that jurisdictions “shall consider” and “may include” if applicable when “developing or amending a comprehensive plan... or other local land development regulations.”

Iowa Code, Chapter 414.3 states –

“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.”

Hartford Horizon Creation

The basis of this comprehensive plan is the Iowa Smart Planning Principles and Elements previously mentioned. Furthermore, it was identified early in the planning process that this plan’s purpose is to make Hartford a better place for current and future residents. Therefore, the overall unifying vision for the future is:

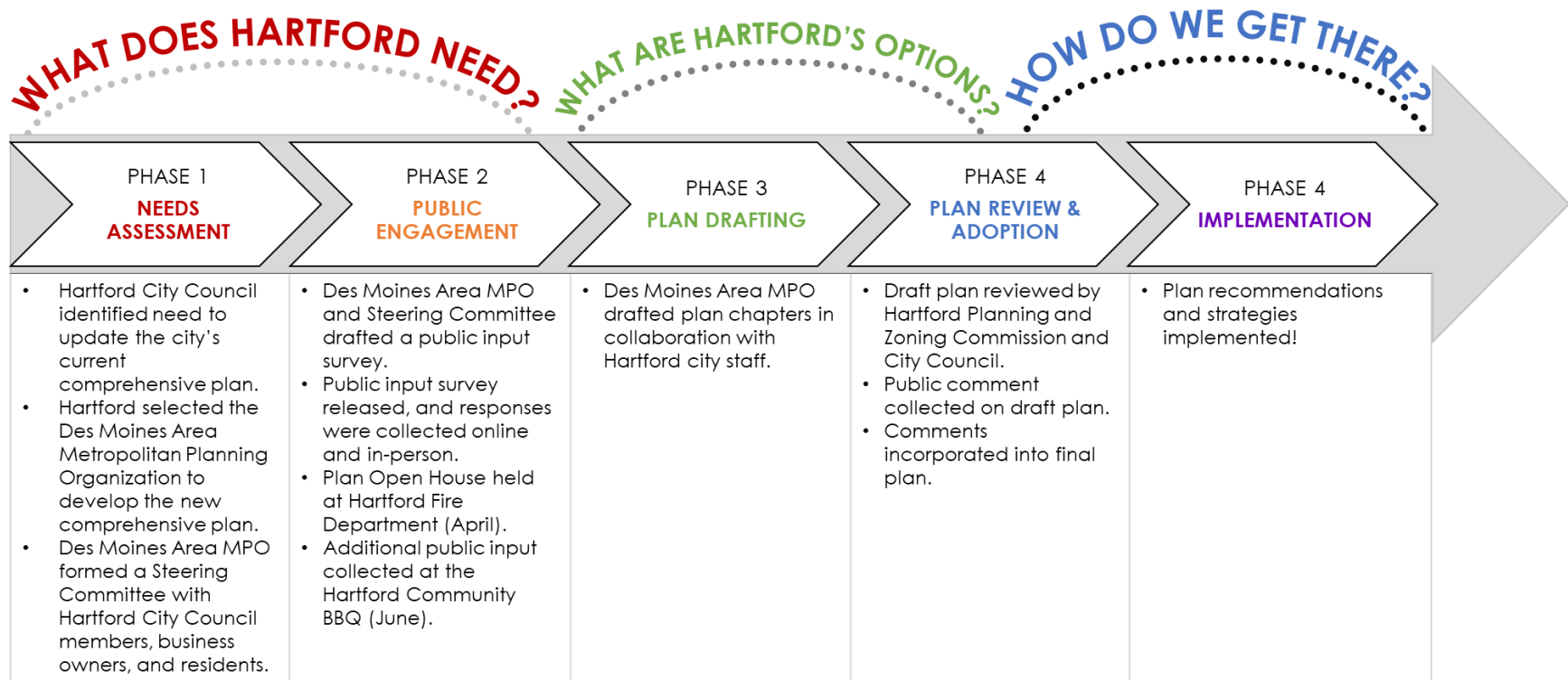
Hartford is a welcoming, safe, and beautiful place to live.

This is a very broad statement, so to more narrowly define this vision, every chapter of the plan has its own focused vision to

incorporate the specifics of each topic. Ultimately, each chapter vision supports the central unifying theme of making Hartford a better place for current and future residents.

Figure 1-1 is an outline of the major milestones through the plan creation process. Early in the process, the effort focused on determining wants and needs within Hartford. Furthermore, this portion of the process focused on soliciting, gathering, and analyzing information. The latter part of the process focused on finding solutions, refining goals, and ensuring appropriate implementation strategies.

Figure 1-1: Plan Development Process



Source: DMAMPO

Hartford Background + Demographics

The City of Hartford was established in 1849 and has a history not unlike many small rural Iowa communities. For the better part of the early 20th century rural Iowa communities had to be self-sufficient and were a place to do business for the inhabitants of the surrounding rural area. In the last 50 years, as agriculture has moved to automation with fewer farmers farming more acres, these rural Iowa communities have generally seen a decline in economic activity and population.

Where Hartford differs from other rural Iowa communities is its general resiliency to changes in population. Since the farm crisis of the 1980s, when many rural Iowa communities saw steep declines in population, the population of Hartford has remained relatively constant. Likely factors include the close proximity to the Des Moines metro, having a school in town, and the access to Highway 5. Future population growth or decline will likely be tied to these same factors.

Figure 1-2: Hartford Location in Central Iowa



Source: DMAMPO, ERSI

Figure 1-3: Historic Population of Hartford & Warren County

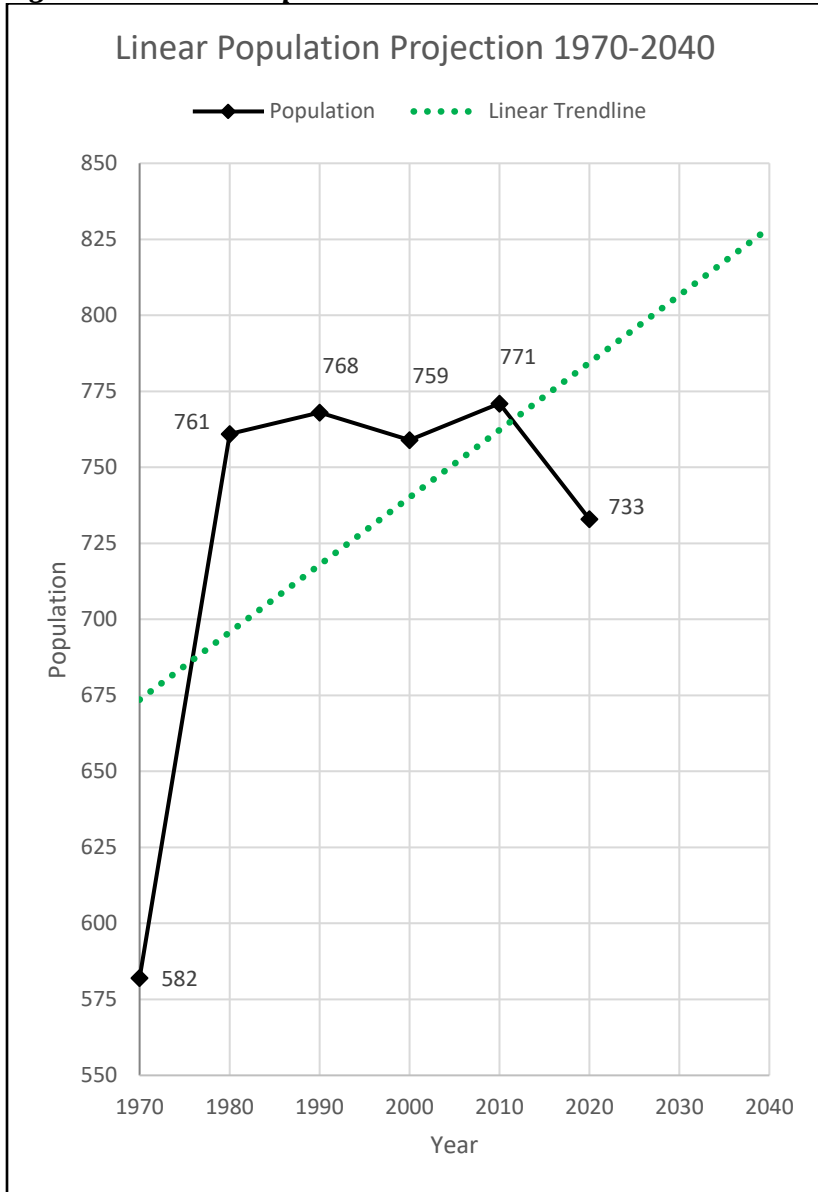
Year	Hartford Population	Warren County Population
1920	218	18,047
1930	207	17,700
1940	207	17,695
1950	221	17,758
1960	271	20,829
1970	582	27,432
1980	761	34,878
1990	768	36,033
2000	759	40,671
2010	771	46,225
2020	733	52,403

Source: US Census Bureau

Figure 1-3 shows the population of Hartford according to the decennial census over the last one hundred years. As previously noted, the population has remained generally level in Hartford over the last forty years. However, Warren County has been growing since 1950. There is demand to live in Warren County and Hartford has an opportunity to tap into the countywide growth.

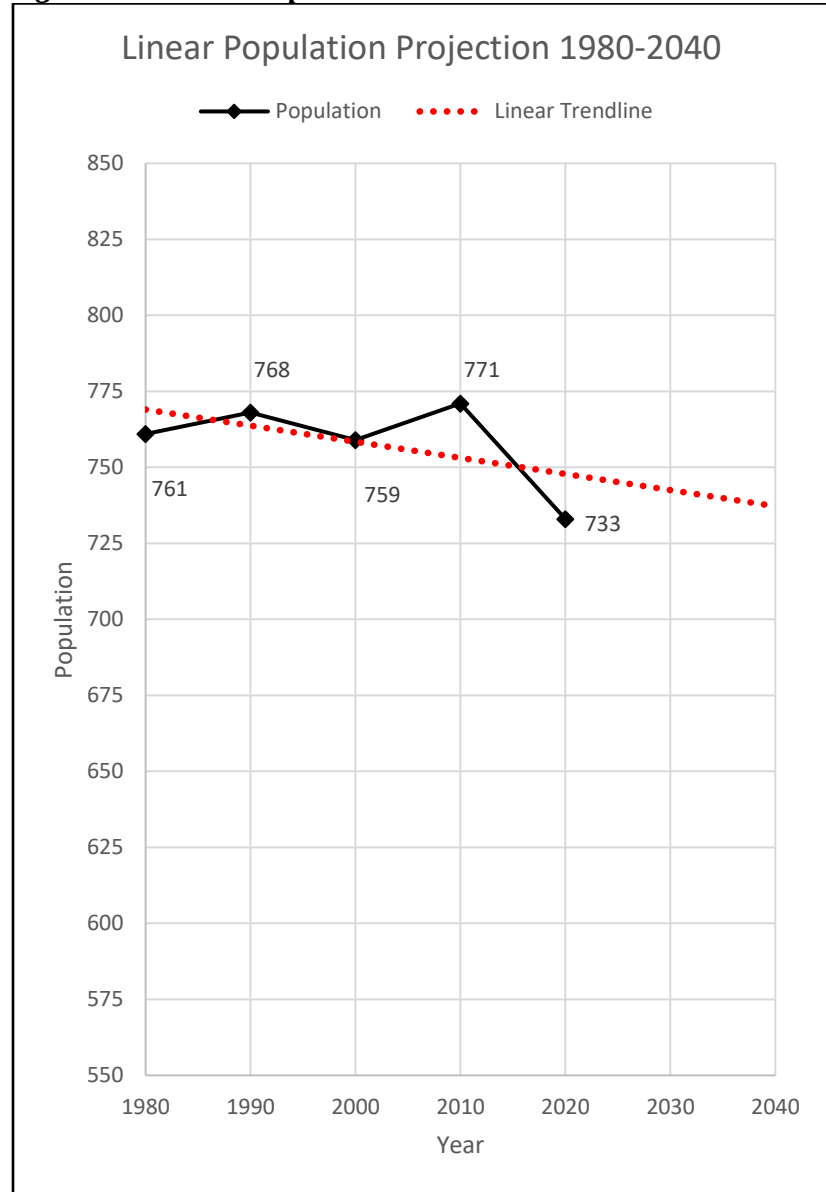
Using historical patterns, it is estimated that Hartford’s population will remain at a similar level over the next twenty years. The tables on the following page show population projections for the next 20 years using a linear curve, or trendline. Figure 1-4 uses population from 1970 through 2020 to create a trendline. Due to the growth between 1970 and 1980, the trendline predicts positive growth over the next twenty years. The second table, Figure 1-5, uses a trendline but does not include the growth in population between 1970 and 1980. As such, the trendline is negative but the outcome is still growth from the 2020 census population. Planning for a population between these projections is appropriate for the next twenty years.

Figure 1-4: Linear Population 1970-2040



Source: DMAMPO, US Census Bureau

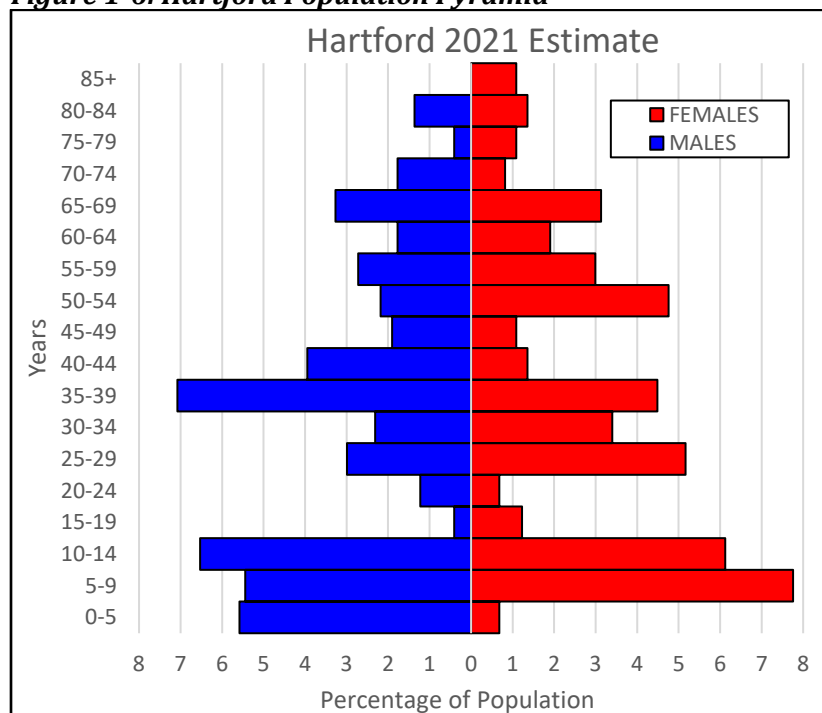
Figure 1-5: Linear Population 1980-2040



Source: DMAMPO, US Census Bureau

Another way to predict population changes is to look at the distribution of the population within a population pyramid, see Figure 1-6. Due to the sample size in Hartford the data has a high margin of error. The following observations are intended to be broad and generic. A healthy and sustainable population is when the distribution of a community's population is shaped like a triangle or pyramid. Ideally the base of the triangle should be the widest and have the largest percent of the population and the top should have the smallest percent of the population. The reality is that most communities do not have this ideal distribution. To have a triangle or pyramid the population would need to reproduce exponentially. This is not realistic as populations ebb and flow.

Figure 1-6: Hartford Population Pyramid



Source: DMAMPO, US Census Bureau

Though the Hartford pyramid is not a triangle, it does show some positives and strength. First, there is a healthy percentage of the population between the ages of 5 and 14. This indicates there are young families in the community and they have selected Hartford as a place to raise their family. Second, there is a significant portion of the population who represent people who are of young family age. This combined with a high percentage of young children shows Hartford has the potential to grow naturally from within rather than just from people moving to town.

On the other hand, there are some negatives for Hartford. First, the percent of the population between 15 and 24 is lacking. This may be reflective of kids moving out of town and pursuing an education or career, but it is important to draw this segment of the population back to Hartford. Second the percent of the population in their 50s and 60s is significant. As a community, it will be important to be aware of the needs of this segment going forward. Future policies and programs should be sure to address the needs of an aging population.

Though the age of the population is dispersed in a unique way, Hartford is a younger community than Iowa as a whole. According to the 2021 American Community Survey, the median age of Iowa was 38.5 but only 35.1 in Hartford. This is also reflected in the percent of individuals aged 60 or older. In Iowa 22.8% of residents are 60 or older while only 18% of Hartford residents are 60 or older. A younger population indicates Hartford is a place families choose to live.

When comparing to Iowa, Hartford is less diverse. According to the 2020 Census, Hartford has a population that is more than 94% white while the State of Iowa is only about 84% white.

Looking at median incomes, Hartford is competitive with the State. According to the 2021 ACS, the median income for Hartford is \$62,917 compared to \$65,600 for the State of Iowa.

Community Character

To plan for the future of Hartford, it is important to identify the current characteristics that make Hartford, Hartford. Community character is defined, for the purposes of this comprehensive plan, as attributes of the community that make it unique, both in terms of the built environment and the people of Hartford. This includes the types of buildings, festivals and events, people, and the overall feel within the community.

Unlike other parts of this plan, community character cannot be analyzed by comparing community statistics because the essence of a community cannot be captured by traditional analysis. Therefore, determining the quality of a community's character is subjective and may not represent the opinions of all residents. As with the entirety of the plan, goals, policies, and recommendations have been crafted based on public input and objective analysis of the community.

Community Image

One of the most frequent and important views of the community discussed during the public input process is that of a "small town atmosphere with good neighbors." The notion of Hartford having a small-town atmosphere was first brought up during the initial kick-off meeting and was reiterated during subsequent public input sessions. When residents were asked to identify Hartford's greatest strengths in the community survey, possessing a small-town atmosphere was far and away the top vote getter. This collective sentiment was followed by Hartford's strong location, inviting cost of living, and overall safety as the pillars that prop up Hartford's image.

In 1994, 2004, and 2014 Hartford was part of the Iowa State University Small Towns Project. The project consists of a survey of the residents and then a community profile is developed based on the responses. Of note, the profile identifies the level of

community attachment. In 2014, 79 percent of residents indicated that they "feel at home" in Hartford. Having a population with strong, positive feelings about Hartford is beneficial when marketing Hartford. Good vibes can go a long way in convincing newcomers to consider Hartford their home.

Furthermore, the City has adopted this small town notion. On their website they say, "The City of Hartford is a growing community where people are our most valued asset. We take pride in being a community where everyone is considered a neighbor." By embracing the small-town aesthetic, Hartford promotes the widely resonating, nostalgic nature of the classic "hometown."

Physical Appearance

Citizens in Hartford generally have differing views on the physical appearance of the community, thus reinforcing the adage that beauty is in the eye of the beholder. However, it became evident through the planning process that people generally feel that there are areas that need to be improved.

When residents were asked about the ways in which Hartford could be improved, the top response was the quality of employment and business opportunities. Chapter 4, Business and Employment, further discusses these areas and makes recommendations for the future.

Civic pride and property upkeep are the basis for an attractive community. While civic pride is ever present in Hartford, public input indicates that pride in property ownership can be an issue for some property owners. Looking at the survey responses, the second most important opportunity for improvement after employment and business, was quality of housing and neighborhoods. Continued efforts by City and Hartford Hometown Pride Committee will aid in improving the city and its appearance.

Residents of Hartford take great pride in their location because they feel fortunate to have reliable access to Des Moines and Carlisle for their larger city needs. It will be important to think about Hartford development as a compliment to those outside amenities, given that small town atmosphere is such a highly regarded asset of the community.

While the citizen's opinion of their community is important, the opinions of visitors play a crucial role in how the community is viewed from outsiders. Visitors typically form their opinion of a town within the first few minutes of being there. The experience of entering a city and traveling through its public realm is very important to the quality of the experience. For example, people arriving in Hartford from its primary Highway 5 entrance gain their first impression of the community here and are influenced by the pathways that they travel to their destination. Ensuring quality land uses and maintenance of a community's entrances and corridors is just as important as the visitor's destination. With the first impression being so important, it is imperative that the primary entrance from Highway 5 be the focus point for cohesion and beautification.

Amenities

A special feature in Hartford is the public space in the heart of downtown. Downtown is host to the Hartford City Park, the gazebo, and greenspace on both sides of the Vine Street. The mural on the side of the Masonic Lodge also adds an element of public art and historical context for visitors. Each of these amenities add to the quaint, hometown nature of Hartford's downtown public space.

Community Theme

When trying to identify a community theme it is best to think about an extreme example like Pella. The City of Pella has been very successful in creating a "Dutch" theme in all aspects of the community. Pella has implemented Dutch-like design standards

for buildings, a Dutch influenced logo, and an overall brand focused on tulips and all things Dutch. While Hartford should not go as far, it should still use an overall theme in promoting the community. Currently, the city uses no theme on letterhead, vehicle logos, or banners. Using a consistent theme and logo would help to pull together the community image and physical appearance and develop a community theme.

Community Events

The Hartford Hometown Pride Committee is an active group of community members that is focused on the betterment of Hartford through the appearance of and pride in the community. The group has been very active in planning and executing events, fundraising for community projects, and working to spread pride in the community.

In addition to the Hometown Pride Committee there are groups and organizations that are involved in one-off or annual events within the community. These events are of varying size, but they are part of the community fabric. The City should continue to support these events and activities, as they are an integral part of Hartford's community character.

Below is a list of large community-wide events that have occurred in Hartford over the last few years.

- + BBQ Bash
- + Light Up Hartford
- + Scarecrow Stroll
- + Music in the Park
- + Bingo Nights
- + Movie at the Fire station
- + Citywide Garage Sales
- + Trunk or Treat
- + Easter Egg Hunt
- + Fire Department Pancakes

These events and others add to the entertainment options for residents and provide an opportunity to draw-in folks from out of town to visit. One such example was provided at the 2022 BBQ Bash. An attendee explained their family were former Hartford residents and loved living in Hartford but were forced to move due their situation. They now enjoy coming back to Hartford for the community events and to see friends. Such visitors may one day be residents of Hartford.

Figure 1-7: 2022 BBQ Bash



Source: Hartford Hometown Pride Committee Facebook Page

It is important to remember that the effort needed to execute these events is significant. Hartford is fortunate enough to have a good group of interested and community focused citizens as part of the Hartford Hometown Pride Committee to plan and execute these events. The City’s role going forward should be to provide physical support via use of space and equipment and to provide financial support when appropriate. Moreover, the City should be the applicant when a grant application for outside funds

requires a government agency to be the applicant. Additionally, the City can be an additional avenue for promotion via city hall, city website, and social media platforms. It is good practice for a community organization like the Hartford Hometown Pride Committee, to provide regular updates to the City and City Council. Ensuring government organizations and public groups are on the same path forward will make efforts and events occur smoothly.

Figure 1-8: 2022 BBQ Bash



Source: KNIA-KRLS

Recommendations and Collaboration

Below is a table of recommendations for the future in Hartford with possible partners. This list of recommendations is focused on the efforts of community character. Generally, community character does not lend itself to collaboration with other governmental jurisdictions. However, commercial and nonprofit organizations within Hartford can be excellent partners in promoting the community. New policies require a working relationship with all stakeholders to ensure the policies are effective and successful.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ Promote Hartford. Use existing platforms and social media to spread the word about the community. Do not miss an opportunity to share Hartford positivity.	Hartford Hometown Pride Committee
+ Promote the small-town, hometown quality of life.	Hartford Hometown Pride Committee
+ Continue to work with groups like the Hartford Hometown Pride Committee to promote events.	
+ Update the city calendar regularly to advertise community events.	
+ Enforce existing and establish new policies, as needed, to promote civic pride and property upkeep to keep Hartford looking its best. Work with law enforcement to provide support.	Warren County Sherriff
+ Maintain relationships with regional efforts that connect the city to additional sources of funding for municipal projects.	MIPA, WCEDC
+ Work closely with regional partners to ensure there is a Hartford perspective in regional decision making. Find volunteers to serve as needed.	Warren County Engineer, Iowa DOT, CIRTPA
SHORT 1-5 YEARS	
+ Consider participating in the Marketing Hometown America program to develop a focused marketing plan to attract new residents and businesses.	Iowa State University Extension and Outreach
+ Identify a unifying theme or brand for Hartford. A focus the small-town esthetic is key. Use efforts started in 2022 with the new entrance sign to focus in on a consistent brand.	
+ Identify all existing promotional materials throughout the community and modify them to be consistent with and ensure that they relate to the identified theme.	
MEDIUM 6-10 YEARS	
+ Establish a yard of the month or similar promotional award to recognize members of the community who are doing a good job of property maintenance.	Hartford Hometown Pride Committee
+ Establish a volunteer of the year award to recognize members of the community who are making an impact on Hartford.	
LONG 11+ YEARS	
+ Identify historic and locally significant properties and encourage their preservation.	Warren County Historical Society

Chapter 2

Land Use

Hartford is a welcoming, safe, and beautiful place to live.

... with cohesive **LAND USE** to provide space for current and future development.

*Hartford is a welcoming, safe, and beautiful place to live with cohesive **LAND USE** to provide space for current and future development.*

Role of Planning + Zoning Commission with Land Use

The Planning and Zoning Commission is an often overlooked but very important community entity. The Commission's role is to provide guidance and direction for growth and development within the community. Most of the decisions or recommendations made by the Planning and Zoning Commission are just advisory and give City Council direction and guidance on how to move development forward. The Planning and Zoning Commission is, however, responsible for reviewing site plans and ensuring their conformance to the comprehensive plan and the development goals of the city. Having an active, reasonable, and informed Commission will help assure decisions are appropriate and fair.

Background

Of the chapters that are part of this plan, the land use chapter is one of the most useful for decisionmakers going forward. The land use chapter of the comprehensive plan is intended to define where development could or should occur and why the development is appropriate for specific locations. Other chapters touch on land use but this chapter maps out land use for the future of Hartford.

The chapter is intended to serve decisionmakers as a guide with flexibility rather than a required blueprint. It is impossible to predict every potential scenario or proposal that might be presented to the City. Every proposal should be reviewed equally and fairly. A project's approval or denial should be based on city plans and the value of the project as a whole. The decision of leaders should never be based on how the project impacts one specific property or resident.

Because of the flexibility, this document may need to be modified as development occurs. Regular review of this plan is the responsibility of the Planning and Zoning Commission. Making changes to this document as development occurs should be common practice. In an ideal scenario this plan will be the go-to point of reference for community decisionmakers.

When planning for the future, it is essential that decisionmakers, like those on the Planning and Zoning Commission and City Council, review the compatibility of land uses. New development should be compatible with the existing environment and consistent with the parameters set forth in this plan. Determining if two uses are compatible is somewhat subjective and will be different for every project. Below is a list of questions for decisionmakers to consider when determining land use compatibility:

- + Is the new use going to cause noise, air, light, or water pollution?
- + Will the new use change traffic patterns or produce increased traffic?
- + Will the new use be compatible with pedestrian traffic?
- + Does the existing infrastructure support the proposed use? (water, sewer, streets, and storm water management)
- + Is the scale and form of the development appropriate for its surroundings?
- + Is there a natural or built separation between the land uses? For example, will a road, railroad, grade change, or natural buffer separate uses?
- + For negative impacts, is there a potential remedy or solution?

In addition to the previous questions, Figure 2-1 is a good reference as new developments arise. The table rates the likely

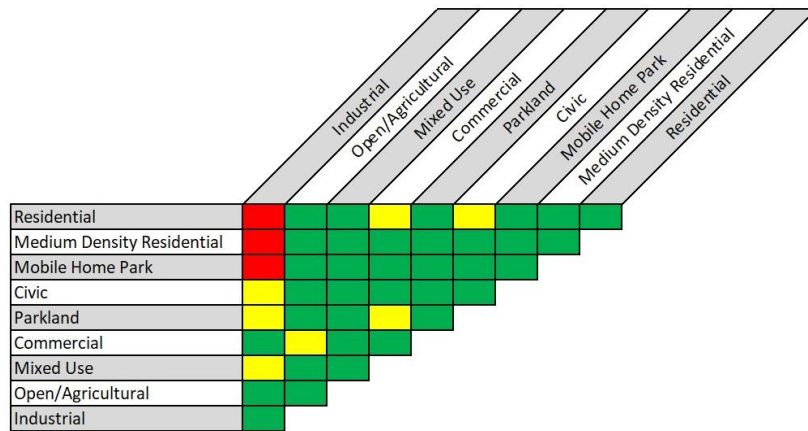
compatibility of two land uses. The likely compatibility of the two land uses is given a rating of green, yellow, or red. Below is an explanation of the green, yellow, and red designations. By no means are these hard and fast rules. The designations are intended to provide guidance when a proposal is brought before the city or if the city is looking to rezone areas within the community.

Green – The two land uses are generally compatible and likely make sense to be permitted next to each other.

Yellow – The two land uses can be compatible but can also be a problem. It is best to proceed with caution and ensure that the specific development is appropriate and there are remedies for the points of conflict.

Red – The two land uses are likely incompatible. Locating the two land uses next to each other will require significant remediation of potential incompatibilities.

Figure 2-1: Land Use Compatibility



Source: DMAMPO

Below are a few additional compatibility considerations for specific land uses:

- + Large civic facilities like a fire station should not be located next to residential areas unless appropriate buffers are in place.
- + An industrial use is not always “industrial” in nature. The red designation is for the uses that are truly industrial.
- + It is important to look at each proposed development to ensure that it is appropriate with existing development.

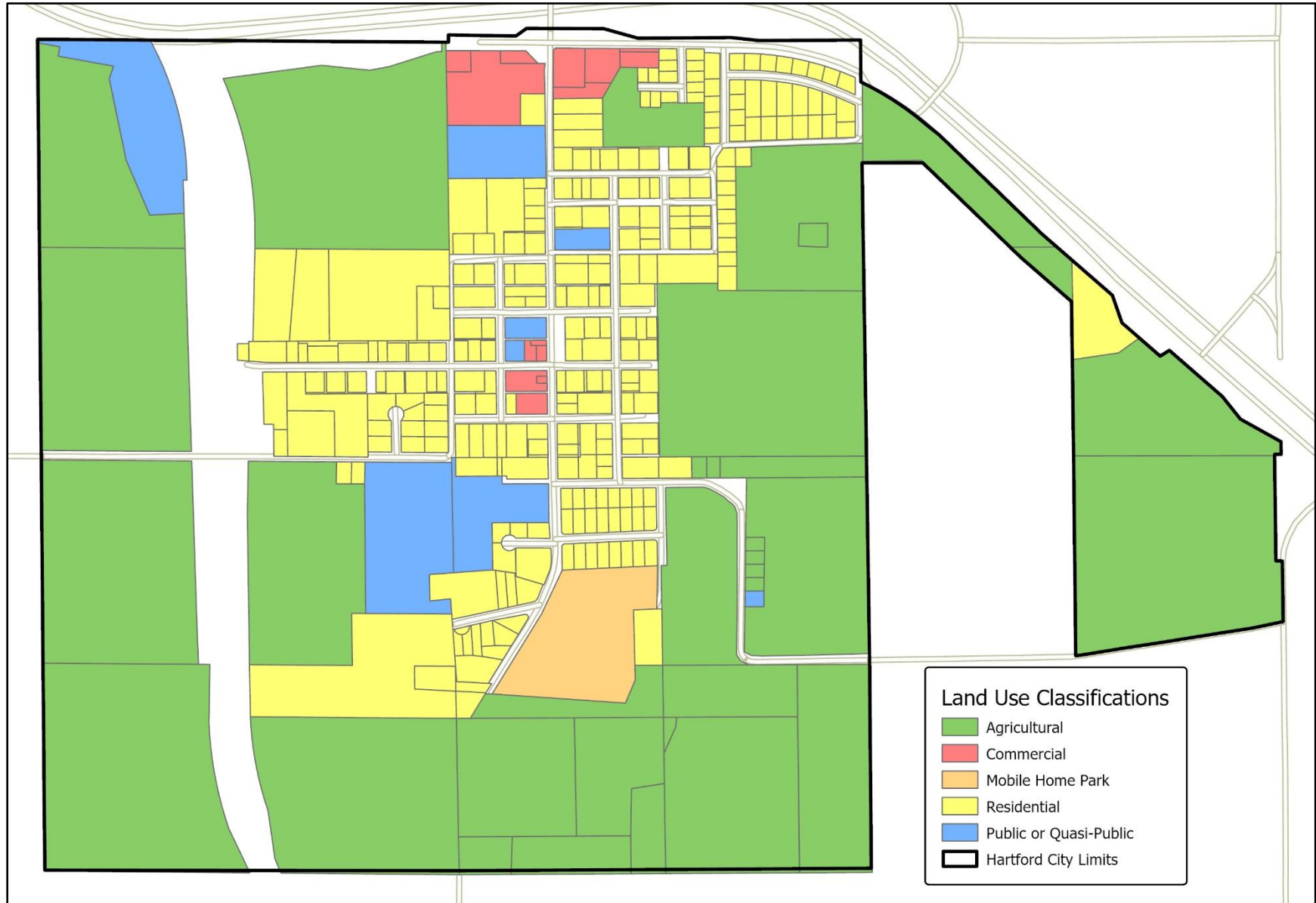
The land use chapter contains the most technical information within this whole plan. Of note, there are several important maps contained herein:

Current Land Use Map – Figure 2-2 is reflective of the use of land at the time of plan preparation. This map identifies the general use of each specific parcel. This map is for reference in the plan and is a good reference as to how parcels are used irrelevant of current zoning and future use.

Future land use map – Figure 2-3 makes suggestions on how land should be used in the future. This map does not necessarily follow existing parcel lines. It is an idealistic view of the future and does not account for its likelihood to come to fruition. This map should be used when reviewing a development proposal to see how it fits into the plans for the future.

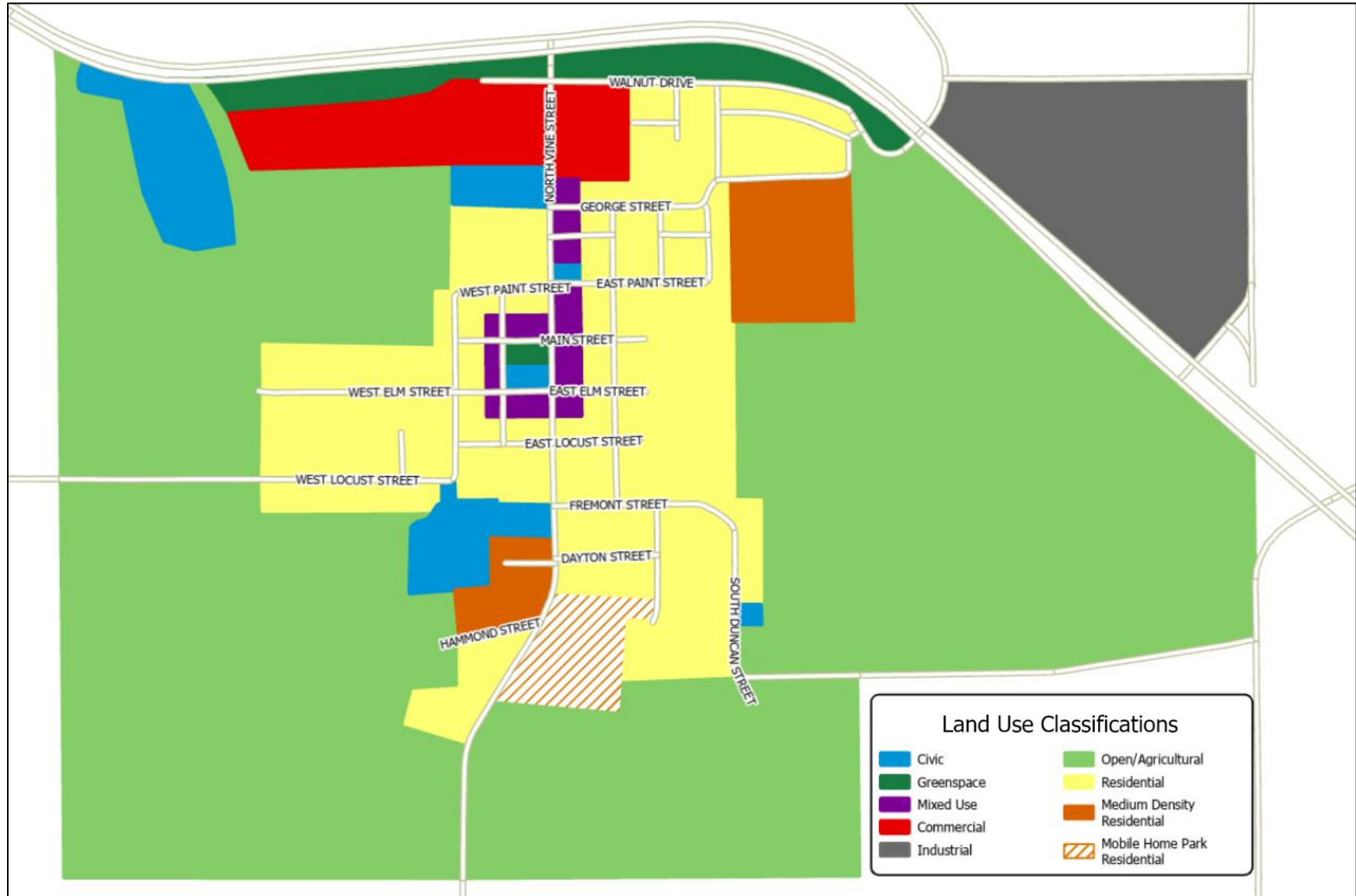
Zoning map – Figure 2-4 is a copy of the existing city zoning map. The zoning map shows the specific zoning classification for each parcel. The zoning map classification coordinates with the corresponding zoning ordinance text. The zoning map and zoning ordinance are legal documents that talk to each other. The zoning ordinance explains the zones and permitted uses within each zone while the zoning map identifies it on the map.

Figure 2-2: Current Land Use Map



Source: Warren County GIS, ESRI, DMAMPO

Figure 2-3: Hartford Future Land Use Map



Source: Warren County GIS, ESRI, DMAMPO

Hartford Land Use

In Hartford there is a finite amount of land available for development. Adding to the challenge posed by limited land availability are the obstacles that exist with the available land. There are three types of barriers to development of existing land: natural, built, and human. The natural barriers are those created by the environment like steep terrain or a floodplain. The built environment creates barriers via railroads and highways. In addition to the physical barriers there are also human barriers. The human barriers are those of property owners who are unwilling to sell or have negative views about growth or change. Identifying available parcels and willing sellers should be a top priority for future growth in Hartford.

Contrary to the barriers, there are existing conditions that can promote development. Such conditions revolve around infrastructure, specifically access to a road or highway and access to utilities. Promoting and encouraging development near existing infrastructure is fiscally smart for a developer and is fiscally smart for the city to add users to the system when it has the capacity to do so.

As previously mentioned, the future land use map is an idealistic view of for the future of land use in Hartford. The map in Figure 2-3 incorporates a significant change along Vine and around the park. The concept is to create a mixed-use business area along Vine and around the city park. With a mixed-use designation the area could support businesses, residential space, or a combination of the two. Vine would become more of a business corridor between Highway 5 and the Hartford City Park. The city park would then anchor a central business district or CBD. The city of Hartford may not have a traditional CBD but it has the opportunity to create a mixed use residential and business area to entice visitors from Highway 5 without impacting other residential areas.

Encouraging in home businesses or the conversion of houses to businesses in the corridor and around the park would allow for an area of walkable shops or businesses. The area would also be appropriate for professionals and artists who need space and desire the benefits of a small-town atmosphere.

The future land use map generally stays within the city limits but extends outside of the limits in areas where growth makes sense, specifically on the east side of town. A medium density residential area is identified along the existing road network. This space may be appropriate for apartments, a senior living facility, or other residential development. The map also identifies a parcel of land for industrial development. This land with access to Highway 5, would be appropriate for development with higher traffic volumes or larger vehicles often associated with industry.

Within the future land use map, the open/agricultural designation is a place holder as well as areas that should remain open and undeveloped. When it is appropriate for development, the area should be near infrastructure and existing development but also accessible. The guidance outlined in this map will be a valuable tool during the review of community development proposals. Referencing this map during the early stages of development will ensure proposals will fit into the plans for the future of Hartford.

2-Mile Buffer

One significant land use power granted by the State of Iowa to cities is the ability to review subdivisions or plats of survey in areas outside of the city limits. Iowa Code chapter 354.9 states, "If a city, which has adopted ordinances regulating the division of land, desires to review subdivision plats or plats of survey for divisions or subdivisions outside the city's boundaries, then the city shall establish by ordinance specifically referring to the authority of this section, the area subject to the city's review and approval. The area of review may be identified by individual

tracts, by describing the boundaries of the area, or by including all land within a certain distance of the city's boundaries, which shall not extend more than two miles distance from the city's boundaries. The ordinance establishing the area of review or modifying the area of review by a city, shall be recorded in the office of the recorder and filed with the county auditor."

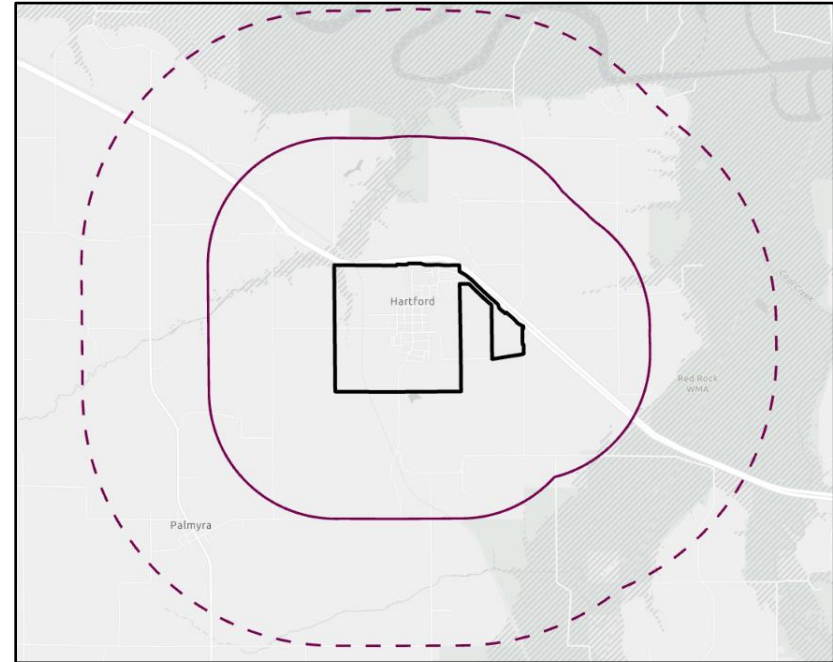
The ability to review projects and development is good but the city should ensure the distance outside of town is appropriate. The direct impacts to Hartford on something that occurs two miles from the city limits is going to be negligible. The impacts of something within a half mile or mile will be more noticeable. As the code states, the city can define its own area by tract, boundary or distance. Ensuring local review on projects within close proximity to Hartford would be beneficial. Figure 2-5 shows Hartford with a one-mile and two-mile buffer of the city limits.

Annexation

Generally, there is sufficient land within the current city limits for residential and commercial development. The city boundary extends into the undeveloped area on the east, south and west sides of town. The need to annex towards the east, south, or west should be limited to voluntary annexation and for users of city infrastructure.

The one area that is most appropriate for annexation is the area north of Highway 5. To date, this area is primarily farm ground with some acreages. However, this area has the potential for multiple types of development due to its access to Highway 5. The determination to annex should only be made after sufficient time and effort to ensure the city can support the maintenance of any new infrastructure created by the development.

Figure 2-5: 1-mile and 2-mile Buffer



Source: ESRI, DMAMPO

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ Update maps as development occurs. Making updates at the time of change is a good habit and keeps documents current.	
+ Keep a full and engaged Planning and Zoning Commission and Board of Adjustment.	
+ Schedule regular review of the comprehensive plan, zoning ordinance, and related maps.	
+ Use this plan and corresponding maps during zoning and land use decision making processes.	
+ Make plan available to officials at city related meetings for reference when needed.	
+ Make plan available online to community members and developers.	
SHORT 1-5 YEARS	
+ Identify all parcels for potential development or redevelopment. Keep a database of property owners with contact information. Periodically check-in with property owners to determine change in status.	
+ Work with regional partners to market available property.	Warren County Economic Development Corporation,
+ Encourage members of the Planning and Zoning commission and Board of Adjustment to attend ISU Extension and Outreach workshop on planning and zoning.	ISU Extension and Outreach
MEDIUM 6-10 YEARS	
+ Complete any or all sections of the EPA's Smart Growth Self-Assessment for Rural Communities to explore policies, programs, and initiatives specifically tailored to rural communities that lack staff capacity and resources.	
+ Identify opportunities to change existing policies to promote redevelopment.	
LONG 11+ YEARS	
+ Utilize zoning and other incentives that encourage a medical/healthcare clinic to locate in town.	

Chapter 3

Housing

Hartford is a welcoming, safe, and beautiful place to live.

... with practical **HOUSING** to stimulate diversity and availability of choice.

Hartford is a welcoming, safe, and beautiful place to live with practical HOUSING to stimulate diversity and availability of choice.

The aim of this chapter is to emphasize the importance of housing, provide a current synopsis of housing in Hartford, and develop a guide for the future of housing in Hartford. The State of Iowa outlines provisions for planning via Iowa Code 18B.1. The code states, “Local governments, and other public entities shall consider and may apply the following principles during deliberation of all appropriate planning, zoning, development and resource management decisions.” The code goes on to explain the housing principle as, “Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.” Using this frame of reference, the following information is intended to be a guide for the future of housing in Hartford.

Housing and why it matters...

Shelter is one of, if not the most important requirements for all people. Shelter provides protection and a sense of safety. Shelter is also a place to rest and rejuvenate. Shelter can be as simple as a cave or shelter can be designed and engineered to be the world’s tallest building. Americans have historically idealized shelter as a house but many people are happy with simpler offerings like an RV or a studio apartment. Some people prefer a carefree and maintenance-free form of shelter while others want a large yard for a garden or space for their kids to play. There are also people who would like to have a more substantial shelter but barriers prevent making a change. The needs of families vary from the needs of single persons and the needs for young adults vary from the needs of older generations. Even two households with the exact same composition may desire different accommodations. Shelter and the demand for shelter comes in all shapes and sizes.

For Americans, homeownership has been romanticized through the perpetuation of the “American Dream.” The “American Dream” is generally advertised as upward mobility but is ultimately centered on homeownership. The federal government, for its part, has created entire departments and agencies focused on expanding homeownership. The system has been designed at all levels, including the tax code, to be advantageous for homeowners. Furthermore, society has painted the idealized picture of success based on ownership of a specific type of shelter, the detached, single-family home. Unfortunately, the rosy picture of success by mobility and the “American Dream” is not attainable for all, nor is it representative of the desires of large swaths of Americans.

Throughout history the composition of the American household has changed. According to a report from AARP and the National Building Museum, today there are more single-parent, single person, and multigenerational households. Conversely there are fewer nuclear households. As household composition changes the available housing options should also evolve. Housing needs are going to vary dramatically amongst household types. No single style, price point, or type of housing will meet their needs equally.

The biggest influence on housing in recent years has been the impact of the pandemic. During the pandemic the home became a space far beyond its intended use or how residents had originally envisioned the space to be used. The house became a classroom, an office space, and the location that people started new businesses. Furthermore, the house played a larger role in how people stayed active and entertained themselves when traditional places activity and entertainment shuttered. The pandemic showed that the home can serve a myriad of purposes. The use of the home for more activities is here to stay. Interestingly the pandemic also exposed the importance of outdoor spaces. When you spend your entire day indoors at one

location, there is a desire to get outdoors and connect with nature via a park, trail, or even a walk through the neighborhood. The needs for recreation and natural spaces are addressed in Chapter 5.

The location of shelter in proximity to family, school, work, and entertainment has always been a key factor when people select where to live. In a post-pandemic society the level of importance of different factors is ever fluid. Many people want the ability to work from home, be closer to family, or live in a rural setting near nature and outdoor entertainment. The distance between the home and work can be more further apart especially if the infrastructure exists to work from home. As we continue to move beyond the pandemic, households will continue to examine their housing location in relation to what is most important for their household.

Housing in Rural Iowa

Housing in rural Iowa has been neglected for decades and there has not been a concerted effort by state or federal leaders to focus growth or investment on housing in rural communities. As a result, communities are forced to work alone or hope for a developer and outside investment. When housing development occurs, it is often the result of the perfect situation and the stars aligning.

One of the biggest roadblocks facing communities is the price of land. Over the last several years land prices across Iowa have skyrocketed. According to the 2022 Iowa Land Survey conducted by Iowa State University, Warren County has seen its average farmland value increase to \$10,193 per acre, an increase of 13% from 2021. The price of agricultural land has driven up prices for all types of land whether or not the land is suitable for agricultural production. Landowners know that they can ask a premium price because there are farmers, investors, and developers willing to pay the asking price. Land prices will

continue to negatively impact housing development across the state, especially in the rural areas.

Housing, the community billboard.

It is noticeable to visitors when a community has pride. The pride in a community is reflected in the public spaces like parks but pride is also reflected in the maintenance and upkeep of individual properties. Whether through forced compliance (nuisance abatement) or through community spread, pride is reflected in appearances. If a community has well maintained homes and yards, it reflects positively on the community and shows that residents desire to live in the community. A well maintained and tidy community reflect positively and indicate a keen eye for continued growth. Ensuring that everyone is doing their part to put forward the best view possible to the visitor and prospective residents is paramount.

Housing in Hartford

During the public participation process of the plan the main theme related to housing was the satisfaction with the status quo. The rural Iowa, small town environment is what residents enjoy and want to ensure their community is able to preserve for the future. The community's desire is to see new development fit into their current density and the small-town curb appeal. There is no desire to have large obtrusive apartment buildings or large-scale changes to their neighborhoods. Residents also indicated that there are limited options currently available and understand that new development is needed to support both demand and the desires of those wishing to stay or relocate to Hartford.

Housing vacancy is low in Hartford. According to the American Community Survey (ACS) there are 295 total housing units in Hartford and only 27 housing units are vacant. Because the ACS uses estimates, along with observations during the planning process, it is possible that the number of vacant units is even lower. The vacancy, or lack thereof, is a good indicator that

housing units are in high demand in Hartford. In addition to the bustling real estate market in Hartford, there is generally high demand throughout central Iowa. Demand across the Des Moines metro and central Iowa region will continue to have a ripple effect on housing demand in Hartford.

Figure 3-1: Hartford Housing Occupancy

Total housing units	295	
Occupied housing units	268	90.8%
Vacant housing units	27	9.2%
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

Figure 3-2: Sale Pending Sign in Hartford



Source: DMAMPO

As noted in Figure 3-3, more than 90% of the occupied housing units are owner-occupied. According to the ACS, less than 10% of occupied housing units are occupied by renters in Hartford. The ACS also indicates nationwide that housing tenure is split 65% owner-occupied and about 35% renter-occupied. Promoting a mix of rental and non-rental units will ensure Hartford residents have options to fit their needs.

Figure 3-3: Housing Tenure

Occupied housing units	268	
Owner-occupied	244	91.0%
Renter-occupied	24	9.0%
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

The bulk of homes in Hartford are also single-family detached units. Of the 295 housing units in Hartford, 216 of them are single-family detached units. The next most common style of house is mobile home with 76 of which are concentrated in the manufactured home community on the south edge of town. The ACS also identifies three 2-unit housing units but there is also a sprinkling of other housing types throughout town not specifically called out in the ACS.

Figure 3-4: Hartford Housing Unit Statistics

Total housing units	295	
1-unit, detached	216	73.2%
1-unit, attached	0	0.0%
2 units	3	1.0%
3 or more units	0	0.0%
Mobile home	76	25.8%
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

Hartford’s proximity to the Des Moines metro and connection to Iowa Highway 5 would suggest that it is a bedroom community. According to the public input survey, most Hartford residents indicated that they work outside of town. However, looking at American Community Survey (ACS) estimates from 2020 in Figure 3-5, nearly a third of Hartford homeowners have lived in their home since before 1999. There may be households that travel for work into the metro but there is also a large segment that have roots firmly planted in Hartford.

Figure 3-5: Year Hartford Householder Moved into Unit

Occupied housing units	268	
Moved in 2019 or later	7	2.6%
Moved in 2015 to 2018	65	24.3%
Moved in 2010 to 2014	58	21.6%
Moved in 2000 to 2009	53	19.8%
Moved in 1990 to 1999	21	7.8%
Moved in 1989 and earlier	64	23.9%
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

There may also be a segment of the population that has not moved recently due to limited housing options in Hartford. The households likely impacted by the limited options include retired couples looking for something smaller or elderly single-person households who would like to move to a townhome or apartment as a transitional option. Mobility between housing types is limited in Hartford as people continue to live in their homes for extended periods of time. It is important for Hartford to have a variety of housing options.

Another metric indicating a lack of diversity is the valuation of homes. According to the ACS the median value for owner-occupied homes in Hartford is \$97,500. Additionally, the ACS indicates, more than half of the 244 owner occupied units, are valued at less than \$100,000. The next biggest portion is 43% of homes valued between \$100,000 and \$200,000. Having such a large portion of valuation under 100k limits the options to buyers when homes are on the market. The limited valuation variation is likely the result of limited investment overtime and older homes that need large scale rehabilitation are going to be generally valued at a lower level.

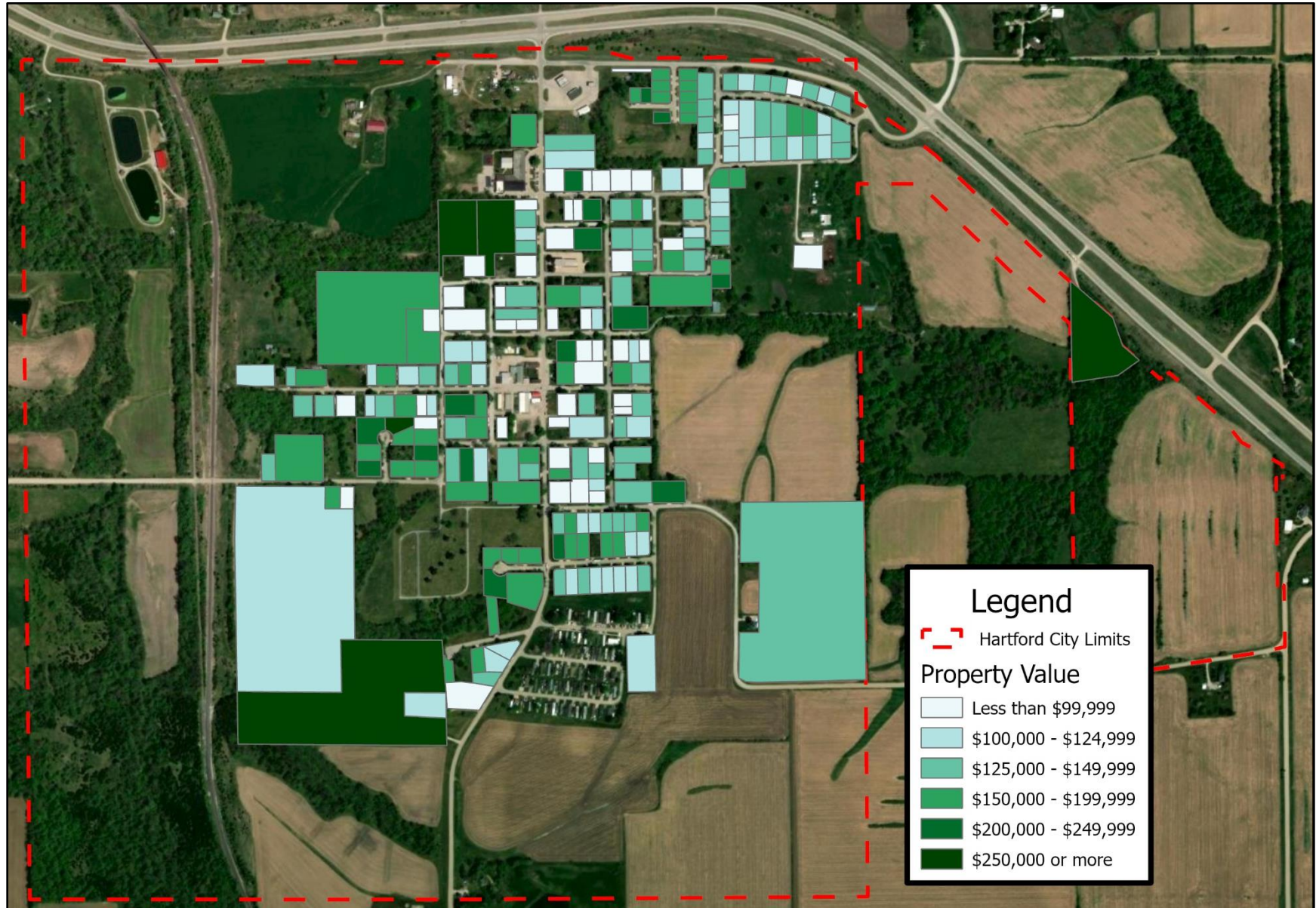
Figure 3-6: Value of Hartford Owner-Occupied Units

Owner-Occupied Units	244	
Less than \$50,000	64	26.2%
\$50,000 to \$99,999	62	25.4%
\$100,000 to \$149,999	57	23.4%
\$150,000 to \$199,999	48	19.7%
\$200,000 to \$299,999	12	4.9%
\$300,000 or more	1	0.4%
Median Value	\$97,500	
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

Figure 3-7 is a map of Hartford with residential property values plotted by parcel. Unfortunately, the scope of the data from the Warren County Assessor is limited to mostly detached single family homes. The assessor does not tabulate manufactured homes in the mobile home park nor does the assessor have data readily available for attached units. On the map there are 426 residential parcels (mostly detached, single-family homes). Their valuation is based on taxable value of the parcel, according to the Warren County Assessor. There are no concentrated areas of a specific value range. Values are dispersed somewhat equally throughout town.

According to the Warren County Assessor, the median value of the 426 residential parcels identified in the Figure 3-7 is \$133,250. This is nearly \$36,000 higher than the ACS estimates. The assessor information also allows for the creation of an average. The average value of \$74,109 is significantly lower than the median. This lower average correlates with the figures from the ACS that indicate that more than half of the units are valued at less than \$100,000. Though the data from the assessor and the ACS are different, both show there are a significant number of housing units in Hartford valued under \$100,000.

Figure 3-7: Value of Residential Parcels



Source: Warren County Assessor, DMAMPO, ESRI

When talking value and the cost of housing units it is appropriate to review the percent of households that are cost burdened. Often affordable housing gets a bad rap and is laced with negative connotations. The truth is that everyone needs affordable housing. Fortunately, in Hartford only 14.4% of households are housing cost burdened, according to the most recent Comprehensive Housing Affordability Strategy (CHAS) data. The report, developed by the US Department of Housing and Urban Development, uses aggregate census data to determine how many households are housing cost burdened. Housing Cost burdened is defined by HUD as a household spending more than 30% of income on housing.

As implied with valuation, the age of the housing stock impacts the community. The lack of investment in rural Iowa is ever present in Hartford by the minimal number of structures constructed in decade long periods. Only one third of the housing units have been built since 1980, see Figure 3-8. Two thirds of the houses were built before 1980 and are now more than 40 years old. Homes of this age are often in need of significant investment and expensive, critical repairs. Older homes also often pose an accessibility challenge to older residents as they attempt to age in place. Building techniques and materials have evolved significantly from multi-story houses to ranch-style homes to now the demand for zero-entry with accessible floorplans.

Unfortunately, the cost of development is also holding back new projects. In 2022 there were two different housing development projects in and around Hartford that were put on hold because of the continued rising costs related to construction and financing. Projects in Hartford will be heavily impacted by its proximity to the metro and more negatively impacted by market fluctuations. The risk is much higher in communities further away from a developer or contractor’s home base. It is beneficial to the city to find a development partner and someone who wants to make the

investment in Hartford because they care about the community. Any development using local investors will have a higher likelihood of success, especially in a time of market uncertainty.

Figure 3-8: Year Hartford Housing Structures Built

Total housing units	295	
Built 2014 or later	7	2.4%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	32	10.8%
Built 1990 to 1999	21	7.1%
Built 1980 to 1989	35	11.9%
Built 1970 to 1979	87	29.5%
Built 1960 to 1969	38	12.9%
Built 1950 to 1959	13	4.4%
Built 1940 to 1949	6	2.0%
Built 1939 or earlier	56	19.0%
U.S. Census Bureau; American Community Survey, 2020 American Community Survey 5-year estimates using data.census.gov		

One of the best indicators of housing is the observed condition of the housing stock and the appearance of yards. A full-scale inventory of the housing conditions was not performed but observations were made. Generally, the condition of the housing stock is reflective of its age. Older homes need the most exterior maintenance. Some locations throughout town showed significant need while other areas are well kept. It is hard to tell by appearance what a house really needs but general upkeep and maintenance would improve the look and feel of town. The adage “a coat of paint goes a long way” is very accurate. Efforts like those from Hartford Hometown Pride provide a groundswell of support that can be felt throughout a community. Additionally, the City has the power to enforce nuisance ordinances to address problematic properties. When enforcing nuisance ordinances, it is important to do so evenly and equally.

One item also mentioned in Chapter 5 is the unique terrain of the city and the use of ditches to move water instead of curb, gutter, and storm sewer. Some ditches and areas have developed small overgrown thickets that create site-line problems along some streets and gives the indication that the property owner does not maintain the property. A few of these areas have spread or have the potential to spread. This system poses a maintenance challenge for both property owners and the city and requires continual maintenance. Ensuring these areas remain well maintained is key.

The final challenge and likely one of the hardest to address is the needs of an aging population. As referenced in Chapter 1, about 18% the population of Hartford is over 60. Older generations have a different set of housing needs and requirements. The elderly population needs assistance with accessibility, aging in place, and access to healthcare. These are big issues that are not specific to Hartford and the solution to the laundry list of challenges will not be solved by Hartford alone. Healthcare and institutionalized long-term care are expensive and are not

immediately available in town. Finding unique ways for older generations to stay in their home and live independently is most desirable. Making the population aware of opportunities to address their housing needs will be the biggest role for the Hartford community.

Where to go and how to get there...

The proximity of Hartford to the metro makes it a prime location for future housing development. As mentioned, Hartford will be in direct competition with other metro communities, but opportunities will occur and it is best to be positioned and ready. For sustainable growth it will be important ensure housing development will encompass the desires of potential residents as well as the desires of current residents looking to make a housing change. Below is a list of recommendations and suggestions to better housing opportunities in Hartford. In addition to the recommendations there are also potential partners and funding sources.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ Enforce existing and establish new policies, as needed, to promote civic pride and property upkeep to keep Hartford looking its best. Work with law enforcement to provide support.	Warren County Sherriff
+ Work with the Hartford Hometown Pride Committee to enact programs to make improvements the community.	Hartford Hometown Pride Committee
+ Ensure city policies are promoting diversity in housing	
+ Attend regional housing symposiums, conferences, and other events to promote the community as an ideal housing development location.	
+ Promote development of infill lots and areas served by existing infrastructure (streets, water, and sewer).	Local homebuilders, WCEDC
+ Promote Harford to developers and builders.	WCEDC
+ Promote all housing types, sizes, and price points.	

Recommendations:	Collaborative Partners, if any:
SHORT 1-5 YEARS	
+ Create an inventory of infill lots and adjacent land for development. Make the list complete and include contact information. Reach out to every landowner to identify the availability and willingness to sell. The list should include large parcels that can be subdivided. As property changes hands, check with new property owners to determine availability. Check-in with those on the list annually to see if the availability has changed.	
+ Identify elderly populations that need assistance to age in place and connect them with assistance.	USDA, CIHTF
+ Add the ability to permit Accessory Dwelling Units (ADUs) in residential districts to address housing shortages.	
+ Work with property owners and community-focused organizations to market development opportunities.	
MEDIUM 6-10 YEARS	
+ Create a housing rehabilitation program.	CIHTF
+ Adjust land use policies and zoning regulations to be sure they accommodate a variety of housing options.	MIPA, City Engineer
+ Merge the R-1 and R-2 zoning districts into one zoning district to simplify designations for staff and developers.	MIPA, City Engineer
+ Develop and enact a PUD zoning district to allow for more variety with fewer limitations for new development projects.	MIPA, City Engineer
+ Support the creation of a Hartford focused development group or investor consortium to increase local support for projects and grow from within.	WCEDC
LONG 11+ YEARS	
+ Work with Carlisle Schools construction trades to place a home in Hartford.	Carlisle Community School District
+ Work with Warren County Habitat for Humanity to place a home in Hartford.	Warren County Habitat for Humanity

Chapter 4

Business + Employment

Hartford is a welcoming, safe, and beautiful place to live.

... with attractive **BUSINESS AND EMPLOYMENT** to advance opportunities to innovate and serve.

*Hartford is a welcoming, safe, and beautiful place to live with attractive **BUSINESS AND EMPLOYMENT** to advance opportunities to innovate and serve.*

Background and Community Involvement

Economic development refers to the creation of wealth through growth in jobs, income, and investment and is supported by social, built, and natural environment improvements. This chapter analyzes and addresses the current and future economy of Hartford through objectives, policies, and programs that promote economic development.

Respondents to the community survey rated employment and business as the area that needed the most improvement, consequently a prime topic to address within the comprehensive plan. Attracting new business was the third highest priority (8.6) behind encouraging development of new housing (9.61) and upgrading and maintaining water and sewer infrastructure (9.82). Overall, based on public input, improving the local economy in Hartford is one of the most important topics in the community.

Current Economic Conditions

To plan for the future of Hartford’ economy, it is important to review the current economic conditions of the community and the surrounding region.

Employment Data

Figure 4-1 shows the estimated number of employed Hartford residents split out by occupation. There are an estimated 349 residents of Hartford over 16 employed in the labor force. The largest sectors that employ residents are management, business, science and arts (26.1%); natural resources, construction, and maintenance (22.3%); and service (21.5%).

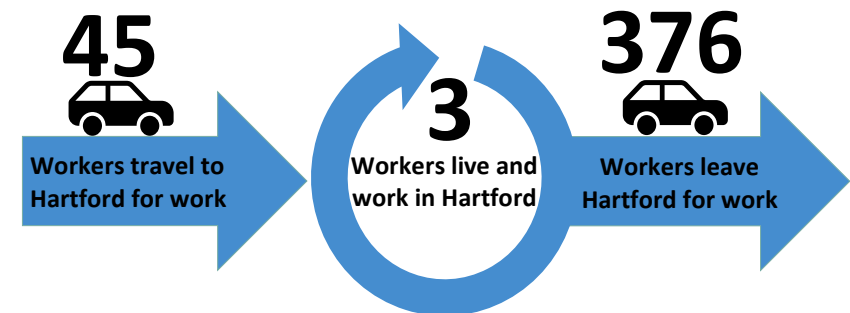
Figure 4-1: Estimated Number of Employed Hartford Residents

Industry	Employed Hartford Residents	Percent
Civilian employed population 16 years and over	349	100%
Management, business, science, and arts occupations	91	26.1%
Natural resources, construction, and maintenance occupations	78	22.3%
Service occupations	75	21.5%
Production, transportation, and material moving occupations	54	15.5%
Sales and office occupation	51	14.6%

Source: US Census Bureau, 2020 ACS 5-Year Estimates

Though there are an estimated 349 employed residents, most do not work in Hartford. The US Census Bureau also compiles commuter patterns over several years to show the inflow and outflow of workers, see Figure 4-2. Though the numbers are not the same because of selected data sets and timeframes, the result is telling. Nearly every resident travels to employment outside Hartford.

Figure 4-2: Hartford Worker Inflow and Outflow



Source: US Census Bureau, OnTheMap, Inflow/Outflow Report, 2019

Though Hartford does not employ a large number of people it is appropriate to analyze what industries are currently employing workers. Figure 4-3 shows the percent of those employed in Hartford by trade. Not surprising, education employs more than half of the workers in Hartford.

Figure 4-3: Summary of Hartford Business by Trade

Trades with Hartford Employment	Percent
Education Services	54.3%
Retail	14.1%
Public Administration	14.1%
Accommodation and Food Services	2.2%
Transportation & Warehousing	2.2%
Other	13.0%

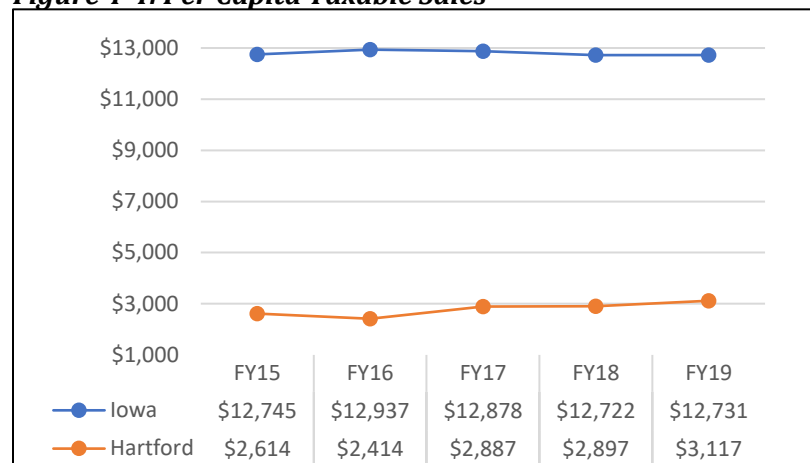
Source: ESRI Hartford, Iowa Business Summary 12/14/2022

Retail Sales

The population of Hartford is well acquainted with traversing to neighboring communities to fulfill their employment needs but they also travel for their commercial needs. One of the best methods available to determine the relative strengths and weaknesses of a local economy is to review the sales tax data. Generally, there are limited options in Hartford to purchase goods and services but the locations that exist significantly add to the local economy. According to the most recent Hartford Retail Trade Analysis prepared by the Department of Economics at Iowa State University, there are annual taxable sales in Hartford totaling nearly \$2.5 million.

Unfortunately, when compared to the State on a per capita basis, Hartford is significantly behind. The most recent data from fiscal year 2019, indicates that the state statewide average is \$12,731 but Hartford is only averages \$3,117 per person. Residents are still spending the money it just is not in Hartford. There is potential to capture those dollars in the future.

Figure 4-4: Per Capita Taxable Sales



Source: Iowa State University Hartford Retail Trade Analysis Report FY19

As noted, residents are still spending money and Figure 4-5, shows there is a significant leakage in sales. The projected sales in needed for the residents of Hartford total just under \$10 million. With actual retail sales totaling just over \$2 million means there is a leakage or loss in sales upwards of \$7 million. Residents are spending the \$7 million outside of Hartford. Neighboring communities, the Des Moines metro, and online retailers are receiving the benefit.

Figure 4-5: Sales Target Estimates Based on Population

	FY15	FY16	FY17	FY18	FY19
Breakeven Sales Target (Millions)	\$9.7	\$9.9	\$9.9	\$9.8	\$9.8
Hartford Actual Sales (Millions)	\$2.0	\$1.9	\$2.2	\$2.2	\$2.4
Estimated Leakage (Millions)	-\$7.7	-\$8.0	-\$7.6	-\$7.5	-\$7.4

Source: Iowa State University Hartford Retail Trade Analysis Report FY19

Location

Hartford's proximity to the Des Moines metro and connection to Highway 5 is one of Hartford's greatest strengths, but also one of its largest threats. Access to larger markets makes Hartford attractive, but it also means retail and other transactions take place in areas outside Hartford.

Economic Consistency

Economic development relies on the consistent enforcement and promotion of economic objectives, policies, and regulations. In order to function, businesses need to know what regulations and policies are in effect and will be consistently followed. When attracting economic development it is important to have the city's goals, objectives, and policies accessible so that companies can make better business decisions. The most important steps that the city can make is to have a copy of this comprehensive plan and other planning documents available online and use this document as a guide when making decisions.

While considering employment opportunities, the City should consider all the necessary infrastructure, housing, and land use issues and opportunities that go along with that. Different employment opportunities will attract people who demand different types of housing (i.e. people with higher paying jobs often want higher priced housing). When promoting development, the community should make sure that there is proper infrastructure in place, infill development is utilized whenever possible, and that adequate housing opportunities are present to keep workers within the community.

Entrepreneurial opportunities are necessary to foster an environment in which small businesses can succeed. Ensuring there are appropriate regulations allowing home-based businesses in town is important.

Figure 4-6: View of Highway 5 Commercial Area



Source: DMAMPO

Commercial Areas

Generally, there are two main commercial areas within the city. The oldest and most historically significant is downtown Hartford, which contains government (city hall, fire station, post office, city park) and community gathering locations (masonic lodge, sportsman club, MonaLou's Trading Post). The second area is on the along Highway 5 on the north edge of the town. The area is anchored by the gas station but also has service facilities like a car dealer and car repair shop. This area has the potential for new visitor facing commercial development. Currently there are no office or industrial parks in or near the community.

A healthy and vibrant downtown is important to the continued success and development of Hartford. To facilitate development, as well as stimulate the growth of existing businesses, the city

should promote the area along vine and around the city park as space for mixed-use development.

Figure 4-7: View of Downtown Commercial Area



Source: DMAMPO

Mixed-Use Development and Housing

Mixed-use development is the utilization of property for multiple uses, such as commercial space and residential space in the same building or on the same property. Some of the benefits for mixed-use development include efficient use of land and resources, proximity to housing, work, and social amenities in the area, and it is transportation friendly. For the city, mixed-use development would be good for creating a corridor between Highway 5 and the existing downtown area. This mixed-use development would not require the removal of current structures but it would allow for the creation of commercial space within a residential structure. This would be appropriate for a business that does not need a lot of space and can operate out of a single-room or small space. In the future this area could

be redeveloped into more traditional mixed-use space with retail or commercial on street level with residential units on the second floor or above.

Collaboration

Collaboration is a key component in economic development because economic activity is not limited to or bound by jurisdictional boundaries. Hartford does not exist in a vacuum and is part of a larger area economy. Most residents are employed outside Hartford and spend most of their money outside of Hartford. Hartford is not in a position to work on their own but can be an engaging partner.

This situation represents an opportunity for Hartford to strengthen existing partnerships and form new relationships with organizations and neighboring jurisdictions to participate more effectively in the regional economy. The community should ensure they are well represented in organizations like Warren County Economic Development Corporation, Carlisle Greater Community Foundation, and the Warren County Philanthropic Partnership. Ensuring there are community champions on local and regional boards will aid in future projects.

By working collaboratively, jurisdictions can limit competition and the negative monetary implications that competition for economic development projects often produces. Regional collaboration will enable communities to grow together rather than as separate entities.

The following page lists recommendations for the future of business and employment in Hartford. For recommendations that allow for local and regional collaboration, there are potential partners listed.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ As possible, keep investments local. A successful local economy is based in local money and local investments.	
+ Participate and encourage businesses to participate in regional collaborations.	WCEDC, Carlisle Chamber,
+ Promote Hartford as a great place to live and to start a home-based business.	
+ Ensure that densities, setback, and other development regulations are appropriate to areas in which development or redevelopment is planned.	
SHORT 1-5 YEARS	
+ Encourage home-based businesses. The current code of ordinances (Chapter 165.07 General Regulations, 10. Home Occupations) has limits on home occupations. The state of Iowa allows for no-impact home-based business with limited restrictions from the city. (Iowa Code Chapter 414.33, Home-based businesses) Ensure local ordinance is not in conflict with State Code.	MIPA
+ Work with internet service providers to promote speeds and the ability to work from home.	
MEDIUM 6-10 YEARS	
+ Support the creation of a Hartford focused development group or investor consortium to increase local support for projects and grow from within.	WCEDC
+ Cultivate more permanent partnerships with other regional communities that are aimed at bringing economic development to the area, specifically Carlisle and Pleasantville as opportunities present themselves.	
LONG 11+ YEARS	
+ Encourage development of a shovel ready site along Highway 5 to be used as a light industrial park.	
+ Develop a mixed-use shops and services corridor between Highway 5 and downtown. Encourage public art and wayfinding signage to direct visitors and contribute to the city's brand.	

Chapter 5

Recreation + Natural Spaces

Hartford is a welcoming, safe, and beautiful place to live.

... with vibrant **RECREATION AND NATURAL SPACES** to promote healthy lifestyles and resiliency.

*Hartford is a welcoming, safe, and beautiful place to live with vibrant **RECREATION AND NATURAL SPACES** to promote healthy lifestyles and resiliency.*

Background

Park, recreation, and natural areas, sometimes referred to as greenspace, are places in a community that provide residents and visitors with areas, typically outdoors, to socialize, exercise, relax, and learn. These areas are essential public services in a community that contribute to its overall quality of life. Greenspace contributes to health, economic value, and social cohesion. Greenspace serves an important environmental function, not only for wildlife and vegetation habitats, but also for the residents to have a place to connect with nature. Communities can use these spaces to help adapt and respond to pollution, natural disasters, and the impacts of climate change.

Figure 5-1: Hartford City Park



Source: DMAMPO

In order to plan for the future, it is important to better understand what is classified as a recreational or natural space. Figure 5-2 provides an outline of some of the most common facilities. These greenspace facilities are classified under three distinct categories: park, recreation, or natural.

Figure 5-2 Features of Park, Recreation, and Natural Areas

PARK	RECREATION	NATURAL
+ Playground	+ Trail	+ Waterway
+ Fountain	+ Basketball Court	+ Wetland
+ Seating	+ Tennis Court	+ Prairie
+ Shelter	+ Ball Field	+ Forest
+ Amphitheater	+ Splash Pad	+ Conservation Area
+ Town Square	+ Skate Park	+ Wildlife Preserve
+ Garden	+ Swimming Pool	+ Scenic Overlook
+ Dog Park	+ Camping Area	
	+ Fitness Station	

Source: DMAMPO

A community with multiple parks and recreation and natural areas is a desirable place to live and visit because these open areas promote health, wellness, social, and economic opportunities. Figure 5-3 lists some of the most significant greenspace benefits as outlined by the National Recreation and Park Association (NRPA). The benefits of greenspace to a community and its residents are significant. Ensuring there is greenspace for future generations should be considered with any new development and as opportunities arise to grow the existing park network.

Figure 5-3: Health, Environmental, Social, and Economic Benefits of Greenspace

HEALTH	<ul style="list-style-type: none"> + Space for physical activity + Opportunity to reduce stress and anxiety
ENVIRONMENTAL	<ul style="list-style-type: none"> + Pollution abatement + Erosion control + Storm water retention + Plant and wildlife habitat
SOCIAL	<ul style="list-style-type: none"> + Community cohesion + Space for social interaction + Educational programming
ECONOMIC	<ul style="list-style-type: none"> + Increased property value + Community event & gathering space + Attraction for residents, businesses, and visitors
Source: NRPA	

Existing

The City of Hartford has approximately 4.5 acres of parks and recreation space. See Figure 5-6 for a map of Hartford with parks and natural spaces identified. The largest and most significant space is the Hartford City Park in the heart of Hartford. Across from the park there is also greenspace that is home to the gazebo and other community installations. The city also maintains a mowed grass trail that traverses the northwest part of town. Furthermore, the city of Hartford is working to secure land from the Iowa DOT to create a dog park between East Walnut and Iowa Highway 5. This will be a great addition to the park space in Hartford.

The Hartford City Park is located in the heart of the community and is used throughout the year for play and events. The park has a shelter, basketball court, benches, playground equipment, and plentiful shade. In 2022 new equipment, including benches

was added to the park. The park is something that residents can be proud of. The city should consider adding equipment or desirable amenities as opportunities present themselves.

Figure 5-4: Portion of Hartford City Park Amenities



Source: DMAMPO

Figure 5-5: Shelter at Hartford City Park



Source: DMAMPO

Figure 5-6: Existing Hartford Parks and Recreation Areas



Source: DMAMPO, ESRI

The unofficial walking trail is a great place to connect with nature. The grass trail is periodically maintained by Hartford Public Works as conditions and weather permits. The trail starts at the westernmost end of West Elm Street and travels north along the Union Pacific Railroad. Once the trail reaches the Highway 5 right-of-way it turns east to connect with West Walnut Street. The trail is maintained by the city, but the property is owned by Union Pacific Railroad and the State of Iowa (DOT). Other such trails would be great for residents, but usage agreements might be appropriate.

Beyond city owned park areas, within Hartford there are two areas that function as parks but are not owned, operated, or maintained by the city. The first is the playground equipment on the west side of the Hartford Mobile Home Park. The equipment consists of a combination jungle gym and slide. The second is the playground equipment and ball field at the Hartford Upper Elementary School. Though neither are technically open to the public, both are accessible to neighborhood children and serve a need for those in close proximity.

Outside of Hartford, residents have access to numerous parks and recreation opportunities. In Warren County there are a total of 14 county parks and conservation areas, 5 Iowa DNR parks and conservation areas, and 2 nature conservancy areas. Beyond Warren County, Hartford is a short distance from Lake Red Rock (Des Moines River) and the Neal Smith Wildlife Refuge. Many of these areas offer amenities like shelters and camping hookups while others are perfect for hiking, fishing, and space for interacting with nature.

For those who want to connect with nature via a bicycle, a trailhead for the Summerset Trail is a short five miles away on the east side of Carlisle. The Summerset Trail is about 11 miles in length and traverses the Warren County countryside. Most

notably the trail passes through the Banner Lakes at Summerset State Park.

Though the City does not have a dedicated Parks and Recreation Department the needs of the Hartford are met cooperatively. The Public Works Department is tasked with the general maintenance and upkeep of public park areas. The City Clerk local volunteers, and cooperation with existing entities like the school district and regional recreation leagues allows for accessibility to popular recreational activities.

Figure 5-7: Playground at Mobile Home Park



Source: DMAMPO

Future of Parks and Recreation

The National Recreation and Park Association (NRPA) reports that “[t]he typical park and recreation agency offers one park for every 2,323 residents served, with 10.4 acres of parkland per 1,000 residents. But park and recreation agencies are as diverse as the communities that they serve, and what works well for one agency may not be best for your agency. Therefore, park and recreation professionals need data to identify the best practices to optimally serve their community.” This estimates about 0.0104 acres of parkland per resident.

The City of Hartford has approximately 4.5 acres of greenspace in town. Many of the acres, as previously mentioned, are not in control of the city but for the purposes of planning have been included in the communitywide total. With 4.5 acres, the city has about .006 acres per resident. To meet the NRPA guideline the city would need to add about 3 additional acres of greenspace.

As Hartford grows and development occurs, the city should consider requiring greenspace as a requirement for development approval. It is up to elected officials and city leaders to determine how to best implement a strategy for ensuring appropriate greenspace for parks and recreation.

Regarding recreation, it is important to work with existing entities to market opportunities to residents. Hartford may not be capable of having its own league, but it can help to field a team or provide coaching staff. The city should communicate with neighboring communities, the school district, and private recreation leagues to be aware of recreational opportunities open to Hartford residents. Marketing the opportunities to residents of Hartford will be key to a successful partnership. Furthermore, when planning events arise to grow recreation opportunities in the region it is important to provide volunteers and ensure there is a Hartford seat at the table. Having a voice in the room can ensure the needs to Hartford and its residents are met.

Natural Spaces

Natural areas are usually undeveloped areas such as wetlands, woods, wildlife habitats, floodplains, and more. These natural areas are shaped by their slope, topography, geology, soil, water, and drainage elements. Preserving natural resources is crucial for a resilient community and limiting development in and around these environmentally sensitive areas is advised. The City should continue to monitor sensitive areas to gain a better understanding of their impacts – good or bad – since it is their

responsibility to protect the community from adverse environmental impacts and natural disasters.

Figure 5-8: Painted Rock Near Highway 5

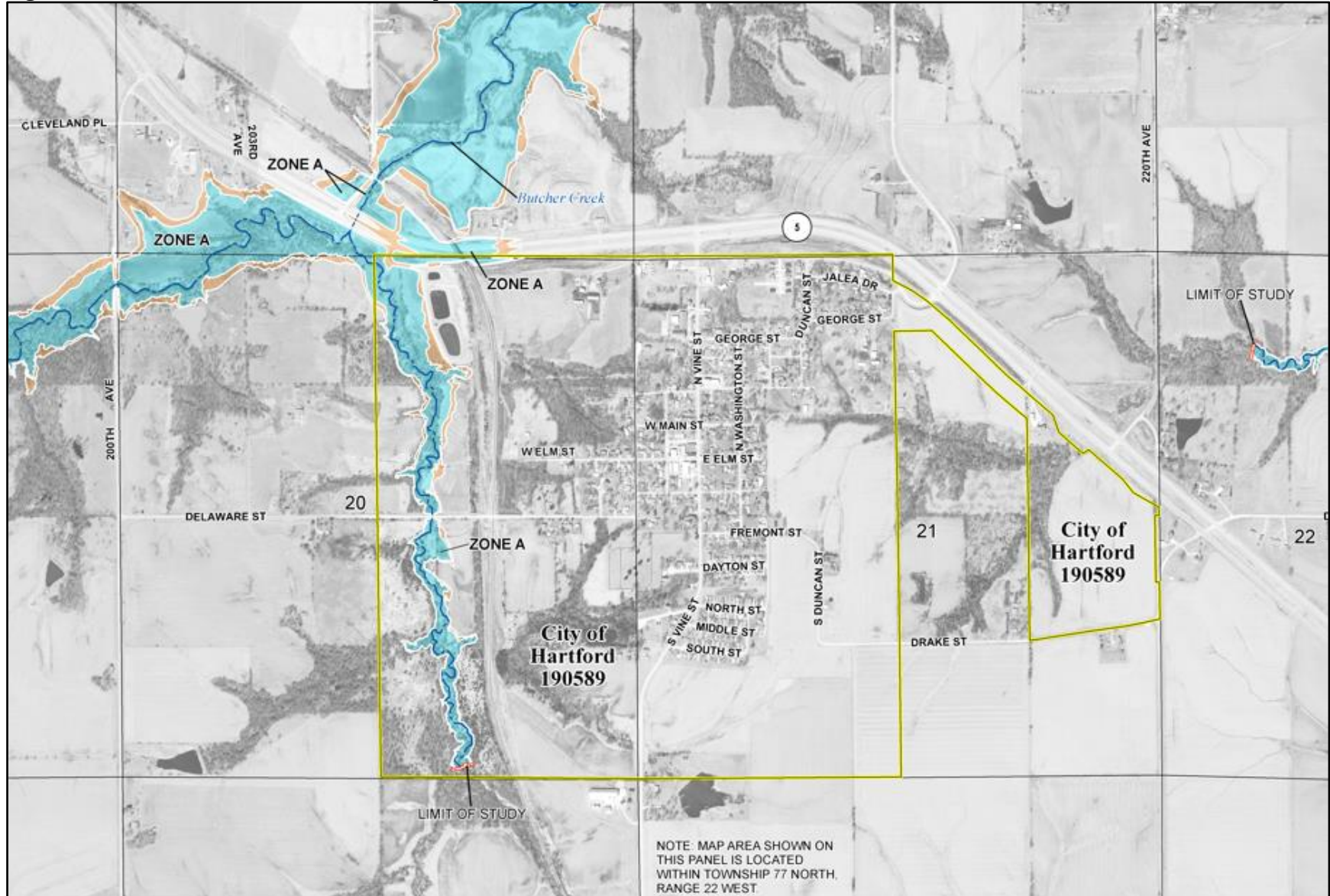


Source: DMAMPO

Topography, Hydrology, Drainage, Waterways, + Floodplains

In general, Hartford and the undeveloped area surrounding town comprise of gently rolling hills with lowland thickets of trees. Within the 2-miles of the city limits a significant amount of land is set aside for dedicated floodplain for the Des Moines River/Lake Red Rock and is owned by the state and federal government. Within the developed area of Hartford there are no FEMA identified floodplains, see Figure 5-8. In the undeveloped area between the railroad tracks and the city's western limit exists an identified FEMA floodplain. This floodplain follows a tributary to its confluence with Butcher Creek near Highway 5. Further beyond the city limits, Butcher Creek and the associated floodplain continues north to the Des Moines River/Lake Red Rock floodplain.

Figure 5-9: FEMA Flood Insurance Rate Map



Source: FEMA

Related to the topography and flooding is storm water management. Within Hartford, much of the storm water management is achieved via natural waterways and ditches. These areas are sometimes overgrown and not well maintained. It is important for the city to be aware of the potential for overgrowth and its impact to site-lines as well as the ability to appropriately manage storm water. Bioswales incorporated with native plantings would benefit the ability of the ground to retain water during flood events, as well as make improvements to the overgrown areas. Ensuring waterways remain functional, and aesthetically pleasing, should be a priority.

Figure 5-10: Example of Ditch that may become Overgrown



Source: DMAMPO

A good partner in promoting best storm water management practices is the North and Middle Rivers Watershed Management Authority (WMA). The city of Hartford is partially located within the boundaries of the North & Middle Rivers WMA and should consider joining this regional effort. The WMA was organized by 28E in 2018, and there has been a recent push to include more municipalities within the watershed. As a WMA, they are collectively working to improve water quality and reduce the impacts of flooding through planning and education.

Future of Natural Spaces

In Hartford the awareness and respect of existing natural spaces is key. Development will be likely constrained west of the railroad tracks because of topography and the floodplain. In other areas of town review, assessment, and protection of natural features should be considered with any development.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ Continue to partner with local organizations and businesses to improve greenspace, parks, and recreational opportunities.	Hartford Hometown Pride Committee, local businesses
+ Protect environmentally sensitive areas in town and ensure floodplains and other important natural areas remain undeveloped.	
+ Strive to place new community facilities within existing facilities, such as a community garden within an existing park, to reduce potential land and real estate acquisition costs.	
SHORT 1-5 YEARS	
+ Join the North & Middle Rivers Watershed Management Authority.	
+ Work with existing regional entities to market recreation opportunities to residents.	Carlisle Schools, Neighboring Community Parks & Rec Departments, Private Recreation Leagues
+ Develop shared-use agreements with schools, churches, and other private or semi-private entities to grant additional access to their facilities to the public.	
+ Prioritize sidewalk improvements to connect parks and recreational opportunities.	
MEDIUM 6-10 YEARS	
+ Form Parks & Rec Committee. Give the committee a budget for recreation activities.	
LONG 11+ YEARS	
+ Acquire additional parkland and recreation features for use year-round.	
+ Find ways to expand the walking trail to make connections to areas like the city park or business corridor.	
+ Coordinate with regional partners to build a trail connection to the Summerset Trail.	Carlisle, Warren County, CIRTPA

Chapter 6

Infrastructure + Utilities

Hartford is a welcoming, safe, and beautiful place to live.

... with efficient **INFRASTRUCTURE AND UTILITIES** to supply reliable and sustainable connections.

*Hartford is a welcoming, safe, and beautiful place to live with efficient **INFRASTRUCTURE AND UTILITIES** to supply reliable and sustainable connections.*

Background

Infrastructure and utilities are structures and facilities that provide the connections necessary for social and economic operations. The basic framework of a city is its infrastructure and utilities. Roads, water, electricity, internet, sanitation, sewage, waste management, and storm sewer are examples of infrastructure and utilities. A city with well-maintained and -operated infrastructure and utilities is at an advantage because goods and services can be produced, transported, and stored in a safe and reliable fashion.

In Hartford, a limited amount of infrastructure and utilities under local control. Hartford has control of sanitary sewer, storm sewer, and most streets. Hartford's Public Works Department is responsible for street maintenance, upkeep of sanitary sewer system, and preservation of the storm sewer system. From a budgetary standpoint about a third of the city's annual budget is spent on public infrastructure and utility upkeep. Additionally, the public survey conducted as part of the planning process indicated that maintaining infrastructure is a top priority.

Roads + Streets

The Public Works Department is responsible for most street maintenance and ensuring a functioning street network in Hartford. Maintenance of the streets includes general repairs, snow removal, and traffic sign upkeep. The streets consist of a variety of surfaces including concrete, asphalt, and seal coat roads. Some streets have curb and gutter, but most do not.

Warren County is responsible for Vine Street (G28) through town. Vine Street is a striped concrete road with a small gravel shoulder.

The Iowa Department of Transportation is responsible for Highway 5 that traverses the north edge of town. Iowa Highway 5 is a 4-lane divided highway. Hartford's main access to the highway is at Vine Street.

Figure 6-1: Example of Concrete Street with Curb + Gutter



Source: DMAMPO

Figure 6-2: Example of Seal Coat Street



Source: DMAMPO

The Central Iowa Regional Transportation Alliance (CIRTPA) prepares pavement condition reports for member communities. In 2021, the City of Hartford had an average Pavement Condition Index or PCI score of 63.9, or fair condition. In 2013 it was 65.3. Since 2013 the average City PCI has gone down 2%. So overall the roads are approximately in the same condition as they were a decade ago. See Figure 6-3 for a map of the pavement conditions.

Capacity is not currently an issue in Hartford. The density of development is low enough that traffic is not a problem. Even if there is a point of congestion it often clears up quickly enough as to not hinder traffic flows.

Sidewalks

Hartford’s sidewalk network is sporadic and inconsistent. Some properties have a sidewalk and others do not leaving large gaps throughout the system. Consistency in enforcing the installation of sidewalks will be important moving forward. Addressing consistent solutions to cross the ditches will ensure the system works for all users.

Figure 6-4: Inconsistent Sidewalks



Source: DMAMPO

Water

The city’s water infrastructure is maintained by Warren Water District. Residents make their payments directly to Warren Water District. Water is sourced via a 2,400-foot depth well that taps into the Jordan Aquifer. There are two water towers, one with a 50,000-gallon capacity and another with a 220,000-gallon capacity. The current water system has the capacity to procure 150,000 gallons of excess water per day. Since the system is connected to the larger Warren Water District, capacity is not an issue.

Figure 6-5: Hartford Water Tower



Source: DMAMPO

Sanitary Sewer

Figure 6-6 is a map of the city’s sanitary sewer infrastructure. The city has a variety of service lines in town. In 2023 the city will embark on a \$3.9 Million project to make significant upgrades to the sanitary sewer system and treatment plant.

Figure 6-6: Hartford Sanitary Sewer System



Source: City of Hartford

Storm Sewer

In Hartford there is limited storm sewer infrastructure. Much of the community is served by ditches, intake points, and culverts to move storm water. However, curb and gutter exist in more recently developed areas like Hammond Street and East Street.

Ditches are appropriate for Hartford, but it is important to be aware of the overgrowth and its potential impacts on site-lines for drivers. Additionally, the ditches can have a negative impact on accessibility, especially for those who are disabled.

Gas + Electricity

MidAmerican Energy provides both gas and electric service to the residents of Hartford. MidAmerican is responsible for the maintenance and operations of the system.

Telephone, Cable + Internet

Mediacom and CenturyLink offer services to residents of Hartford. Other services providers are available in Hartford but only Mediacom and CenturyLink have infrastructure in town.

Air

The nearest airport is the Des Moines International Airport. The Des Moines Airport offers air services for travel, business, and freight/shipping services.

Freight Rail

The Union Pacific Railroad traverses the western edge of Hartford. This UP line is part of the Spine Line running from Minneapolis-St. Paul to Kansas City via Des Moines. The railroad does not make stops in Hartford nor are there existing businesses along the route. The nearest opportunity to access freight services along this route would be in the Des Moines metro.

Passenger Rail

No passenger rail service is available in or around Hartford. Amtrak traverses southern Iowa east and west. The closest Amtrak railway station is Osceola about 43 miles southwest of Hartford.

Transit

Iowa is the only state in the country with public transportation available in every county. However, there is no regular public transit service currently available in Hartford. HIRTA, or the Heart of Iowa Regional Transit Agency, serves Warren County and Hartford. HIRTA only operates in Hartford for individuals who schedule rides ahead of time. HIRTA offers rides to residents anywhere the County. HIRTA also offers rides for medical purposes into Polk County. The rate for riders varies by destination.

Carpooling

There are several carpooling options available to the residents of Hartford. Both HIRTA and DART (Des Moines Area Regional Transit Authority) offer carpooling or ride share programs. The best resource to residents in Hartford is Iowarideshare.org. This site has a search function that matches riders to available rides along preferred routes between destinations. If there is demand, it may be appropriate to explore a park and ride lot with Iowa DOT.

Future of Infrastructure + Utilities

The city's infrastructure and utilities must be maintained to accommodate current residents of Hartford and be ready for expansion to accommodate future growth. As previously noted, it is a priority of residents to maintain functioning infrastructure. Due to the city's current excess infrastructure capacity, there is no need to build any new major infrastructure. However, sidewalks, and large-scale maintenance needs to be prioritized.

Planning via a Capital Improvements Plan (CIP) and long-term budgeting can reduce the impact of large projects. The (CIP) process also helps with the continuity of government as staff and elected officials periodically change, The CIP is appropriate to make long-term plans for all large-scale projects including infrastructure, facilities, and recreational opportunities.

Recommendations

The City of Hartford has several opportunities for the future of their infrastructure and utilities. These recommendations build upon Hartford’s excess infrastructure, stable population, and limited budget and staff.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ When development or redevelopment is proposed, ensure existing infrastructure can accommodate the new demand.	
+ When infrastructure is built or replaced, make sure it is sized appropriately for development.	City Engineer
SHORT 1-5 YEARS	
+ Establish a Capital Improvement Plan (CIP) to better budget for projects. Having a CIP in place will allow for smoother transitions between changes in elected officials and city staff. Ensure the CIP is all encompassing and plans for 5 years in the future.	
+ Consider applying to the Iowa’s Living Roadways Community Visioning Program. (July 1-September 1).	
MEDIUM 6-10 YEARS	
+ Discuss the feasibility and likely ridership of a park and ride lot with the Department of Transportation for Hartford’s commuters to utilize.	
LONG 11+ YEARS	
+ Work with providers to promote rebate opportunities to residents.	MidAmerica Energy

Chapter 7

Community Facilities + Services

Hartford is a welcoming, safe, and beautiful place to live.

... with inclusive **FACILITIES AND SERVICES** to nurture vital municipal and communal needs.

Hartford is a welcoming, safe, and beautiful place to live with inclusive *FACILITIES AND SERVICES* to nurture vital municipal and communal needs.

Background

Community facilities and services are buildings, amenities, areas, programs, policies, and systems that ensure the essential functions of the City. Figure 7-1 lists examples of facilities and services. Such facilities and services may be public, semi-public, or private and support the institutional, educational, health, safety, housing, food systems, religious, and social workings of the community.

Figure 7-1: Examples of Community Facilities + Services

FACILITIES	SERVICES
<ul style="list-style-type: none"> • City Hall • School • Streets* • Library • Park* • Childcare center • Medical clinic • Fire Department • Police Station • Food pantry • Community center • Church 	<ul style="list-style-type: none"> • Public education • Emergency response • Public utilities • Waste removal • Healthcare • News and broadcasting • Recreational programming* • Postal delivery • Environmental protection • Workforce development • Economic development • Community events
<p>*Parks, recreation, infrastructure, and utilities are discussed in greater detail in Chapters 5 and 6.</p>	
<p>Source: DMAMPO</p>	

Successful facilities and services are key to sparking and maintaining a community’s growth, identity, and quality of life. Often private and quasi-public facilities and services are assumed to be maintained and operated by the city because they

serve the public need. It is not the city’s responsibility to ensure other entities operate smoothly. However, when the city has the opportunity, they should help to facilitate the interaction between the public and private entities. The city cannot compel private business to do anything, but the city can provide support to an effort or venture. It is important to note that the city will also never have the budget to do everything. Success in adding more facilities and services will involve private investment and city support.

Facilities deteriorate and services come and go. However, these realities do not need to compromise the health, safety, and wellbeing of the community. Regularly evaluating the lifespan, necessary maintenance, and capacity of facilities in addition to service needs can protect the City from potential issues and prepare the City for appropriate responses. Since public perceptions impact the overall success of community projects, local attitudes and interest should also be considered in the evaluation and prioritization of projects related to community facilities and services.

Figure 7-2: Hartford City Hall + Fire Station



Source: DMAMPO

Existing

Within Hartford, most community facilities and services are not owned or operated by the city. Ownership of the property or service does not make them any less important.

The following community facilities exist within the City of Hartford:

- City Hall
- Fire Station
- City Park
- Hartford Upper Elementary School
- US Post Office
- Hartford Cemetery
- Community United Presbyterian Church
- Library (Agreement with Carlisle for shared use)

Within the City of Hartford, the following community services exist:

- Garbage Collection (Aspen Waste Systems)
- Recycling (Metro Waste Authority)
- Emergency response (Hartford Fire Department, Warren County Sheriff's Department, etc.)
- Community social events (City, Hometown Pride Committee)
- Local news (Hartford Happenings Facebook page)

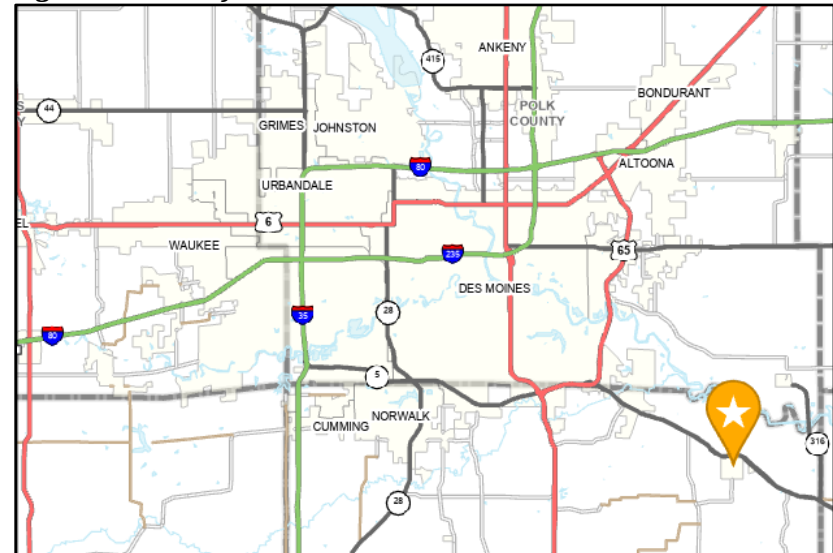
Figure 7-3: Warren County Sheriff on Patrol in Hartford



Source: DMAMPO

In addition to the facilities and services available within Hartford, residents utilize and benefit from the community facilities and services available in other communities. Indianola, Carlisle, and anywhere in the greater Des Moines metro is less than 30 minutes away and offers even more facilities and services that are beneficial and desirable to Hartford residents. Of note, the location of Hartford, and by extension its proximity to other places in Central Iowa, was the second highest strength indicated on the public input survey.

Figure 7-4: Hartford in Relation to the Des Moines Metro



Source: DMAMPO, ESRI

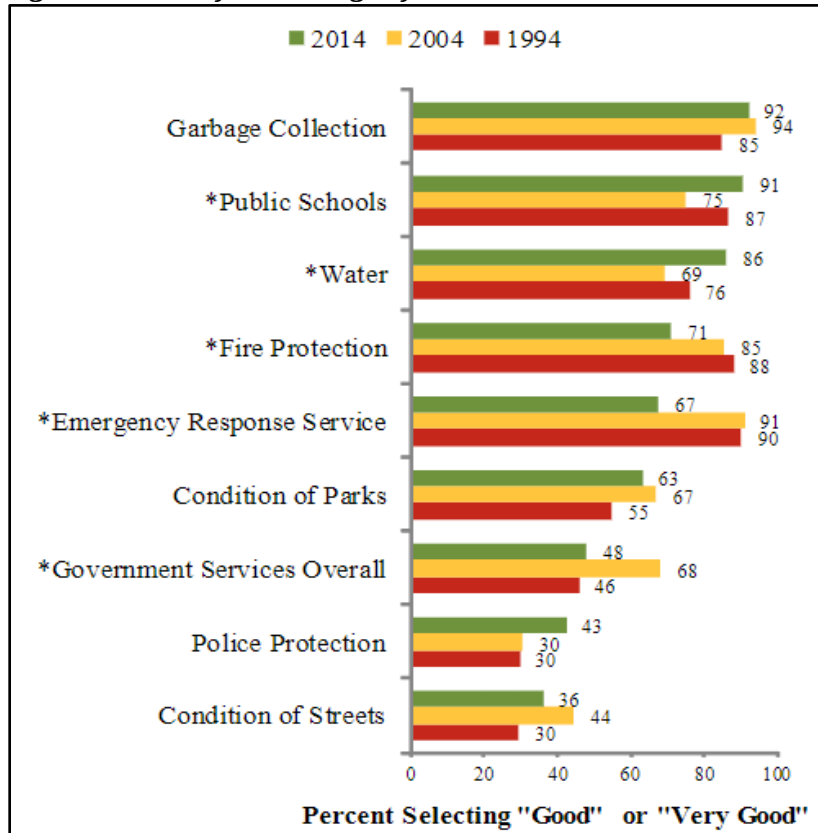
Hartford

Iowa Small Towns Project

Hartford is included in the Iowa Small Towns Project, an ongoing Iowa State University research study that surveys randomly-selected residents living in 99 small towns across Iowa. Surveys have been completed every 10 years since 1994. The survey focuses on learning about respondents' assessment of community life. The survey data collected populates a

“Community Profile” report that shows the changes in the residents’ assessments of their quality of life, social environment, level of attachment to the community, and involvement in the community. Figure 7-5 is from the latest Community Profile of Hartford and provides insight related to facilities and services.

Figure 7-5: Hartford Ratings of Services

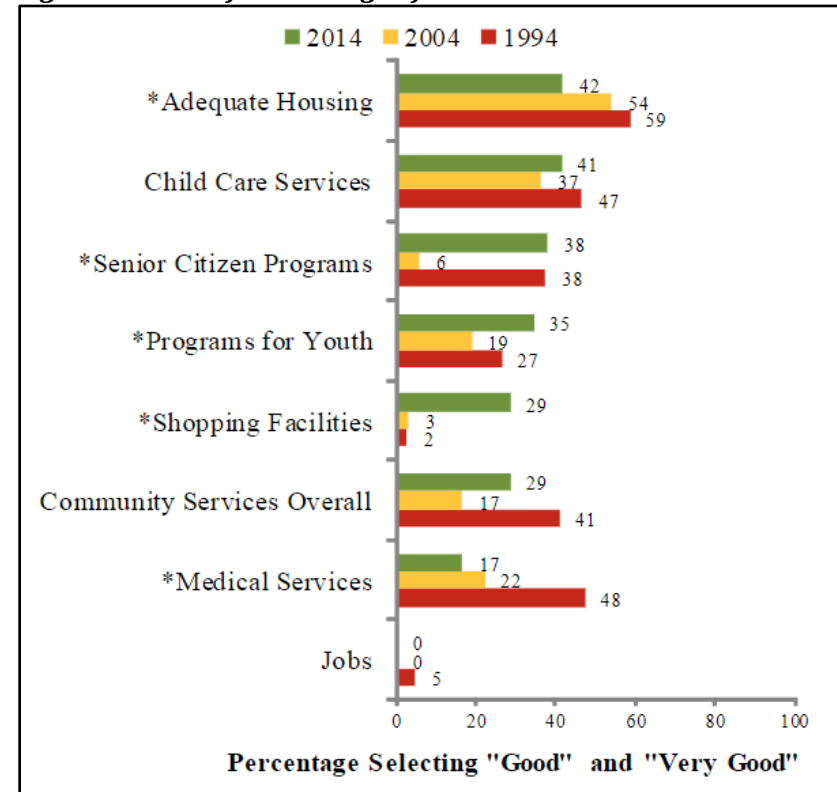


Source: Iowa State University, Small Towns Project

The report also indicates that the residents of Hartford have improved judgment on the public schools, water, senior citizen programs, programs of youth, and shopping services in the city.

These improved ratings may coincide with new or improved investments and policies in the city. The report further indicates that the services potentially needing improvement (due to decreased ratings) are fire protection, emergency service response, government services overall, adequate housing, and medical services. These decreases could be the result of economic challenges, changing demographics, or lack of trust. At any rate, the Iowa Small Towns Project provides a convenient snapshot of residents’ perceptions of the community’s services.

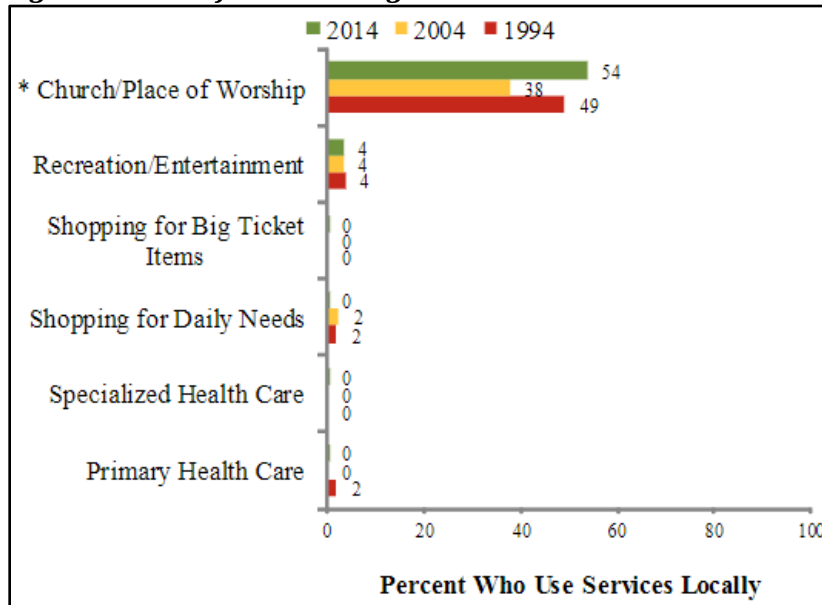
Figure 7-6: Hartford Ratings of Facilities and Services



Source: Iowa State University, Small Towns Project

Additionally, the survey asked people what services are used locally. The information in Figure 7-7 shows that the church is a facility that is used and may be a valuable location to post community information or host community events.

Figure 7-7: Hartford Patronage Patterns



Source: Iowa State University, Small Towns Project

Future of Facilities and Services

According to the public input survey, residents indicated “City services” as one of the top areas of improvement in Hartford and “Expanding the availability of and services provided by public facilities” as one of their most important considerations about its future.

The reality is facilities and services are high in cost. Construction and maintenance costs are both significant for a town the size of Hartford. Expanding the availability of brick and mortar facilities and services should be done with extreme caution and appropriate planning and budgeting. Using the CIP process will help to justify and explain the efforts by elected officials to residents and ensure direction for city staff.

“New” facilities are not automatically “better.” City staff or residents may tend to favor new construction in comparison to ongoing maintenance because it is more exciting and visible. New facilities are necessary in some cases, but not all. A city that actively manages, assesses, learns about, and dedicates funds to its facilities may be in just as good of a position to serve their residents as cities with newly constructed facilities.

Although increased funds may become available in the future due to increased tax revenues or grant dollars, it is unlikely that Hartford will substantially increase its public spending capacity. Therefore, the City should continue the upkeep of the facilities and services currently available to the best of its ability. Future needs that may become realized through changing demographic or socio-economic trends should not compromise needed upkeep.

Recommendations

The City of Hartford has several opportunities for the future of their community facilities and services. These recommendations capitalize on Hartford’s strong small-town character, limited budget and staff, and advantageous location.

Recommendations:	Collaborative Partners, if any:
ONGOING	
+ Monitor city expenditures related to community facilities. Assess risks to current facilities and services, and develop strategies that improve their maintenance, operations, and efficiency.	
+ Update the city calendar regularly to advertise community events.	
+ Maintain relationships with regional efforts that connect the city to additional sources of funding for municipal projects.	MIPA, WCEDC
+ Strive to place new community facilities within existing facilities to reduce potential land and real estate acquisition costs.	
SHORT 1-5 YEARS	
+ Establish a Capital Improvement Plan (CIP) to better budget for projects. Having a CIP in place will allow for smoother transitions between changes in elected officials and city staff. Ensure the CIP is all encompassing and plans for 5 years in the future.	
+ Develop shared-use agreements with schools, churches, and other private or semi-private entities to grant additional access to their facilities to the public.	
+ Encourage community participation in the Iowa Small Town Poll again in 2024. The poll can provide unique insight into the changes occurring in Hartford and help inform community leaders.	
MEDIUM 6-10 YEARS	
+ Establish an energy policy for public facilities that improves efficiency and reduces carbon emissions, such as retrofitting lighting or transitioning to renewable energy sources like solar.	
LONG 11+ YEARS	
+ Utilize zoning and other incentives that encourage a medical/healthcare clinic to locate in town.	
+ Develop a mixed-use shops and services corridor between Highway 5 and downtown. Encourage public art and wayfinding signage to direct visitors and contribute to the city's brand.	

Chapter 8

Implementation

Hartford is a welcoming, safe, and beautiful place to live.

- ... with cohesive **LAND USE** to provide space for current and future development.
- ... with practical **HOUSING** to stimulate diversity and availability of choice.
- ... with attractive **BUSINESS AND EMPLOYMENT** to advance opportunities to innovate and serve.
- ... with vibrant **RECREATION AND NATURAL SPACES** to promote healthy lifestyles and resiliency.
- ... with efficient **INFRASTRUCTURE AND UTILITIES** to supply reliable and sustainable connections.
- ... with inclusive **FACILITIES AND SERVICES** to nurture vital municipal and communal needs.

Plan Adoption

The adoption process for a comprehensive plan is clearly defined in Iowa Code Chapter 414, City Zoning. Chapter 414 generally outlines the powers and rules related to planning and zoning for cities in Iowa. Specific to comprehensive plan adoption, 414.3 specifies the following process:

Iowa Code Chapter 414.3 Part 4.

“a. A comprehensive plan recommended for adoption by the zoning commission established under section 414.6, may be adopted by the council. The council may amend the proposed comprehensive plan prior to adoption. The council shall publish notice of the meeting at which the comprehensive plan will be considered for adoption. The notice shall be published as provided in section 362.3.

b. Following its adoption, copies of the comprehensive plan shall be sent or made available to the county in which the city is located, neighboring counties and cities, the council of governments or regional planning commission where the city is located, and public libraries within the city.

c. Following its adoption, a comprehensive plan may be amended by the council at any time.”

For adoption and future updates, the following steps should be taken:

- + Step 1: Review and edit by the planning and zoning commission. This step may be completed over multiple meetings to ensure the community vision is covered within the plan.
- + Step 2: Recommendation for approval from the planning and zoning commission to city council.

- + Step 3: Publish notice of city council meeting to discuss plan and consider adoption.
- + Step 4: Review, edit, and adoption by city council. If there are a significant number of edits to the plan, it would be prudent to postpone plan adoption until it is reviewed by planning and zoning review again.
- + Step 5: Distribution of adopted plan to accessible community locations and the locations defined in the state code.

Volunteer Efforts + Collaboration

Like most small communities, Hartford relies on a dedicated pool of volunteers to carry out core community functions. Volunteers are responsible for event programming, fundraising, and filling the gaps to ensure the city thrives. In addition to volunteers, the community relies on the support and collaboration from outside organizations and entities. It is important to use the volunteers and outside assistance to the city's advantage.

There should be continued efforts to support and encourage volunteerism in Hartford. Connecting with folks who have a personal interest or link to a project will be important for most recommendations outlined in this plan. Hartford is full of talented individuals who would be happy to provide their expertise on a project or effort, but someone needs to ask them to assist. Finding a project champion or a leader for an initiative who has the community vision in mind will ensure success. Often motivation from likeminded individuals is the best recruiting tool.

Projects + Efforts

The following table is a consolidated list of the recommendations in each chapter. The intent is that this list can be referenced as a whole instead of each chapter. The recommendations and timelines are only suggestions and can modified as needed.

Recommendations:	Collaborative Partners, if any:
ONGOING	
1. Promote Hartford. Use existing platforms and social media to spread the word about the community. Do not miss an opportunity to share Hartford positivity.	Hartford Hometown Pride Committee
2. Promote the small-town, hometown quality of life.	Hartford Hometown Pride Committee
3. Continue to work with groups like the Hartford Hometown Pride Committee to promote events.	
4. Update the city calendar regularly to advertise community events.	
5. Enforce existing and establish new policies, as needed, to promote civic pride and property upkeep to keep Hartford looking its best. Work with law enforcement to provide support.	Warren County Sherriff
6. Maintain relationships with regional efforts that connect the city to additional sources of funding for municipal projects.	MIPA, WCEDC
7. Work closely with regional partners to ensure there is a Hartford perspective in regional decision making. Find volunteers to serve as needed.	Warren County Engineer, Iowa DOT, CIRTPA
8. Update maps as development occurs. Making updates at the time of change is a good habit and keeps documents current.	
9. Keep a full and engaged Planning and Zoning Commission and Board of Adjustment.	
10. Schedule regular review of the comprehensive plan, zoning ordinance, and related maps.	
11. Use this plan and corresponding maps during zoning and land use decision making processes.	
12. Make plan available to officials at city related meetings for reference when needed.	
13. Make plan available online to community members and developers.	
14. Work with the Hartford Hometown Pride Committee to enact programs to make improvements the community.	Hartford Hometown Pride Committee
15. Ensure city policies are promoting diversity in housing	

16. Attend regional housing symposiums, conferences, and other events to promote the community as an ideal housing development location.	
17. Promote development of infill lots and areas served by existing infrastructure (streets, water, and sewer).	Local homebuilders, WCEDC
18. Promote Hartford to developers and builders.	WCEDC
19. Promote all housing types, sizes, and price points.	
20. As possible, keep investments local. A successful local economy is based in local money and local investments.	
21. Participate and encourage businesses to participate in regional collaborations.	WCEDC, Carlisle Chamber,
22. Promote Hartford as a great place to live and to start a home-based business.	
23. Ensure that densities, setback, and other development regulations are appropriate to areas in which development or redevelopment is planned.	
24. Continue to partner with local organizations and businesses to improve greenspace, parks, and recreational opportunities.	Hartford Hometown Pride Committee, local businesses
25. Protect environmentally sensitive areas in town and ensure floodplains and other important natural areas remain undeveloped.	
26. Strive to place new community facilities within existing facilities, such as a community garden within an existing park, to reduce potential land and real estate acquisition costs.	
27. When development or redevelopment is proposed, ensure existing infrastructure can accommodate the new demand.	
28. When infrastructure is built or replaced, make sure it is sized appropriately for development.	City Engineer
29. Monitor city expenditures related to community facilities. Assess risks to current facilities and services, and develop strategies that improve their maintenance, operations, and efficiency.	
30. Strive to place new community facilities within existing facilities to reduce potential land and real estate acquisition costs.	
SHORT 1-5 YEARS	
31. Consider participating in the Marketing Hometown America program to develop a focused marketing plan to attract new residents and businesses.	Iowa State University Extension and Outreach
32. Identify a unifying theme or brand for Hartford. A focus the small-town esthetic is key. Use efforts started in 2022 with the new entrance sign to focus in on a consistent brand.	

33. Identify all existing promotional materials throughout the community and modify them to be consistent with and ensure that they relate to the identified theme.	
34. Identify all parcels for potential development or redevelopment. Keep a database of property owners with contact information. Periodically check-in with property owners to determine change in status.	
35. Work with regional partners to market available property.	Warren County Economic Development Corporation,
36. Encourage members of the Planning and Zoning commission and Board of Adjustment to attend ISU Extension and Outreach workshop on planning and zoning.	ISU Extension and Outreach
37. Create an inventory of infill lots and adjacent land for development. Make the list complete and include contact information. Reach out to every landowner to identify the availability and willingness to sell. The list should include large parcels that can be subdivided. As property changes hands, check with new property owners to determine availability. Check-in with those on the list annually to see if the availability has changed.	
38. Identify elderly populations that need assistance to age in place and connect them with assistance.	USDA, CIHTF
39. Add the ability to permit Accessory Dwelling Units (ADUs) in residential districts to address housing shortages.	
40. Work with property owners and community-focused organizations to market development opportunities.	
41. Encourage home-based businesses. The current code of ordinances (Chapter 165.07 General Regulations, 10. Home Occupations) has limits on home occupations. The state of Iowa allows for no-impact home-based business with limited restrictions from the city. (Iowa Code Chapter 414.33, Home-based businesses) Ensure local ordinance is not in conflict with State Code.	MIPA
42. Work with internet service providers to promote speeds and the ability to work from home.	
43. Join the North & Middle Rivers Watershed Management Authority.	
44. Work with existing regional entities to market recreation opportunities to residents.	Carlisle Schools, Neighboring Community Parks & Rec Departments, Private Recreation Leagues
45. Prioritize sidewalk improvements to connect parks and recreational opportunities.	
46. Establish a Capital Improvement Plan (CIP) to better budget for projects. Having a CIP in place will allow for smoother transitions between changes in elected officials and city staff. Ensure the CIP is all encompassing and plans for 5 years in the future.	

47. Consider applying to the Iowa's Living Roadways Community Visioning Program. (July 1-September 1).	
48. Develop shared-use agreements with schools, churches, and other private or semi-private entities to grant additional access to their facilities to the public.	
49. Encourage community participation in the Iowa Small Town Poll again in 2024. The poll can provide unique insight into the changes occurring in Hartford and help inform community leaders.	
MEDIUM 6-10 YEARS	
50. Establish a yard of the month or similar promotional award to recognize members of the community who are doing a good job of property maintenance.	Hartford Hometown Pride Committee
51. Establish a volunteer of the year award to recognize members of the community who are making an impact on Hartford.	
52. Complete any or all sections of the EPA's Smart Growth Self-Assessment for Rural Communities to explore policies, programs, and initiatives specifically tailored to rural communities that lack staff capacity and resources.	
53. Identify opportunities to change existing policies to promote redevelopment.	
54. Create a housing rehabilitation program.	CIHTF
55. Adjust land use policies and zoning regulations to be sure they accommodate a variety of housing options.	MIPA, City Engineer
56. Merge the R-1 and R-2 zoning districts into one zoning district to simplify designations for staff and developers.	MIPA, City Engineer
57. Develop and enact a PUD zoning district to allow for more variety with fewer limitations for new development projects.	MIPA, City Engineer
58. Support the creation of a Hartford focused development group or investor consortium to increase local support for projects and grow from within.	WCEDC
59. Cultivate more permanent partnerships with other regional communities that are aimed at bringing economic development to the area, specifically Carlisle and Pleasantville as opportunities present themselves.	
60. Form Parks & Rec Committee. Give the committee a budget for recreation activities.	
61. Discuss the feasibility and likely ridership of a park and ride lot with the Department of Transportation for Hartford's commuters to utilize.	
62. Establish an energy policy for public facilities that improves efficiency and reduces carbon emissions, such as retrofitting lighting or transitioning to renewable energy sources like solar.	
LONG 11+ YEARS	
63. Identify historic and locally significant properties and encourage their preservation.	Warren County Historical Society
64. Utilize zoning and other incentives that encourage a medical/healthcare clinic to locate in town.	

65. Work with Carlisle Schools construction trades to place a home in Hartford.	Carlisle Community School District
66. Work with Warren County Habitat for Humanity to place a home in Hartford.	Warren County Habitat for Humanity
67. Encourage development of a shovel ready site along Highway 5 to be used as a light industrial park.	
68. Develop a mixed-use shops and services corridor between Highway 5 and downtown. Encourage public art and wayfinding signage to direct visitors and contribute to the city's brand	
69. Acquire additional parkland and recreation features for use year-round.	
70. Find ways to expand the walking trail to make connections to areas like the city park or business corridor.	
71. Coordinate with regional partners to build a trail connection to the Summerset Trail.	Carlisle, Warren County, CIRTPA
72. Work with providers to promote rebate opportunities to residents.	MidAmerica Energy
73. Utilize zoning and other incentives that encourage a medical/healthcare clinic to locate in town.	

Appendix

Source Information:

Iowa State University Small Towns Project, Hartford Community Profile:
<https://iastate.app.box.com/s/01xl0mk59vliin0eud2nlwr1wck19tqo>

Hartford hosts First Annual BBQ Bash, KNIA-KRLS. kniakrls.com/2022/07/19/hartford-hosts-first-annual-bbq-bash/

Comprehensive Housing Affordability Strategy (CHAS). Office of Policy Development and Research, US Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html#2006-2019>

Making Room, Housing for a Changing America. AARP and the National building Museum. <https://www.aarp.org/livable-communities/housing/info-2018/making-room-download-page.html>

Iowa Land Survey (2022) Center for Agricultural and Rural Development, Iowa State University and Iowa State University Extension and Outreach. <https://www.card.iastate.edu/farmland/isu-survey/2022/>

Why Parks and Recreation are Essential Public Services. National Recreation and Park Association
<https://www.nrpa.org/uploadedFiles/nrpa.org/Advocacy/Resources/Parks-Recreation-Essential-Public-Services-January-2010.pdf>

NRPA Agency Performance Review. <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>

Iowa Smart Planning Principles and Elements.

1. Collaboration

Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

2. Efficiency, Transparency, and Consistency

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. Clean, Renewable, and Efficient Energy

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational Diversity

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

5. Revitalization

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves

land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

6. Housing Diversity

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

7. Community Character

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. Natural Resources and Agricultural Protection

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. Sustainable Design

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

10. Transportation Diversity

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

A. Public Participation Element

Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies, and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

B. Issues and Opportunities Element

Information relating to the primary characteristics of the municipality and a description of how each of those characteristics impacts future development of the municipality. Such information may include historical information about the municipality, the municipality's geography, natural resources, natural hazards, population, demographics, types of employers and industry, labor force, political and community institutions, housing, transportation, educational resources, and cultural and recreational resources. The comprehensive plan or land development regulations may also identify characteristics and community aesthetics that are important to future development of the municipality.

C. Land Use Element

Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and

Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

D. Housing Element

Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

E. Public Infrastructure and Utilities Element

Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water

supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

F. Transportation Element

Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

G. Economic Development Element

Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

H. Agricultural and Natural Resources Element

Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

I. Community Facilities Element

Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

J. Community Character Element

Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

K. Hazards Element

Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

L. Intergovernmental Collaboration Element

Objectives, policies, and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

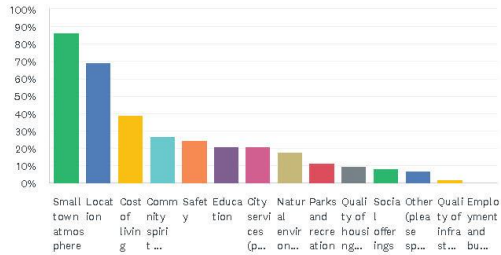
M. Implementation Element

A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances.

Hartford Comprehensive Plan Public Input Survey

Q1 What are the Hartford's greatest strengths? Select up to 4.

Answered: 74 Skipped: 0

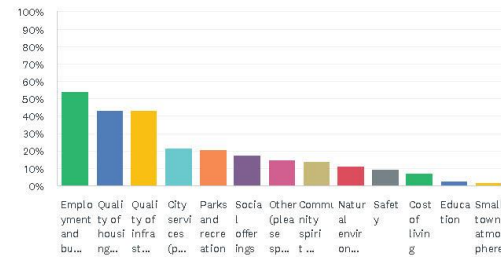


ANSWER CHOICES	RESPONSES	
Small town atmosphere	86.49%	64
Location	68.92%	51
Cost of living	39.19%	29
Community spirit and civic engagement	27.03%	20
Safety	24.32%	18
Education	20.27%	15
City services (public utilities and facilities)	20.27%	15
Natural environment	17.57%	13
Parks and recreation	10.81%	8
Quality of housing and neighborhoods	9.46%	7
Social offerings	8.11%	6
Other (please specify):	6.76%	5
Quality of infrastructure	1.35%	1
Employment and business	0.00%	0
Total Respondents: 74		

Hartford Comprehensive Plan Public Input Survey

Q2 Where do you think Hartford has the most room for improvement? Select up to 4.

Answered: 74 Skipped: 0

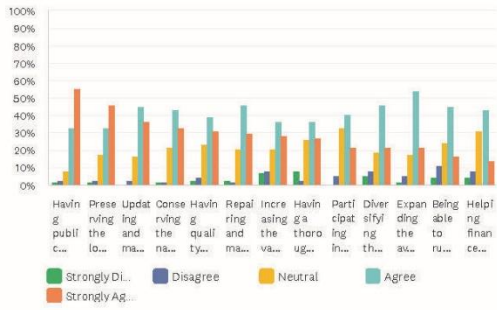


ANSWER CHOICES	RESPONSES	
Employment and business	54.05%	40
Quality of housing and neighborhoods	43.24%	32
Quality of infrastructure	43.24%	32
City services (public utilities and facilities)	21.62%	16
Parks and recreation	20.27%	15
Social offerings	17.57%	13
Other (please specify):	14.86%	11
Community spirit and civic engagement	13.51%	10
Natural environment	10.81%	8
Safety	9.46%	7
Cost of living	6.76%	5
Education	2.70%	2
Small town atmosphere	1.35%	1
Total Respondents: 74		

Hartford Comprehensive Plan Public Input Survey

Q5 How much do you agree with the following statements about the future of Hartford?

Answered: 74 Skipped: 0



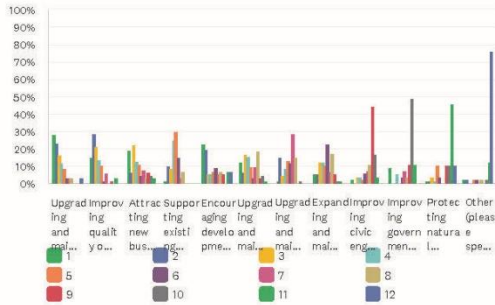
Hartford Comprehensive Plan Public Input Survey

	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
Having public safety and emergency responders in Hartford is important to me.	1.35% 1	2.70% 2	8.11% 6	32.43% 24	55.41% 41	74	3.26
Preserving the local history and small-town character of Hartford is important to me.	1.35% 1	2.70% 2	17.57% 13	32.43% 24	45.95% 34	74	2.88
Updating and maintaining Hartford's infrastructure and utilities system is important to me.	0.00% 0	2.70% 2	16.22% 12	44.59% 33	36.49% 27	74	2.85
Conserving the natural resources and environment in and around Hartford is important to me.	1.35% 1	1.35% 1	21.62% 16	43.24% 32	32.43% 24	74	2.64
Having quality parks and trails in and around Hartford is important to me.	2.70% 2	4.05% 3	22.97% 17	39.19% 29	31.08% 23	74	2.53
Repairing and maintaining the condition of housing in Hartford is important to me.	2.70% 2	1.35% 1	20.27% 15	45.95% 34	29.73% 22	74	2.62
Increasing the variety of housing options for all ages and abilities in Hartford is important to me.	6.76% 5	8.11% 6	20.27% 15	36.49% 27	28.38% 21	74	2.48
Having a thorough sidewalk network in Hartford is important to me.	8.11% 6	2.70% 2	25.68% 19	36.49% 27	27.03% 20	74	2.31
Participating in community decisions and events in Hartford is important to me.	0.00% 0	5.41% 4	32.43% 24	40.54% 30	21.62% 16	74	2.19
Diversifying the economic base in Hartford to create and expand business opportunities is important to me.	5.41% 4	8.11% 6	18.92% 14	45.95% 34	21.62% 16	74	2.46
Expanding the availability of and services provided by public facilities in Hartford is important to me.	1.35% 1	5.41% 4	17.57% 13	54.05% 40	21.62% 16	74	2.61
Being able to run basic errands in Hartford is important to me.	4.05% 3	10.81% 8	24.32% 18	44.59% 33	16.22% 12	74	2.24
Helping finance improvements to Hartford's public services and amenities is important to me.	4.05% 3	8.11% 6	31.08% 23	43.24% 32	13.51% 10	74	2.04

Hartford Comprehensive Plan Public Input Survey

Q3 If YOU were in charge of Hartford's city resources and staff time, which of these topics would you prioritize? Rank your Top 5, with 1 being the most important.

Answered: 74 Skipped: 0



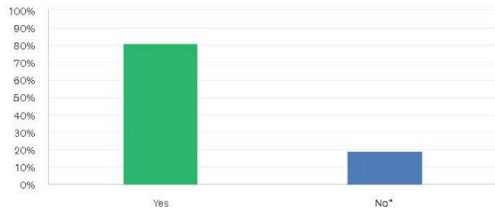
Hartford Comprehensive Plan Public Input Survey

	1	2	3	4	5	6	7	8	9	10	11
Upgrading and maintaining water and sewer facilities	27.87% 17	22.95% 14	16.39% 10	11.48% 7	8.20% 5	3.28% 2	3.28% 2	3.28% 2	0.00% 0	0.00% 0	0.00% 0
Improving quality of existing housing and neighborhoods	14.93% 10	28.36% 19	20.90% 14	13.43% 9	10.45% 7	1.49% 1	5.97% 4	0.00% 0	1.49% 1	0.00% 0	2.99% 2
Attracting new businesses	18.75% 12	6.25% 4	21.88% 14	12.50% 8	10.94% 7	4.69% 3	7.81% 5	3.13% 2	6.25% 4	4.69% 3	3.13% 2
Supporting existing businesses	1.67% 1	10.00% 6	8.33% 5	25.00% 15	30.00% 18	15.00% 9	3.33% 2	6.67% 4	0.00% 0	0.00% 0	0.00% 0
Encouraging development of new housing	22.81% 13	19.30% 11	5.26% 3	5.26% 3	7.02% 4	8.77% 5	5.26% 3	7.02% 4	5.26% 3	0.00% 0	7.02% 4
Upgrading and maintaining quality local roads and sidewalks	12.31% 8	6.15% 4	16.92% 11	15.38% 10	9.23% 6	3.08% 2	9.23% 6	18.46% 12	3.08% 2	4.62% 3	1.54% 1
Expanding and maintaining parks and trails	1.67% 1	15.00% 9	5.00% 3	8.33% 5	13.33% 8	11.67% 7	28.33% 17	15.00% 9	0.00% 0	1.67% 1	0.00% 0
Improving civic engagement and participation	5.17% 3	5.17% 3	12.07% 7	12.07% 7	10.34% 6	22.41% 13	6.90% 4	17.24% 10	5.17% 3	1.72% 1	1.72% 1
Improving government efficiency and transparency	1.85% 1	0.00% 0	3.70% 2	3.70% 2	1.85% 1	5.56% 3	7.41% 4	11.11% 6	44.44% 24	16.67% 9	3.70% 2
Other (please specify in comment box below):	9.09% 5	0.00% 0	0.00% 0	5.45% 3	0.00% 0	3.64% 2	7.27% 4	3.64% 2	10.91% 6	49.09% 27	10.91% 6
Protecting natural resources and agricultural lands	1.75% 1	1.75% 1	3.51% 2	1.75% 1	10.53% 6	3.51% 2	0.00% 0	0.00% 0	10.53% 6	10.53% 6	45.61% 26
Other (please specify in comment box below):	2.00% 1	2.00% 1	0.00% 0	0.00% 0	2.00% 1	2.00% 1	0.00% 0	2.00% 1	0.00% 0	2.00% 1	12.00% 6

Hartford Comprehensive Plan Public Input Survey

Q10 Do you live in Hartford?

Answered: 73 Skipped: 1

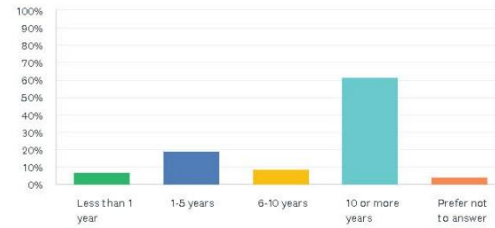


ANSWER CHOICES	RESPONSES	
Yes	80.82%	59
No*	19.18%	14
TOTAL		73

Hartford Comprehensive Plan Public Input Survey

Q12 How long have you lived in your current place of residence?

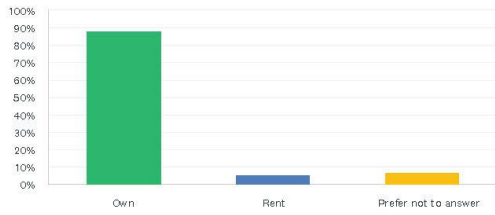
Answered: 73 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 1 year	6.85%	5
1-5 years	19.18%	14
6-10 years	8.22%	6
10 or more years	61.64%	45
Prefer not to answer	4.11%	3
TOTAL		73

Q13 Do you own or rent your current place of residence?

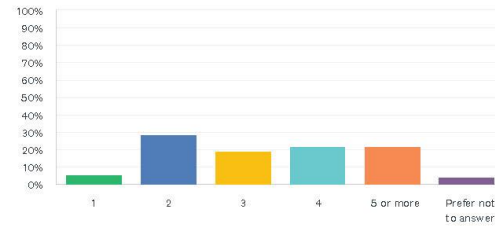
Answered: 73 Skipped: 1



ANSWER CHOICES	RESPONSES	
Own	87.67%	64
Rent	5.48%	4
Prefer not to answer	6.85%	5
TOTAL		73

Q14 How many people, including yourself, are in your household?

Answered: 74 Skipped: 0

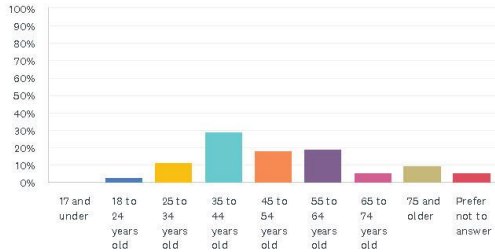


ANSWER CHOICES	RESPONSES	
1	5.41%	4
2	28.38%	21
3	18.92%	14
4	21.62%	16
5 or more	21.62%	16
Prefer not to answer	4.05%	3
TOTAL		74

Hartford Comprehensive Plan Public Input Survey

Q15 What is your age?

Answered: 73 Skipped: 1

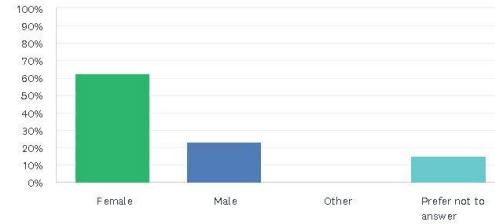


ANSWER CHOICES	RESPONSES	
17 and under	0.00%	0
18 to 24 years old	2.74%	2
25 to 34 years old	10.96%	8
35 to 44 years old	28.77%	21
45 to 54 years old	17.81%	13
55 to 64 years old	19.18%	14
65 to 74 years old	5.48%	4
75 and older	9.59%	7
Prefer not to answer	5.48%	4
TOTAL		73

Hartford Comprehensive Plan Public Input Survey

Q16 What is your gender identity?

Answered: 74 Skipped: 0

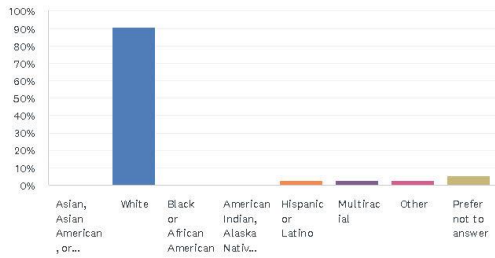


ANSWER CHOICES	RESPONSES	
Female	62.16%	46
Male	22.97%	17
Other	0.00%	0
Prefer not to answer	14.86%	11
TOTAL		74

Hartford Comprehensive Plan Public Input Survey

Q17 Which of the following best describes your racial/ethnic background?
Select all that apply.

Answered: 74 Skipped: 0

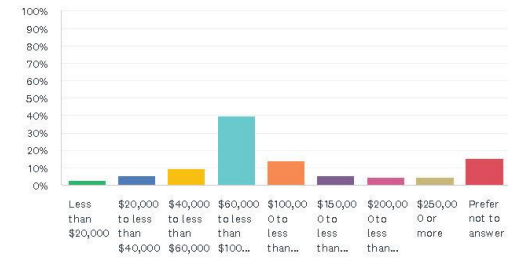


ANSWER CHOICES	RESPONSES
Asian, Asian American, or Pacific Islander	0.00% 0
White	90.54% 67
Black or African American	0.00% 0
American Indian, Alaska Native, or Aboriginal (First Nations, Métis, Inuk)	0.00% 0
Hispanic or Latino	2.70% 2
Multiracial	2.70% 2
Other	2.70% 2
Prefer not to answer	5.41% 4
Total Respondents: 74	

Hartford Comprehensive Plan Public Input Survey

Q18 Which of the following best describes your total annual household income before taxes?

Answered: 73 Skipped: 1

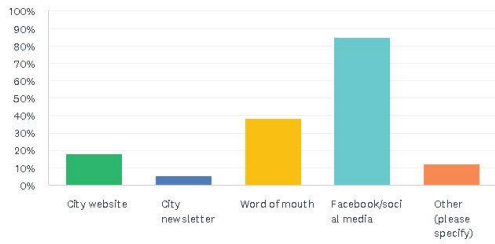


ANSWER CHOICES	RESPONSES
Less than \$20,000	2.74% 2
\$20,000 to less than \$40,000	5.48% 4
\$40,000 to less than \$60,000	9.59% 7
\$60,000 to less than \$100,000	39.73% 29
\$100,000 to less than \$150,000	13.70% 10
\$150,000 to less than \$200,000	5.48% 4
\$200,000 to less than \$250,000	4.11% 3
\$250,000 or more	4.11% 3
Prefer not to answer	15.07% 11
TOTAL	73

Hartford Comprehensive Plan Public Input Survey

Q22 Where do you currently receive news about Hartford's activities, events, projects, and resources? Select all that apply to you.

Answered: 73 Skipped: 1

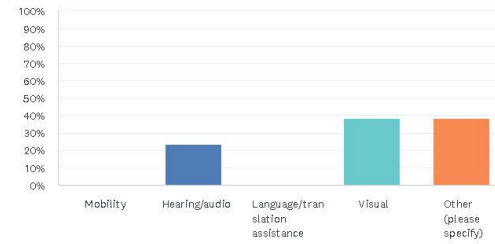


ANSWER CHOICES	RESPONSES
City website	17.81% 13
City newsletter	5.48% 4
Word of mouth	38.36% 28
Facebook/social media	84.93% 62
Other (please specify)	12.33% 9
Total Respondents: 73	

Hartford Comprehensive Plan Public Input Survey

Q23 Would any of the following accommodations be useful to you to attend a public meeting? Select all that apply to you.

Answered: 13 Skipped: 61

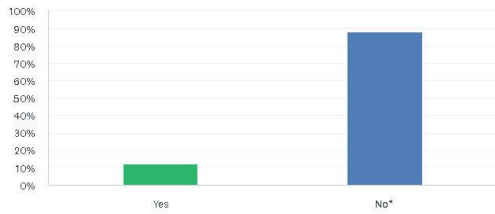


ANSWER CHOICES	RESPONSES
Mobility	0.00% 0
Hearing/audio	23.06% 3
Language/translation assistance	0.00% 0
Visual	38.46% 5
Other (please specify)	38.46% 5
Total Respondents: 13	

Hartford Comprehensive Plan Public Input Survey

Q19 Do you work in Hartford (your place of employment is in Hartford)? If you work from home, please note in the following question.

Answered: 74 Skipped: 0

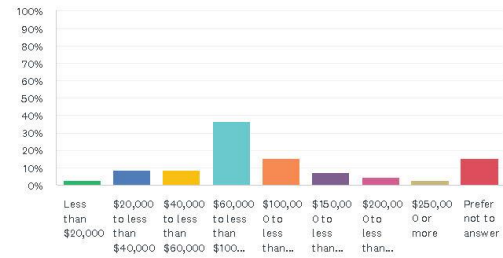


ANSWER CHOICES	RESPONSES	
Yes	12.16%	9
No*	87.84%	65
TOTAL		74

Hartford Comprehensive Plan Public Input Survey

Q21 Which of the following best describes your total annual household income before taxes?

Answered: 72 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than \$20,000	2.78%	2
\$20,000 to less than \$40,000	8.33%	6
\$40,000 to less than \$60,000	8.33%	6
\$60,000 to less than \$100,000	36.11%	26
\$100,000 to less than \$150,000	15.28%	11
\$150,000 to less than \$200,000	6.94%	5
\$200,000 to less than \$250,000	4.17%	3
\$250,000 or more	2.78%	2
Prefer not to answer	15.28%	11
TOTAL		72